

ORDINANCE NO. 2024-17

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ESTABLISHING THE ORANGE BRANCH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR A LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE; 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, Pulte Home Company, LLC ("Petitioner"), having obtained written consent to the establishment of the District by the owner of 100 percent (100%) of the real property, described in attached **Exhibit A**, to be included in the District, petitioned the St. Johns County Board of County Commissioners (the "County") to adopt an ordinance establishing the Orange Branch Community Development District (the "District"), with petition attached as **Exhibit B**, pursuant to Chapter 190, Florida Statutes; and

WHEREAS, Petitioner is a Michigan limited liability company authorized to transact business in Florida; 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 April 2, 2024; and

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

governance; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition.

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.

SECTION 3. DISTRICT NAME. There is hereby established a community development district situated entirely within the unincorporated limits of St. Johns County, Florida, which District shall be known as the "Orange Branch Community Development District".

SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference. The proposed District covers approximately 963.43 acres of land. The site is generally south of Greenbriar Road, north and east of State Road 13 and north and west of the Rivers Edge CDD in unincorporated St. Johns County, Florida.

SECTION 5. FUNCTIONS AND POWERS. The general powers and functions of the District are described in Chapter 190.012, Florida Statutes. The District is also authorized to exercise additional special powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: i) parks and facilities for indoor and outdoor recreational, cultural, and educational uses as authorized and described in Section 190.012(2)(a), Florida Statutes; and ii) security, including, but not limited to, guardhouses, fences and gates, intrusion-detection systems, and patrol cars, as authorized and described in Section 190.012(2)(d), Florida Statutes.

SECTION 6. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Chris Hill, Zach Decker, Justin Dudley, Taylor Larza, and Austen Roberts. All of the above-styled persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7. LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE. Nothing in this Ordinance shall be deemed as affirmative acceptance by St. Johns County of any financial operational, maintenance, or any other responsibilities of the District, nor be deemed as affirmative acceptance of any proposed improvement.

SECTION 8. 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 9. EFFECTIVE DATE. This Ordinance shall take effect pursuant to Florida general law.

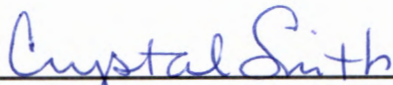
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 2ND DAY OF APRIL, 2024.

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

By: 
Sarah Arnold, Chair

Rendition Date APR 03 2024

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

By: 
Deputy Clerk

EFFECTIVE DATE: APR 08 2024



EXHIBIT A

A portion of Section 44 of the Francis P. Fatio Grant, Township 5 South, Range 26 East, together with a portion of Section 39 of the Francis P. Fatio Grant, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows: For a Point of Reference, commence at the Southwesterly corner of Lot 60, as depicted on Greenbriar Section One, a plat recorded in Map Book 14, pages 57 and 58, of the Public Records of said county, said corner lying on the Westerly line of said Greenbriar Section One; thence South $00^{\circ}00'19''$ West, along said Westerly line, 2196.01 feet to the Southwesterly corner thereof and the Point of Beginning. From said Point of Beginning, thence Easterly along the Southerly line of said Greenbriar Section One the following 4 courses: Course 1, thence North $81^{\circ}27'44''$ East, departing said Westerly line, 265.83 feet; Course 2, thence North $71^{\circ}08'42''$ East, 576.79 feet; Course 3, thence North $68^{\circ}03'47''$ East, 705.28 feet; Course 4, thence South $76^{\circ}29'16''$ East, 385.65 feet to the Southeasterly corner thereof; thence South $76^{\circ}27'59''$ East, along the Southerly line of Bartram Ranch-Phase 2, a plat recorded in Map Book 103, pages 73 through 79, of said Public Records, a distance of 666.42 feet; thence South $06^{\circ}02'36''$ West, continuing along said Southerly line of Bartram Ranch-Phase 2 and along the boundary line of those lands described in School Concurrency Proportionate Share Mitigation Agreement, recorded in Official Records Book 3293, page 1236, of the Public Records of said county, 701.43 feet; thence along the boundary line of said School Concurrency Proportionate Share Mitigation Agreement the following 6 courses: Course 1, thence South $12^{\circ}30'53''$ West, 346.83 feet; Course 2, thence South $03^{\circ}10'59''$ West, 708.00 feet; Course 3, thence South $03^{\circ}09'59''$ East, 112.14 feet; Course 4, thence South $87^{\circ}26'15''$ East, 2542.66 feet; Course 5, thence North $06^{\circ}30'08''$ West, 1167.26 feet to the point of curvature of a curve concave Easterly having a radius of 310.00 feet; Course 6, thence Northerly along the arc of said curve, through a central angle of $19^{\circ}28'59''$, an arc length of 105.41 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $03^{\circ}14'22''$ East, 104.91 feet; thence North $12^{\circ}58'51''$ East, continuing along said boundary line and along the Easterly line of those lands described and recorded in Official Records Book 4689, page 1620, of said Public Records, 1265.91 feet to the point of curvature of a curve concave Southwesterly having a radius of 315.00 feet; thence Northwesterly, continuing along said Easterly line and along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 494.80 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $32^{\circ}01'09''$ West, 445.48 feet; thence North $77^{\circ}01'09''$ West, continuing along said Easterly line, 315.00 feet to a point lying on the Easterly line of Bartram Ranch-Phase 1A and 1B, a plat recorded in Map Book 99, pages 52 through 62, of said Public Records; thence North $12^{\circ}58'51''$ East, departing said Easterly line of Official Records Book 4689, page 1620, and along said Easterly line of Bartram Ranch-Phase 1A and 1B, a distance of 1127.10 feet to its intersection with the Southerly right of way line of Greenbriar Road (County Road No. 11), a variable width right of way as presently established; thence Easterly along said Southerly right of way line the following 3 courses: Course 1, thence South $77^{\circ}11'27''$ East, departing said Easterly line, 571.02 feet; Course 2, thence North $12^{\circ}48'33''$ East, 17.00 feet; Course 3, thence South $77^{\circ}11'27''$ East, 703.15 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 3350,

page 580, of said Public Records; thence along the boundary line of said Official Records Book 3350, page 580, the following 26 courses: Course 1, thence South 13°53'42" West, departing said Southerly right of way line, 766.61 feet; Course 2, thence North 47°42'40" East, 64.29 feet; Course 3, thence North 38°52'53" East, 51.64 feet; Course 4, thence North 48°20'37" East, 157.06 feet; Course 5, thence North 83°30'42" East, 69.02 feet; Course 6, thence South 81°01'57" East, 53.04 feet; Course 7, thence South 40°22'47" East, 74.35 feet; Course 8, thence South 11°32'49" East, 98.86 feet; Course 9, thence South 25°14'18" West, 66.75 feet; Course 10, thence South 55°13'46" West, 49.22 feet; Course 11, thence North 79°46'14" West, 69.61 feet; Course 12, thence North 75°44'32" West, 66.50 feet; Course 13, thence North 89°46'43" West, 76.62 feet; Course 14, thence South 58°36'50" West, 61.55 feet; Course 15, thence South 48°14'03" West, 54.25 feet; Course 16, thence South 78°07'36" West, 40.91 feet; Course 17, thence South 13°53'42" West, 89.54 feet; Course 18, thence South 76°42'29" East, 750.95 feet; Course 19, thence North 13°17'31" East, 13.86 feet; Course 20, thence North 39°30'39" East, 110.52 feet; Course 21, thence North 59°05'53" East, 107.59 feet; Course 22, thence North 69°59'48" East, 66.45 feet; Course 23, thence North 64°19'06" East, 104.92 feet; Course 24, thence North 41°22'33" East, 165.79 feet; Course 25, thence North 43°27'00" East, 225.21 feet; Course 26, thence North 00°13'17" East, 9.11 feet to a point lying on the Southerly line of Parcel 5B, as described and recorded in Official Records Book 1389, page 1335, of said Public Records; thence South 77°11'27" East, departing said boundary line and along said Southerly line, 73.27 feet to the Southeasterly corner of said Parcel 5B; thence North 12°48'33" East, along the Easterly line of said Parcel 5B, 331.00 feet to the Northeasterly corner thereof, said corner lying on said Southerly right of way line of Greenbriar Road; thence South 77°11'27" East, along said Southerly right of way line, 2453.77 feet to the Northwesterly corner of Parcel G, as described and recorded in Official Records Book 807, page 564, of said Public Records; thence South 12°48'12" West, departing said Southerly right of way line, along the Westerly line of said Parcel G, along the Westerly line of those lands described and recorded in Official Records Book 2471, page 683, along the boundary line of Parcel "A", as described and recorded in Official Records Book 3863, page 1633, and along the Westerly line of Tract "C-1", as depicted on Enclave at Rivertown-Phase Two-A, a plat recorded in Map Book 83, pages 10 through 31, all of said Public Records, a distance of 5247.50 feet to an angle point on said Westerly line of Tract "C-1"; thence South 75°55'11" West, continuing along said Westerly line of Tract "C-1", along the Northerly line of Arbors at Rivertown-Phase One, a plat recorded in Map Book 101, pages 52 through 68, of said Public Records, and along said boundary line of Parcel "A", a distance of 3755.76 feet; thence North 77°09'43" West, continuing along said boundary line, 4900.05 feet; thence North 00°00'19" East, continuing along said boundary line, 3712.61 feet to the Point of Beginning.

Containing 963.43 acres, more or less.

**EXHIBIT B
PARTITION**

**PETITION TO ESTABLISH
ORANGE BRANCH
COMMUNITY
DEVELOPMENT DISTRICT**

Submitted By: Jennifer L. Kilinski
Florida Bar No. 69367
517 E. College Avenue
Tallahassee, FL 32301
(877) 350-0372 (telephone)
Attorney for Petitioner

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

**PETITION TO ESTABLISH ORANGE BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Pulte Home Company, LLC (hereafter “Petitioner”), hereby petitions the St. Johns County Board of County Commissioners pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, to establish a community development district (hereafter “District”) with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within St. Johns County, Florida. **Exhibit 1** depicts the general location of the project. The proposed District covers approximately 963.43 acres of land. The site is generally located south of Greenbriar Road, north and east of State Road 13, and north and west of the Rivers Edge CDD. The metes and bounds description of the proposed external boundaries of the District is set forth in **Exhibit 2.**

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the boundaries of the proposed District, in accordance with Section 190.005, *Florida Statutes*. Documentation of this consent is contained in **Composite Exhibit 3.**

4. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Chris Hill
Address: 12724 Gran Bay Parkway W Suite 200
Jacksonville, FL 32258

Name: Zach Decker
Address: 12724 Gran Bay Parkway W Suite 200
Jacksonville, FL 32258

Name: Justin Dudley
Address: 12724 Gran Bay Parkway W Suite 200
Jacksonville, FL 32258

Name: Taylor Larza
Address: 12724 Gran Bay Parkway W Suite 200
Jacksonville, FL 32258

Name: Austen Roberts
Address: 12469 West State Road 100
Lake Butler, Florida 32054

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is Orange Branch Community Development District.

6. Future Land Uses. The general distribution, location, and extent of the public and private future land uses proposed for the District, in accordance with the future land use plan element of the County's Future Land Use Plan, is identified in **Exhibit 4**, which also includes a map of the master development plan. The proposed land uses for lands contained within the proposed District are consistent with the approved St. Johns County Future Land Use Plan.

7. Major Water and Wastewater Facilities. **Composite Exhibit 5** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

8. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible for ownership and maintenance. In the event the District is unable or unwilling to continue as the owner and entity responsible for the maintenance of the facilities described in Exhibit 6, a property owners' association will assume such rights and obligations. The estimated costs of constructing the infrastructure serving land within the proposed District are identified in **Exhibit 7**. At present, these improvements are estimated to be made, acquired, constructed and/or installed from 2024 to 2034. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in Florida. **Exhibit 9** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should be sent to:

Jennifer Kilinski (jennifer@cddlawyers.com)
KILINSKI | VAN WYK
517 E. College Avenue
Tallahassee, Florida 32301

11. This petition to establish Orange Branch Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the St. Johns County Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in St. Johns County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the County Commission of St. Johns County, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), *Florida Statutes*;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes*;

c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural, and educational uses, as authorized and described; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, both as authorized and described by Section 190.012(2), *Florida Statutes*; and

d. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 11th day of December, 2023.

KILINSKI | VAN WYK PLLC

BY: /s/Jennifer L. Kilinski
Jennifer L. Kilinski
Florida Bar No. 69367
517 E. College Avenue
Tallahassee, FL 32301
(877) 350-0372 (telephone)
Attorney for Petitioner

**PETITION FOR ESTABLISHMENT OF THE
ORANGE BRANCH
COMMUNITY DEVELOPMENT DISTRICT**

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Petition to Establish the Orange Branch Community Development District

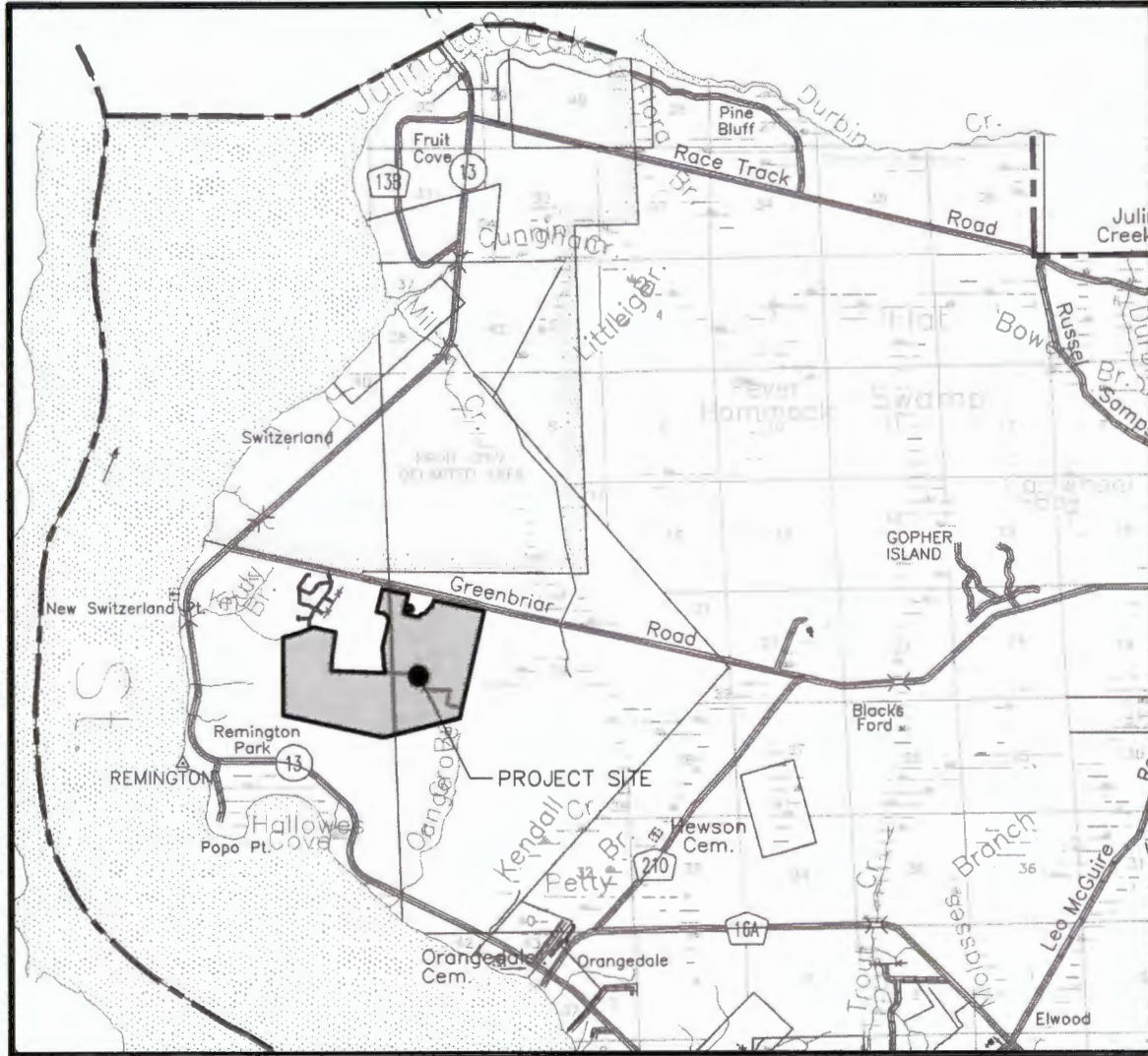
Exhibit 1	Location Map
Exhibit 2	Legal Description of the District
Composite Exhibit 3	Landowner's Consent
Exhibit 4	Future Land Use Map
Exhibit 5	Maps of the District showing Existing and Proposed Utilities
Exhibit 6	Proposed Facilities and Services
Exhibit 7	Estimated Costs and Timetable
Exhibit 8	Statement of Estimated Regulatory Costs
Exhibit 9	Authorization of Agent

Exhibit

1

**EXHIBIT 1
GENERAL LOCTION OF THE PROPOSED DISTRICT**

N.T.S.



ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000319

LOCATION MAP

ORANGE BRANCH COMMUNITY DEVELOPMENT DISTRICT

ST. JOHNS COUNTY, FLORIDA

EXHIBIT 1

ETM NO. 21-339

DRAWN BY: R.D.C.

DATE: SEPTEMBER 2023

DRAWING NO. ----

Exhibit 2

October 9, 2023
Page 1 of 2Work Order No. 21-224.01
File No. 128A-16.01A**CDD Parcel**

A portion of Section 44 of the Francis P. Fatio Grant, Township 5 South, Range 26 East, together with a portion of Section 39 of the Francis P. Fatio Grant, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of Lot 60, as depicted on Greenbriar Section One, a plat recorded in Map Book 14, pages 57 and 58, of the Public Records of said county, said corner lying on the Westerly line of said Greenbriar Section One; thence South 00°00'19" West, along said Westerly line, 2196.01 feet to the Southwesterly corner thereof and the Point of Beginning.

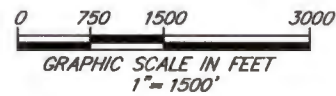
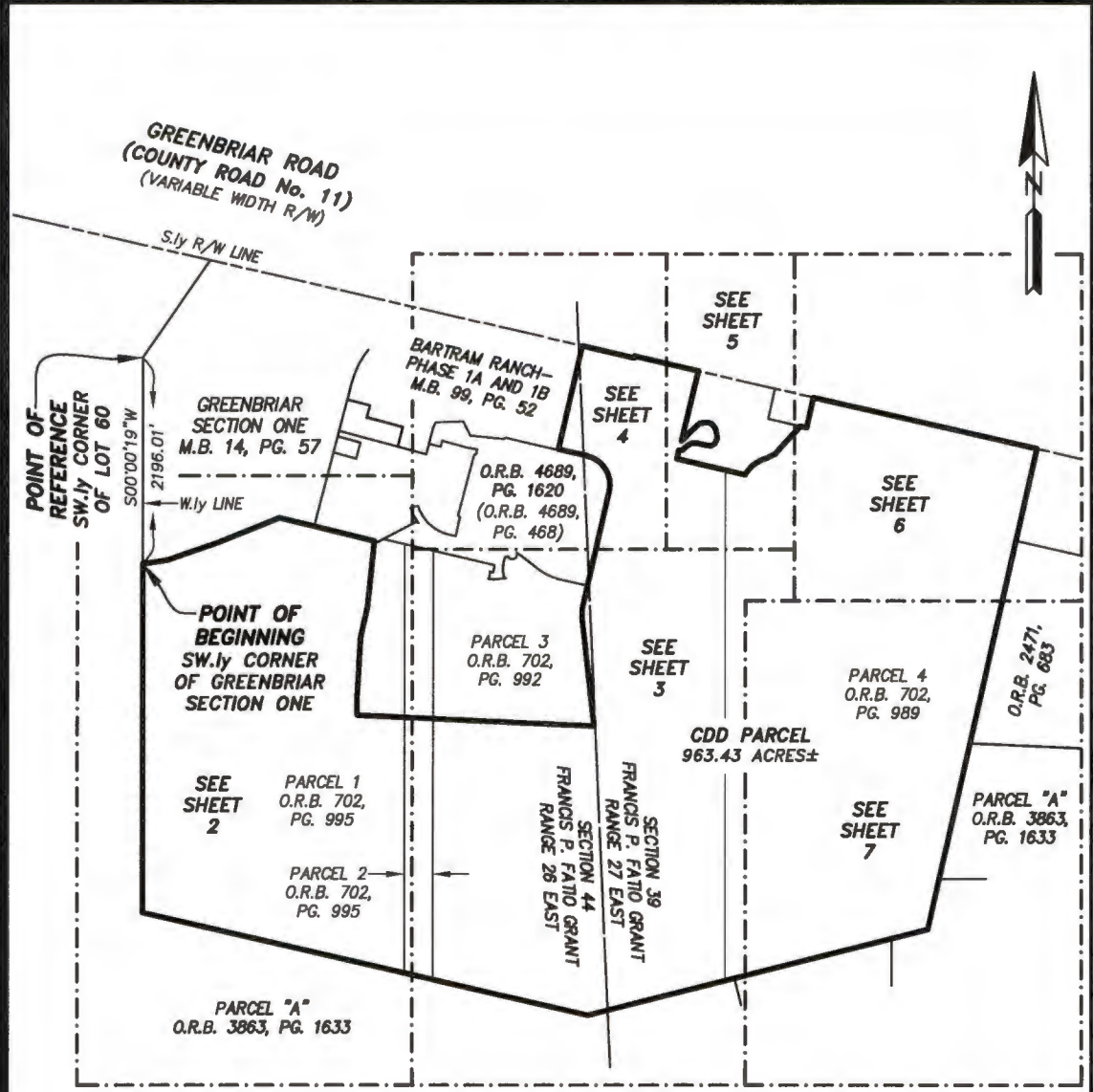
From said Point of Beginning, thence Easterly along the Southerly line of said Greenbriar Section One the following 4 courses: Course 1, thence North 81°27'44" East, departing said Westerly line, 265.83 feet; Course 2, thence North 71°08'42" East, 576.79 feet; Course 3, thence North 68°03'47" East, 705.28 feet; Course 4, thence South 76°29'16" East, 385.65 feet to the Southeasterly corner thereof; thence South 76°27'59" East, along the Southerly line of Bartram Ranch-Phase 2, a plat recorded in Map Book 103, pages 73 through 79, of said Public Records, a distance of 666.42 feet; thence South 06°02'36" West, continuing along said Southerly line of Bartram Ranch-Phase 2 and along the boundary line of those lands described in School Concurrency Proportionate Share Mitigation Agreement, recorded in Official Records Book 3293, page 1236, of the Public Records of said county, 701.43 feet; thence along the boundary line of said School Concurrency Proportionate Share Mitigation Agreement the following 6 courses: Course 1, thence South 12°30'53" West, 346.83 feet; Course 2, thence South 03°10'59" West, 708.00 feet; Course 3, thence South 03°09'59" East, 112.14 feet; Course 4, thence South 87°26'15" East, 2542.66 feet; Course 5, thence North 06°30'08" West, 1167.26 feet to the point of curvature of a curve concave Easterly having a radius of 310.00 feet; Course 6, thence Northerly along the arc of said curve, through a central angle of 19°28'59", an arc length of 105.41 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 03°14'22" East, 104.91 feet; thence North 12°58'51" East, continuing along said boundary line and along the Easterly line of those lands described and recorded in Official Records Book 4689, page 1620, of said Public Records, 1265.91 feet to the point of curvature of a curve concave Southwesterly having a radius of 315.00 feet; thence Northwesterly, continuing along said Easterly line and along the arc of said curve, through a central angle of 90°00'00", an arc length of 494.80 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 32°01'09" West, 445.48 feet; thence North 77°01'09" West, continuing along said Easterly line, 315.00 feet to a point lying on the Easterly line of Bartram Ranch-Phase 1A and 1B, a plat recorded in Map Book 99, pages 52 through 62, of said Public Records; thence North 12°58'51" East, departing said Easterly line of Official Records Book 4689, page 1620, and along said Easterly line of Bartram Ranch-Phase 1A and 1B, a distance of 1127.10 feet to its intersection with the Southerly right of way line of Greenbriar Road (County Road No. 11), a variable width

CDD Parcel (continued)

right of way as presently established; thence Easterly along said Southerly right of way line the following 3 courses: Course 1, thence South $77^{\circ}11'27''$ East, departing said Easterly line, 571.02 feet; Course 2, thence North $12^{\circ}48'33''$ East, 17.00 feet; Course 3, thence South $77^{\circ}11'27''$ East, 703.15 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 3350, page 580, of said Public Records; thence along the boundary line of said Official Records Book 3350, page 580, the following 26 courses: Course 1, thence South $13^{\circ}53'42''$ West, departing said Southerly right of way line, 766.61 feet; Course 2, thence North $47^{\circ}42'40''$ East, 64.29 feet; Course 3, thence North $38^{\circ}52'53''$ East, 51.64 feet; Course 4, thence North $48^{\circ}20'37''$ East, 157.06 feet; Course 5, thence North $83^{\circ}30'42''$ East, 69.02 feet; Course 6, thence South $81^{\circ}01'57''$ East, 53.04 feet; Course 7, thence South $40^{\circ}22'47''$ East, 74.35 feet; Course 8, thence South $11^{\circ}32'49''$ East, 98.86 feet; Course 9, thence South $25^{\circ}14'18''$ West, 66.75 feet; Course 10, thence South $55^{\circ}13'46''$ West, 49.22 feet; Course 11, thence North $79^{\circ}46'14''$ West, 69.61 feet; Course 12, thence North $75^{\circ}44'32''$ West, 66.50 feet; Course 13, thence North $89^{\circ}46'43''$ West, 76.62 feet; Course 14, thence South $58^{\circ}36'50''$ West, 61.55 feet; Course 15, thence South $48^{\circ}14'03''$ West, 54.25 feet; Course 16, thence South $78^{\circ}07'36''$ West, 40.91 feet; Course 17, thence South $13^{\circ}53'42''$ West, 89.54 feet; Course 18, thence South $76^{\circ}42'29''$ East, 750.95 feet; Course 19, thence North $13^{\circ}17'31''$ East, 13.86 feet; Course 20, thence North $39^{\circ}30'39''$ East, 110.52 feet; Course 21, thence North $59^{\circ}05'53''$ East, 107.59 feet; Course 22, thence North $69^{\circ}59'48''$ East, 66.45 feet; Course 23, thence North $64^{\circ}19'06''$ East, 104.92 feet; Course 24, thence North $41^{\circ}22'33''$ East, 165.79 feet; Course 25, thence North $43^{\circ}27'00''$ East, 225.21 feet; Course 26, thence North $00^{\circ}13'17''$ East, 9.11 feet to a point lying on the Southerly line of Parcel 5B, as described and recorded in Official Records Book 1389, page 1335, of said Public Records; thence South $77^{\circ}11'27''$ East, departing said boundary line and along said Southerly line, 73.27 feet to the Southeasterly corner of said Parcel 5B; thence North $12^{\circ}48'33''$ East, along the Easterly line of said Parcel 5B, 331.00 feet to the Northeasterly corner thereof, said corner lying on said Southerly right of way line of Greenbriar Road; thence South $77^{\circ}11'27''$ East, along said Southerly right of way line, 2453.77 feet to the Northwesterly corner of Parcel G, as described and recorded in Official Records Book 807, page 564, of said Public Records; thence South $12^{\circ}48'12''$ West, departing said Southerly right of way line, along the Westerly line of said Parcel G, along the Westerly line of those lands described and recorded in Official Records Book 2471, page 683, along the boundary line of Parcel "A", as described and recorded in Official Records Book 3863, page 1633, and along the Westerly line of Tract "C-1", as depicted on Enclave at Rivertown-Phase Two-A, a plat recorded in Map Book 83, pages 10 through 31, all of said Public Records, a distance of 5247.50 feet to an angle point on said Westerly line of Tract "C-1"; thence South $75^{\circ}55'11''$ West, continuing along said Westerly line of Tract "C-1", along the Northerly line of Arbors at Rivertown-Phase One, a plat recorded in Map Book 101, pages 52 through 68, of said Public Records, and along said boundary line of Parcel "A", a distance of 3755.76 feet; thence North $77^{\circ}09'43''$ West, continuing along said boundary line, 4900.05 feet; thence North $00^{\circ}00'19''$ East, continuing along said boundary line, 3712.61 feet to the Point of Beginning.

Containing 963.43 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 44 OF THE FRANCIS P. FATIO GRANT,
TOWNSHIP 5 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF
SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH,
RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



LEGEND:

M.B.	MAP BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
L1	TABULATED LINE DATA

SHEET 1 OF 7

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD AS BEING SOUTH 77°11'27" EAST.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ETM
Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

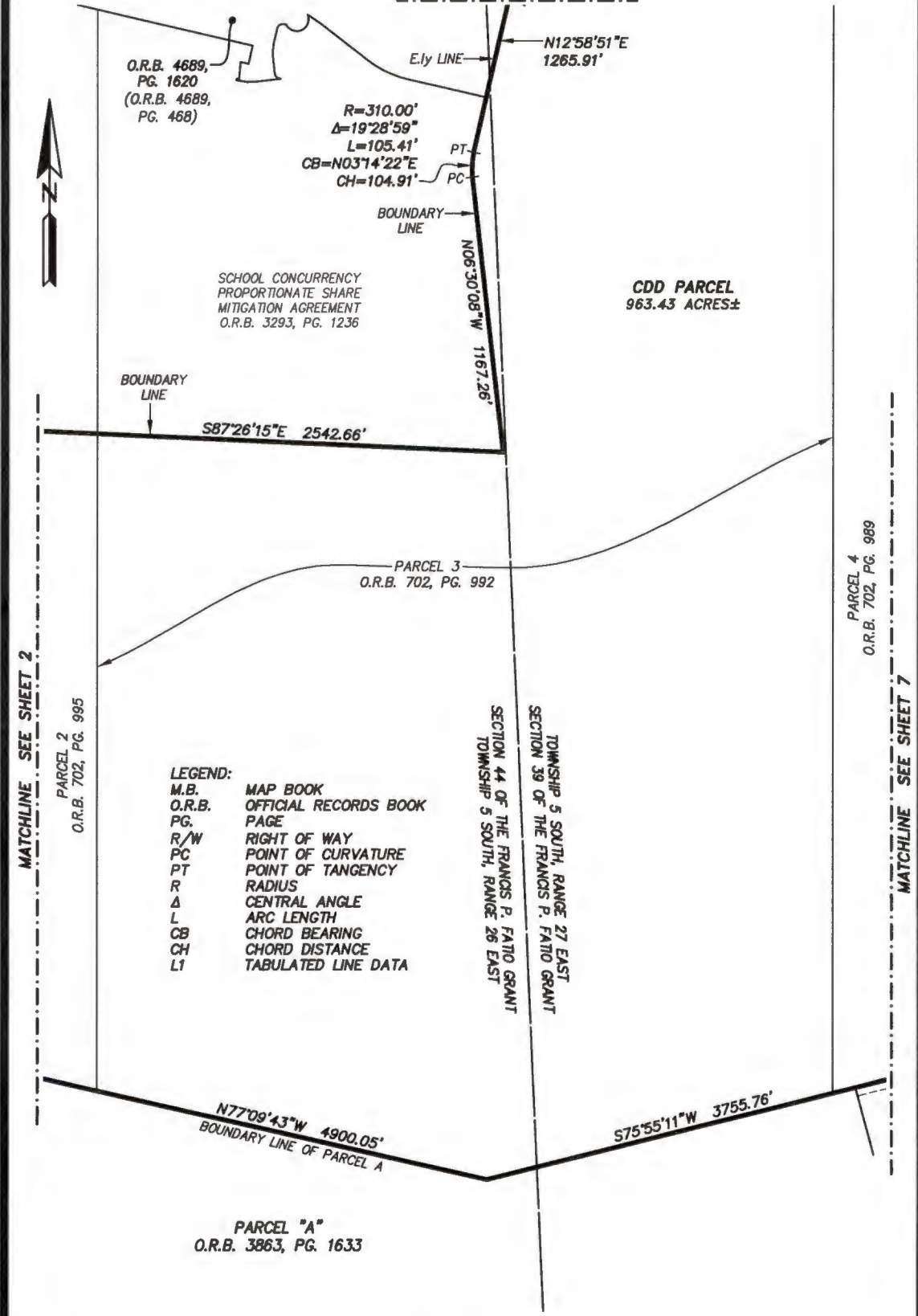
14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

SCALE: 1"=1500'
DATE: OCTOBER 9, 2023

BOB L. PITTMAN
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA PSM No. 4827

A PORTION OF SECTION 44 OF THE FRANCIS P. FATIO GRANT,
TOWNSHIP 5 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF
SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH,
RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

MATCHLINE SEE SHEET 4



O.R.B. 4689,
PG. 1620
(O.R.B. 4689,
PG. 468)

R=310.00'
Δ=19°28'59"
L=105.41'
CB=N03°14'22"E
CH=104.91'

N12°58'51"E
1265.91'

E.ly LINE

BOUNDARY LINE

N06°30'08"W
1167.26'

CDD PARCEL
963.43 ACRES±

SCHOOL CONCURRENCY
PROPORTIONATE SHARE
MITIGATION AGREEMENT
O.R.B. 3293, PG. 1236

BOUNDARY LINE

S87°26'15"E 2542.66'

PARCEL 3
O.R.B. 702, PG. 992

PARCEL 4
O.R.B. 702, PG. 989

MATCHLINE SEE SHEET 2

PARCEL 2
O.R.B. 702, PG. 995

- LEGEND:
- M.B. MAP BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - L1 TABULATED LINE DATA

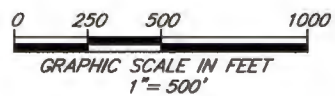
TOWNSHIP 5 SOUTH, RANGE 27 EAST
SECTION 39 OF THE FRANCIS P. FATIO GRANT
TOWNSHIP 5 SOUTH, RANGE 26 EAST
SECTION 44 OF THE FRANCIS P. FATIO GRANT

MATCHLINE SEE SHEET 7

N77°09'43"W 4900.05'
BOUNDARY LINE OF PARCEL A

S75°55'11"W 3755.76'

PARCEL "A"
O.R.B. 3863, PG. 1633

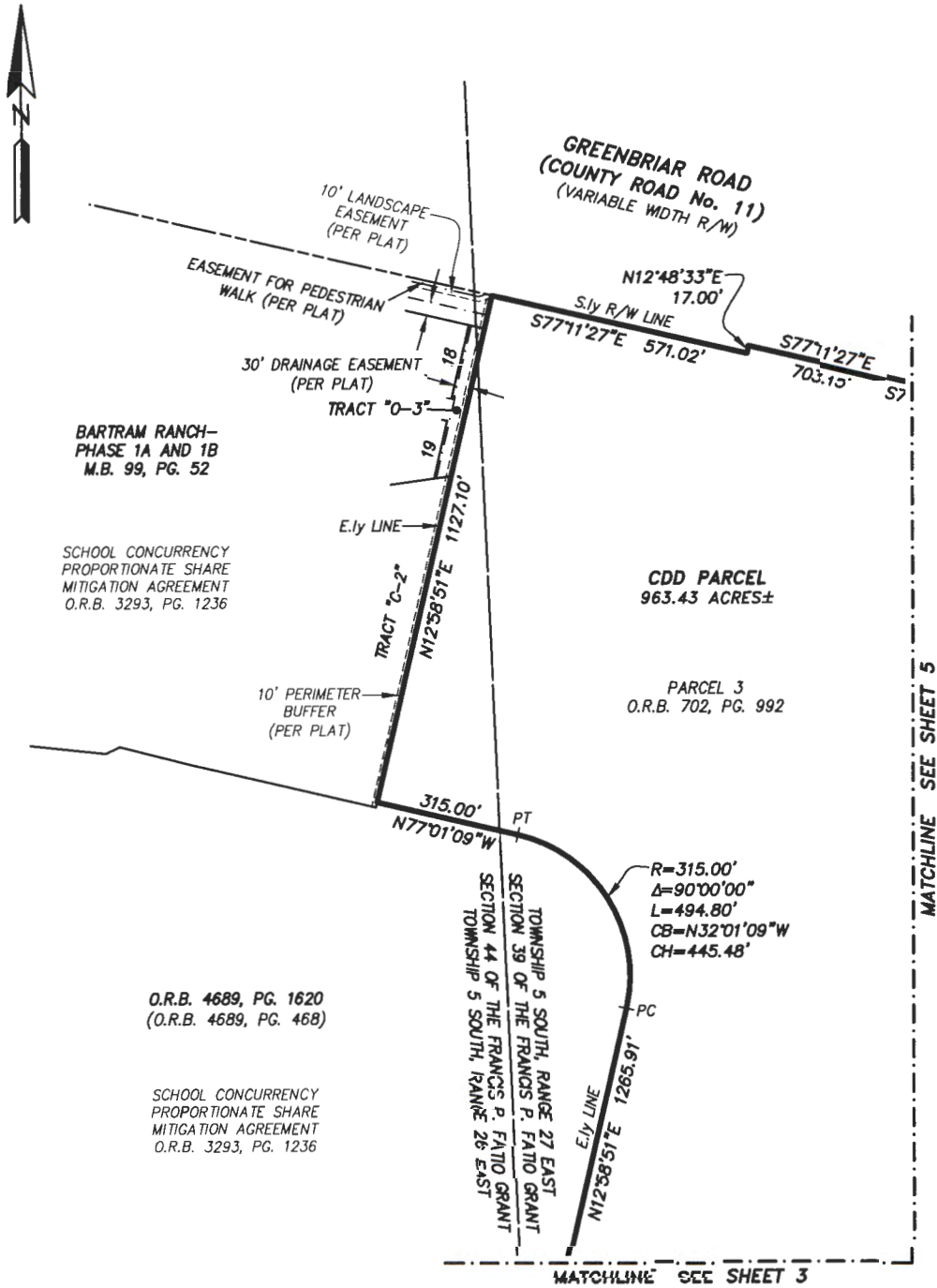


SHEET 3 OF 7

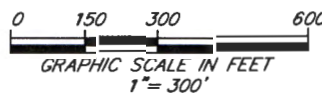
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8580
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTION 44 OF THE FRANCIS P. FATIO GRANT,
TOWNSHIP 5 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF
SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH,
RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



- LEGEND:
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 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
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 - PT POINT OF TANGENCY
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - L1 TABULATED LINE DATA

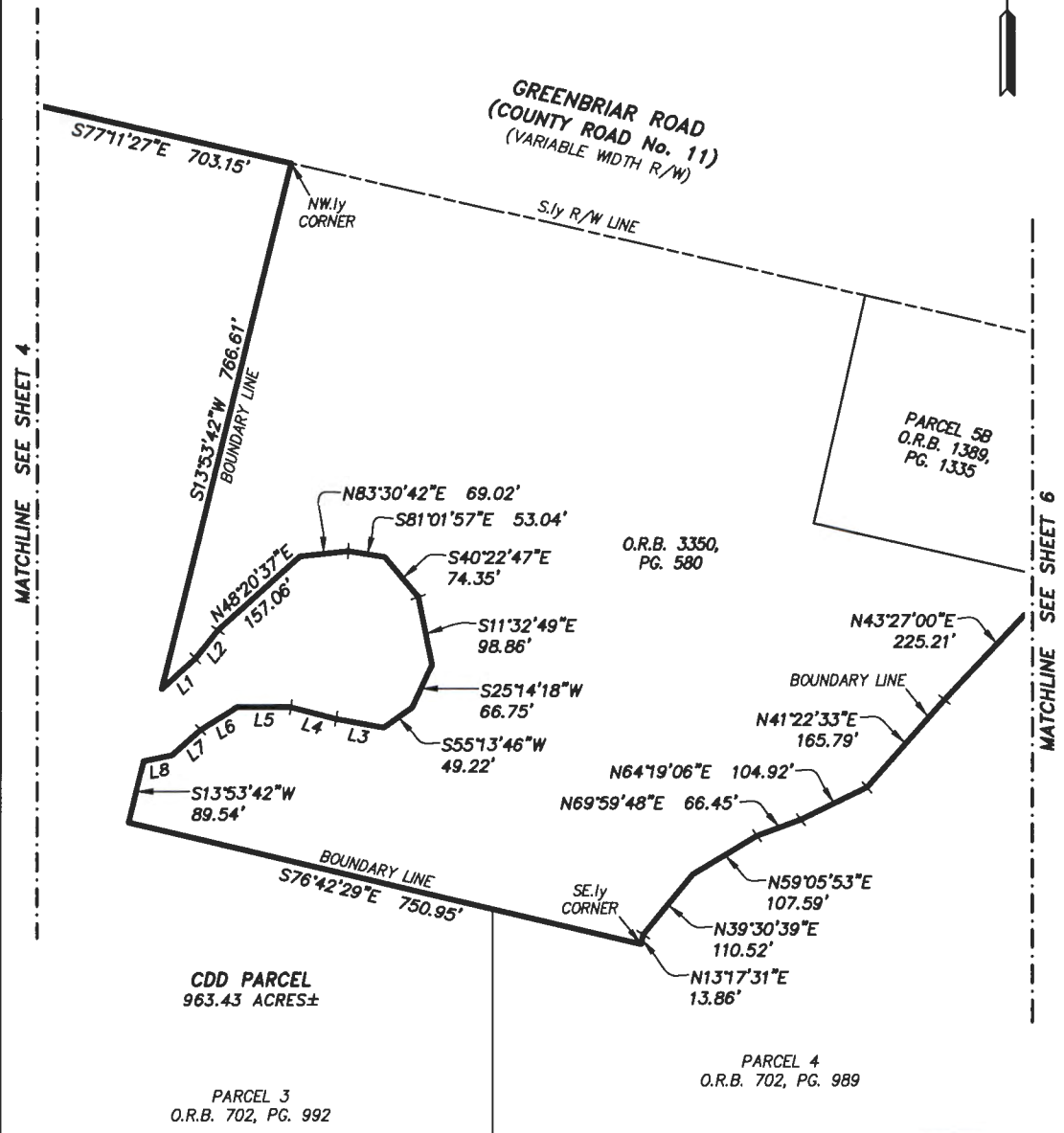


SHEET 4 OF 7

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32238 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

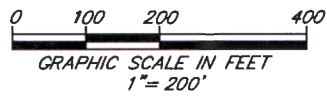
A PORTION OF SECTION 44 OF THE FRANCIS P. FATIO GRANT,
TOWNSHIP 5 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF
SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH,
RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 6

- LEGEND:**
- M.B. MAP BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - L1 TABULATED LINE DATA



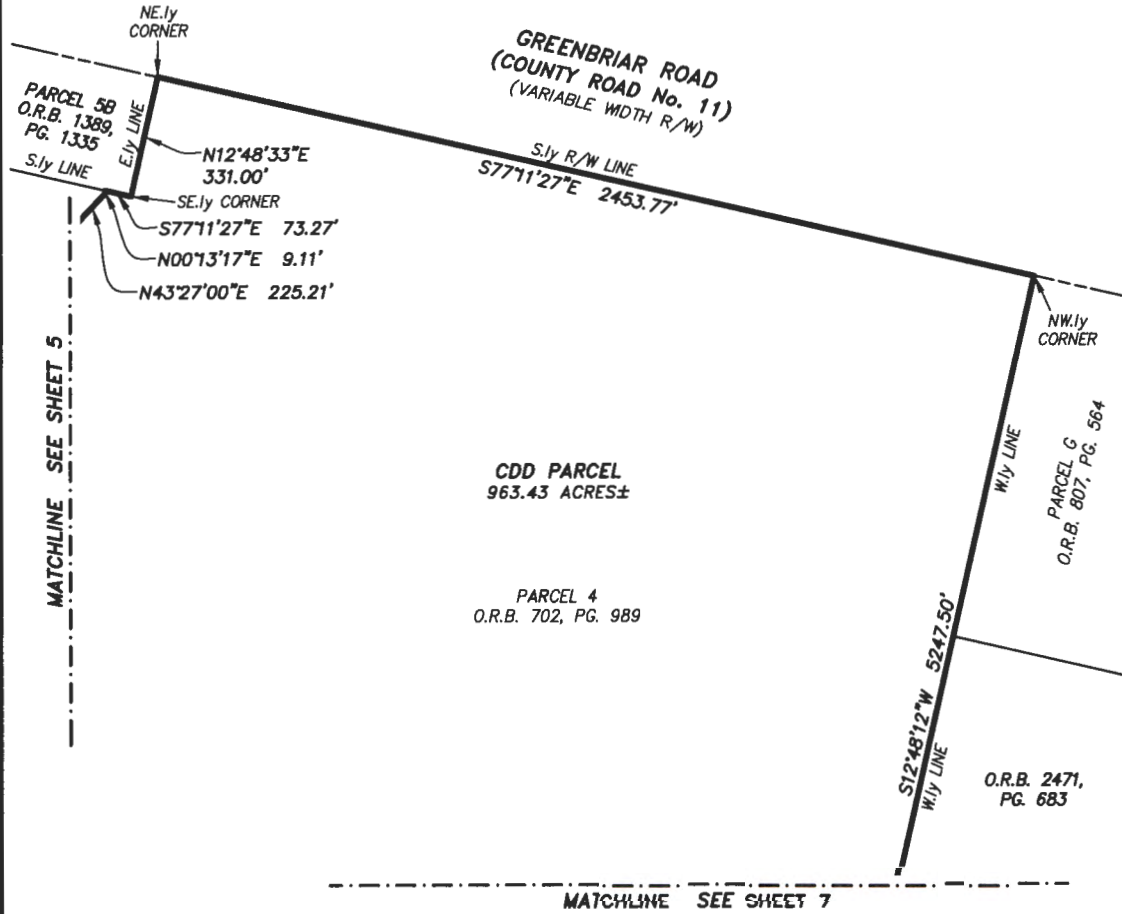
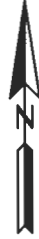
LINE TABLE		
LINE	BEARING	LENGTH
L1	N47°42'40"E	64.29'
L2	N38°52'53"E	51.64'
L3	N79°46'14"W	69.61'
L4	N75°44'32"W	66.50'
L5	N89°46'43"W	76.62'
L6	S58°36'50"W	61.55'
L7	S48°14'03"W	54.25'
L8	S78°07'36"W	40.91'

SHEET 5 OF 7

SEE SHEET 1 FOR GENERAL NOTES.

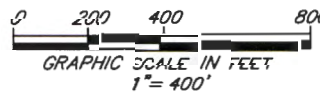
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

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TOWNSHIP 5 SOUTH, RANGE 26 EAST, TOGETHER WITH A PORTION OF
SECTION 39 OF THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH,
RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



LEGEND:

M.B.	MAP BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
L1	TABULATED LINE DATA

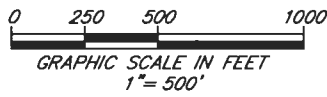
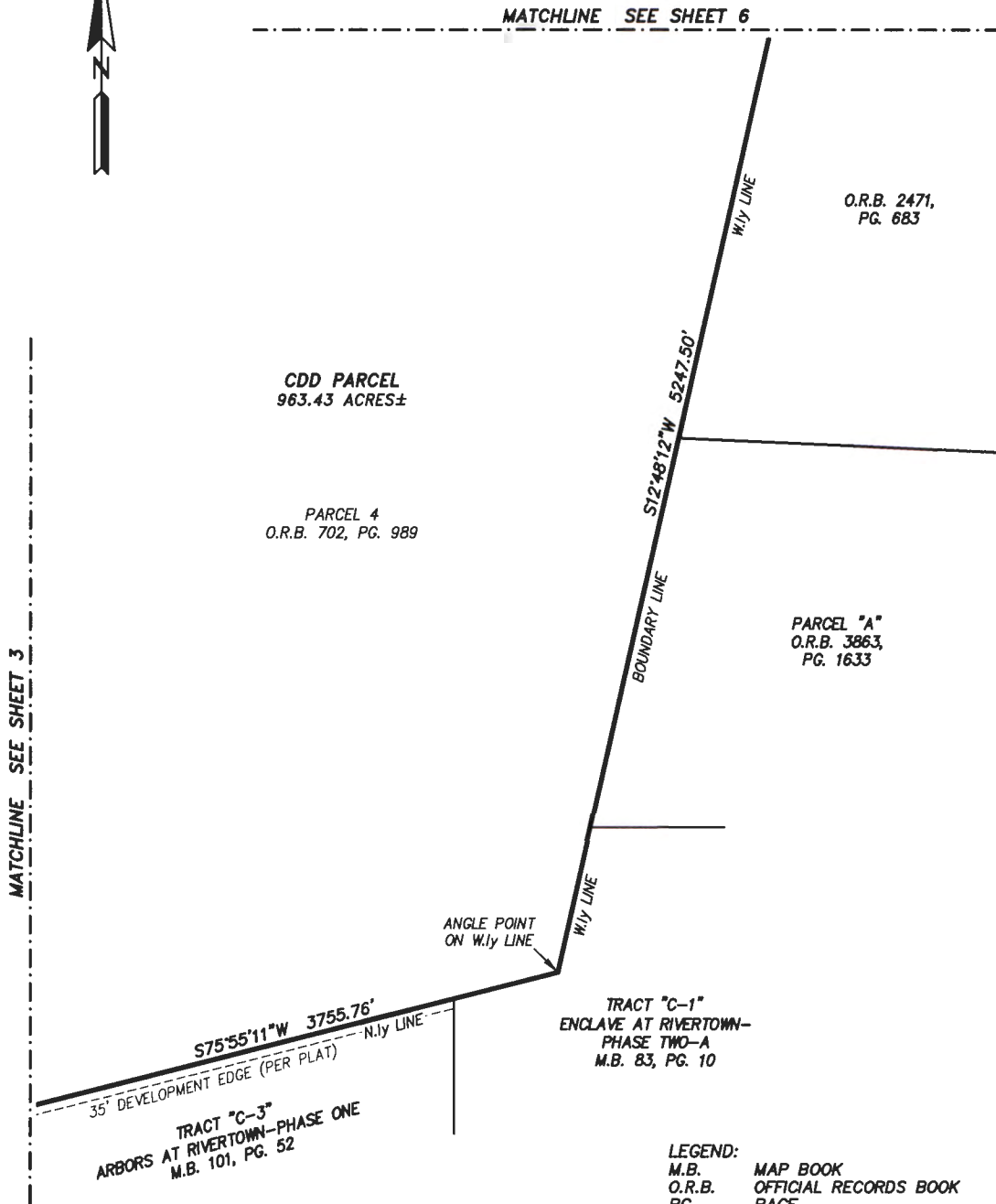


SHEET 6 OF 7

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14772 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

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 - CH CHORD DISTANCE
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SHEET 7 OF 7

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

Composite Exhibit 3

This instrument was prepared by and upon recording should be returned to:

Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, FL 32301

**Consent and Joinder of Landowner
to the Establishment of a Community Development District**

The undersigned landowners each own a portion of, and collectively all of, the lands more fully described on **Exhibit A** attached hereto and made a part hereof (“**Property**”).

As owners of lands that are intended to constitute all or a part of a community development district, the undersigned landowners understand and acknowledge that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of a community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned landowners hereby consent to the establishment of a community development district that will include the Property within the lands to be a part of the community development district and agree to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned landowners acknowledge that the consent will remain in full force and effect until the community development district is established or three years from the date hereof, whichever shall first occur. The undersigned further agree that this consent shall be deemed to run with the Property and be binding upon the landowners and their successors and assigns as to the Property or portions thereof.

The undersigned landowners hereby represent and warrant that they have each taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officers executing this instrument.

[signatures on following page]

EXHIBIT 3

Executed this 30th day of November, 2023.

WITNESSES:

PULTE HOME COMPANY, LLC, a
Florida limited liability company

[Signature]
Print Name: Carrie Hill

[Signature]
By: JUSTIN DUDLEY
Its: VP of LAND Acq

[Signature]
Print Name: Brett North

STATE OF Florida
COUNTY OF FLORIDA DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29 day of November, 2023, by JUSTIN DUDLEY, as VP of LAND Acq, of Pulte Home Company, LLC, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

Name: Clara C. Snider
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

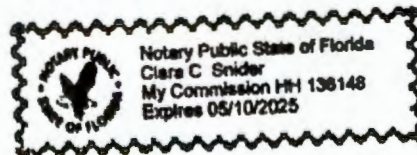


EXHIBIT A:
LEGAL DESCRIPTION

This instrument prepared by
and return to:

David L. Evans, Jr., Esq.
BAKER & HOSTETLER LLP
200 South Orange Avenue
Suite 2300
Orlando, Florida 32801
(407) 649-4000

Parcel Identification No: Portion of 000689-0010
Consideration: \$17,346,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and given this 31st day of October, 2023, by **GREENBRIAR LAND HOLDINGS, LLC**, a Florida limited liability company (the "Grantor"), whose mailing address is 12469 West State Road 100, Lake Butler, FL 32054, to **PULTE HOME COMPANY, LLC**, a Michigan limited liability company (the "Grantee"), whose mailing address is 12724 Gran Bay Parkway W., Suite 200, Jacksonville, FL 32258.

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid by the Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain piece, parcel or tract of land lying and being in the County of St. Johns, State of Florida (the "Property"), more particularly described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Without re-imposing the same, this conveyance is subject to the following:

See Exhibit "B" attached hereto and incorporated herein by this reference.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor, but none other.

[Remainder of Page Intentionally Left Blank; Signature Page to Follow.]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

“Grantor”

GREENBRIAR LAND HOLDINGS, LLC,
a Florida limited liability company

By: ROBERTS CAPITAL PARTNERS, LLC,
its Manager

By: [Signature]
C. Austen Roberts, Manager

[Signature]
Signature of Witness
Print Name: Denise C. Howard

[Signature]
Signature of Witness
Print Name: Linda C. Biles

State of Florida)
County of Union)ss.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30th day of October 2023, by C. Austen Roberts, as Manager of ROBERTS CAPITAL PARTNERS, LLC, the manager of **GREENBRIAR LAND HOLDINGS, LLC**, a Florida limited liability company, on behalf of the companies. He is personally known to me or has produced _____ as identification.

(NOTARY SEAL)

[Signature]
(Notary Signature)
Denise C. Howard
(Notary Name Printed)
NOTARY PUBLIC
My commission expires: 3/16/2027



EXHIBIT "A"

Legal DescriptionTLSJ – Phase 1:

A portion of Section 44 of the Francis P. Fatio Grant, Township 5 South, Range 26 East, together with a portion of Section 39 of the Francis P. Fatio Grant, Township 5 South, Range 27 East, St. Johns County, Florida, being a portion of Parcel A, as described and recorded in Official Records Book 5420, page 845, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Westerly most Northwest corner of Enclave at Rivertown-Phase Two-A, a plat recorded in Map Book 83, page 10, of said Public Records; thence North 75°55'11" East, along the boundary line of said Enclave at Rivertown-Phase Two-A, 400.11 feet; thence North 12°48'12" East, continuing along said boundary line and along the boundary line of Parcel "A", as described and recorded in Official Records Book 3863, page 1633, of said Public Records, 1339.01 feet; thence North 88°40'53" West, departing said boundary line of Parcel "A", 756.95 feet to the Point of Beginning.

From said Point of Beginning, thence South 12°52'23" West, 705.17 feet; thence South 80°44'05" West, 4935.95 feet; thence North 14°05'16" West, 524.35 feet; thence South 67°43'34" West, 50.62 feet; thence North 29°49'49" West, 269.19 feet; thence North 00°26'47" East, 488.07 feet; thence North 03°16'14" East, 50.00 feet; thence North 32°12'17" West, 389.79 feet to a point on a non-tangent curve concave Northerly having a radius of 115.00 feet; thence Westerly along the arc of said curve, through a central angle of 24°09'58", an arc length of 48.50 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 68°52'40" West, 48.15 feet; thence North 43°38'54" West, along a non-tangent line, 53.02 feet; thence North 12°38'36" West, 28.21 feet; thence North 33°05'46" West, 60.34 feet; thence North 66°13'59" West, 105.96 feet; thence North 57°50'00" West, 7.51 feet; thence North 38°39'35" West, 44.17 feet; thence North 26°20'38" West, 11.87 feet; thence North 03°21'59" East, 30.11 feet; thence North 09°28'13" West, 83.26 feet to the point of curvature of a curve concave Southwesterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 65°49'42", an arc length of 34.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 42°23'04" West, 32.60 feet; thence North 75°17'55" West, 161.21 feet to the point of curvature of a curve concave Southerly having a radius of 80.00 feet; thence Westerly along the arc of said curve, through a central angle of 17°50'37", an arc length of 24.91 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 84°13'13" West, 24.81 feet; thence South 86°51'28" West, 7.90 feet; thence South 89°31'58" West, 10.45 feet; thence North 85°04'23" West, 45.75 feet to the point of curvature of a curve concave Southerly having a radius of 15.00 feet; thence Westerly along the arc of said curve, through a central angle of 13°56'26", an arc length of 3.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 87°57'24" West, 3.64 feet; thence South 80°59'11" West, 43.75 feet to the point of curvature of a curve concave Southerly having a radius of 15.00 feet; thence Westerly along the arc of said curve, through a central angle of 10°32'22", an arc length of 2.76 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 75°43'00" West, 2.76 feet; thence South 70°26'48" West, 6.98 feet; thence South 86°51'28" West, 101.87 feet to the point of curvature of a curve concave Easterly having a radius of 70.00 feet; thence Northerly along the arc of said curve, through a central angle of 141°48'52", an arc length of 173.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 22°14'06" West, 132.30 feet; thence North 48°40'20" East, 183.51 feet; thence North 69°20'06" East, 14.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 15.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 07°18'47", an arc length of 1.91 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°40'43" East, 1.91 feet; thence North 62°01'19" East, 20.34 feet to the point of curvature of a curve concave Westerly having a radius of 15.00 feet; thence Northerly along the arc of said curve, through a central angle of 86°08'16", an arc length of 22.55 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 18°57'11" East, 20.49 feet; thence North 48°40'54" East, along a non-tangent line, 66.09 feet to the point of curvature of a curve concave Southerly having a radius of 79.60 feet; thence Easterly along the arc of said curve, through a central angle of 54°45'48", an arc length of 76.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 76°03'48" East, 73.22 feet; thence Southerly along the arc of a non-tangent curve concave Easterly having a radius of 350.00 feet, through a

central angle of $03^{\circ}55'21''$, an arc length of 23.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $20^{\circ}45'56''$ East, 23.96 feet; thence North $67^{\circ}16'23''$ East, along a non-tangent line, 175.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 175.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $24^{\circ}57'15''$, an arc length of 76.22 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $35^{\circ}12'14''$ East, 75.62 feet; thence North $42^{\circ}19'09''$ East, along a non-tangent line, 122.23 feet; thence North $39^{\circ}25'40''$ East, 48.94 feet to an angle point on the Northerly line of said Parcel A, of said Official Records Book 5420, page 845; thence South $87^{\circ}26'15''$ East, along said Northerly line, 2542.66 feet to an angle point on said Northerly line; thence South $87^{\circ}25'44''$ East, departing said Northerly line, 892.78 feet; thence North $24^{\circ}55'11''$ East, 719.40 feet to the point of curvature of a curve concave Westerly having a radius of 150.00 feet; thence Northerly along the arc of said curve, through a central angle of $06^{\circ}56'08''$, an arc length of 18.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $21^{\circ}27'07''$ East, 18.15 feet; thence South $65^{\circ}04'49''$ East, along a non-tangent line, 102.20 feet to a point on a non-tangent curve concave Southeasterly having a radius of 150.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $39^{\circ}23'13''$, an arc length of 103.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $51^{\circ}32'55''$ East, 101.10 feet; thence Easterly along the arc of a non-tangent curve concave Northerly having a radius of 310.00 feet, through a central angle of $19^{\circ}11'26''$, an arc length of 103.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $87^{\circ}12'17''$ East, 103.35 feet; thence South $29^{\circ}45'19''$ East, along a non-tangent line, 39.94 feet; thence South $25^{\circ}36'22''$ East, 17.77 feet; thence North $82^{\circ}43'45''$ East, 28.19 feet; thence North $50^{\circ}20'45''$ East, 13.69 feet; thence South $46^{\circ}59'47''$ East, 25.21 feet; thence South $57^{\circ}20'35''$ East, 60.00 feet; thence North $84^{\circ}06'57''$ East, 25.00 feet; thence South $05^{\circ}53'03''$ East, 21.64 feet; thence South $34^{\circ}42'45''$ East, 28.72 feet; thence South $34^{\circ}28'17''$ East, 20.18 feet; thence South $68^{\circ}06'43''$ East, 25.77 feet; thence South $39^{\circ}58'24''$ East, 58.55 feet; thence South $04^{\circ}03'55''$ West, 46.08 feet; thence South $06^{\circ}07'15''$ West, 40.41 feet; thence South $11^{\circ}33'47''$ West, 39.60 feet; thence South $06^{\circ}28'26''$ West, 18.16 feet; thence South $17^{\circ}34'58''$ West, 17.49 feet; thence South $04^{\circ}43'27''$ West, 12.40 feet; thence South $89^{\circ}51'38''$ East, 30.13 feet; thence South $02^{\circ}55'10''$ East, 121.29 feet; thence South $19^{\circ}27'06''$ West, 39.41 feet; thence South $12^{\circ}42'17''$ West, 202.49 feet; thence South $87^{\circ}28'25''$ East, 437.80 feet; thence South $22^{\circ}09'33''$ West, 771.78 feet; thence South $88^{\circ}40'53''$ East, 1287.55 feet to the Point of Beginning.

TOGETHER WITH:

TLGB – Phase 1A:

A portion of Section 39 of the Francis P. Fatio Grant, Township 5 South, Range 27 East, St. Johns County, Florida, being a portion of Parcel A, as described and recorded in Official Records Book 5420, page 845, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Easterly line of said Section 39 with the Southerly right of way line of Greenbriar Road (County Road No. 11), a variable width right of way as presently established; thence North $77^{\circ}11'27''$ West, along said Southerly right of way line, 12,694.32 feet to the Point of Beginning.

From said Point of Beginning, thence South $12^{\circ}48'33''$ West, departing said Southerly right of way line of Greenbriar Road, 1267.32 feet; thence South $19^{\circ}53'16''$ East, 109.44 feet; thence South $14^{\circ}07'18''$ West, 1580.08 feet; thence South $38^{\circ}10'39''$ West, 90.00 feet; thence South $51^{\circ}06'48''$ West, 680.29 feet; thence North $87^{\circ}28'25''$ West, 437.80 feet; thence North $12^{\circ}42'17''$ East, 202.49 feet; thence North $19^{\circ}27'06''$ East, 39.41 feet; thence North $02^{\circ}55'10''$ West, 121.29 feet; thence North $89^{\circ}51'38''$ West, 30.13 feet; thence North $04^{\circ}43'27''$ East, 12.40 feet; thence North $17^{\circ}34'58''$ East, 17.49 feet; thence North $06^{\circ}28'26''$ East, 18.16 feet; thence North $11^{\circ}33'47''$ East, 39.60 feet; thence North $06^{\circ}07'15''$ East, 40.41 feet; thence North $04^{\circ}03'55''$ East, 46.08 feet; thence North $39^{\circ}58'24''$ West, 58.55 feet; thence North $68^{\circ}06'43''$ West, 25.77 feet; thence North $34^{\circ}28'17''$ West, 20.18 feet; thence North $34^{\circ}42'45''$ West, 28.72 feet; thence North $05^{\circ}53'03''$ West, 21.64 feet; thence South $84^{\circ}06'57''$ West, 25.00 feet; thence North $57^{\circ}20'35''$ West, 60.00 feet; thence North $46^{\circ}59'47''$ West, 25.21 feet; thence South $50^{\circ}20'45''$ West, 13.69 feet; thence South $82^{\circ}43'45''$ West, 28.19 feet; thence North $25^{\circ}36'22''$ West, 17.77 feet; thence North $29^{\circ}45'19''$ West, 39.94 feet to a point on a non-tangent curve concave Northerly having a radius of 310.00 feet; thence Westerly along the arc of said curve, through a central angle of $19^{\circ}11'26''$, an arc length of 103.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $87^{\circ}12'17''$ West, 103.35 feet; thence Southwesterly along the arc of a non-tangent curve concave Southeasterly having a radius of 150.00 feet, through a central angle of $39^{\circ}23'13''$, an arc length of 103.12 feet to a point on said curve, said arc being subtended by a chord bearing and

distance of South 51°32'55" West, 101.10 feet; thence North 65°04'49" West, along a non-tangent line, 102.20 feet to a point on a non-tangent curve concave Westerly having a radius of 150.00 feet; thence Northerly along the arc of said curve, through a central angle of 39°23'13", an arc length of 103.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 01°42'34" West, 101.10 feet; thence Northwesterly along the arc of a non-tangent curve concave Northeasterly having a radius of 310.00 feet, through a central angle of 46°01'13", an arc length of 248.99 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 23°57'03" West, 242.35 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 140.00 feet, through a central angle of 54°40'52", an arc length of 133.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 28°16'52" West, 128.60 feet; thence North 34°22'42" East, along a non-tangent line, 10.00 feet; thence North 24°02'04" East, 95.05 feet to a point on a non-tangent curve concave Northerly having a radius of 140.00 feet; thence Easterly along the arc of said curve, through a central angle of 53°56'00", an arc length of 131.78 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 75°58'33" East, 126.97 feet; thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 310.00 feet, through a central angle of 04°53'24", an arc length of 26.46 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 51°27'16" East, 26.45 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 140.00 feet, through a central angle of 57°37'22", an arc length of 140.80 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 25°05'17" East, 134.94 feet; thence North 03°43'24" West, 79.63 feet to a point on a non-tangent curve concave Easterly having a radius of 1539.67 feet; thence Northerly along the arc of said curve, through a central angle of 12°29'39", an arc length of 335.75 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 02°31'51" West, 335.08 feet; thence North 03°41'34" East, along a non-tangent line, 123.98 feet to the point of curvature of a curve concave Southeasterly having a radius of 1196.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 40°29'31", an arc length of 845.23 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 23°56'19" East, 827.75 feet; thence North 06°38'36" East, along a non-tangent line, 49.29 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 3350, page 580, of the Public Records of said county; thence Northeasterly along the Easterly line of said Official Records Book 3350, page 580, the following 8 courses: Course 1, thence North 13°17'31" East, 13.86 feet; Course 2, thence North 39°30'39" East, 110.52 feet; Course 3, thence North 59°05'53" East, 107.59 feet; Course 4, thence North 69°59'48" East, 66.45 feet; Course 5, thence North 64°19'06" East, 104.92 feet; Course 6, thence North 41°22'33" East, 165.79 feet; Course 7, thence North 43°27'00" East, 225.21 feet; Course 8, thence North 00°13'17" East, 9.11 feet to a point lying on the Southerly line of Parcel 5B, as described and recorded in Official Records Book 1389, page 1335, of said Public Records; thence South 77°11'27" East, departing said Easterly line and along said Southerly line, 73.27 feet to the Southeasterly corner of said Parcel 5B; thence North 12°48'33" East, along the Easterly line of said Parcel 5B, 331.00 feet to the Northeasterly corner thereof, said corner lying on said Southerly right of way line of Greenbriar Road; thence South 77°11'27" East, along said Southerly right of way line, 1013.35 feet to the Point of Beginning.

EXHIBIT "B"

Permitted Encumbrances

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.
2. Use Restrictions and Covenants recorded in Book 173, Page 514, and Book 240, Page 143, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Use Restrictions and Covenants as set forth in instrument recorded in Book 60, Page 18.
4. Matters as set forth in instrument recorded in Book 603, Page 359.
5. Use Restrictions and Covenants recorded in Book 481, Page 434 and Book 481, Page 446, as amended in Book 317, Page 153, Book 325, Page 22, Book 307, Page 494, as corrected in Book 325, Page 8 and in Special Warranty Deeds recorded in Book 702, Page 989, Book 702, Page 992 and Book 702, Page 995, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
6. Development Agreement and School Concurrency Proportionate Share Mitigation Agreement as set forth in instrument recorded in Book 5824, Page 1899.
7. Concurrency and Impact Fee Credit Agreement as set forth in instrument recorded in Book 5824, Page 1923.

All of the Public Records of St. Johns County, Florida

This instrument was prepared by and upon recording should be returned to:

Kilinski | Van Wyk PLLC
517 E. College Avenue
Tallahassee, FL 32301

**Consent and Joinder of Landowner
to the Establishment of a Community Development District**

The undersigned landowners each own a portion of, and collectively all of, the lands more fully described on **Exhibit A** attached hereto and made a part hereof (“**Property**”).

The undersigned understands and acknowledges that Pulte Home Company, LLC (“**Petitioner**”) intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190 of the Florida Statutes.

As owners of lands that are intended to constitute all or a part of a community development district, the undersigned landowners understand and acknowledge that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of a community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned landowners hereby consent to the establishment of a community development district that will include the Property within the lands to be a part of the community development district and agree to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned landowners acknowledge that the consent will remain in full force and effect until the community development district is established or three years from the date hereof, whichever shall first occur. The undersigned further agree that this consent shall be deemed to run with the Property and be binding upon the landowners and their successors and assigns as to the Property or portions thereof.

The undersigned landowners hereby represent and warrant that they have each taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officers executing this instrument.

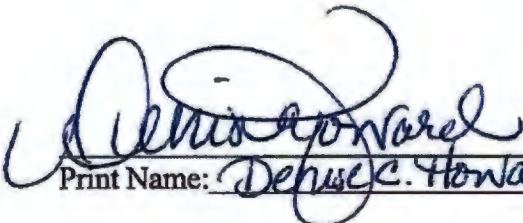
[signatures on following page]

Executed this 1st day of December, 2023.

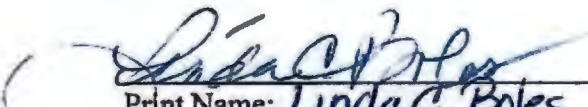
WITNESSES:

GREENBRIAR LAND HOLDINGS, LLC, a Florida limited liability company

By: Roberts Capital Partners, LLC,
a Florida limited liability company
Its: Manager

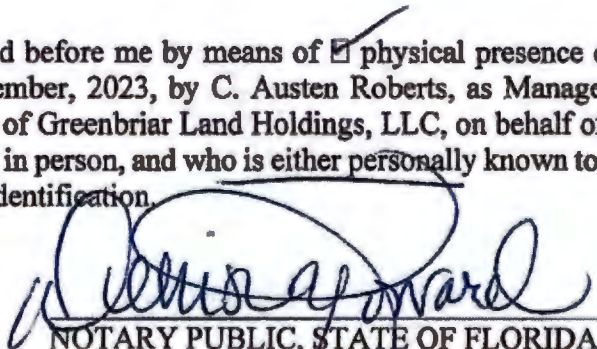

Print Name: Denise C. Howard


By: C. Austen Roberts
Its: Manager


Print Name: Linda C. Boles

STATE OF Union
COUNTY OF FLORIDA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of December, 2023, by C. Austen Roberts, as Manager of Roberts Capital Partners, LLC, the Manager of Greenbriar Land Holdings, LLC, on behalf of the companies, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.


NOTARY PUBLIC, STATE OF FLORIDA

Name: Denise C. Howard
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)



EXHIBIT A:
LEGAL DESCRIPTION

See Attached Legal Description & Sketch

Greenbriar Land Holdings Parcel

A portion of Section 44 of the Francis P. Fatio Grant, Township 5 South, Range 26 East, together with a portion of Section 39 of the Francis P. Fatio Grant, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of Lot 60, as depicted on Greenbriar Section One, a plat recorded in Map Book 14, pages 57 and 58, of the Public Records of said county, said corner lying on the Westerly line of said Greenbriar Section One; thence South $00^{\circ}00'19''$ West, along said Westerly line, 2196.01 feet to the Southwesterly corner thereof and the Point of Beginning.

From said Point of Beginning, thence Easterly along the Southerly line of said Greenbriar Section One the following 4 courses: Course 1, thence North $81^{\circ}27'44''$ East, departing said Westerly line, 265.83 feet; Course 2, thence North $71^{\circ}08'42''$ East, 576.79 feet; Course 3, thence North $68^{\circ}03'47''$ East, 705.28 feet; Course 4, thence South $76^{\circ}29'16''$ East, 385.65 feet to the Southeasterly corner thereof; thence South $76^{\circ}27'59''$ East, along the Southerly line of Bartram Ranch-Phase 2, a plat recorded in Map Book 103, pages 73 through 79, of said Public Records, a distance of 666.42 feet; thence South $06^{\circ}02'36''$ West, continuing along said Southerly line of Bartram Ranch-Phase 2 and along the boundary line of those lands described in School Concurrency Proportionate Share Mitigation Agreement, recorded in Official Records Book 3293, page 1236, of the Public Records of said county, 701.43 feet; thence along the boundary line of said School Concurrency Proportionate Share Mitigation Agreement the following 6 courses: Course 1, thence South $12^{\circ}30'53''$ West, 346.83 feet; Course 2, thence South $03^{\circ}10'59''$ West, 708.00 feet; Course 3, thence South $03^{\circ}09'59''$ East, 112.14 feet; Course 4, thence South $87^{\circ}26'15''$ East, 2542.66 feet; Course 5, thence North $06^{\circ}30'08''$ West, 1167.26 feet to the point of curvature of a curve concave Easterly having a radius of 310.00 feet; Course 6, thence Northerly along the arc of said curve, through a central angle of $19^{\circ}28'59''$, an arc length of 105.41 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $03^{\circ}14'22''$ East, 104.91 feet; thence North $12^{\circ}58'51''$ East, continuing along said boundary line and along the Easterly line of those lands described and recorded in Official Records Book 4689, page 1620, of said Public Records, 1265.91 feet to the point of curvature of a curve concave Southwesterly having a radius of 315.00 feet; thence Northwesterly, continuing along said Easterly line and along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 494.80 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $32^{\circ}01'09''$ West, 445.48 feet; thence North $77^{\circ}01'09''$ West, continuing along said Easterly line, 315.00 feet to a point lying on the Easterly line of Bartram Ranch-Phase 1A and 1B, a plat recorded in Map Book 99, pages 52 through 62, of said Public Records; thence North $12^{\circ}58'51''$ East, departing said Easterly line of Official Records Book 4689, page 1620, and along said Easterly line of Bartram Ranch-Phase 1A and 1B, a distance of 1127.10 feet to its intersection with the Southerly right of way line of Greenbriar Road (County Road No. 11), a variable width right of way as presently established; thence Easterly along said Southerly right of way line the

following 3 courses: Course 1, thence South $77^{\circ}11'27''$ East, departing said Easterly line, 571.02 feet; Course 2, thence North $12^{\circ}48'33''$ East, 17.00 feet; Course 3, thence South $77^{\circ}11'27''$ East, 703.15 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 3350, page 580, of said Public Records; thence along the boundary line of said Official Records Book 3350, page 580, the following 26 courses: Course 1, thence South $13^{\circ}53'42''$ West, departing said Southerly right of way line, 766.61 feet; Course 2, thence North $47^{\circ}42'40''$ East, 64.29 feet; Course 3, thence North $38^{\circ}52'53''$ East, 51.64 feet; Course 4, thence North $48^{\circ}20'37''$ East, 157.06 feet; Course 5, thence North $83^{\circ}30'42''$ East, 69.02 feet; Course 6, thence South $81^{\circ}01'57''$ East, 53.04 feet; Course 7, thence South $40^{\circ}22'47''$ East, 74.35 feet; Course 8, thence South $11^{\circ}32'49''$ East, 98.86 feet; Course 9, thence South $25^{\circ}14'18''$ West,

66.75 feet; Course 10, thence South 55°13'46" West, 49.22 feet; Course 11, thence North 79°46'14" West, 69.61 feet; Course 12, thence North 75°44'32" West, 66.50 feet; Course 13, thence North 89°46'43" West, 76.62 feet; Course 14, thence South 58°36'50" West, 61.55 feet; Course 15, thence South 48°14'03" West, 54.25 feet; Course 16, thence South 78°07'36" West, 40.91 feet; Course 17, thence South 13°53'42" West, 89.54 feet; Course 18, thence South 76°42'29" East, 750.95 feet; Course 19, thence North 13°17'31" East, 13.86 feet; Course 20, thence North 39°30'39" East, 110.52 feet; Course 21, thence North 59°05'53" East, 107.59 feet; Course 22, thence North 69°59'48" East, 66.45 feet; Course 23, thence North 64°19'06" East, 104.92 feet; Course 24, thence North 41°22'33" East, 165.79 feet; Course 25, thence North 43°27'00" East, 225.21 feet; Course 26, thence North 00°13'17" East, 9.11 feet to a point lying on the Southerly line of Parcel 5B, as described and recorded in Official Records Book 1389, page 1335, of said Public Records; thence South 77°11'27" East, departing said boundary line and along said Southerly line, 73.27 feet to the Southeasterly corner of said Parcel 5B; thence North 12°48'33" East, along the Easterly line of said Parcel 5B, 331.00 feet to the Northeasterly corner thereof, said corner lying on said Southerly right of way line of Greenbriar Road; thence South 77°11'27" East, along said Southerly right of way line, 2453.77 feet to the Northwesterly corner of Parcel G, as described and recorded in Official Records Book 807, page 564, of said Public Records; thence South 12°48'12" West, departing said Southerly right of way line, along the Westerly line of said Parcel G, along the Westerly line of those lands described and recorded in Official Records Book 2471, page 683, along the boundary line of Parcel "A", as described and recorded in Official Records Book 3863, page 1633, and along the Westerly line of Tract "C-1", as depicted on Enclave at Rivertown-Phase Two-A, a plat recorded in Map Book 83, pages 10 through 31, all of said Public Records, a distance of 5247.50 feet to an angle point on said Westerly line of Tract "C-1"; thence South 75°55'11" West, continuing along said Westerly line of Tract "C-1", along the Northerly line of Arbors at Rivertown-Phase One, a plat recorded in Map Book 101, pages 52 through 68, of said Public Records, and along said boundary line of Parcel "A", a distance of 3755.76 feet; thence North 77°09'43" West, continuing along said boundary line, 4900.05 feet; thence North 00°00'19" East, continuing along said boundary line, 3712.61 feet to the Point of Beginning.

LESS AND EXCEPT:

A portion of Section 44 of the Francis P. Fatio Grant, Township 5 South, Range 26 East, together with a portion of Section 39 of the Francis P. Fatio Grant, Township 5 South, Range 27 East, St. Johns County, Florida, being a portion of Parcel A, as described and recorded in Official Records Book 5420, page 845, of the Public Records of said county, being more particularly described as follows: For a Point of Reference, commence at the Westerly most Northwest corner of Enclave at Rivertown-Phase Two-A, a plat recorded in Map Book 83, page 10, of said Public Records; thence North 75°55'11" East, along the boundary line of said Enclave at Rivertown-Phase Two-A, 400.11 feet; thence North 12°48'12" East, continuing along said boundary line and along the boundary line of Parcel "A", as described and recorded in Official Records Book 3863, page 1633, of said Public Records, 1339.01 feet; thence North 88°40'53" West, departing said boundary line of Parcel "A", 756.95 feet to the Point of Beginning. From said Point of Beginning, thence South 12°52'23" West, 705.17 feet; thence South 80°44'05" West, 4935.95 feet; thence North 14°05'16" West, 524.35 feet; thence South 67°43'34" West, 50.62 feet; thence North 29°49'49" West, 269.19 feet; thence North 00°26'47" East, 488.07 feet; thence North 03°16' 14" East, 50.00 feet; thence North 32°12'17" West, 389.79 feet to a point on a non-tangent curve concave Northerly having a radius of 115.00 feet; thence Westerly along the arc of said curve, through a central angle of 24°09'58", an arc length of 48.50 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 68°52'40" West, 48.15 feet; thence North 43°38'54" West, along a non-tangent line, 53.02 feet; thence North 12°38'36" West, 28.21 feet; thence North 33°05'46" West, 60.34 feet; thence North 66°13'59" West, 105.96 feet; thence North 57°50'00" West, 7.51 feet; thence North 38°39'35" West,

44.17 feet; thence North 26°20'38" West, 11.87 feet; thence North 03°21'59" East, 30.11 feet; thence North 09°28' 13" West, 83.26 feet to the point of curvature of a curve concave Southwesterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 65°49'42", an arc length of 34.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 42°23'04" West, 32.60 feet; thence North 75°17'55" West, 161.21 feet to the point of curvature of a curve concave Southerly having a radius of 80.00 feet; thence Westerly along the arc of said curve, through a central angle of 17°50'37", an arc length of 24.91 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 84°13'13" West, 24.81 feet; thence South 86°51'28" West, 7.90 feet; thence South 89°31'58" West, 10.45 feet; thence North 85°04'23" West, 45.75 feet to the point of curvature of a curve concave Southerly having a radius of 15.00 feet; thence Westerly along the arc of said curve, through a central angle of 13°56'26", an arc length of 3.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 87°57'24" West, 3.64 feet; thence South 80°59'11" West, 43.75 feet to the point of curvature of a curve concave Southerly having a radius of 15.00 feet; thence Westerly along the arc of said curve, through a central angle of 10°32'22", an arc length of 2.76 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 75°43'00" West, 2.76 feet; thence South 70°26'48" West, 6.98 feet; thence South 86°51'28" West, 101.87 feet to the point of curvature of a curve concave Easterly having a radius of 70.00 feet; thence Northerly along the arc of said curve, through a central angle of 141°48'52", an arc length of 173.26 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 22°14'06" West, 132.30 feet; thence North 48°40'20" East, 183.51 feet; thence North 69°20'06" East, 14.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 15.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 07°18'47", an arc length of 1.91 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65°40'43" East, 1.91 feet; thence North 62°01'19" East, 20.34 feet to the point of curvature of a curve concave Westerly having a radius of 15.00 feet; thence Northerly along the arc of said curve, through a central angle of 86°08'16", an arc length of 22.55 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 18°57'11" East, 20.49 feet; thence North 48°40'54" East, along a non-tangent line, 66.09 feet to the point of curvature of a curve concave Southerly having a radius of 79.60 feet; thence Easterly along the arc of said curve, through a central angle of 54°45'48", an arc length of 76.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 76°03'48" East, 73.22 feet; thence Southerly along the arc of a non-tangent curve concave Easterly having a radius of 350.00 feet, through a central angle of 03°55'21", an arc length of 23.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 20°45'56" East, 23.96 feet; thence North 67°16'23" East, along a non-tangent line, 175.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 175.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 24°57'15", an arc length of 76.22 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 35°12'14" East, 75.62 feet; thence North 42°19'09" East, along a non-tangent line, 122.23 feet; thence North 39°25'40" East, 48.94 feet to an angle point on the Northerly line of said Parcel A, of said Official Records Book 5420, page 845; thence South 87°26' 15" East, along said Northerly line, 2542.66 feet to an angle point on said Northerly line; thence South 87°25'44" East, departing said Northerly line, 892.78 feet; thence North 24°55'11" East, 719.40 feet to the point of curvature of a curve concave Westerly having a radius of 150.00 feet; thence Northerly along the arc of said curve, through a central angle of 06°56'08", an arc length of 18.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 21°27'07" East, 18.15 feet; thence South 65°04'49" East, along a non-tangent line, 102.20 feet to a point on a non-tangent curve concave Southeasterly having a radius of 150.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 39°23' 13", an arc length of 103.12 feet to a point on said curve, said arc being

subtended by a chord bearing and distance of North 51°32'55" East, 101.10 feet; thence Easterly along the arc of a non-tangent curve concave Northerly having a radius of 310.00 feet, through a central angle of 19°11'26", an arc length of 103.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 87°12'17" East, 103.35 feet; thence South 29°45'19" East, along a non-tangent line, 39.94 feet; thence South 25°36'22" East, 17.77 feet; thence North 82°43'45" East, 28.19 feet; thence North 50°20'45" East, 13.69 feet; thence South 46°59'47" East, 25.21 feet; thence South 57°20'35" East, 60.00 feet; thence North 84°06'57" East, 25.00 feet; thence South 05°53'03" East, 21.64 feet; thence South 34°42'45" East, 28.72 feet; thence South 34°28'17" East, 20.18 feet; thence South 68°06'43" East, 25.77 feet; thence South 39°58'24" East, 58.55 feet; thence South 04°03'55" West, 46.08 feet; thence South 06°07'15" West, 40.41 feet; thence South 11°33'47" West, 39.60 feet; thence South 06°28'26" West, 18.16 feet; thence South 17°34'58" West, 17.49 feet; thence South 04°43'27" West, 12.40 feet; thence South 89°51'38" East, 30.13 feet; thence South 02°55'10" East, 121.29 feet; thence South 19°27'06" West, 39.41 feet; thence South 12°42'17" West, 202.49 feet; thence South 87°28'25" East, 437.80 feet; thence South 22°09'33" West, 771.78 feet; thence South 88°40'53" East, 1287.55 feet to the Point of Beginning.

TOGETHER WITH:
TLGB — Phase 1A:

A portion of Section 39 of the Francis P. Fatio Grant, Township 5 South, Range 27 East, St. Johns County, Florida, being a portion of Parcel A, as described and recorded in Official Records Book 5420, page 845, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Easterly line of said Section 39 with the Southerly right of way line of Greenbriar Road (County Road No. 11), a variable width right of way as presently established; thence North 77°11'27" West, along said Southerly right of way line, 12,694.32 feet to the Point of Beginning. From said Point of Beginning, thence South 12°48'33" West, departing said Southerly right of way line of Greenbriar Road, 1267.32 feet; thence South 19°53'16" East, 109.44 feet; thence South 14°07'18" West, 1580.08 feet; thence South 38°10'39" West, 90.00 feet; thence South 51°06'48" West, 680.29 feet; thence North 87°28'25" West, 437.80 feet; thence North 12°42'17" East, 202.49 feet; thence North 19°27'06" East, 39.41 feet; thence North 02°55'10" West, 121.29 feet; thence North 89°51'38" West, 30.13 feet; thence North 04°43'27" East, 12.40 feet; thence North 17°34'58" East, 17.49 feet; thence North 06°28'26" East, 18.16 feet; thence North 11°33'47" East, 39.60 feet; thence North 06°07'15" East, 40.41 feet; thence North 04°03'55" East, 46.08 feet; thence North 39°58'24" West, 58.55 feet; thence North 68°06'43" West, 25.77 feet; thence North 34°28'17" West, 20.18 feet; thence North 34°42'45" West, 28.72 feet; thence North 05°53'03" West, 21.64 feet; thence South 84°06'57" West, 25.00 feet; thence North 57°20'35" West, 60.00 feet; thence North 46°59'47" West, 25.21 feet; thence South 50°20'45" West, 13.69 feet; thence South 82°43'45" West, 28.19 feet; thence North 25°36'22" West, 17.77 feet; thence North 29°45'19" West, 39.94 feet to a point on a non-tangent curve concave Northerly having a radius of 310.00 feet; thence Westerly along the arc of said curve, through a central angle of 19°11'26", an arc length of 103.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 87°12'17" West, 103.35 feet; thence Southwesterly along the arc of a non-tangent curve concave Southeasterly having a radius of 150.00 feet, through a central angle of 39°23'13", an arc length of 103.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 51°32'55" West, 101.10 feet; thence North 65°04'49" West, along a non-tangent line, 102.20 feet to a point on a non-tangent curve concave Westerly having a radius of 150.00 feet; thence Northerly along the arc of said curve, through a central angle of 39°23'13", an arc length of 103.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 01°42'34" West, 101.10 feet; thence Northwesterly along the arc of a non-tangent curve concave

Northeasterly having a radius of 310.00 feet, through a central angle of $46^{\circ}01'13''$, an arc length of 248.99 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $23^{\circ}57'03''$ West, 242.35 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 140.00 feet, through a central angle of $54^{\circ}40'52''$, an arc length of 133.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $28^{\circ}16'52''$ West, 128.60 feet; thence North $34^{\circ}22'42''$ East, along a non-tangent line, 10.00 feet; thence North $24^{\circ}02'04''$ East, 95.05 feet to a point on a non-tangent curve concave Northerly having a radius of 140.00 feet; thence Easterly along the arc of said curve, through a central angle of $53^{\circ}56'00''$, an arc length of 131.78 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $75^{\circ}58'33''$ East, 126.97 feet; thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 310.00 feet, through a central angle of $04^{\circ}53'24''$, an arc length of 26.46 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $51^{\circ}27'16''$ East, 26.45 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 140.00 feet, through a central angle of $57^{\circ}37'22''$, an arc length of 140.80 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $25^{\circ}05'17''$ East, 134.94 feet; thence North $03^{\circ}43'24''$ West, 79.63 feet to a point on a non-tangent curve concave Easterly having a radius of 1539.67 feet; thence Northerly along the arc of said curve, through a central angle of $12^{\circ}29'39''$, an arc length of 335.75 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $02^{\circ}31'51''$ West, 335.08 feet; thence North $03^{\circ}41'34''$ East, along a nontangent line, 123.98 feet to the point of curvature of a curve concave Southeasterly having a radius of 1196.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $40^{\circ}29'31''$, an arc length of 845.23 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $23^{\circ}56'19''$ East, 827.75 feet; thence North $06^{\circ}38'36''$ East, along a non-tangent line, 49.29 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 3350, page 580, of the Public Records of said county; thence Northeasterly along the Easterly line of said Official Records Book 3350, page 580, the following 8 courses: Course 1, thence North $13^{\circ}17'31''$ East, 13.86 feet; Course 2, thence North $39^{\circ}30'39''$ East, 110.52 feet; Course 3, thence North $59^{\circ}05'53''$ East, 107.59 feet; Course 4, thence North $69^{\circ}59'48''$ East, 66.45 feet; Course 5, thence North $64^{\circ}19'06''$ East, 104.9 feet; Course 6, thence North $41^{\circ}22'33''$ East, 165.79 feet; Course 7, thence North $43^{\circ}27'00''$ East, 225.21 feet; Course 8, thence North $00^{\circ}13'17''$ East, 9.11 feet to a point lying on the Southerly line of Parcel 5B, as described and recorded in Official Records Book 1389, page 1335, of said Public Records; thence South $77^{\circ}11'27''$ East, departing said Easterly line and along said Southerly line, 73.27 feet to the Southeasterly corner of said Parcel 5B; thence North $12^{\circ}48'33''$ East, along the Easterly line of said Parcel 5B, 331.00 feet to the Northeasterly corner thereof, said corner lying on said Southerly right of way line of Greenbriar Road; thence South $77^{\circ}11'27''$ East, along said Southerly right of way line, 1013.35 feet to the Point of Beginning.

Exhibit

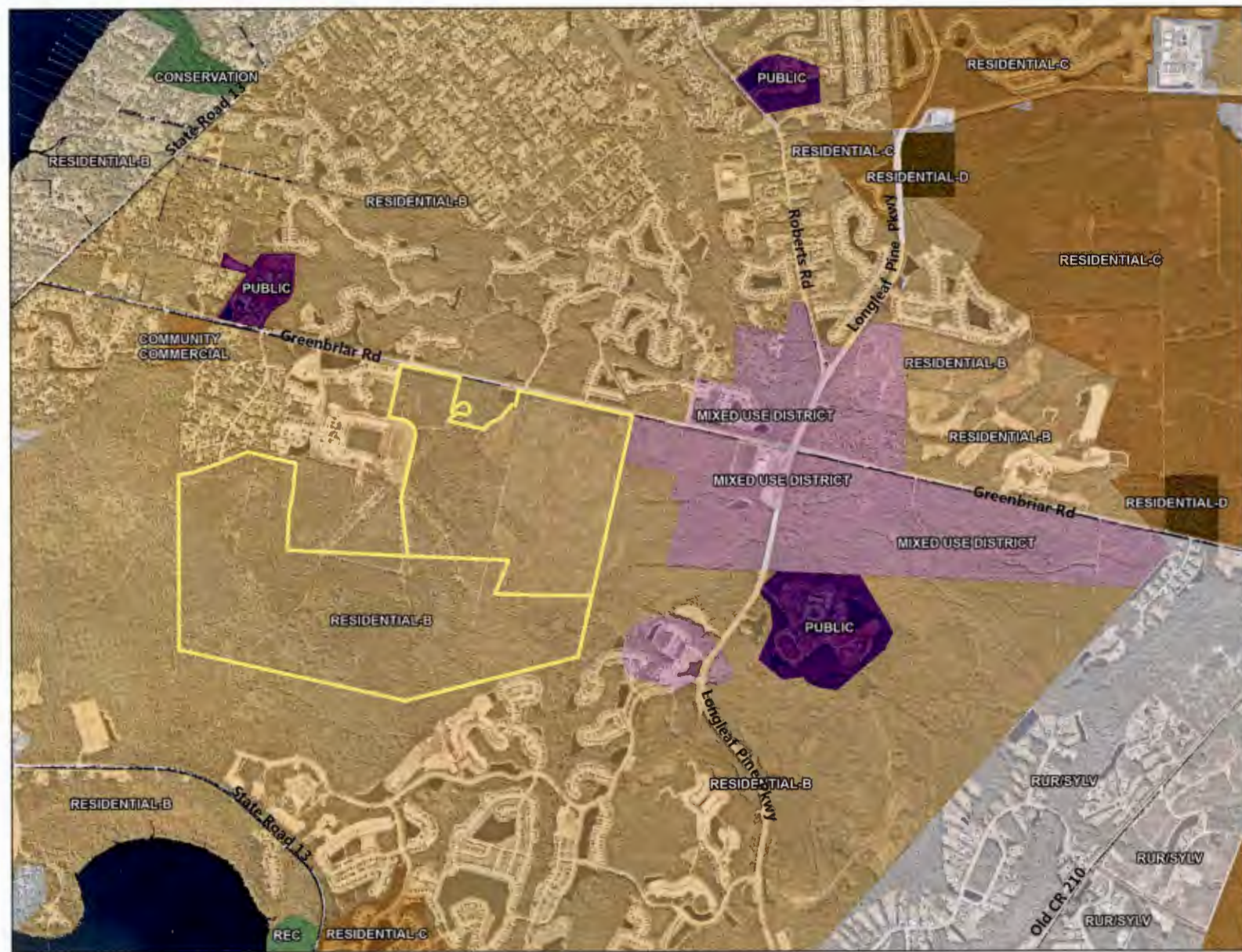
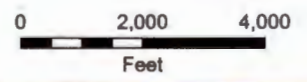
4

Exhibit 4

Adopted Future Land Uses

Source: ETM & St. Johns County

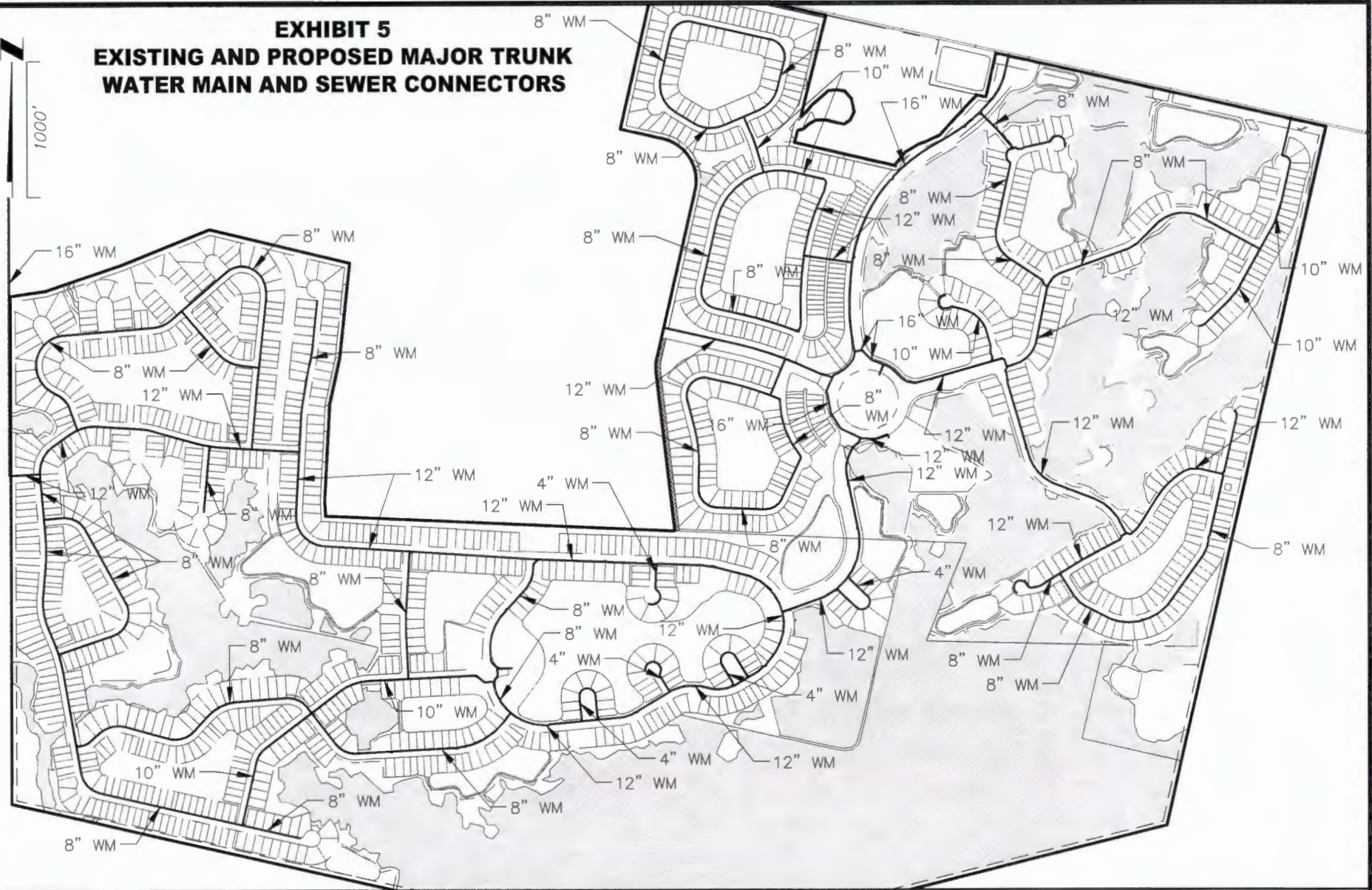
- Subject Property
- Future Land Use**
- CC: COMMUNITY COMMERCIAL
- CSV: CONSERVATION
- MU: MIXED USE DISTRICT
- REC: PARK/RECREATION
- PUB: PUBLIC
- RES-A: RESIDENTIAL-A
- RES-B: RESIDENTIAL-B
- RES-C: RESIDENTIAL-C
- R/S: RURAL/ SILVICULTURE



ETM England-Thims & Miller, Inc.
 VISION • EXPERIENCE • RESULTS
 14775 Old St. Augustine Road Jacksonville, FL 32256
 904-642-8990 • Fax: 904-648-9485 • www.etm-inc.com

Composite Exhibit 5

**EXHIBIT 5
EXISTING AND PROPOSED MAJOR TRUNK
WATER MAIN AND SEWER CONNECTORS**



ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

WATER DISTRIBUTION SYSTEM

ORANGE BRANCH COMMUNITY DEVELOPMENT DISTRICT

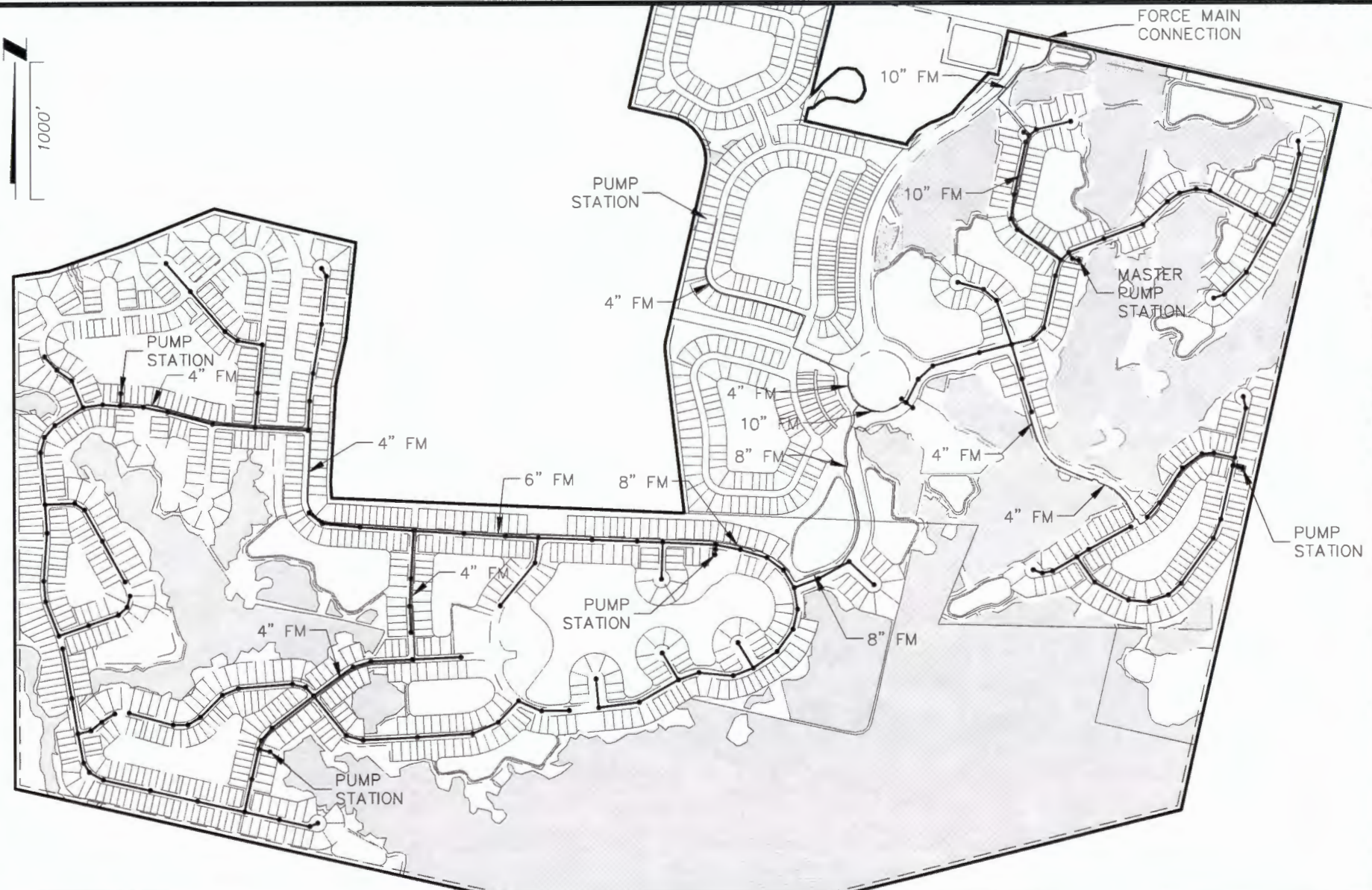
ST. JOHNS COUNTY, FLORIDA

ETM NO. 21-339

DRAWN BY: R.D.C.

DATE: SEPTEMBER 2023

DRAWING NO. ----



PLOTTED: October 20, 2023 - 10:43 AM, BY: Chris Aquart
 I:\2021\21-339\LandDev\Design\Plots\Exhibits\CDD\21-339-CDD Sanitary.dwg

ETM

VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 REG - 2584 LC - 0000316

SANITARY SEWER COLLECTION SYSTEM

ORANGE BRANCH COMMUNITY DEVELOPMENT DISTRICT

ST. JOHNS COUNTY, FLORIDA

ETM NO. 21-339

DRAWN BY: R.D.C.

DATE: SEPTEMBER 2023

DRAWING NO. ----



ETM

VISION - EXPERIENCE - RESULTS
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REG - 2584 LC - 0000316

STORMWATER MANAGEMENT FACILITIES

ORANGE BRANCH COMMUNITY DEVELOPMENT DISTRICT

ST. JOHNS COUNTY, FLORIDA

ETM NO. 21-339

DRAWN BY: R.D.C.

DATE: SEPTEMBER 2023

DRAWING NO. ----

Exhibit

6

Orange Branch Community Development District

Proposed Funding, Maintenance and Ownership for CIP

EXHIBIT 6

Date: November 7, 2023

No.	Facility	Financing Entity	Ownership	Operation / Maintenance
1	Offsite Roadway and Utility Improvements (Wetland Mitigation /Earthwork / Utilities / Pavement / Storm / Electric Relocation)	District	St. Johns County/JEA/FPL	St. Johns County/JEA/FPL
2	Master Stormwater Drainage System (Earthwork and Stormwater Facilities)	District	District	District
3	Roadway Infrastructure (Pavement / Storm)	District	St. Johns County / District	St. Johns County / District
4	Onsite - Lift Station / Master Utilities (Wm / San / Reuse)	District	JEA	JEA
5	Entry and Pod Hardscape (Signage and Mail Kiosks) and Landscape and Irrigation Improvements	District	District	District
6	Common Areas and Neighborhood Parks	District	District	District
7	Common Amenity	District	District	District
8	Traffic Circle Improvements	District	District	District
9	Tree Mitigation for onsite impacts	District	District	District
10	Electrical Conduits and Street Lights	District	FPL	FPL
11	Wetland Mitigation for onsite impacts (40 Acres) **	District	District	District

Notes:

* The electric utility company, Florida Power & Light (FPL) will own, operate and maintain all of the electrical mains and the associated electrical equipment. These electrical mains, electrical system and electrical equipment are not part of the CIP. However, installation of electrical conduits may be constructed by the District and then reimbursed / paid for by the Builder.

**Wetland Mitigation for onsite impacts may be eligible to be financed all or in part by the District.

*****Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or any operation and maintenance obligations of the District.**

Exhibit

7

Orange Branch Community Development District

Opinion of Probable Cost

EXHIBIT 7

Revised Date: November 14, 2023

No.	Facility	Amounts
1	Offsite Roadway and Utility Improvements (Wetland Mitigation /Earthwork / Utilities / Pavement / Storm / Electric Relocation)	\$16,000,000
2	Master Stormwater Drainage System (Earthwork and Stormwater Facilities)	\$27,000,000
3	Roadway Infrastructure (Pavement / Storm)	\$13,000,000
4	Onsite - Lift Station / Master Utilities (Wm / San / Reuse)	\$28,000,000
5	Entry and Pod Hardscape (Signage and Mail Kiosks) and Landscape and Irrigation Improvements	\$3,500,000
6	Common Areas and Neighborhood Parks	\$1,500,000
7	Common Amenity	\$9,000,000
8	Traffic Circle Improvements	\$3,500,000
9	Tree Mitigation for onsite impacts	\$1,000,000
10	Electrical Conduits and Street Lights	\$3,000,000
11	Wetland Mitigation for onsite impacts (40 Acres) **	\$5,400,000
12	Subtotal	\$110,900,000
13	Contingency @ 15%	\$16,635,000
14	Total	\$127,535,000

Notes:

* The electric utility company, Florida Power & Light (FPL) will own, operate and maintain all of the electrical mains and the associated electrical equipment. These electrical mains, electrical system and electrical equipment are not part of the CIP. However, installation of electrical conduits may be constructed by the District and then reimbursed / paid for by the Builder.

**Wetland Mitigation for onsite impacts may be eligible to be financed all or in part by the District.

*****Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or any operation and maintenance obligations of the District.**

Exhibit

8

ORANGE BRANCH
COMMUNITY DEVELOPMENT DISTRICT

Statement
of
Estimated Regulatory Costs

November 20, 2023



Provided by

Wrathell, Hunt and Associates, LLC

2300 Glades Road, Suite 410W

Boca Raton, FL 33431

Phone: 561-571-0010

Fax: 561-571-0013

Website: www.whassociates.com

EXHIBIT 8

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Orange Branch Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 963.43 +/- acres of land located within St. Johns County, Florida (the "County") and is projected to contain approximately 1,349 residential dwelling units, which will make up the Orange Branch development ("Project"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing the District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Orange Branch Community Development District

The District is designed to provide public infrastructure, services, and facilities, along with operation and maintenance of the same, to a master planned residential development currently anticipated to contain a total of approximately 1,349 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Orange Branch.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:
 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons

doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (St. Johns County, according to Census 2020, has a population of 273,425; therefore, it is not defined as a small county for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 963.43 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 1,349 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of

the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will ensure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State by virtue that the District will be one of many already existing similar districts within the State. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the County to offset any expenses that the County may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the enhanced service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, amenity operation and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of CDD debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District and would not be a burden on the taxpayers outside the District nor can the District debt be a debt of the County or the State.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) St. Johns County and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. St. Johns County, Florida

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the County. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through the District or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 963.43 +/- acre master planned residential development currently anticipated to contain a total of approximately 1,349 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 4,722 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

The County is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of St. Johns County. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

St. Johns County, Florida

The proposed land for the District is located within St. Johns County, Florida and consists of less than 2,500 acres. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for governmental entities.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. A CDD is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government, including the County. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$127,535,000. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

**ORANGE BRANCH COMMUNITY DEVELOPMENT
DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Offsite Roadway and Utility Improvements (Wetland Mitigation/Earthwork/Utilities /Pavement/Storm/Electric Relocation)	CDD	St. Johns County/ JEA/FPL	St. Johns County/ JEA/FPL
Master Stormwater Drainage System (Earthwork and Stormwater Facilities)	CDD	CDD	CDD
Roadway Infrastructure (Pavement/Storm)	CDD	St. Johns County/ CDD	St. Johns County/ CDD
Onsite - Lift Station/Master Utilities (Wm/San/Reuse)	CDD	JEA	JEA
Entry and Pod Hardscape (Signage and Mail Kiosks) and Landscape and Irrigation Improvements	CDD	CDD	CDD
Common Areas and Neighborhood Parks	CDD	CDD	CDD
Common Amenity	CDD	CDD	CDD
Traffic Circle Improvements	CDD	CDD	CDD
Tree Mitigation for onsite impacts	CDD	CDD	CDD
Electrical Conduits and Street Lights	CDD	FPL	FPL
Wetland Mitigation for onsite impacts (40 Acres)	CDD	CDD	CDD

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, County or its dependent districts, or County management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

Table 2
ORANGE BRANCH COMMUNITY DEVELOPMENT
DISTRICT
Estimated Costs of Construction

CATEGORY	COST
Offsite Roadway and Utility Improvements (Wetland Mitigation/ Earthwork/Utilities/Pavement/Storm/Electric Relocation)	\$16,000,000
Master Stormwater Drainage System (Earthwork and Stormwater Facilities)	\$27,000,000
Roadway Infrastructure (Pavement/Storm)	\$13,000,000
Onsite - Lift Station/Master Utilities (Wm/San/Reuse)	\$28,000,000
Entry and Pod Hardscape (Signage and Mail Kiosks) and Landscape and Irrigation Improvements	\$3,500,000
Common Areas and Neighborhood Parks	\$1,500,000
Common Amenity	\$9,000,000
Traffic Circle Improvements	\$3,500,000
Tree Mitigation for onsite impacts	\$1,000,000
Electrical Conduits and Street Lights	\$3,000,000
Wetland Mitigation for onsite impacts (40 Acres)	\$5,400,000
Contingency @ 15%	\$16,635,000
Infrastructure Cost Total	\$127,535,000

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as counties, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities,

services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide CDD landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

St. Johns County has a population of 273,425 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S. It can be reasonably expected that the establishment of community development district for the Orange Branch development will not produce any marginal effects that would be different from those that would have occurred if the Orange Branch development was developed without a community development district established by the County.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Orange Branch Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Orange Branch development. First, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of

the development program anticipated for the Orange Branch development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the County were to establish and administer a dependent special district, then the residents and landowners of the Orange Branch development would take their grievances and desires to the County Commission meetings.

Third, any debt of an independent CDD is strictly that CDD's responsibility. While it may be technically true that the debt of a County-established, dependent special district is not strictly the County's responsibility, any financial problems that a dependent special district may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low-cost financing from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Orange Branch Community Development District.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

REPORT	FL. STATUTE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

Exhibit

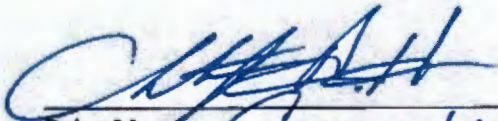
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Authorization of Agent


This letter shall serve as a designation of Jennifer L. Kilinski of Kilinski | Van Wyk PLLC, whose address is 517 E. College Avenue, Tallahassee, Florida 32301, to act as agent for Pulte Home Company, LLC, with regard to any and all matters pertaining to the Petition to the St. Johns County Board of County Commissioners to establish a community development district pursuant to Chapter 190, *Florida Statutes*. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

WITNESSES:

PULTE HOME COMPANY, LLC, a
Florida limited liability company


Print Name: Christopher A. Hill



By: JUSTIN DUDLEY
Its: VP of LAND Acq


Print Name: Brett North

STATE OF FLORIDA
COUNTY OF Duval

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared JUSTIN DUDLEY AS VP of LAND Acq of Pulte Home Company, LLC, who executed the foregoing instrument, acknowledged before me that she/he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of Duval and State of Florida this 28 day of November, 2023.


Notary Public

Personally known: ✓
Produced Identification: _____
Type of Identification: _____



ORANGE BRANCH COMMUNITY DEVELOPMENT DISTRICT

Statement of Estimated Regulatory Costs

November 20, 2023



Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Orange Branch Community Development District ("District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 963.43 +/- acres of land located within St. Johns County, Florida (the "County") and is projected to contain approximately 1,349 residential dwelling units, which will make up the Orange Branch development ("Project"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing the District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Orange Branch Community Development District

The District is designed to provide public infrastructure, services, and facilities, along with operation and maintenance of the same, to a master planned residential development currently anticipated to contain a total of approximately 1,349 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Orange Branch.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:
 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons

doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (St. Johns County, according to Census 2020, has a population of 273,425; therefore, it is not defined as a small county for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the ordinance directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The ordinance establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 963.43 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 1,349 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of

the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will ensure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.

The establishment of the District will not increase any regulatory costs of the State by virtue that the District will be one of many already existing similar districts within the State. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the County to offset any expenses that the County may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the enhanced service and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, amenity operation and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of CDD debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District and would not be a burden on the taxpayers outside the District nor can the District debt be a debt of the County or the State.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) St. Johns County and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. St. Johns County, Florida

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the County. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through the District or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 963.43 +/- acre master planned residential development currently anticipated to contain a total of approximately 1,349 residential dwelling units, although the development plan can change. Assuming an average density of 3.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 4,722 +/- and all of these residents as well as the landowners within the District will be affected by the ordinance. The County, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

The County is establishing the District by ordinance in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of St. Johns County. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed ordinance. The costs to various state entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

St. Johns County, Florida

The proposed land for the District is located within St. Johns County, Florida and consists of less than 2,500 acres. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for governmental entities.

4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. A CDD is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government, including the County. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately \$127,535,000. The District may levy non-ad valorem special assessments (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the proposed District may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

**ORANGE BRANCH COMMUNITY DEVELOPMENT
DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Offsite Roadway and Utility Improvements (Wetland Mitigation/Earthwork/Utilities /Pavement/Storm/Electric Relocation)	CDD	St. Johns County/ JEA/FPL	St. Johns County/ JEA/FPL
Master Stormwater Drainage System (Earthwork and Stormwater Facilities)	CDD	CDD	CDD
Roadway Infrastructure (Pavement/Storm)	CDD	St. Johns County/ CDD	St. Johns County/ CDD
Onsite - Lift Station/Master Utilities (Wm/San/Reuse)	CDD	JEA	JEA
Entry and Pod Hardscape (Signage and Mail Kiosks) and Landscape and Irrigation Improvements	CDD	CDD	CDD
Common Areas and Neighborhood Parks	CDD	CDD	CDD
Common Amenity	CDD	CDD	CDD
Traffic Circle Improvements	CDD	CDD	CDD
Tree Mitigation for onsite impacts	CDD	CDD	CDD
Electrical Conduits and Street Lights	CDD	FPL	FPL
Wetland Mitigation for onsite impacts (40 Acres)	CDD	CDD	CDD

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, County or its dependent districts, or County management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

Table 2

**ORANGE BRANCH COMMUNITY DEVELOPMENT
DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Offsite Roadway and Utility Improvements (Wetland Mitigation/ Earthwork/Utilities/Pavement/Storm/Electric Relocation)	\$16,000,000
Master Stormwater Drainage System (Earthwork and Stormwater Facilities)	\$27,000,000
Roadway Infrastructure (Pavement/Storm)	\$13,000,000
Onsite - Lift Station/Master Utilities (Wm/San/Reuse)	\$28,000,000
Entry and Pod Hardscape (Signage and Mail Kiosks) and Landscape and Irrigation Improvements	\$3,500,000
Common Areas and Neighborhood Parks	\$1,500,000
Common Amenity	\$9,000,000
Traffic Circle Improvements	\$3,500,000
Tree Mitigation for onsite impacts	\$1,000,000
Electrical Conduits and Street Lights	\$3,000,000
Wetland Mitigation for onsite impacts (40 Acres)	\$5,400,000
Contingency @ 15%	\$16,635,000
Infrastructure Cost Total	\$127,535,000

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as counties, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities,

services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide CDD landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

St. Johns County has a population of 273,425 according to the Census 2020 conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S. It can be reasonably expected that the establishment of community development district for the Orange Branch development will not produce any marginal effects that would be different from those that would have occurred if the Orange Branch development was developed without a community development district established by the County.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Orange Branch Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Orange Branch development. First, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of

the development program anticipated for the Orange Branch development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other City responsibilities. By contrast, if the County were to establish and administer a dependent special district, then the residents and landowners of the Orange Branch development would take their grievances and desires to the County Commission meetings.

Third, any debt of an independent CDD is strictly that CDD's responsibility. While it may be technically true that the debt of a County-established, dependent special district is not strictly the County's responsibility, any financial problems that a dependent special district may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low-cost financing from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Orange Branch Community Development District.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUTE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

Orange Branch Community Development District

Opinion of Probable Cost

EXHIBIT 7

Revised Date: November 14, 2023

No.	Facility	Amounts
1	Offsite Roadway and Utility Improvements (Wetland Mitigation /Earthwork / Utilities / Pavement / Storm / Electric Relocation)	\$16,000,000
2	Master Stormwater Drainage System (Earthwork and Stormwater Facilities)	\$27,000,000
3	Roadway Infrastructure (Pavement / Storm)	\$13,000,000
4	Onsite - Lift Station / Master Utilities (Wm / San / Reuse)	\$28,000,000
5	Entry and Pod Hardscape (Signage and Mail Kiosks) and Landscape and Irrigation Improvements	\$3,500,000
6	Common Areas and Neighborhood Parks	\$1,500,000
7	Common Amenity	\$9,000,000
8	Traffic Circle Improvements	\$3,500,000
9	Tree Mitigation for onsite impacts	\$1,000,000
10	Electrical Conduits and Street Lights	\$3,000,000
11	Wetland Mitigation for onsite impacts (40 Acres) **	\$5,400,000
12	Subtotal	\$110,900,000
13	Contingency @ 15%	\$16,635,000
14	Total	\$127,535,000

Notes:

* The electric utility company, Florida Power & Light (FPL) will own, operate and maintain all of the electrical mains and the associated electrical equipment. These electrical mains, electrical system and electrical equipment are not part of the CIP. However, installation of electrical conduits may be constructed by the District and then reimbursed / paid for by the Builder.

**Wetland Mitigation for onsite impacts may be eligible to be financed all or in part by the District.

Orange Branch Community Development District

Proposed Funding, Maintenance and Ownership for CIP

EXHIBIT 6

Date: November 7, 2023

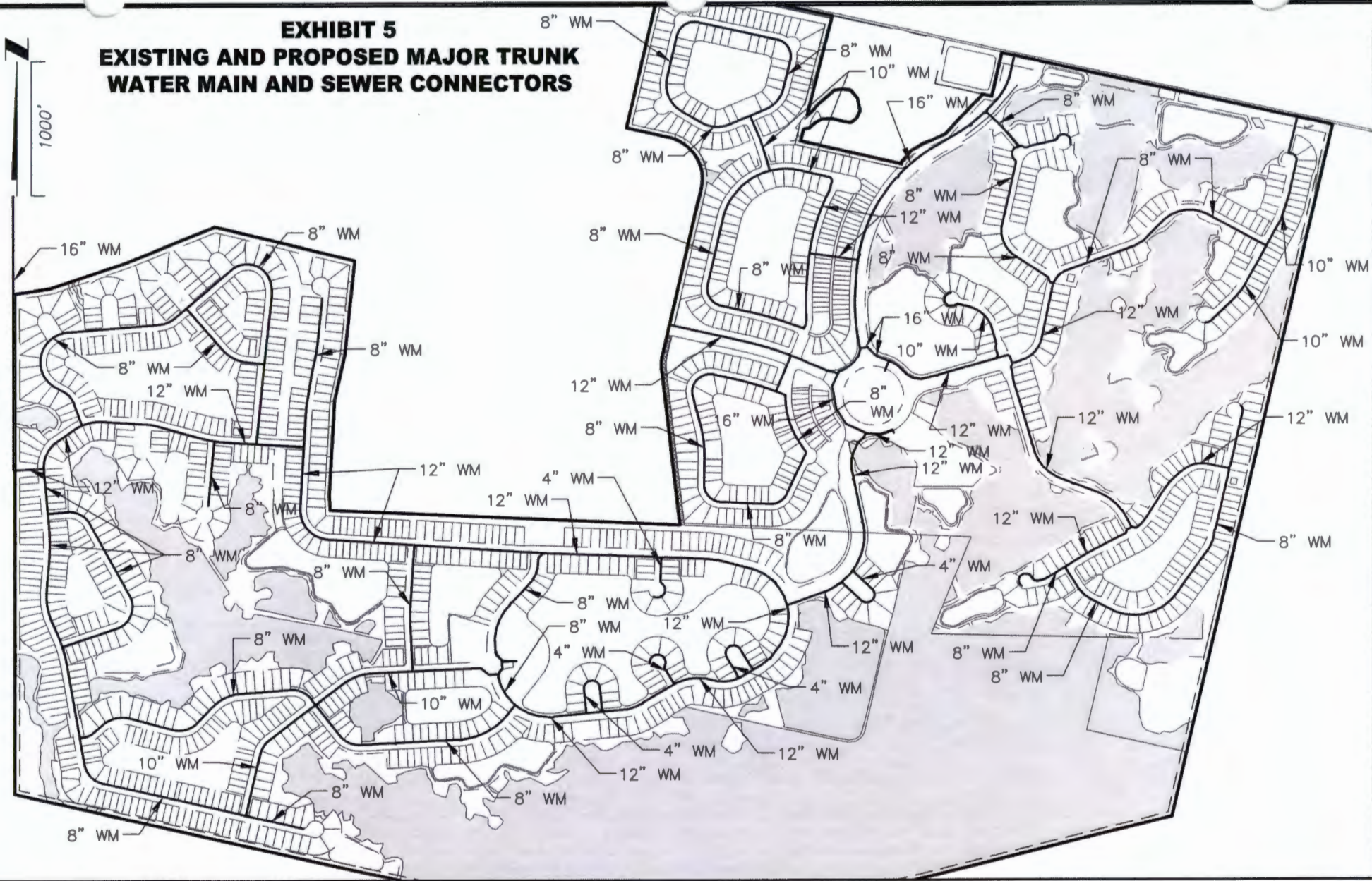
No.	Facility	Financing Entity	Ownership	Operation / Maintenance
1	Offsite Roadway and Utility Improvements (Wetland Mitigation /Earthwork / Utilities / Pavement / Storm / Electric Relocation)	District	St. Johns County/JEA/FPL	St. Johns County/JEA/FPL
2	Master Stormwater Drainage System (Earthwork and Stormwater Facilities)	District	District	District
3	Roadway Infrastructure (Pavement / Storm)	District	St. Johns County / District	St. Johns County / District
4	Onsite - Lift Station / Master Utilities (Wm / San / Reuse)	District	JEA	JEA
5	Entry and Pod Hardscape (Signage and Mail Kiosks) and Landscape and Irrigation Improvements	District	District	District
6	Common Areas and Neighborhood Parks	District	District	District
7	Common Amenity	District	District	District
8	Traffic Circle Improvements	District	District	District
9	Tree Mitigation for onsite impacts	District	District	District
10	Electrical Conduits and Street Lights	District	FPL	FPL
11	Wetland Mitigation for onsite impacts (40 Acres) **	District	District	District

Notes:

* The electric utility company, Florida Power & Light (FPL) will own, operate and maintain all of the electrical mains and the associated electrical equipment. These electrical mains, electrical system and electrical equipment are not part of the CIP. However, installation of electrical conduits may be constructed by the District and then reimbursed / paid for by the Builder.

**Wetland Mitigation for onsite impacts may be eligible to be financed all or in part by the District.

**EXHIBIT 5
EXISTING AND PROPOSED MAJOR TRUNK
WATER MAIN AND SEWER CONNECTORS**



ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

WATER DISTRIBUTION SYSTEM

ORANGE BRANCH COMMUNITY DEVELOPMENT DISTRICT

ST. JOHNS COUNTY, FLORIDA

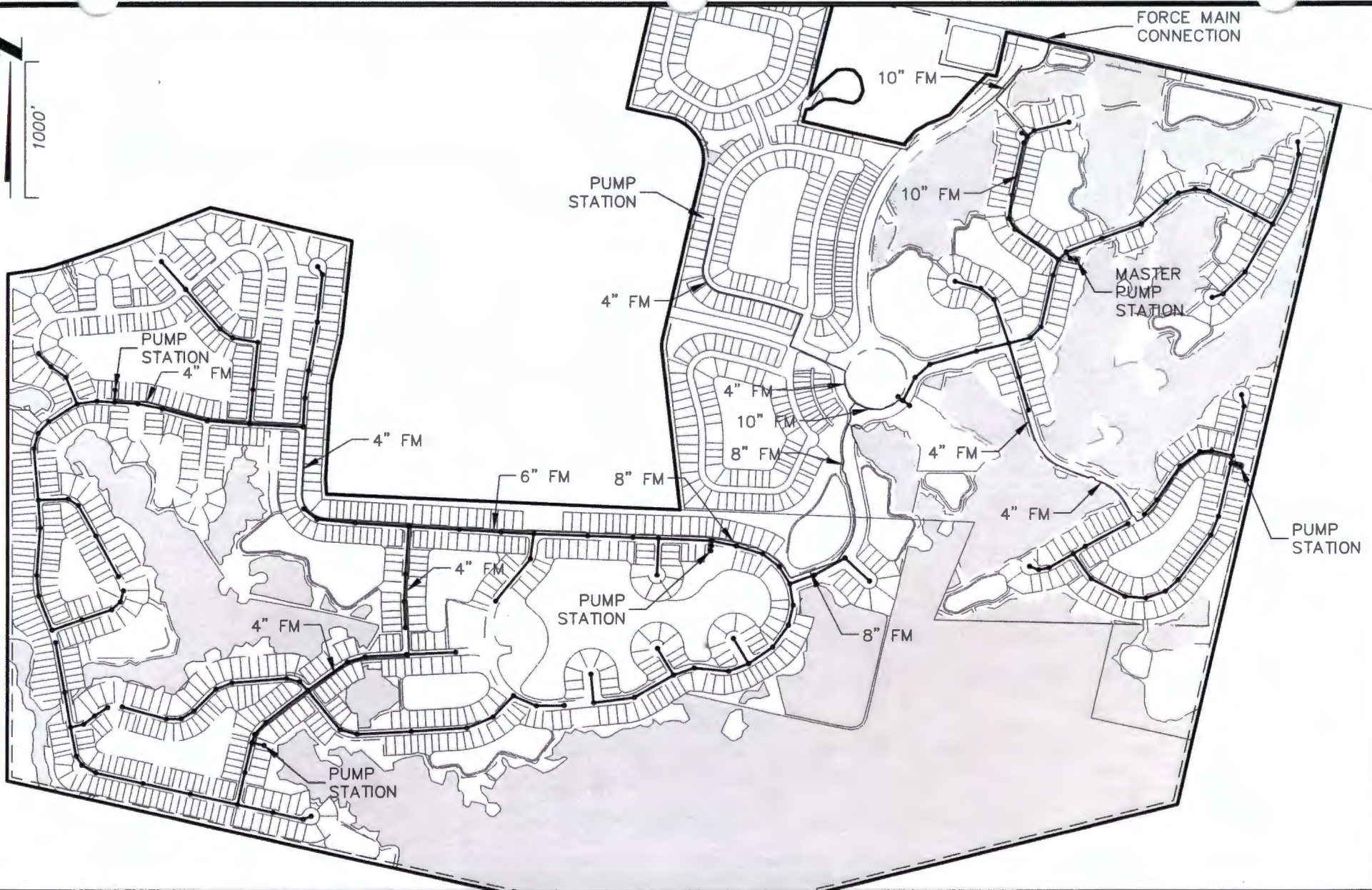
ETM NO. 21-339

DRAWN BY: R.D.C.

DATE: SEPTEMBER 2023

DRAWING NO. ----

T: \2021\21-339\LandDev\Design\Plots\Exhibits\CDD\21-339-CDD Water.dwg PLOTTED: October 20, 2023 - 10:43 AM, BY: Chris Aquart



T: \2021\21-339\LandDev\Design\Plots\Exhibits\CDD\21-339-CDD Sanitary.dwg
 PLOTTED: October 20, 2023 - 10:43 AM, BY: Chris Aquart

ETM

VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 REG - 2584 LC - 0000316

SANITARY SEWER COLLECTION SYSTEM

ORANGE BRANCH COMMUNITY DEVELOPMENT DISTRICT

ST. JOHNS COUNTY, FLORIDA

ETM NO. 21-339

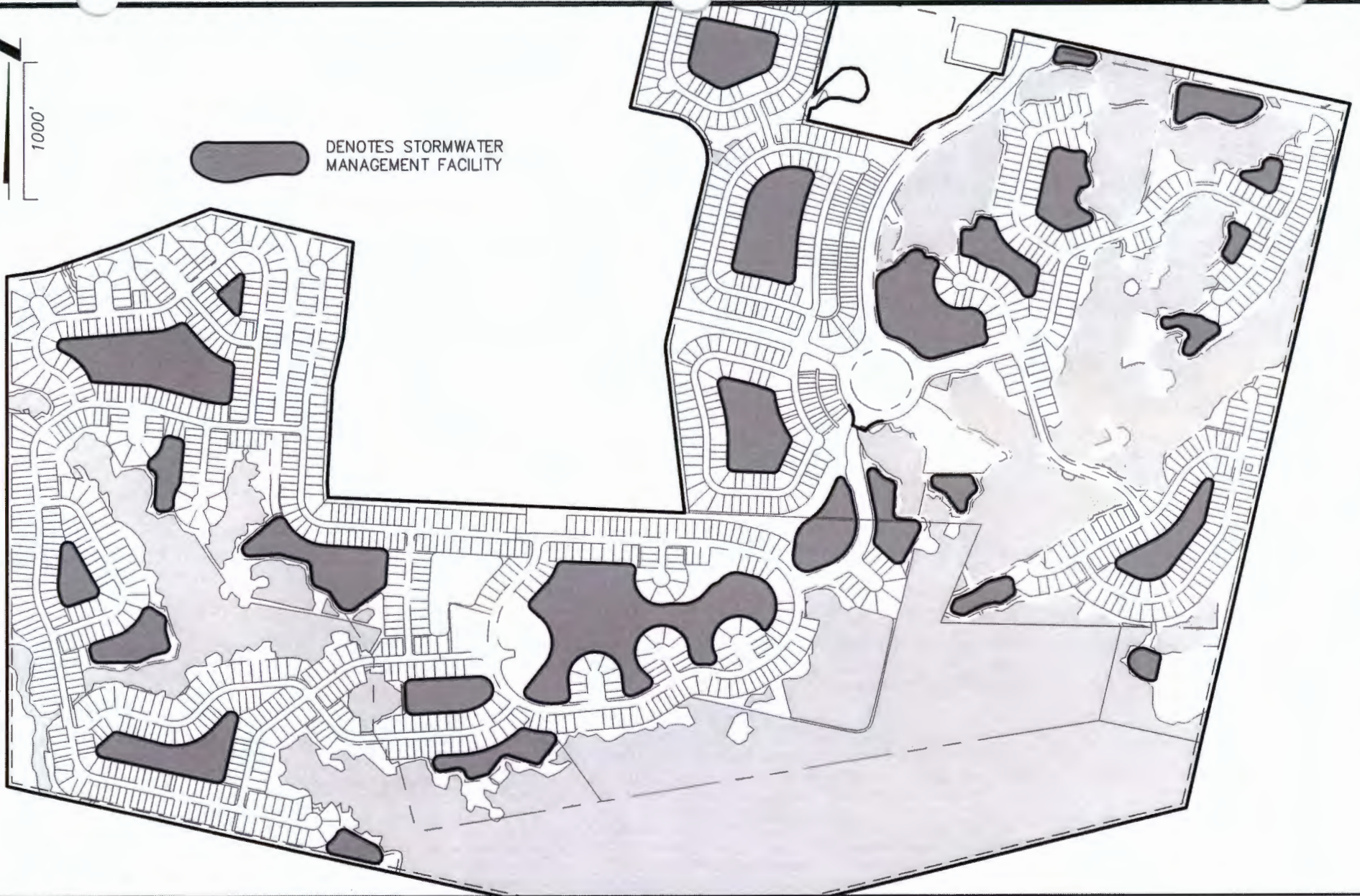
DRAWN BY: R.D.C.

DATE: SEPTEMBER 2023

DRAWING NO. ----

1000'

DENOTES STORMWATER
MANAGEMENT FACILITY



ETM

VISION - EXPERIENCE - RESULTS
ENGLAND - THIMS & MILLER, INC.
14775 Old St. Augustine Road, Jacksonville, FL 32258
TEL: (904) 642-8990, FAX: (904) 646-9485
REG - 2584 LC - 0000316

STORMWATER MANAGEMENT FACILITIES

ORANGE BRANCH COMMUNITY DEVELOPMENT DISTRICT

ST. JOHNS COUNTY, FLORIDA

ETM NO. 21-339

DRAWN BY: R.D.C.

DATE: SEPTEMBER 2023

DRAWING NO. ----

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Lisa Woodward
Amy D. Hembree
Kilinski Van Wyk
517 E College AVE
Tallahassee FL 32301-2528

STATE OF WISCONSIN, COUNTY OF BROWN

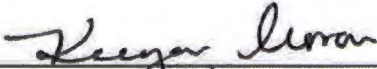
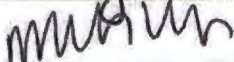
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Main Legal CLEGL, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

03/05/2024, 03/12/2024, 03/19/2024, 03/26/2024

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/26/2024

Legal Clerk

Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$958.40

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Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin



NOTICE OF PUBLIC HEARING TO CONSIDER AN ORDINANCE ESTABLISHING THE ORANGE BRANCH COMMUNITY DEVELOPMENT DISTRICT

DATE: April 2, 2024
TIME: 9:00 a.m.
LOCATION: St. Johns County Auditorium
500 San Sebastian View
St. Augustine Florida, 32084

In accordance with the provisions of Chapter 190, *Florida Statutes*, a public hearing will be held by the County Commission of St. Johns County beginning at 9:00 a.m., on April 2, 2024, in the St. Johns County Auditorium, 500 San Sebastian View, St. Augustine, Florida 32084, to consider an ordinance granting a petition to establish a community development district which may be known as the "Orange Branch Community Development District" (the "District"). The title of the proposed ordinance is as follows:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ESTABLISHING THE ORANGE BRANCH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING FOR A LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The proposed community development district is comprised of approximately 963.43 acres, more or less, generally located north and east of State Road 13, north and west of Rivers Edge CDD and south of Greenbriar Road. The Petitioner has proposed to establish the Orange Branch Community Development District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities, which may be authorized by such districts under Florida law Chapter 190, *Florida Statutes*.

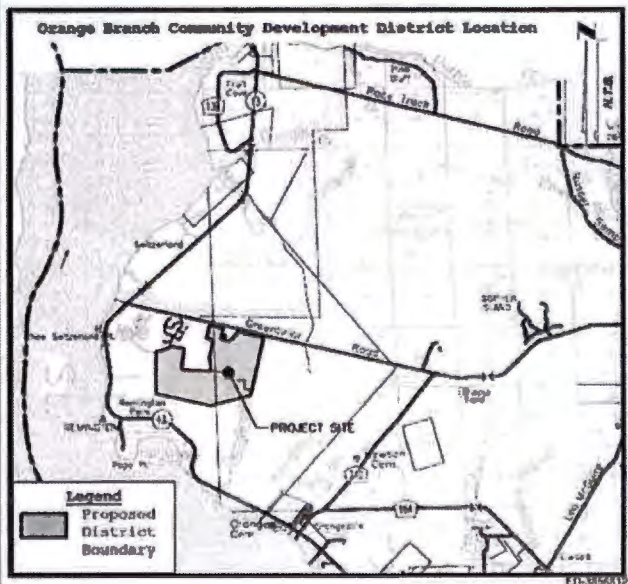
Copies of the petition, department reports and proposed ordinance are open to public inspection at the office of the Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida 32084.

All interested persons and affected units of general-purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any persons or affected unit of general purpose local government, who wish to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose, the person or unit of general purpose local government may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act and Florida Statutes, section 286.26, if you are a person with a disability who needs any accommodation or an interpreter in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the office of the ADA Coordinator at (904) 209-0650, or St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, Florida 32086 (Hearing Impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days before a hearing or meeting in order to make arrangements.

BOARD OF COUNTY COMISSIONERS
SARAH S. ARNOLD, CHAIR
ST. JOHNS COUNTY, FLORIDA
File No.: CDD 2023-03 Orange Branch CDD

Run Dates: 3/5, 3/12, 3/19, 3/26 : 2024





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 8, 2024

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

FILED APR 08 2024
St. Johns County
Clerk of Court

By: Crystal Smith
Deputy Clerk

Dear Honorable Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns County Ordinance No. 2024-17, which was filed in this office on April 8, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh