

ORDINANCE NO. 2021-46

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ORDINANCE 2014-44 AND GRANTING THE PETITION FOR THE EXPANSION OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2020); DESCRIBING THE BOUNDARIES OF THE AMENDED DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

RECITALS

WHEREAS, the Trout Creek Community Development District (“Petitioner” or “District”), a special-purpose local government established pursuant to Chapter 190, Florida Statutes and St. Johns County Ordinance 2014-44 (“Establishing Ordinance”), constituting approximately 997.90 acres, has filed a petition to amend the boundaries of the District pursuant to Section 190.046(1), Florida Statutes (2020) (“Petition”); and

WHEREAS, the Petitioner, having obtained written consent by the owner of 100 percent (100%) of the Expansion Parcels (herein defined) to be included in the District, petitioned the St. Johns County Board of Commissioners (“County”) to adopt an ordinance to expand the boundaries of the District, pursuant to Chapter 190, Florida Statutes (2020); and

WHEREAS, the expansion parcels consist of approximately 452.62 acres of land (“Expansion Parcels”); and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on August 3, 2021; and

WHEREAS, upon consideration of the record established at that hearing, the County determined that: the statements within the Petition were true and correct; the amended District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the St. Johns County Comprehensive Plan; the amended District continues to be of sufficient size, is sufficiently compact and sufficiently contiguous to be developable as a functionally interrelated community; the amended District is the best alternative available for delivering community development services and facilities to the area served by the amended District; the services and facilities of the amended District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities; and the area to be served by the amended District continues to be amenable to separate special district governance; and

WHEREAS, the amended District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services to the area described in **Exhibit A**.

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

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 the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2020).

SECTION 3. EXTERNAL BOUNDARIES OF THE DISTRICT. The Petition to expand the boundary of the District is hereby granted. The amended external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference. The amended boundary of the District encompasses approximately 1,450.52 acres.

SECTION 4. FUNCTIONS AND POWERS. The Functions and Powers of the District established in the Establishing Ordinance continue to apply.

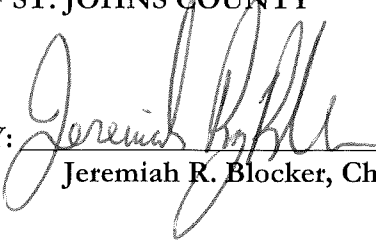
SECTION 5. SAVING CLAUSE. The requirements and obligations of the District established in the Establishing Ordinance shall continue to apply to the extent it does not conflict with this Ordinance. Nothing in this Ordinance shall be deemed as affirmative acceptance by St. Johns County of any financial, operational, maintenance, or other responsibilities of the District nor be deemed as affirmative acceptance of any proposed improvement.

SECTION 6. SEVERABILITY. If any provision of this Ordinance or the application thereof is formally determined by a court of competent jurisdiction to be illegal, invalid or unenforceable, such provisions 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 7. EFFECTIVE DATE. This Ordinance shall take effect pursuant to Florida general law.

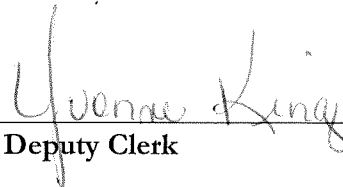
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 3rd DAY OF August, 2021.

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

BY: 
Jeremiah R. Blocker, Chair

RENDITION DATE AUG 03 2021

**ATTEST: Brandon J. Patty, CLERK OF THE
CIRCUIT COURT & COMPTROLLER**

BY: 
Deputy Clerk

EFFECTIVE DATE: AUG 04 2021



EXHIBIT A

A PORTION OF SECTIONS 26, 27, 33, 34 AND 35, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND A PORTION OF THE FRANCIS BRADY GRANT (SECTION 41), TOWNSHIP 5 SOUTH, RANGE 27 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 26, ALSO BEING THE SOUTHWEST CORNER OF THE PLAT OF TROUT CREEK, AS RECORDED IN MAP BOOK 14, PAGES 64 THROUGH 65, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°14'47" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 26 AND ALONG THE SOUTHERLY LINE OF SAID TROUT CREEK, A DISTANCE OF 655.90 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 2314, PAGE 685, OF SAID PUBLIC RECORDS; THENCE SOUTH 03°29'33" EAST, ALONG LAST SAID LINE, 1154.78 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTHEASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING (2) TWO COURSES AND DISTANCES: COURSE NO. 1: SOUTH 85°09'00" EAST, 145.03 FEET; COURSE NO. 2: NORTH 78°33'54" EAST, 500.12 FEET, TO THE SOUTHEASTERLY LINE OF SAID LANDS; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHWESTERLY, AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING (33) THIRTY THREE COURSES AND DISTANCES: COURSE NO. 1: NORTH 52°40'27" EAST, 41.22 FEET; COURSE NO. 2: NORTH 53°33'31" EAST, 31.02 FEET; COURSE NO. 3: SOUTH 38°57'33" EAST, 25.33 FEET; COURSE NO. 4: NORTH 42°53'04" EAST, 35.19 FEET; COURSE NO. 5: NORTH 53°47'33" EAST, 38.47 FEET; COURSE NO. 6: NORTH 22°26'56" EAST, 24.36 FEET; COURSE NO. 7: NORTH 70°31'09" EAST, 39.22 FEET; COURSE NO. 8: NORTH 46°25'09" EAST, 36.60 FEET; COURSE NO. 9: NORTH 03°28'56" EAST, 24.13 FEET; COURSE NO. 10: NORTH 49°07'30" EAST, 42.38 FEET; COURSE NO. 11: NORTH 03°20'08" WEST, 42.33 FEET; COURSE NO. 12: NORTH 54°51'39" EAST, 45.82 FEET; COURSE NO. 13: NORTH 47°34'29" EAST, 45.48 FEET; COURSE NO. 14: NORTH 08°03'50" EAST, 45.24 FEET; COURSE NO. 15: NORTH 67°26'37" EAST, 43.71 FEET; COURSE NO. 16: NORTH 15°52'53" WEST, 36.12 FEET; COURSE NO. 17: NORTH 37°16'53" EAST, 35.86 FEET; COURSE NO. 18: NORTH 39°01'54" EAST, 50.17 FEET; COURSE NO. 19: NORTH 36°48'06" EAST, 40.28 FEET; COURSE NO. 20: NORTH 68°01'38" EAST, 35.50 FEET; COURSE NO. 21: NORTH 56°58'44" EAST, 46.70 FEET; COURSE NO. 22: NORTH 68°57'51" EAST, 40.12 FEET; COURSE NO. 23: NORTH 84°37'30" EAST, 48.86 FEET; COURSE NO. 24: NORTH 33°35'57" EAST, 49.48 FEET; COURSE NO. 25: NORTH 28°53'34" EAST, 96.82 FEET; COURSE NO. 26: NORTH 19°45'36" EAST, 55.57 FEET; COURSE NO. 27: NORTH 19°12'00" EAST, 50.71 FEET; COURSE NO. 28: NORTH 30°02'18" EAST, 47.91 FEET; COURSE NO. 29: NORTH 58°23'25" EAST, 44.64 FEET; COURSE NO. 30: NORTH 76°00'30" EAST, 60.03 FEET; COURSE NO. 31: NORTH 72°14'21" EAST, 61.00 FEET; COURSE NO. 32: NORTH 62°53'31" EAST, 298.06 FEET; COURSE NO. 33: NORTH 03°40'49" WEST, 43.80 FEET, TO AN INTERSECTION WITH SAID NORTH LINE OF SECTION 26, SAID INTERSECTION HEREAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 88°14'35" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 27, A DISTANCE OF 291.07 FEET, SOUTH 88°14'35" WEST, 291.07 FEET; THENCE SOUTH 43°57'45" WEST, 270.05 FEET; THENCE SOUTH 07°58'35" WEST, 26.25 FEET; THENCE SOUTH 15°26'02" WEST, 353.27 FEET; THENCE SOUTH 14°27'21" WEST, 269.12 FEET; THENCE SOUTH 00°53'15" EAST, 144.59 FEET; THENCE SOUTH 55°22'21" EAST, 196.28 FEET; THENCE SOUTH 57°56'13" EAST, 69.04 FEET; THENCE SOUTH 67°56'58" EAST, 93.63 FEET; THENCE SOUTH 43°15'47" EAST, 117.33 FEET; THENCE SOUTH 49°19'27" EAST, 138.23 FEET; THENCE SOUTH 08°29'10" WEST, 284.08 FEET; THENCE SOUTH 19°36'10" WEST, 166.95 FEET; THENCE SOUTH 25°48'22" WEST, 84.41 FEET; THENCE SOUTH 14°02'53" WEST, 19.43 FEET; THENCE SOUTH 28°37'53" EAST, 23.63 FEET; THENCE SOUTH 37°38'33" EAST, 144.80 FEET; THENCE SOUTH 44°35'39" EAST, 36.20 FEET; THENCE SOUTH 25°45'39" EAST, 190.40 FEET; THENCE SOUTH 42°45'16" WEST, 68.62 FEET; THENCE SOUTH 27°30'34" WEST, 56.79 FEET; THENCE SOUTH 13°09'23" WEST, 69.87 FEET; THENCE NORTH 76°50'37" WEST, 622.83 FEET; THENCE NORTH 61°51'32" WEST, 106.61 FEET; THENCE NORTH 56°48'01" WEST, 88.57 FEET; THENCE NORTH 09°05'24" EAST, 339.90 FEET; THENCE NORTH 26°57'48" WEST, 101.65 FEET; THENCE NORTH 58°41'37" WEST, 27.79

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CONTAINING A NET ACREAGE OF 1450 ACRES, MORE OR LESS.

SHEARWATER CDD

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BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 26, ALSO BEING THE SOUTHWEST CORNER OF THE PLAT OF TROUT CREEK, AS RECORDED IN MAP BOOK 14, PAGES 64 THROUGH 65, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°14'47" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 26 AND ALONG THE SOUTHERLY LINE OF SAID TROUT CREEK, A DISTANCE OF 655.90 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 2314, PAGE 685, OF SAID PUBLIC RECORDS; THENCE SOUTH 03°29'33" EAST, ALONG LAST SAID LINE, 1154.78 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTHEASTERLY AND NORTHEASTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING (2) TWO COURSES AND DISTANCES: COURSE NO. 1: SOUTH 85°09'00" EAST, 145.03 FEET; COURSE NO. 2: NORTH 78°33'54" EAST, 500.12 FEET, TO THE SOUTHEASTERLY LINE OF SAID LANDS; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHWESTERLY, AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING (33) THIRTY THREE COURSES AND DISTANCES: COURSE NO. 1: NORTH 52°40'27" EAST, 41.22 FEET; COURSE NO. 2: NORTH 53°33'31" EAST, 31.02 FEET; COURSE NO. 3: SOUTH 38°57'33" EAST, 25.33 FEET; COURSE NO. 4: NORTH 42°53'04" EAST, 35.19 FEET; COURSE NO. 5: NORTH 53°47'33" EAST, 38.47 FEET; COURSE NO. 6: NORTH 22°26'56" EAST, 24.36 FEET; COURSE NO. 7: NORTH 70°31'09" EAST, 39.22 FEET; COURSE NO. 8: NORTH 46°25'09" EAST, 36.60 FEET; COURSE NO. 9: NORTH 03°28'56" EAST, 24.13 FEET; COURSE NO. 10: NORTH 49°07'30" EAST, 42.38 FEET; COURSE NO. 11: NORTH 03°20'08" WEST, 42.33 FEET; COURSE NO. 12: NORTH 54°51'39" EAST, 45.82 FEET; COURSE NO. 13: NORTH 47°34'29" EAST, 45.48 FEET; COURSE NO. 14: NORTH 08°03'50" EAST, 45.24 FEET; COURSE NO. 15: NORTH 67°26'37" EAST, 43.71 FEET; COURSE NO. 16: NORTH 15°52'53" WEST, 36.12 FEET; COURSE NO. 17: NORTH 37°16'53" EAST, 35.86 FEET; COURSE NO. 18: NORTH 39°01'54" EAST, 50.17 FEET; COURSE NO. 19: NORTH 36°48'06" EAST, 40.28 FEET; COURSE NO. 20: NORTH 68°01'38" EAST, 35.50 FEET; COURSE NO. 21: NORTH 56°58'44" EAST, 46.70 FEET; COURSE NO. 22: NORTH 68°57'51" EAST, 40.12 FEET; COURSE NO. 23: NORTH 84°37'30" EAST, 48.86 FEET; COURSE NO. 24: NORTH 33°35'57" EAST, 49.48 FEET; COURSE NO. 25: NORTH 28°53'34" EAST, 96.82 FEET; COURSE NO. 26: NORTH 19°45'36" EAST, 55.57 FEET; COURSE NO. 27: NORTH 19°12'00" EAST, 50.71 FEET; COURSE NO. 28: NORTH 30°02'18" EAST, 47.91 FEET; COURSE NO. 29: NORTH 58°23'25" EAST, 44.64 FEET; COURSE NO. 30: NORTH 76°00'30" EAST, 60.03 FEET; COURSE NO. 31: NORTH 72°14'21" EAST, 61.00 FEET; COURSE NO. 32: NORTH 62°53'31" EAST, 298.06 FEET; COURSE NO. 33: NORTH 03°40'49" WEST, 43.80 FEET, TO AN INTERSECTION WITH SAID NORTH LINE OF SECTION 26, SAID INTERSECTION HEREAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 88°14'35" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 27, A DISTANCE OF 291.07 FEET; THENCE SOUTH 43°57'45" WEST, 270.05 FEET; THENCE SOUTH 07°58'35" WEST, 26.25 FEET; THENCE SOUTH 15°26'02" WEST, 353.27 FEET; THENCE SOUTH 14°27'21" WEST, 269.12 FEET; THENCE SOUTH 00°53'15" EAST, 144.59 FEET; THENCE SOUTH 55°22'21" EAST, 196.28 FEET; THENCE SOUTH 57°56'13" EAST, 69.04 FEET; THENCE SOUTH 67°56'58" EAST, 93.63 FEET; THENCE SOUTH 43°15'47" EAST, 117.33 FEET; THENCE SOUTH 49°19'27" EAST, 138.23 FEET; THENCE

SOUTH 08°29'10" WEST, 284.08 FEET; THENCE SOUTH 19°36'10" WEST, 166.95 FEET; THENCE SOUTH 25°48'22" WEST, 84.41 FEET; THENCE SOUTH 14°02'53" WEST, 19.43 FEET; THENCE SOUTH 28°37'53" EAST, 23.63 FEET; THENCE SOUTH 37°38'33" EAST, 144.80 FEET; THENCE SOUTH 44°35'39" EAST, 36.20 FEET; THENCE SOUTH 25°45'39" EAST, 190.40 FEET; THENCE SOUTH 42°45'16" WEST, 68.62 FEET; THENCE SOUTH 27°30'34" WEST, 56.79 FEET; THENCE SOUTH 13°09'23" WEST, 69.87 FEET; THENCE NORTH 76°50'37" WEST, 622.83 FEET; THENCE NORTH 61°51'32" WEST, 106.61 FEET; THENCE NORTH 56°48'01" WEST, 88.57 FEET; THENCE NORTH 09°05'24" EAST, 339.90 FEET; THENCE NORTH 26°57'48" WEST, 101.65 FEET; THENCE NORTH 58°41'37" WEST, 27.79 FEET; THENCE NORTH 68°34'01" WEST, 160.45 FEET; THENCE SOUTH 51°55'58" WEST, 117.72 FEET; THENCE SOUTH 63°27'18" WEST, 20.85 FEET; THENCE SOUTH 46°17'52" WEST, 27.61 FEET; THENCE NORTH 61°09'22" WEST, 316.49 FEET; THENCE NORTH 06°56'26" WEST, 197.46 FEET; THENCE NORTH 21°11'11" EAST, 201.91 FEET; THENCE NORTH 16°52'21" EAST, 33.88 FEET; THENCE NORTH 09°11'48" EAST, 35.83 FEET; THENCE NORTH 00°00'00" EAST, 24.12 FEET; THENCE NORTH 14°02'54" WEST, 19.04 FEET; THENCE NORTH 42°46'12" WEST, 97.25 FEET; THENCE NORTH 70°18'26" WEST, 106.81 FEET; THENCE NORTH 16°08'46" WEST, 498.79 FEET; THENCE NORTH 15°57'02" EAST, 186.31 FEET; THENCE NORTH 27°50'40" EAST, 15.71 FEET; THENCE NORTH 09°05'53" EAST, 18.00 FEET; THENCE NORTH 19°48'52" WEST, 19.05 FEET; THENCE NORTH 21°56'45" WEST, 162.68 FEET; THENCE NORTH 19°04'37" WEST, 64.72 FEET, TO THE NORTHERLY LINE OF SAID SECTION 27; THENCE SOUTH 88°14'35" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 27, A DISTANCE OF 527.09 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1287, PAGE 801, OF THE SAID PUBLIC RECORDS; THENCE SOUTH 21°18'04" WEST, ALONG LAST SAID LINE, 2849.52 FEET; THENCE SOUTH 21°03'06" WEST, CONTINUING ALONG LAST SAID LINE, AND ALONG THE EASTERLY LINE OF THE PLAT OF BREAKAWAY TRAILS, AS RECORDED IN MAP BOOK 49, PAGES 78 THROUGH 91, INCLUSIVE OF SAID PUBLIC RECORDS, A DISTANCE OF 4048.25 FEET; THENCE SOUTHWESTERLY, CONTINUING ALONG SAID EASTERLY LINE OF BREAKAWAY TRAILS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 17°54'04" WEST, 2728.11 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 112.13 FEET, AN ARC DISTANCE OF 81.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°39'58" WEST, 79.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: SOUTH 59°24'35" WEST, 607.60 FEET, TO THE WESTERLY LINE OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE SOUTH 02°33'37" EAST, ALONG LAST SAID LINE, 67.62 FEET, TO THE NORTHERLY LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE NORTH 89°04'17" EAST, ALONG LAST SAID LINE, 1343.18 FEET, TO THE NORTHERLY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 88°50'22" EAST, ALONG LAST SAID LINE, 1347.65 FEET, TO THE EASTERLY LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34; THENCE SOUTH 02°49'00" EAST, ALONG LAST SAID LINE, 1311.37 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 16-A (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); NORTH 88°59'37" EAST, ALONG LAST SAID LINE, 43.59 FEET; THENCE NORTH 33°20'48" EAST, 136.15 FEET; THENCE NORTH 17°38'16" EAST, 265.56 FEET; THENCE NORTH 71°04'39" EAST, 490.74 FEET; THENCE NORTH 63°30'13" EAST, 119.60 FEET; THENCE NORTH 13°34'11" EAST, 47.01 FEET; THENCE NORTH 21°18'14" EAST, 138.56 FEET; THENCE NORTH 76°18'59" EAST, 199.96 FEET; THENCE NORTH 32°42'48" EAST, 210.97 FEET; THENCE SOUTH 00°59'42" EAST, 959.49 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 16-A; THENCE EASTERLY AND NORTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND

DISTANCES: COURSE NO. 1: NORTH 88°59'37" EAST, 2887.29 FEET, TO THE EAST LINE OF SAID SECTION 34; COURSE NO. 2: NORTH 89°01'33" EAST, 171.97 FEET; COURSE NO. 3: NORTH 01°44'53" WEST, 16.29 FEET; COURSE NO. 4: NORTH 89°08'38" EAST, 683.66 FEET; COURSE NO. 5: NORTH 00°49'42" WEST, 48.77 FEET; COURSE NO. 6: NORTH 88°46'10" EAST, 90 FEET, MORE OR LESS, TO THE CENTERLINE OF TROUT CREEK; THENCE NORTHERLY, ALONG SAID CENTERLINE OF TROUT CREEK, AND THE MEANDERINGS THEREOF, 12,000 FEET, MORE OR LESS TO THE AFORESAID NORTHERLY LINE OF SECTION 26, SAID LINE BEARING SOUTH 89°14'47" EAST FROM REFERENCE POINT "A"; THENCE NORTH 89°14'47" WEST, ALONG LAST SAID LINE, 105 FEET, MORE OR LESS, TO REFERENCE POINT "A" AND TO CLOSE.

CONTAINING A NET ACREAGE OF 1450 ACRES, MORE OR LESS.

HOPPING GREEN & SAMS
119 S MONROE ST, STE 300

TALLAHASSEE, FL 32301

ACCT: 15693
AD# 0003366032-01

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 Classified in the matter of BCC 8.3.21 - CDD AMD 2021 was published in said newspaper on 07/12/2021.

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.

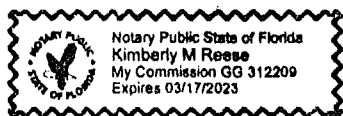
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of JULY 12 2021

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

Kimberly M Reese
(Signature of Notary Public)



**NOTICE OF PUBLIC HEARING AND
INTENT TO ENACT AN ORDINANCE
AMENDING THE TROUT CREEK
COMMUNITY DEVELOPMENT DISTRICT**

DATE: August 3, 2021
TIME: 9:00 a.m.
LOCATION: County Auditorium, County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084

Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida, will consider the enactment of a County Ordinance amending Ordinance No. 2014-44, which established the Trout Creek Community Development District ("District"). The proposed Ordinance title is as follows:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ORDINANCE 2014-44 AND GRANTING THE PETITION FOR THE EXPANSION OF THE TROUT CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2020); DESCRIBING THE BOUNDARIES OF THE AMENDED DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The purpose of this hearing is to consider a petition filed by the District on May 12, 2021 to amend the District's boundaries in accordance with Ch. 190, Florida Statutes. Specifically, the Board will consider the six factors listed in §190.005(1)(e), Florida Statutes. This hearing will afford the District, affected units of local government, and the general public a fair and adequate opportunity to appear and present oral and written comments regarding the amendment of the District. The specific legal authority for the amendment of the District is set forth in §§ 190.046 and 190.005, Florida Statutes.

The District is located in unincorporated St. Johns County, Florida, and is generally located north of County Road 18A, southeast of County Road 210 and west of Interstate 95, and currently comprises approximately 997.80 acres. The District seeks to amend its boundaries by adding approximately 452.62 acres for a total of approximately 1,450.42 acres within the amended District. The boundaries of the District, as amended, are outlined in the map depicted in this notice.

Copies of this Notice, the proposed Ordinance, and the Trout Creek Community Development District Petition and its documentation are on file 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. All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing by methods provided below and present oral or written comments on the petition.

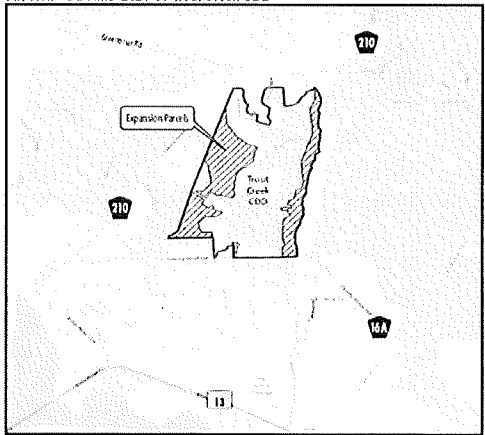
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

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.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, in 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, please call Florida Relay Service (18009558770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
JEREMIAH RAY BLOCKER, CHAIR
ST. JOHNS COUNTY, FLORIDA
File No.: CDD AMD 2021-05 Trout Creek CDD



PUBLISH: _____ ED-0003366032-01



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

August 5, 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. 2021-46, which was filed in this office on August 4, 2021.

Sincerely,

Anya Grosenbaugh
Program Administrator

AG/lb

FILED AUG 04 2021
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK