

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO MODIFY THE PREVIOUSLY APPROVED BANNON LAKES COMPREHENSIVE PLAN TEXT POLICY A.1.11.1(M)(8)(F) IN ORDER TO INCREASE THE MAXIMUM ALLOWED RESIDENTIAL UNITS FROM 999 TO 1,286 FOR APPROXIMATELY 580 ACRES OF LAND LOCATED ON THE NORTH SIDE OF INTERNATIONAL GOLF PARKWAY EAST OF I-95; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, Chapters 125 and 163, Florida Statutes, provide for the Board of County Commissioners to prepare, implement and enforce Comprehensive Plans and Land Development regulations for the control of development within the County;

WHEREAS, Sections 163.3184 and 163.3187, Florida Statutes, provide the process for the adoption of Comprehensive Plan amendments; and,

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

SECTION 1. The St. Johns County Comprehensive Plan is amended to modify the previously approved Bannan Lakes Comprehensive Plan Text Policy A.1.11.1(M)(8)(F) in order to increase the maximum allowed residential units from 999 to 1,286 for approximately 580 acres of land located on the north side of International Golf Parkway east of I-95, as described and shown on the attached Exhibits "A" and "B".

SECTION 2. The 2025 Comprehensive Plan amendment described in Section 1 is based upon the following Findings of Fact:

- (a) The proposed Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
- (b) The proposed Comprehensive Plan Amendment is consistent with the St. Johns County Comprehensive Plan, Ordinance No. 2010-38, as amended, the Northeast Florida Strategic Regional Policy Plan, the Community Planning Act and Land Development Regulation Act (Chapter 163, Florida Statutes).
- (c) The proposed Comprehensive Plan Amendment is procedurally consistent with Part 9.05.00 of the Land Development Code.
- (d) The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.2.5, A.1.2.7, A.1.3.11, A.1.15.2, and with other provisions provided during the hearing.

SECTION 3. The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2010-38, as amended; and the 2025 Future Land Use Map, as amended, which are not in conflict with the provisions of this ordinance, shall remain in full force and effect.

SECTION 4. Should any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions.

SECTION 5. These amendments to the St. Johns County Comprehensive Plan shall be effective 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged within 30 days after adoption, the amendment does not become effective until the state land planning agency or Administration Commission enters a final order determining the adopted amendment to be in compliance.

SECTION 6. This ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 20th DAY OF April 2021.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: *Jeremiah R. Blocker*
JEREMIAH R. BLOCKER, CHAIR

ATTEST: BRANDON J. PATTY, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: *Yvonne King*
Deputy Clerk

EFFECTIVE DATE: JUN 17 2021

REVISION DATE APR 22 2021



Exhibit "A"

Legal Description of the Property

A PORTION OF SECTIONS 1, 2, 11 AND 12, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SECTION 45, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE; THENCE SOUTH 01°39'23" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, SECTION 46, THE LORENZO CAPO GRANT, SAID TOWNSHIP AND RANGE AND SECTION 48, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE, A DISTANCE OF 5397.43 FEET; THENCE SOUTH 01°37'40" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID SECTION 48, A DISTANCE OF 3800.99 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, (ALSO KNOWN AS NINE MILE ROAD, A 66 FOOT RIGHT-OF-WAY PER EXISTING MONUMENTATION AND LOCAL RECOGNITION); THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE No. 1: SOUTH 54°09'58" WEST, 398.79 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE No. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1009.18 FEET, AN ARC DISTANCE OF 308.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°24'41" WEST, 307.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 3: SOUTH 36°39'24" WEST, 1152.36 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE No. 4: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 228.69 FEET, AN ARC DISTANCE OF 209.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°55'41" WEST, 202.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 5: SOUTH 89°11'58" WEST, 2475.72 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 17°38'33" EAST, 1595.59 FEET; THENCE NORTH 26°33'54" EAST, 372.68 FEET; THENCE NORTH 40°04'30" EAST, 496.47 FEET; THENCE NORTH 68°22'09" EAST, 277.24 FEET; THENCE NORTH 01°45'54" WEST, 2946.05 FEET; THENCE NORTH 78°58'32" WEST, 3960.19 FEET; THENCE SOUTH 01°10'41" EAST, 818.85 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF AFORESAID SECTION 11; THENCE SOUTH 00°42'21" EAST ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 1320.72 FEET TO THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE SOUTH 88°34'18" WEST, ALONG LAST SAID LINE, 1285.97 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE SOUTH 00°05'36" EAST, 3415.24 FEET TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK, 1350, PAGE 119 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT LYING ON THE ARC OF A CURVE TO THE SOUTHEAST; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG THE NORTHEASTERLY AND EASTERLY LINES OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1350, PAGE 119, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET; AN ARC DISTANCE OF 324.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF

SOUTH 34°50'47" EAST, 314.25 FEET; COURSE NO. 2: SOUTH 28°04'44" EAST, 70.00 FEET; COURSE NO. 3: SOUTH 00°23'25" EAST, 70.00 FEET TO THE NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE NO. 95, A VARIABLE WIDTH RIGHT-OF-WAY, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431; THENCE SOUTH 79°53'02" EAST, ALONG LAST SAID LINE, 531.95 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID INTERNATIONAL GOLF PARKWAY; THENCE NORTH 89°36'40" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1915.03 FEET; THENCE NORTH 89°11'58" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1345.18 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED LANDS:

BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY;

BANNON LAKES PHASE 1A-1, AS RECORDED IN MAP BOOK 82, PAGE 48 THROUGH 57, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY;

PHASE 1B-1

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SECTION 45, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE; THENCE SOUTH 01°39'23" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, SECTION 46, THE LORENZO CAPO GRANT, SAID TOWNSHIP AND RANGE AND SECTION 48, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE, 5397.43 FEET; THENCE SOUTH 01°37'40" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID SECTION 48, A DISTANCE OF 3800.99 FEET, TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, (ALSO KNOWN AS NINE MILE ROAD, A 66 FOOT RIGHT-OF-WAY PER EXISTING MONUMENTATION AND LOCAL RECOGNITION); THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 54°09'58" WEST, 398.79 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1009.18 FEET, AN ARC DISTANCE OF 308.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°24'41" WEST, 307.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 36°39'24" WEST, 1152.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 4: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 228.69 FEET, AN ARC DISTANCE OF 209.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°55'41" WEST, 202.45 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: SOUTH 89°11'58" WEST, 3820.90 FEET; COURSE NO. 6: SOUTH 89°36'40" WEST, 1360.21 FEET; THENCE NORTH 00°23'20" WEST, 92.16 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 990.00 FEET, AN ARC DISTANCE OF 564.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°56'20" EAST, 556.65 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 32°16'01" EAST, 82.38 FEET, TO THE POINT OF

CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 520.00 FEET, AN ARC DISTANCE OF 171.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°42'06" EAST, 170.48 FEET; THENCE SOUTH 39°41'08" EAST, 72.58 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 48°26'44" EAST, 30.02 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.14 FEET, AN ARC DISTANCE OF 45.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°40'41" EAST, 39.29 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 252.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°16'13" EAST, 249.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°20'09" EAST, 193.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 675.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°29'19" EAST, 632.48 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 16°38'28" EAST, 295.02 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°14'00" EAST, 34.83 FEET; THENCE SOUTH 75°47'28" EAST, 3.36 FEET; THENCE NORTH 14°01'39" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°55'20" WEST, 35.39 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1540.00 FEET, AN ARC DISTANCE OF 539.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°05'23" EAST, 536.87 FEET; THENCE NORTH 84°03'05" EAST, 15.95 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 86.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°07'58" EAST, 70.63 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 832.00 FEET, AN ARC DISTANCE OF 139.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°39'51" EAST, 139.06 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 28.00 FEET, AN ARC DISTANCE OF 47.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°49'50" EAST, 42.02 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 672.00 FEET, AN ARC DISTANCE OF 84.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°12'49" WEST, 84.00 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF

100.00 FEET, AN ARC DISTANCE OF 50.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°04'15" WEST, 49.87 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 185.00 FEET, AN ARC DISTANCE OF 287.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°56'00" WEST, 259.70 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 22.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°35'16" EAST, 21.56 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 303.49 FEET, AN ARC DISTANCE OF 22.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°39'07" WEST, 22.63 FEET; THENCE SOUTH 80°34'37" EAST, 303.42 FEET; THENCE SOUTH 83°40'26" EAST, 19.83 FEET; SOUTH 80°34'37" EAST, 142.87 FEET; THENCE SOUTH 05°20'45" EAST, 9.95 FEET; THENCE SOUTH 09°25'23" WEST, 14.97 FEET; THENCE SOUTH 32°26'25" EAST, 45.66 FEET; THENCE NORTH 59°10'55" EAST, 46.46 FEET; THENCE NORTH 09°25'23" EAST, 13.11 FEET; THENCE NORTH 59°10'55" EAST, 8.96 FEET; THENCE NORTH 57°07'07" EAST, 18.93 FEET; THENCE SOUTH 77°28'47" EAST, 53.31 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 352.00 FEET, AN ARC DISTANCE OF 59.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°39'33" EAST, 59.16 FEET; THENCE SOUTH 22°09'41" WEST, 95.15 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 256.18 FEET, AN ARC DISTANCE OF 169.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°38'17" EAST, 166.38 FEET; THENCE SOUTH 29°40'27" EAST, 110.34 FEET; THENCE NORTH 60°19'03" EAST, 10.74 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 205.00 FEET, AN ARC DISTANCE OF 133.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°38'10" EAST, 131.31 FEET; THENCE NORTH 22°55'04" EAST, 422.84 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 420.94 FEET, AN ARC DISTANCE OF 68.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°24'41" EAST, 68.54 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 51.37 FEET, AN ARC DISTANCE OF 7.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°48'30" EAST, 7.42 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 117.42 FEET, AN ARC DISTANCE OF 35.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°18'58" EAST, 35.26 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 57.33 FEET, AN ARC DISTANCE OF 56.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°39'42" EAST, 53.80 FEET; THENCE NORTH 89°59'11" EAST, 4.53 FEET; THENCE NORTH 63°23'16" EAST, 26.12 FEET; THENCE NORTH 64°08'36" EAST, 17.35 FEET; THENCE NORTH 35°18'09" EAST, 42.53 FEET; THENCE NORTH 88°07'30" EAST, 51.68 FEET; THENCE

SOUTH 83°58'18" EAST, 30.56 FEET; THENCE SOUTH 51°03'22" EAST, 27.38 FEET; THENCE SOUTH 15°00'12" EAST, 33.37 FEET; THENCE SOUTH 02°03'12" EAST, 151.02 FEET; THENCE SOUTH 06°35'40" WEST, 56.36 FEET; THENCE SOUTH 11°47'53" EAST, 89.62 FEET; THENCE SOUTH 07°27'53" WEST, 56.76 FEET; THENCE SOUTH 18°00'02" WEST, 52.86 FEET; THENCE SOUTH 25°40'45" WEST, 137.12 FEET; THENCE SOUTH 22°38'37" WEST, 312.10 FEET; THENCE SOUTH 20°04'03" WEST, 239.78 FEET; THENCE SOUTH 01°05'56" WEST, 73.28 FEET; THENCE SOUTH 25°01'23" WEST, 81.22 FEET; THENCE SOUTH 14°02'51" WEST, 11.00 FEET; THENCE SOUTH 81°52'46" WEST, 48.33 FEET; THENCE SOUTH 10°54'32" WEST, 21.22 FEET; THENCE SOUTH 44°28'16" WEST, 30.92 FEET; THENCE SOUTH 76°14'22" WEST, 159.79 FEET; THENCE NORTH 63°32'42" WEST, 29.05 FEET; THENCE NORTH 00°00'00" EAST, 87.68 FEET; THENCE NORTH 75°00'52" EAST, 29.24 FEET; THENCE NORTH 09°50'29" EAST, 97.64 FEET; THENCE NORTH 10°45'54" WEST, 26.26 FEET; THENCE NORTH 17°02'19" WEST, 80.81 FEET; THENCE NORTH 69°07'20" WEST, 29.45 FEET; THENCE NORTH 29°40'57" WEST, 142.80 FEET; THENCE NORTH 12°13'30" EAST, 35.43 FEET; THENCE NORTH 10°22'06" EAST, 45.23 FEET; THENCE NORTH 07°28'59" EAST, 52.57 FEET; THENCE NORTH 42°27'56" WEST, 16.78 FEET; THENCE NORTH 37°03'46" EAST, 29.08 FEET; THENCE NORTH 03°28'37" WEST, 4.79 FEET; THENCE NORTH 29°40'57" WEST, 69.44 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 144.00 FEET, AN ARC DISTANCE OF 127.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°07'44" WEST, 123.74 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 80°34'37" WEST, 220.31 FEET; THENCE SOUTH 12°04'47" WEST, 180.37 FEET; THENCE NORTH 81°39'44" WEST, 49.50 FEET; THENCE SOUTH 01°49'29" EAST, 77.08 FEET; THENCE SOUTH 00°11'46" WEST, 179.30 FEET; THENCE NORTH 88°36'37" WEST, 64.48 FEET; THENCE SOUTH 68°44'11" WEST, 85.69 FEET; THENCE SOUTH 01°19'17" WEST, 223.88 FEET; THENCE SOUTH 40°53'34" EAST, 246.58 FEET; THENCE SOUTH 51°11'41" EAST, 68.39 FEET; THENCE SOUTH 51°22'51" EAST, 150.04 FEET; THENCE SOUTH 56°24'03" EAST, 239.82 FEET; THENCE SOUTH 01°08'45" EAST, 99.21 FEET; THENCE SOUTH 04°15'29" EAST, 8.68 FEET; THENCE SOUTH 00°48'02" EAST, 78.17 FEET; THENCE SOUTH 14°23'33" WEST, 40.94 FEET; THENCE SOUTH 89°11'58" WEST, 884.15 FEET; THENCE SOUTH 89°36'40" WEST, 318.44 FEET; THENCE NORTH 85°37'59" WEST, 421.30 FEET; THENCE SOUTH 89°38'16" WEST, 194.70 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 21.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°49'19" EAST, 21.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04°22'01" EAST, 184.31 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 99.30 FEET, AN ARC DISTANCE OF 29.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°01'28" WEST, 28.98 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 144.13 FEET, AN ARC DISTANCE OF 42.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°01'28" WEST, 42.07 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 04°22'01" EAST, 149.96 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 42.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°37'13" WEST, 41.18 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 39°36'28" WEST, 134.57 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND

AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 48.93 FEET, AN ARC DISTANCE OF 27.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°06'04" WEST, 26.73 FEET; THENCE NORTH 02°54'17" EAST, 32.76 FEET; THENCE NORTH 48°26'44" EAST, 30.02 FEET, TO THE POINT OF BEGINNING.

PHASE 1B-2

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SECTION 45, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE; THENCE SOUTH 01°39'23" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, SECTION 46, THE LORENZO CAPO GRANT, SAID TOWNSHIP AND RANGE AND SECTION 48, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE, 5397.43 FEET; THENCE SOUTH 01°37'40" EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID SECTION 48, A DISTANCE OF 3800.99 FEET, TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, (ALSO KNOWN AS NINE MILE ROAD, A 66 FOOT RIGHT-OF-WAY PER EXISTING MONUMENTATION AND LOCAL RECOGNITION); THENCE SOUTHWESTERLY, AND WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES; COURSE NO. 1: SOUTH 54°09'58" WEST, 398.79 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1009.18 FEET, AN ARC DISTANCE OF 308.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°24'41" WEST, 307.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 36°39'24" WEST, 1152.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 4: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 228.69 FEET, AN ARC DISTANCE OF 209.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°55'41" WEST, 202.45 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5: SOUTH 89°11'58" WEST, 3820.90 FEET; COURSE NO. 6: SOUTH 89°36'40" WEST, 1360.21 FEET; THENCE NORTH 00°23'20" WEST, 92.16 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 990.00 FEET, AN ARC DISTANCE OF 564.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°56'20" EAST, 556.65 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 32°16'01" EAST, 82.38 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 520.00 FEET, AN ARC DISTANCE OF 171.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°42'06" EAST, 170.48 FEET; THENCE SOUTH 39°41'08" EAST, 72.58 FEET; THENCE NORTH 48°26'44" EAST, 30.02 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.14 FEET, AN ARC DISTANCE OF 45.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°40'41" EAST, 39.29 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 252.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°16'13" EAST, 249.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°20'09" EAST, 193.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING

NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 675.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°29'19" EAST, 632.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 16°38'28" EAST, 295.02 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 38.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°14'00" EAST, 34.83 FEET; THENCE SOUTH 75°47'28" EAST, 3.36 FEET; THENCE NORTH 14°01'39" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°55'20" WEST, 35.39 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1540.00 FEET, AN ARC DISTANCE OF 539.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°05'23" EAST, 536.87 FEET, TO A POINT ON THE ARC OF SAID CURVE, AND THE POINT OF BEGINNING. THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1540.00 FEET, AN ARC DISTANCE OF 114.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°04'15" WEST, 114.06 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 10°11'35" WEST, 33.22 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 42.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°34'07" EAST, 37.60 FEET; THENCE NORTH 02°40'10" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 19.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°36'38" WEST, 19.81 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 33.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°03'22" WEST, 30.82 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 439.97 FEET, AN ARC DISTANCE OF 119.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°45'33" WEST, 118.76 FEET; THENCE NORTH 54°29'03" EAST, 102.43 FEET; THENCE SOUTH 65°05'09" EAST, 15.27 FEET; THENCE NORTH 43°19'54" EAST, 66.83 FEET; THENCE NORTH 33°47'38" EAST, 20.42 FEET; THENCE SOUTH 71°58'16" EAST, 89.54 FEET; THENCE SOUTH 69°53'14" EAST, 163.18 FEET; THENCE SOUTH 88°09'57" EAST, 111.92 FEET; THENCE NORTH 89°52'22" EAST, 84.59 FEET; THENCE NORTH 88°30'45" EAST, 41.25 FEET; THENCE SOUTH 10°07'45" EAST, 20.86 FEET; THENCE SOUTH 43°44'47" WEST, 33.63 FEET; THENCE SOUTH 24°46'47" WEST, 37.00 FEET; THENCE SOUTH 77°43'19" EAST, 25.61 FEET; THENCE SOUTH 00°15'06" EAST, 55.95 FEET; THENCE NORTH 84°13'43" EAST, 134.98 FEET; THENCE NORTH 79°23'55" EAST, 62.15 FEET; THENCE NORTH 85°01'37" EAST, 42.70 FEET; THENCE NORTH 85°36'18" EAST, 130.44 FEET; THENCE NORTH 84°34'15" EAST, 284.28 FEET; THENCE NORTH 82°56'06" EAST, 62.23 FEET; THENCE SOUTH 84°34'28" EAST, 2.39 FEET; THENCE NORTH 43°58'42" EAST, 41.01 FEET; THENCE NORTH 79°21'42" WEST, 31.36 FEET; THENCE SOUTH 10°06'01" WEST, 4.36 FEET; THENCE

NORTH 75°46'44" WEST, 23.47 FEET; THENCE NORTH 14°13'16" EAST, 20.00 FEET; THENCE SOUTH 75°46'44" EAST, 31.47 FEET; THENCE NORTH 64°18'16" EAST, 18.10 FEET; THENCE NORTH 08°21'18" EAST, 20.76 FEET; THENCE NORTH 71°23'48" EAST, 115.18 FEET; THENCE SOUTH 07°06'44" EAST, 120.24 FEET; THENCE SOUTH 12°35'17" EAST, 85.03 FEET; THENCE SOUTH 02°49'06" EAST, 209.72 FEET; THENCE SOUTH 41°21'48" WEST, 90.57 FEET; THENCE SOUTH 67°56'04" WEST, 64.63 FEET; THENCE NORTH 34°11'50" WEST, 87.18 FEET; THENCE SOUTH 87°36'56" WEST, 282.65 FEET; THENCE SOUTH 84°05'22" WEST, 366.54 FEET; THENCE SOUTH 60°58'06" WEST, 19.07 FEET; THENCE SOUTH 89°59'59" WEST, 33.64 FEET; THENCE SOUTH 12°26'10" WEST, 39.26 FEET; THENCE SOUTH 21°40'37" WEST, 42.15 FEET; THENCE SOUTH 27°35'11" WEST, 49.52 FEET; THENCE SOUTH 22°04'32" WEST, 53.28 FEET; THENCE SOUTH 14°43'25" WEST, 51.00 FEET; THENCE SOUTH 00°42'47" EAST, 249.74 FEET; THENCE NORTH 83°40'26" WEST, 19.83 FEET; THENCE NORTH 80°34'37" WEST, 303.42 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 303.49 FEET, AN ARC DISTANCE OF 22.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°39'07" EAST, 22.63 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 22.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°35'16" WEST, 21.56 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 185.00 FEET, AN ARC DISTANCE OF 287.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°56'00" EAST, 259.70 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 50.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°04'15" EAST, 49.87 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 672.00 FEET, AN ARC DISTANCE OF 84.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°12'49" EAST, 84.00 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 28.00 FEET, AN ARC DISTANCE OF 47.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°49'50" WEST, 42.02 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 832.00 FEET, AN ARC DISTANCE OF 139.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°39'51" WEST, 139.06 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 86.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°07'58" WEST, 70.63 FEET; THENCE SOUTH 84°03'05" WEST, 15.95 FEET, TO THE POINT OF BEGINNING.

EXHIBIT 'B'

St. Johns County Comprehensive Plan

Policy A.1.11.1(m)(8)(f)

- (f) The property known as Bannon Lakes, a 580+/- parcel, is being capped at a maximum of 1,286 residential units, 105,000 square feet of commercial space and 15,000 square feet of office space.

Conservation easements in favor of the St. Johns River Water Management District shall be established pursuant to Section 704.06, Florida Statutes, in order to preserve and maintain no fewer than one hundred-eighty (180) acres of wetlands along with adjacent uplands. The easements shall be placed in the Public Records of St. Johns County, Florida prior to construction plan approval for any development upon the Subject Property.

THE ST. AUGUSTINE RECORD
Affidavit of Publication

ROGERS, TOWERS
1301 RIVERPLACE BLVD, STE 1500
JACKSONVILLE, FL 32207

ACCT: 15669
AD# 0003336719-01
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 **SA LEGAL AD DISPLAY** in the matter of COMPAMD-2020000003 BANNON LAKES was published in said newspaper on **02/05/2021**.

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.

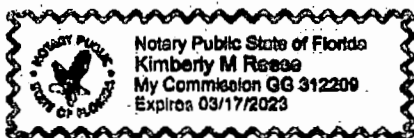
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of FEB 05 2021

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

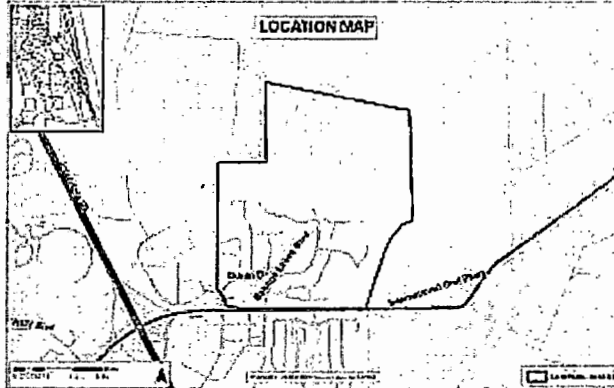
Kimberly M Reese
(Signature of Notary Public)



NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on **Thursday, 3/4/2021 at 1:30 p.m.** and the St. Johns County Board of County Commissioners on **Tuesday, 4/20/2021 at 9:00 a.m.**, will each hold public hearings, as follows: The Planning and Zoning Agency to consider and issue a recommendation on the adoption of a proposed comprehensive plan amendment to the St. Johns County Future Land Use Map of the 2025 Comprehensive Plan and the Board of County Commissioners will consider whether or not to adopt the same proposed comprehensive plan amendment to the St. Johns County Future Land Use Map of the 2025 Comprehensive Plan, with the following styled ordinance:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO MODIFY THE PREVIOUSLY APPROVED BANNON LAKES COMPREHENSIVE PLAN, TEXT POLICY A.1.11.1(M)(8)(F) IN ORDER TO INCREASE THE MAXIMUM ALLOWED RESIDENTIAL UNITS FROM 999 TO 1,286 FOR APPROXIMATELY 580 ACRES OF LAND LOCATED ON THE NORTH SIDE OF INTERNATIONAL GOLF PARKWAY EAST OF I-95; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND 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 any or all of the proposed amendment. 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.

The subject property includes 580 acres and is located on East of I-95 and north of International Golf Parkway, within St. Johns County, Florida. See attached map generally depicting the location (Exhibit A). **A complete description is available in the St. Johns County Planning and Zoning Office.**

The proposed change is known as File Number COMPAMD-2020000003, and is available for review in the Planning and Zoning 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 hearings.

Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

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/watchgtv.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: plandept@sjcf.us.

Additional information may be obtained at:

Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084

Email address: plandept@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.

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.

PLANNING AND ZONING AGENCY

ST. JOHNS COUNTY, FLORIDA

GREG MATOVINA, CHAIR

File Number: COMPAMD-2020000003, Bannon Lakes

BOARD OF COUNTY COMMISSIONERS

ST. JOHNS COUNTY, FLORIDA

JEREMIAH R. BLOCKER, CHAIR

0003336719 February 5, 2021



FLORIDA DEPARTMENT OF STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

April 22, 2021

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. 2021-18, which was filed in this office on April 22, 2021.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED **APR 22 2021**
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK