

ORDINANCE NO. 2024-29

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ORDINANCE 2020-42, ORDINANCE 2021-28, AND ORDINANCE 2023-27 AND GRANTING THE PETITION FOR THE EXPANSION OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2023); DESCRIBING THE BOUNDARIES OF THE AMENDED DISTRICT; PROVIDING FOR FUTURE EXPANSION PURSUANT TO SECTION 190.046(1)(h), FLORIDA STATUTES (2023); PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

RECITALS

WHEREAS, the Entrada Community Development District (“Petitioner”), a special-purpose local government established pursuant to Chapter 190, Florida Statutes and St. Johns County Ordinance 2020-42 (“Establishing Ordinance”) as amended by Ordinance 2021-28 (“First Amending Ordinance”) and Ordinance 2023-27 (“Second Amending Ordinance” and together with the First Amending Ordinance and Establishing Ordinance, the “Ordinance”), constituting approximately 333.95 acres, has filed a petition to expand the District boundaries pursuant to Section 190.046(1)(h), Florida Statutes (2023) (“Petition”); and

WHEREAS, the Petitioner, having obtained written consent by the owner of 100 percent (100%) of the Expansion Parcels to presently be included in the District, petitioned the St. Johns County Board of Commissioners (“County”) to adopt an ordinance to expand the boundaries of the Entrada Community Development District (“District”), pursuant to Chapter 190, Florida Statutes (2023); and

WHEREAS, the expansion parcels, which are comprised of a portion of the Expansion Parcels in Exhibit B of the Establishing Ordinance, consist of approximately 102.96 acres of land (“Expansion Parcels”); and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on June 4, 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; the amended District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the St. Johns County Comprehensive Plan; the amended District continues to be of sufficient size, is sufficiently compact and sufficiently contiguous to be developable as a functionally interrelated community; the amended District is the best alternative available for delivering community development services and facilities to the area served by the amended District; the services and facilities of the amended District will not be incompatible with the capacity and uses of existing local and regional community

development services and facilities; and the area to be served by the amended District continues to be amenable to separate special district governance; and

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

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

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

SECTION 2. AUTHORITY. This Ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2023).

SECTION 3. EXTERNAL BOUNDARIES OF THE DISTRICT. The Petition to expand the boundary of the District is hereby granted. The amended external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference. The amended boundary of the District encompasses approximately 436.90 acres.

SECTION 4. EXPANSION OF DISTRICT WITH SUFFICIENTLY CONTIGUOUS LANDS. Pursuant to Section 190.046(1)(h), Florida Statutes, within ten (10) years of the effective date of the Establishing Ordinance, the District, or another petitioner, may petition the County for an amendment to expand the boundaries of the District to include the remaining sufficiently contiguous lands identified Future Expansion Parcels in the Establishing Ordinance.

SECTION 5. FUNCTIONS AND POWERS. The Functions and Powers of the District established in the Establishing Ordinance continue to apply.

SECTION 6. SAVING CLAUSE. The requirements and obligations of the District established in the Establishing Ordinance shall continue to apply to the extent it does not conflict with this Ordinance. Nothing in this Ordinance shall be deemed as affirmative acceptance by St. Johns County of any financial, operational, maintenance, or other responsibilities of the District nor be deemed as affirmative acceptance of any proposed improvement.

SECTION 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 4TH DAY OF JUNE, 2024.

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

BY:  _____
Sarah Arnold, Chair

Rendition Date JUN 04 2024

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

BY:  _____
Deputy Clerk

EFFECTIVE DATE: JUN 05 2024

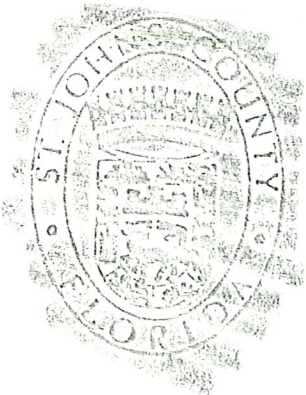


EXHIBIT A

AMENDED ENTRADA CDD LEGAL DESCRIPTION
INCLUDING EXPANSION PARCELS

LEGAL DESCRIPTION

A PORTION OF SECTIONS 33, 34 AND 55, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF BEGINNING, BEGINNING AT THE COMMON CORNER OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, AND SECTIONS 3 AND 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, AS MONUMENTED (SEE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER REPORT DOCUMENT 100501) WITH A FOUND 4"X4" CONCRETE MONUMENT, AND RUN THENCE, S 89°23'12" W, 1833.65 FEET, ALONG THE SOUTH LINE OF SAID SECTION 33 ALSO BEING A SOUTHERLY BOUNDARY LINE OF SUBDIVISION PLAT ENTRADA PHASE 1 UNIT 3 BEING RECORDED IN MAP BOOK 105, PAGE 95 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE, S 29°53'18" W, 926.45 FEET; THENCE, N 60°07'06" W, 690.14 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE, N 29°07'17" E, 515.94 FEET ALONG SAID RIGHT-OF-WAY; THENCE, N 89°06'20" E, 4.03 FEET; THENCE, N 00°51'23" W, 6.98 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, N 29°07'17" E, 6556.98 FEET TO A 4"X4" CONCRETE MONUMENT SET ON A POINT ON THE SOUTHERLY LINE OF MOULTRIE CREEK; THENCE CONTINUE ALONG SAID SOUTH LINE OF MOULTRIE CREEK THE FOLLOWING TWENTY-THREE (23) COURSES AND DISTANCES: COURSE NO. 1): THENCE, S 65°34'08" E, 323.62 FEET; COURSE NO. 2): THENCE, S 46°10'26" E, 174.93 FEET; COURSE NO. 3) THENCE, S 05°20'40" E, 233.45 FEET; COURSE NO. 4) THENCE, S 11°25'13" W, 190.73 FEET; COURSE NO. 5) THENCE, S 11°25'13" W, 13.94 FEET; COURSE NO. 6) THENCE, S 74°38'07" W, 42.28 FEET; COURSE NO. 7) THENCE, S 27°06'57" W, 67.66 FEET; COURSE NO. 8) THENCE, S 39°20'33" E, 49.51 FEET; COURSE NO. 9) THENCE, S 85°07'26" E, 96.36 FEET; COURSE NO. 10) THENCE, N 77°27'12" E, 119.14 FEET; COURSE NO. 11) THENCE, S 38°59'09" E, 38.74 FEET; COURSE NO. 12) THENCE, S 38°59'09" E, 104.37 FEET; COURSE NO. 13) THENCE, S 81°06'07" E, 97.92 FEET; COURSE NO. 14) THENCE, N 85°52'54" E, 117.47 FEET; COURSE NO. 15) THENCE, S 47°58'06" E, 123.49 FEET; COURSE NO. 16) THENCE, S 47°44'50" E, 214.26 FEET; COURSE NO. 17) THENCE, S 24°06'37" E, 178.63 FEET; COURSE NO. 18) THENCE, S 52°24'19" E, 118.90 FEET; COURSE NO. 19) THENCE, S 46°34'27" E, 74.11 FEET; COURSE NO. 20) THENCE, S 70°32'51" E, 103.94 FEET; COURSE NO. 21) THENCE, S 48°04'09" E, 87.73 FEET; COURSE NO. 22) THENCE, S 47°42'26" E, 222.30 FEET; COURSE NO. 23) THENCE, S 15°41'57" E, 59.48 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4425, PAGE 1015, RECORDED IN OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHERLY LINE OF GOVERNMENT LOT 6, SECTION 34; THENCE, ALONG SAID NORTHERLY LINE, S 89°10'08" W, 1002.84 FEET TO THE COMMON CORNER OF GOVERNMENT LOTS 3, 4, 5 AND 6, SECTION 34; THENCE, S 00°34'10" E, ALONG THE WESTERLY LINE OF GOVERNMENT LOT 6, SECTION 34, 1320.12 FEET, TO THE SOUTHWESTERLY CORNER OF SAID GOVERNMENT LOT 6, BEING THE SOUTHEASTERLY CORNER OF GOVERNMENT LOT 5, SECTION 34, ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF ENTRADA PHASE 3 UNIT 5 RECORDED IN MAP BOOK 116, PAGE 52 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE, N 89°01'26" E, 671.42 FEET; THENCE, N 89°04'24" E, 670.06 FEET; THENCE, S 00°20'17" E, 196.50 FEET; THENCE N 89°19'47" E, 1329.82 FEET THENCE, S 00°05'31" W, 1013.98 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY, HAVING A RADIUS OF 1450.00 FEET, A CENTRAL ANGLE OF 3°03'20" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 89°45'02" E, 77.32 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 77.33 FEET;

THENCE, N 88°43'17" E, 50.04 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 37°09'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 72°42'00" E, 223.02 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 226.98 FEET; THENCE, S 54°07'18" E, 269.66 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF 16°32'45" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 62°23'41" E, 54.68 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 54.87 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 348.00 FEET, A CENTRAL ANGLE OF 22°51'00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 59°14'33" E, 137.87 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 138.78 FEET; THENCE, N 41°37'26" E, 10.00 FEET; THENCE, N 81°15'35" E, 66.97 FEET; THENCE, S 53°38'18" E, 19.67 FEET TO A POINT ON THE NORTHWESTERLY R/W LINE OF STATE ROAD 207 (A VARIABLE WIDTH R/W) THENCE, S 36°22'58" W, 255.88 FEET; THENCE, N 53°41'51" W, 19.41 FEET; THENCE, N 09°30'12" W, 66.97 FEET; THENCE, N 30°07'57" E, 20.00 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 358.00 FEET, A CENTRAL ANGLE OF 11°14'49" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 54°14'38" W, 70.16 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 70.27 FEET; THENCE, S 88°37'03" W, 28.60 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 378.00 FEET, A CENTRAL ANGLE OF 4°26'15" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 43°13'03" W, 29.27 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 29.28 FEET; THENCE, N 40°59'56" W, 40.91 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 13°11'05" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 47°35'29" W, 41.33 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 41.42 FEET; THENCE, N 54°16'29" W, 99.56 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 19°47'43" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 57°15'03" E, 8.59 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 8.64 FEET; THENCE, N 54°07'18" W, 92.70 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 69°20'36" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 20°02'09" E, 28.44 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 30.26 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 58°13'33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 14°43'33" E, 121.64 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 127.03 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 42°51'41" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 22°24'29" E, 54.81 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 56.11 FEET; THENCE, S 00°58'39" E, 6.77 FEET; THENCE, S 88°42'47" W, 249.61 FEET; THENCE, N 01°15'46" W, 285.31 FEET; THENCE, S 88°43'40" W, 807.69 FEET; THENCE, N 01°16'43" W, 12.10 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 20°33'42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 09°00'09" E, 60.68 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 61.01 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 9°16'35" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 14°38'42" E, 37.20 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 37.24 FEET; THENCE, S 82°28'46" E, 8.97 FEET; THENCE, N 52°24'03" E, 55.38 FEET; THENCE, N 09°36'28" E, 10.00 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1280.28 FEET, A CENTRAL ANGLE OF 7°07'29" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 84°06'51" W,

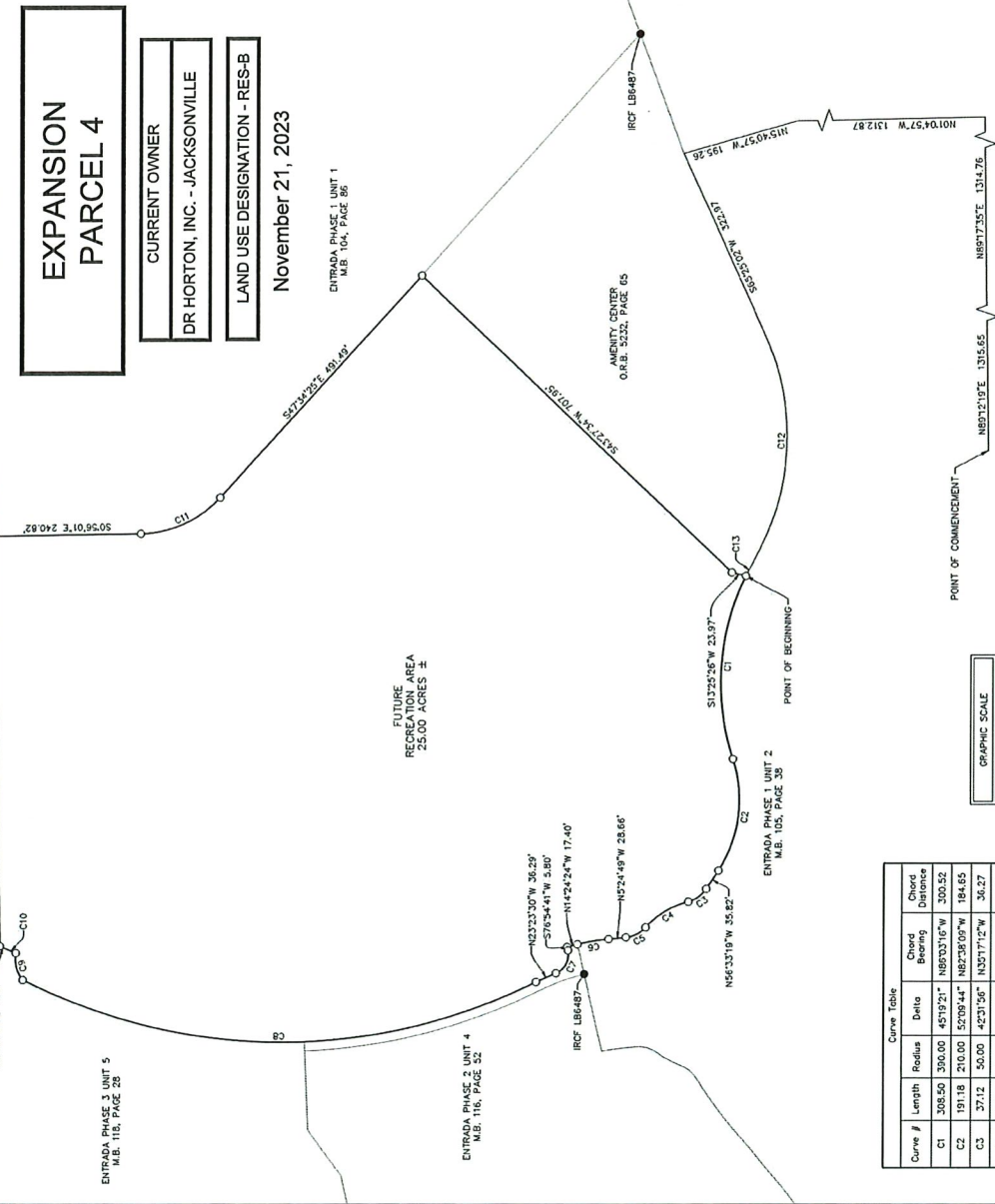
159.10 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 159.20 FEET THENCE, S 02°18'39" W, 9.96 FEET; THENCE, S 40°19'43" E, 55.15 FEET; THENCE, S 85°55'02" E, 8.66 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 7°49'09" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 15°22'25" W, 23.18 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 23.20 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE 20°33'42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 09°00'09" W, 82.10 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 82.54 FEET; THENCE, S 01°16'43" E, 12.09 FEET; THENCE, S 88°43'40" W, 593.72 FEET; THENCE, S 01°04'57" E, 1312.87 FEET; THENCE, S 89°17'35" W, 1314.76 FEET; THENCE, S 89°12'19" W, 1315.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 436.90 ACRES, MORE OR LESS.

MAP SHOWING A SKETCH & DESCRIPTION OF

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA

EXHIBIT 2 - 4



LEGAL DESCRIPTION

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER CORNER TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND A DISTANCE OF 1315.05 FEET TO THE NORTHEAST CORNER OF THE PLAY OF TWIN LAKES, AS RECORDED IN MAP BOOK 82, PAGES 13-24 (INCLUSIVE) OF THE PUBLIC RECORDS OF SAID COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS A DISTANCE OF 1315.05 FEET TO THE NORTHEAST CORNER OF LAST SAID LAKES, THENCE, S 71°28'57\"/>

EXPANSION PARCEL 4

CURRENT OWNER
DR HORTON, INC. - JACKSONVILLE

LAND USE DESIGNATION - RES-B

November 21, 2023

JOB NO.	322-0009
DRAWN BY	JTK
DATE	8/11/2023
SCALE	1" = 100'

ENTRADA, FUTURE RECREATION AREA
SHEET NO. 1 OF 1

CLAYTON A. WALLEY, P.S.M. NO. 7209

ALLIANT SURVEYING & ENGINEERING, LLC
10255 W. UNIVERSITY BLVD., SUITE 300
JACKSONVILLE, FL 32209
PHONE: 904.243.1511 FAX: 904.243.1511
WWW.ALLIANTSURVEYING.COM
LIC.# 19087

THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING. THIS MAP OF SURVEY IS A PROFESSIONAL DOCUMENT AND SHALL BE CONSIDERED ACCURATE AND CORRECT UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT IS SIGNED AND SEALED BY A LICENSED SURVEYOR AND BEAR HIS/HER SIGNATURE AND PROFESSIONAL SEAL (FLORIDA ADMINISTRATIVE CODE). THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE CLIENT. ANY OTHER REPRODUCTION, THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY OTHER PARTY UNLESS APPROVED BY THE SURVEYOR.

O.R.B. 4440, PAGE 1333
N87°17'52" E 271.42'

ENTRADA PHASE 3 UNIT 5
M.B. 118, PAGE 28

ENTRADA PHASE 1 UNIT 1
M.B. 104, PAGE 86

ENTRADA PHASE 2 UNIT 4
M.B. 116, PAGE 52

ENTRADA PHASE 1 UNIT 1
M.B. 104, PAGE 86

Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	308.50	390.00	45°19'21"	N87°03'16" W	300.52
C2	191.18	210.00	52°08'44"	N82°39'07" W	184.65
C3	57.12	50.00	42°31'50"	N57°17'27" E	36.27
C4	82.82	140.00	33°56'03"	N59°59'04" W	81.71
C5	37.12	50.00	42°31'56"	N28°40'55" W	36.27
C6	52.51	390.00	74°22'54"	N09°16'16" W	52.47
C7	46.15	32.00	85°37'33"	N01°46'31" W	42.25
C8	878.50	945.00	33°53'50"	N09°16'37" E	847.20
C9	46.91	55.00	48°52'08"	N75°17'35" E	48.50
C10	17.43	590.00	14°13'34"	N22°49'00" E	17.43
C11	148.11	185.00	48°58'24"	S24°06'14" E	144.87
C12	391.93	410.00	5445'23"	S87°12'16" E	377.09
C13	24.28	390.00	33°43'03"	N61°35'36" W	24.28

NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWEASTERLY RIGHT OF WAY LINE OF SEMINOLE WOODS BOULEVARD (134' R/W) AS BEING S 21° 33' 06" E AND IS REFERENCED TO NAD83 / 2011 FLORIDA 901 EAST STATE PLANE COORDINATES.
2. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT PURPORT TO BE SUCH.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT DEPICTED ON THIS MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CLAYTON A. WALLEY USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

THE ABOVE DESCRIBED LANDS CONTAIN 25.00 ACRES, MORE OR LESS.

CERTIFIED TO:
D.R. HORTON, INC. - JACKSONVILLE, A DELAWARE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR, FIDELITY NATIONAL TITLE INSURANCE COMPANY, LANDMARK TITLE, LLC, AND ST. AUGUSTINE COUNTRY CLUB, LLC.

A MAP SHOWING A BOUNDARY PHASE 3 UNIT 6A & 6B

A PORTION OF SECTIONS 33, 34 AND 55, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

EXPANSION PARCEL 5

EXHIBIT 2

EXPANSION PARCEL 5



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

A PORTION OF SECTIONS 33, 34 AND 55, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3, AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE, N 00°47'41" W, FOR A DISTANCE OF 2412.83 FEET; THENCE, N 90°00'00" E, FOR A DISTANCE OF 1294.52 FEET; THENCE, N 00°47'41" W, FOR A DISTANCE OF 666.28 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION.

THENCE, S 89°25'50" W, 35.00 FEET; THENCE, S 65°52'10" W, 114.55 FEET; THENCE, S 89°26'10" W, 108.54 FEET; THENCE, N 67°21'42" W, 55.49 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 66°14'49" AND BEING SUBTENDED BY A CHORD BEARING N 60°00'00" E, 32.79 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 29.29 FEET; THENCE, S 73°36'51" W, 232.17 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 67°45'25" AND BEING SUBTENDED BY A CHORD BEARING N 00°00'00" E, 141.60 FEET; THENCE, S 73°36'51" W, 232.17 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 27°40'08" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 20°48'00" W, 95.65 FEET; THENCE, REVERSE CURVATURE CONCAVE NORTHERLY, HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 190°15'01" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 87°05'26" W, 358.61 FEET; THENCE, REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 509.04 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 141.25 FEET, A CENTRAL ANGLE OF 61°44'23" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 12°11'05" FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 43.10 FEET; THENCE, N 15°28'33" E, 130.22 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 61°44'23" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 74°36'21" E, 41.05 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 43.10 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 14°04'52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 50°46'36" E, 44.62 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 44.73 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 26°48'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 87°05'26" W, 358.61 FEET; THENCE, REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 62°48'42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 10°27'26" W, 43.46 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 48.60 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 23°23'05" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 45°10'45" W, 141.86 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 142.85 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 28°22'44" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 47°40'34" W, 138.25 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 139.68 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 45°33'25" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 87°05'26" W, 358.61 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 78.29 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHERLY, HAVING A RADIUS OF 34.00 FEET, A CENTRAL ANGLE OF 13°25'45" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 82°47'53" W, 82.36 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 78.91 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 23°09'33" W, 162.59 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 163.70 FEET; THENCE, N 90°00'00" W, 172.56 FEET; THENCE, S 00°17'59" W, 282.22 FEET; THENCE, N 60°50'50" W, 403.06 FEET; THENCE, N 10°17'17" E, 242.11 FEET; THENCE, TO A 4"x4" CONCRETE MONUMENT SET ON A POINT ON THE SOUTHERLY LINE OF MOULTRIE CREEK; THENCE CONTINUE ALONG SAID SOUTH LINE OF MOULTRIE CREEK THE FOLLOWING DISTANCES—THREE (3) COURSES AND DISTANCES: COURSE NO. 1); THENCE, S 65°34'08" E, 332.62 FEET; COURSE NO. 2); THENCE, S 46°10'26" E, 174.93 FEET; COURSE NO. 3); THENCE, S 05°20'40" E, 233.45 FEET; COURSE NO. 4); THENCE, S 31°07'26" E, 42.28 FEET; COURSE NO. 5); THENCE, S 11°25'13" W, 13.94 FEET; COURSE NO. 6); THENCE, S 74°38'07" W, 49.28 FEET; COURSE NO. 7); THENCE, S 67°07'26" E, 9.26 FEET; COURSE NO. 8); THENCE, S 39°20'33" E, 48.51 FEET; COURSE NO. 9); THENCE, S 62°07'26" E, 38.74 FEET; COURSE NO. 10); THENCE, N 77°27'12" E, 119.14 FEET; COURSE NO. 11); THENCE, S 38°59'09" E, 97.92 FEET; COURSE NO. 12); THENCE, S 38°59'09" E, 104.37 FEET; COURSE NO. 13); THENCE, S 81°06'07" E, 123.49 FEET; COURSE NO. 14); THENCE, N 85°52'54" E, 117.47 FEET; COURSE NO. 15); THENCE, S 47°58'06" E, 240.637" E, 178.63 FEET; COURSE NO. 16); THENCE, S 47°44'50" E, 214.26 FEET; COURSE NO. 17); THENCE, S 24°06'37" E, 74.11 FEET; COURSE NO. 18); THENCE, S 52°24'19" E, 118.90 FEET; COURSE NO. 19); THENCE, S 48°04'09" E, 87.73 FEET; COURSE NO. 20); THENCE, S 70°32'51" E, 103.94 FEET; COURSE NO. 21); THENCE, S 48°04'09" E, 87.73 FEET; COURSE NO. 22); THENCE, S 47°42'26" E, 222.30 FEET; COURSE NO. 23); THENCE, S 15°56'57" E, 59.48 FEET TO A POINT ON THE NORTHERLY LINE OF JANOS DESCRIBED IN OFFICIAL RECORDS BOOK 5376, PAGE(S) 1312-1320 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHERLY LINE OF GOVERNMENT LOT 3, SECTION 34, 5 AND NORTHERLY LINE S 89°10'08" W, 1002.84 FEET TO THE COMMON CORNER OF GOVERNMENT LOTS 3, 4, 5 AND 6, SECTION 34; THENCE, S 00°34'10" E, ALONG THE WESTERLY LINE OF GOVERNMENT LOT 6, SECTION 34, 901.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 78.22 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING LANDS:

"PROPOSED PUMP STATION" AS DESCRIBED IN OFFICIAL RECORDS BOOK 5376, PAGE(S) 1312-1320 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, CONTAINING 0.26 ACRES, MORE OR LESS.

THE ABOVE DESCRIBED LANDS CONTAIN A NET ACREAGE OF 77.96 ACRES, MORE OR LESS.

NOTES:

- BEARINGS SHOWN HEREON ARE REFERENCE TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTH-WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207 BEING N 36°22'58" E.
- THIS SURVEY SHOWN HEREON ARE BASED UPON INFORMATION FOUND IN THE COMMITMENT FOR TITLE INSURANCE PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 11271698, COMMITMENT DATE: JULY 17, 2023 AT 8:00 AM.
- THERE WAS EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING FIELD WORK.
- ALL DISTANCE ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- SUBJECT PROPERTY CONTAINS 77.96 ACRES, MORE OR LESS.
- THE PROPERTY LIES WITHIN ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANGE FLOODPLAIN AND ZONE AE OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE COMMUNITY PANEL NO. 12109C0357J & 12109C0376J, BOTH EFFECTIVE 12/7/2018.
- MAP THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY CLAYTON A. WALLEY USING A DIGITAL SIGNATURE AND DATE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

CERTIFIED TO:

FORESTAR(USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, D.R. HORTON, INC. — JACKSONVILLE — A DELAWARE CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTEREST MAY APPEAR, FIDELITY NATIONAL TITLE INSURANCE COMPANY, LANDMARK TITLE, LLC, AND ST. AUGUSTINE COUNTRY CLUB, LLC.

TITLE COMMITMENT REFERENCE

- EXCEPTIONS 1-5: ARE STANDARD EXCEPTIONS AND NOT SURVEY RELATED.
- EXCEPTION 6: REFERS TO FDOT EASEMENT 836 O.R.B. 1113, PAGE 350 AS SHOWN ON ENTRADA PHASE 1 UNIT 1 AS RECORDED IN MAP BOOK 104, PAGE 86.
- EXCEPTION 7: DOES NOT AFFECT SURVEY.
- EXCEPTION 8: REFERS TO ACCESS AND EASEMENT AGREEMENT RECORDED IN O.R.B. 3665, PAGE 1111, DOES NOT AFFECT SURVEY.
- EXCEPTION 9: NON-EXCLUSIVE DRAINAGE EASEMENT REFERRING TO EXHIBIT "A" (THE "POND PARCEL") AS FOUND IN O.R.B. 4665, PAGE 1104 FOR THE BENEFIT OF SUBDIVIDED PARCEL SHOWN HEREON.
- EXCEPTION 10: REFERS TO ACCESS AND EASEMENT AGREEMENT RECORDED IN O.R.B. 4665, PAGE 1111, DOES NOT AFFECT SURVEY.
- EXCEPTION 11: ORDINANCE RECORDED IN O.R.B. 4687, PAGE 463.
- EXCEPTION 12: REFERS TO ACCESS AND UTILITIES EASEMENT AGREEMENT RECORDED IN O.R.B. 4857, PAGE 1841, DOES NOT AFFECT SURVEY.
- EXCEPTION 13: NOTICE OF ESTABLISHMENT OF THE ENTRADA CDD, RECORDED IN O.R.B. 5043, PAGE 730.
- EXCEPTION 14: REFERS TO ACCESS AND UTILITIES EASEMENT AGREEMENT RECORDED IN O.R.B. 5124, PAGE 1223, DOES NOT AFFECT SURVEY.
- EXCEPTION 15: EASEMENT FOR UTILITIES IN FAVOR OF ST. JOHNS COUNTY, FL, RECORDED IN O.R.B. 5270, PAGE 524, A 20' UTILITY EASEMENT SHOWN ON SURVEY.
- EXCEPTION 16: NOTICE OF BOUNDARY AMENDMENT TO THE ENTRADA CDD RECORDED IN O.R.B. 5283, PAGE 1546, DOES NOT AFFECT SURVEY.
- EXCEPTION 17: REFERS TO ACCESS AND UTILITIES EASEMENT AGREEMENT RECORDED IN O.R.B. 5376, PAGE 1321, ACCESS EASEMENT SHOWN ON SURVEY.
- EXCEPTION 18: FLORIDA POWER & LIGHT COMPANY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5618, PAGE 44, SHOWN ON SURVEY.

JOB NO.	321-0073
DRAWN BY	JTK
DATE	2/7/2024
SCALE	1" = 200'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES IN THE FLORIDA STATUTES, CHAPTER 472.027, F.S. UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER IN CHAPTER 472.027, F.S. UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE INDIVIDUAL OR ENTITY IDENTIFIED IN THE CERTIFICATION SHOWN HEREON. IT DOES NOT EXTEND TO ANY OTHER USE.



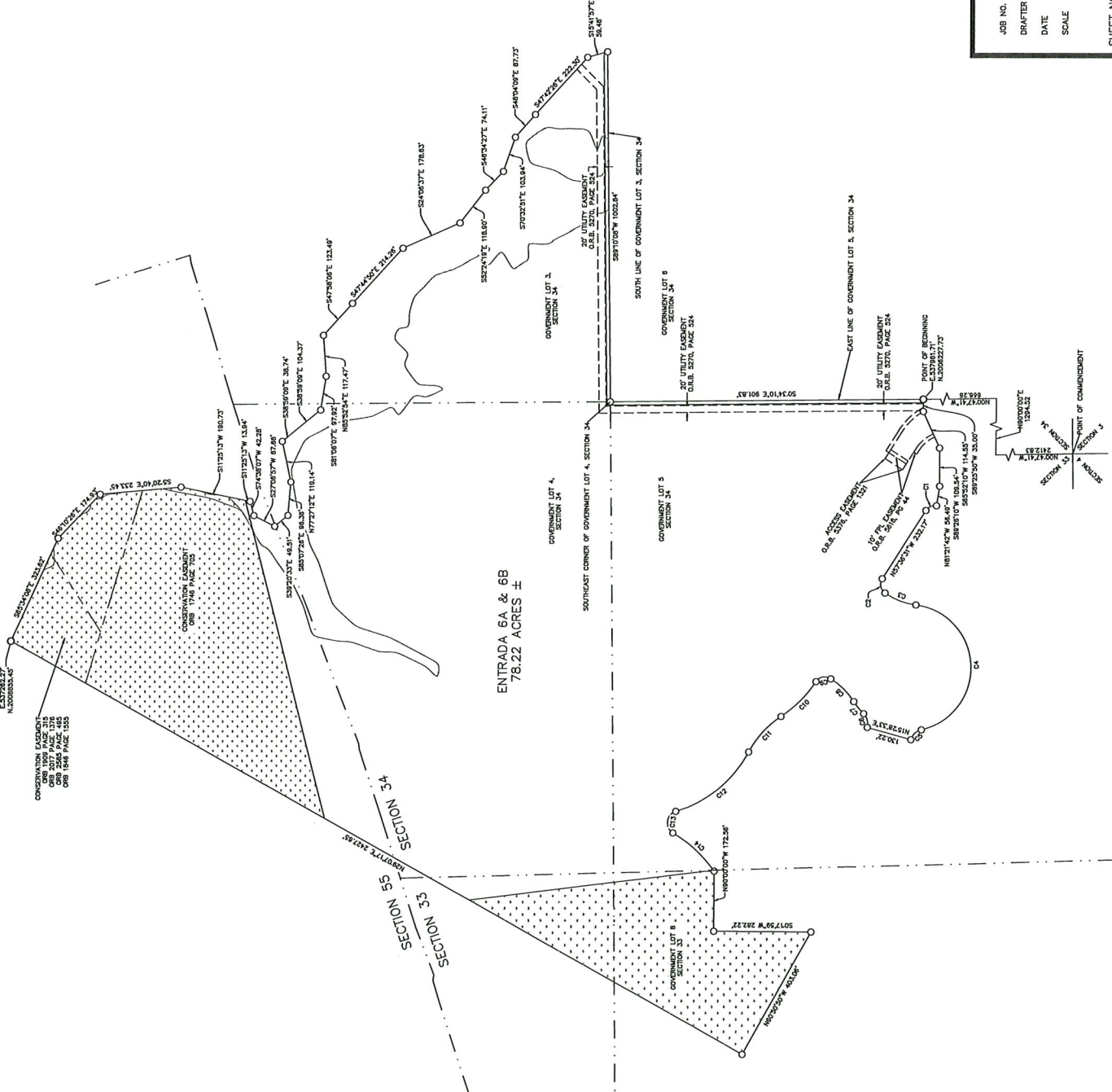
CLAYTON A. WALLEY, P.S.M. NO. 7209

SHEET NO. 1 OF 2

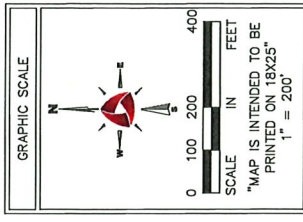
A MAP SHOWING A BOUNDARY OF ENTRADA PHASE 3 UNIT 6A & 6B

A PORTION OF SECTIONS 33, 34 AND 55 TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

EXPANSION PARCEL 5



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	34.69	30.00	0.6514°49'	N24°29'07"W	32.79
C2	45.95	30.00	0.8745°25'	S78°30'46"W	41.59
C3	96.58	200.00	0.2740°08'	S20°48'00"W	95.65
C4	509.04	182.00	1.6071°01'	S87°05'26"W	358.81
C5	43.10	40.00	0.6144°23'	N43°39'15"W	41.05
C6	44.73	182.00	0.1470°43'	N50°46'36"E	44.02
C7	93.57	200.00	0.2648°24'	N44°24'50"E	92.72
C8	46.60	30.00	0.9249°42'	N107°27'26"W	43.46
C9	142.85	350.00	0.2323°05'	N45°10'45"W	141.86
C10	138.68	282.00	0.2822°44'	N47°40'34"W	138.25
C11	278.29	350.00	0.4533°25'	N39°05'13"W	271.02
C12	78.91	34.00	1.3238°45'	N82°47'53"W	62.36
C13	163.70	405.00	0.2309°33'	S42°17'31"W	162.59



- LEGEND
- O.R.B. OFFICIAL RECORDS BOOK
 - FPL FLORIDA POWER LIGHT
 - PG PAGE
 - N. NORTHING
 - E. EASTING
 - IRON TO BE SET "LB 8289"

JOB NO. 321-0073
 DRAFTER JTK
 DATE 10/11/2023
 SCALE 1" = 200'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF SURVEYING AND MAPPING, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.
 THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE.
 THIS SURVEY HEREON DOES NOT ENTAIL THE EXCLUSIVE USE OF THE PROFESSIONAL SURVEYOR'S CERTIFICATION SHOWN HEREON.



CLAYTON A. WALLEY, P.S.M. NO. 7209

SHEET NO. 2 OF 2

**AMENDED PETITION TO
AMEND
THE BOUNDARIES OF
ENTRADA COMMUNITY
DEVELOPMENT DISTRICT**

Submitted by:

Katie S. Buchanan
Florida Bar No. 14196
Katie.Buchanan@KutakRock.com
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)
(850) 692-7319 (facsimile)

ATTORNEY FOR PETITIONER

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

**AMENDED PETITION TO AMEND THE BOUNDARIES OF
ENTRADA COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Entrada Community Development District, a local unit of special-purpose government established pursuant to the provisions of Chapter 190, *Florida Statutes*, and St. Johns County Ordinance No. 2020-42 (“Establishing Ordinance”) as amended by Ordinance No. 2021-28 (“First Amending Ordinance”) and Ordinance No. 2023-27 (“Second Amending Ordinance” and together with the First Amending Ordinance and Establishing Ordinance, the “Ordinance”), and located entirely within St. Johns County, Florida (“District”), hereby petitions the County Commission, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, and specifically Section 190.046(1)(h), *Florida Statutes*, to adopt an amendment to the Ordinance to add approximately 102.96 acres to the District. In support of this petition, the District states the following:

1. Location and Size. As identified in the Original Petition (hereinafter defined), the District and the Future Expansion Parcels (as defined in the Original Petition) are located entirely within St. Johns County, Florida. The District currently covers approximately 333.95 acres of land and is generally located south of Lightsey Road, east of Interstate 95 and west of State Road 207. The map of the current District, including the project layout identifying the currently proposed Expansion Parcels (hereinafter defined) and Future Expansion Parcels to be added to the District are set forth in **Exhibit 1**.

2. Expansion Parcels; Amended District. Petitioner seeks to add certain portions of the Future Expansion Parcels to the District, which comprise approximately 102.96 acres, identified as Expansion Parcels “4” and “5” in **Composite Exhibit 2** (together, “Expansion Parcels”). The metes and bounds description of Expansion Parcels and corresponding sketch are

included in the **Composite Exhibit 2**. Subsequent to the proposed expansion of the District, the District will encompass approximately 436.90 acres in total. The metes and bounds description of the District after the proposed expansion, with a corresponding map of the District after the expansion, are included in **Exhibit 3** (“Amended District Boundaries”).

3. Description of the Development Proposed on the Expansion Parcels. The District is presently expected to finance, construct, reconstruction, equip and install improvements and facilities to benefit the lands within the District, including the Expansion Parcels, over an estimated 2-plus-year period, which began in 2023. **Exhibit 4** describes the types of facilities and the estimated costs that the Petitioner presently expects the District to finance, construct, reconstruction, equip and install within the District lands, including the Expansion Parcels, and the entities anticipated for future ownership, operation, and maintenance for same. The proposed facilities and services for the Expansion Parcels are consistent with the proposed facilities and services of the existing District. Actual construction timetables and expenditures may vary, due in part to the effects of future changes in economic conditions upon costs such as labor, services, materials, interest rates and market conditions. These estimates contemplate the exercise of special powers previously granted to the District. Pursuant to the Ordinance, the District is authorized to:

“...exercise additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural and educational uses; and security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, as authorized and described in Section 190.012(2), *Florida Statutes*.”

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 acceptance of any operating and maintenance obligations of the District.

4. Original Petition. A copy of the original petition to establish the District (“Original Petition”) identifying the Future Expansion Parcels is attached to this Petition as **Composite Exhibit 5**.

5. Landowner Consent. Petitioner has obtained the written consent of all of the owners of the lands comprising the Expansion Parcels to amend the boundary of the District as set forth in this Petition. Documentation of this consent is attached hereto in **Exhibit 6**. The favorable action of the Board of Supervisors of the District constitutes consent for all other lands pursuant to Section 190.046(1)(g), *Florida Statutes*, as is evidenced by the District’s submission of this Petition.

6. Agent Authorization. **Exhibit 7** is an affidavit of the Chairman of the District’s Board of Supervisors authorizing Katie S. Buchanan to act as the District’s agent in all matters related to the Petition. Copies of all correspondence should be sent to:

Katie S. Buchanan, katie.buchanan@kutakrock.com
Kutak Rock LLP
107 West College Avenue
Tallahassee, Florida 32301

7. This petition to amend the boundaries of the District should be granted because it meets the statutory requirements of Section 190.046(1)(h), *Florida Statutes*, in the following manner:

a. the Original Petition identified Future Expansion Parcels, including the Expansion Parcels, as sufficiently contiguous lands to the existing District and included within the Original Petition the legal description of each such parcel, the then-owners of such parcels, the acreages of such parcels, and the current land use designation of the parcel and provided required notices prior to the establishment of the District (Section 190.046(1)(h), *Florida Statutes*);

b. Petitioner met all of the requirements for a petition to amend the boundaries of the District pursuant to the expansion process provided in Section 190.046(1)(h)1., *Florida Statutes*,

as evidenced by the various Exhibits submitted with this petition (Section 190.046(1)(h)1., *Florida Statutes*);

c. Before filing this petition, Petitioner provided copies of this petition to the owners of the Expansion Parcels. (Section 190.046(1)(h)2., *Florida Statutes*);

d. Therefore, the petition is sufficient and complete and meets the requirements of Section 190.046(1)(h), *Florida Statutes* (Section 190.046(1)(h)3., *Florida Statutes*);

e. Petitioner will cause to be published in a newspaper of general circulation in the proposed district a notice of the intent to amend the Ordinance, at least 10 days before the scheduled hearing on the proposed amendment to the Ordinance and deliver such notice of hearing to the owners of the Expansion Parcels at least 14 days before the scheduled hearing in accordance with the requirements of Section 190.046(1)(h)4., *Florida Statutes*.

f. The proposed amendment of the District by the addition of Expansion Parcels will not alter the transition from landowner voting to qualified elector voting pursuant to Section 190.006, *Florida Statutes*, and the total size of the District after the proposed expansion does not exceed 5,000 acres (Section 190.046(1)(h)5., *Florida Statutes*).

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

a. schedule and hold a public hearing to amend the Ordinance in accordance with the requirements of Section 190.046(1)(h)4., *Florida Statutes*;

b. grant this Petition and amend the Ordinance, expanding the boundary of the District pursuant to Chapter 190, *Florida Statutes*; and

c. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 4th day of April, 2024.

KUTAK ROCK LLP

/s/ Katie S. Buchanan

Katie S. Buchanan, Esq.
Florida Bar No. 14196
Katie.Buchanan@KutakRock.com
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300 (telephone)
(850) 692-7319 (facsimile)

ATTORNEY FOR PETITIONER

EXHIBIT 1




Project Layout Map of the Current District and Future Expansion Parcels

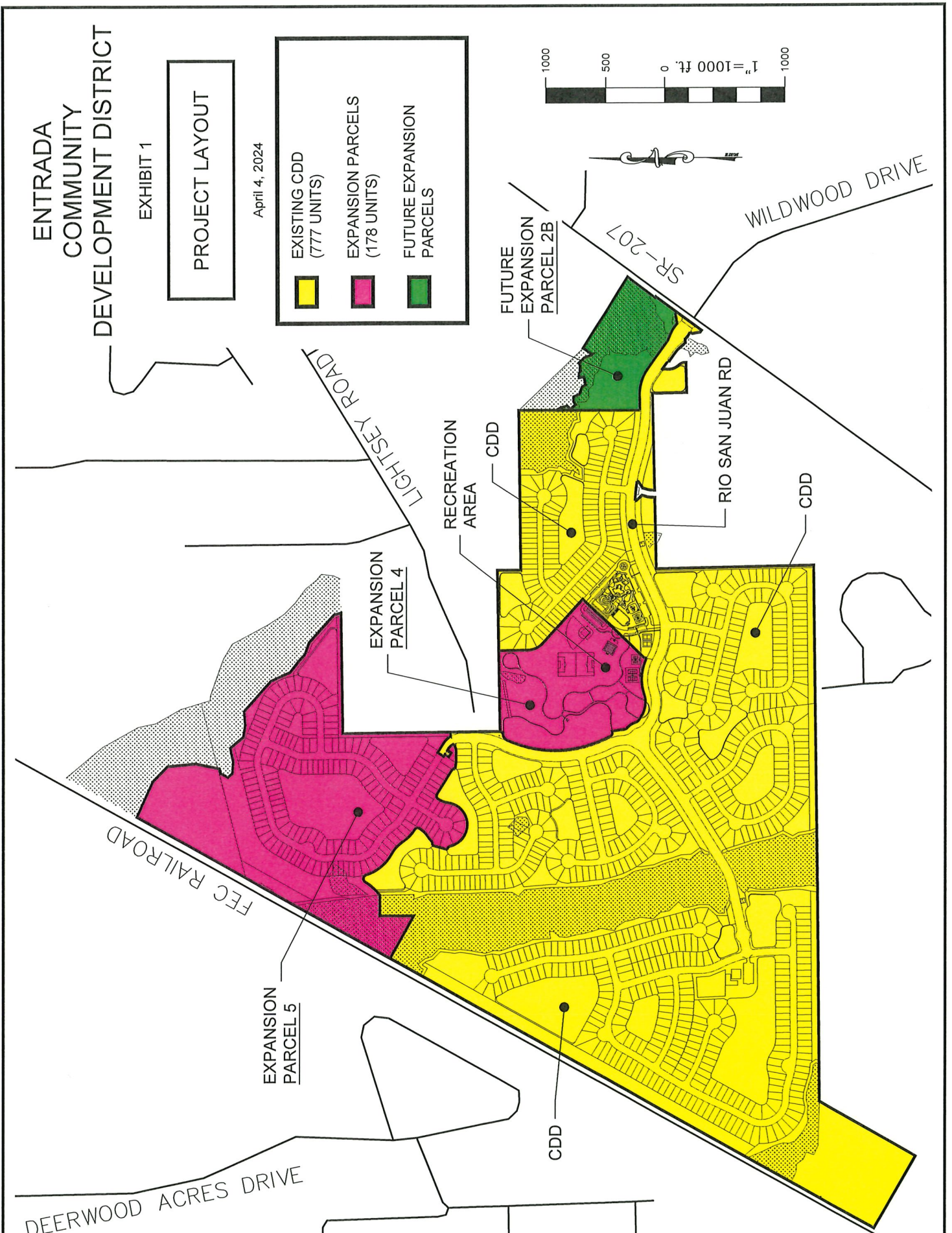
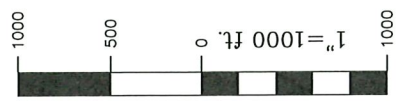
ENTRADA
COMMUNITY
DEVELOPMENT DISTRICT

EXHIBIT 1

PROJECT LAYOUT

April 4, 2024

	EXISTING CDD (777 UNITS)
	EXPANSION PARCELS (178 UNITS)
	FUTURE EXPANSION PARCELS



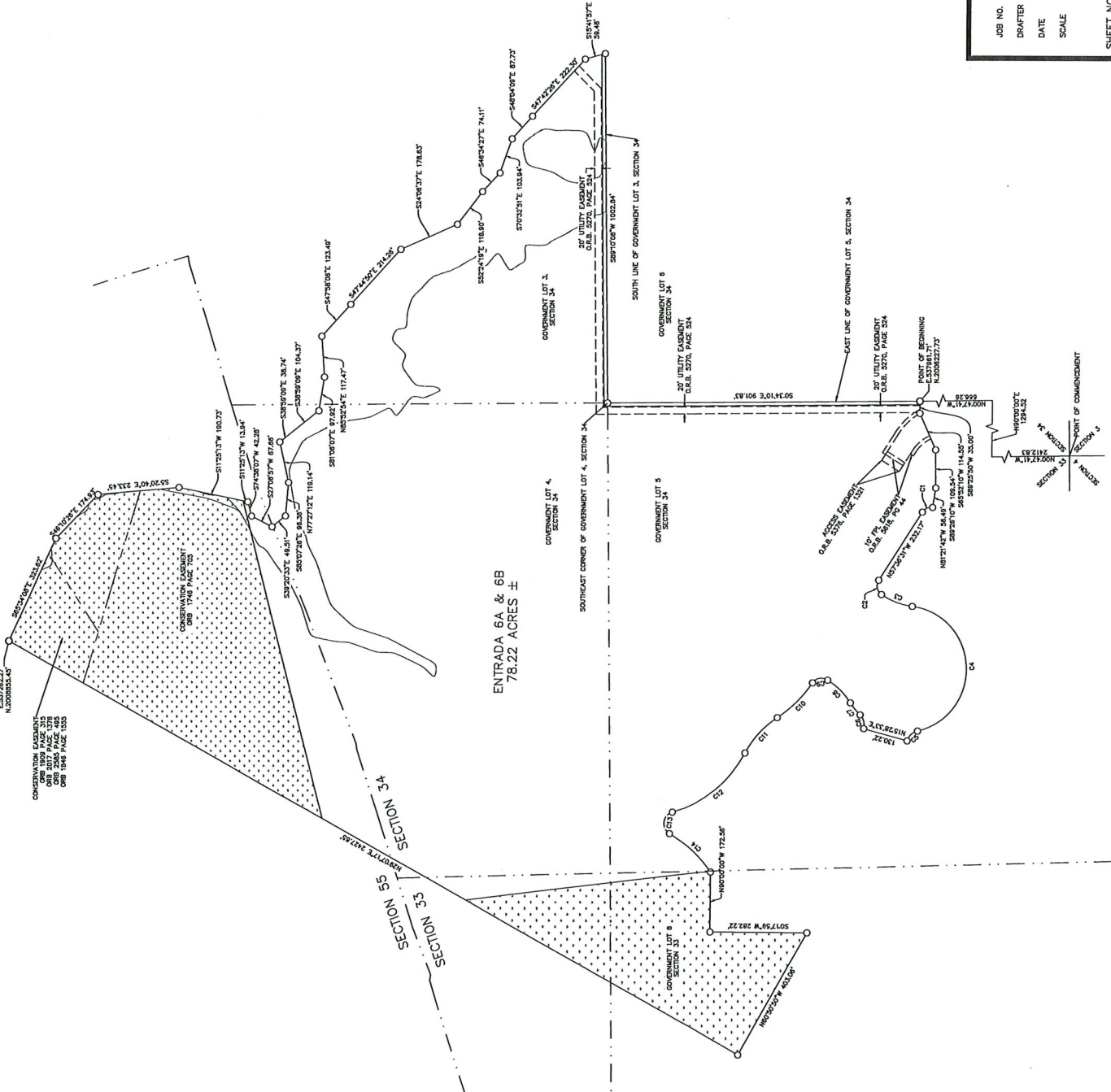
COMPOSITE EXHIBIT 2

Sketch and Legal Description of Expansion Parcels 4 and 5

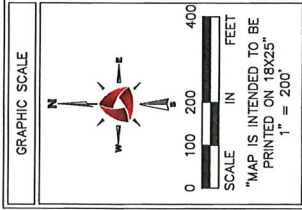
A MAP SHOWING A BOUNDARY OF ENTRADA PHASE 3 UNIT 6A & 6B

A PORTION OF SECTIONS 33, 34 AND 55 TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,

EXPANSION PARCEL 5



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
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C4	509.04	182.00	160°15'01"	S87°05'26"W	358.61
C5	43.10	40.00	051°44'23"	N43°39'15"W	41.05
C6	43.10	40.00	051°44'23"	N74°36'21"E	41.05
C7	44.73	182.00	014°04'52"	N50°46'36"E	44.62
C8	93.57	200.00	025°48'24"	N44°24'50"E	92.72
C9	48.60	30.00	092°49'42"	N10°27'26"W	43.46
C10	142.85	350.00	023°23'05"	N45°10'45"W	141.86
C11	138.68	282.00	025°22'44"	N47°40'34"W	135.25
C12	275.29	350.00	045°33'25"	N39°05'13"W	271.02
C13	78.91	34.00	132°56'45"	N82°47'53"W	62.36
C14	163.70	405.00	023°09'33"	S42°17'31"W	162.59



- LEGEND
- OFFICIAL RECORDS BOOK
 - FPL FLORIDA POWER LIGHT
 - PG PAGE
 - N. NORTHING
 - E. EASTING
 - IRON TO BE SET "LB 8289"

JOB NO. 321-0073
 DRAFTER JTK
 DATE 10/11/2023
 SCALE 1" = 200'

THIS MAP OR SURVEY, WHETHER THE FINANCIALS OF PROBABLY BE REVIEWED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN ACCORDANCE WITH SECTION 472.027, F.S., UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF A PROFESSIONAL SURVEYOR LICENSED UNDER CHAPTER 461, F.S., AND THE PROFESSIONAL SURVEYOR'S LICENSE NUMBER IS SHOWN ON THIS MAP OR SURVEY. THIS SURVEY IS FOR THE EXCLUSIVE USE OF ANY PART OF THE PROPERTY INTEREST CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY OTHER PROPERTY INTEREST.

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 Jacksonville, FL 32256
 904.242.1357 FAX
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 LI 0289

CLAYTON A. WALLEY, P.S.M. NO. 7209

SHEET NO. 2 OF 2

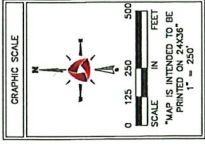
EXHIBIT 3

Sketch and Legal Description of Amended District Boundaries

MAP SHOWING THE OVERALL ENTRADA BOUNDARY

BEING A PORTION OF SECTIONS 33, 34 AND 55, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

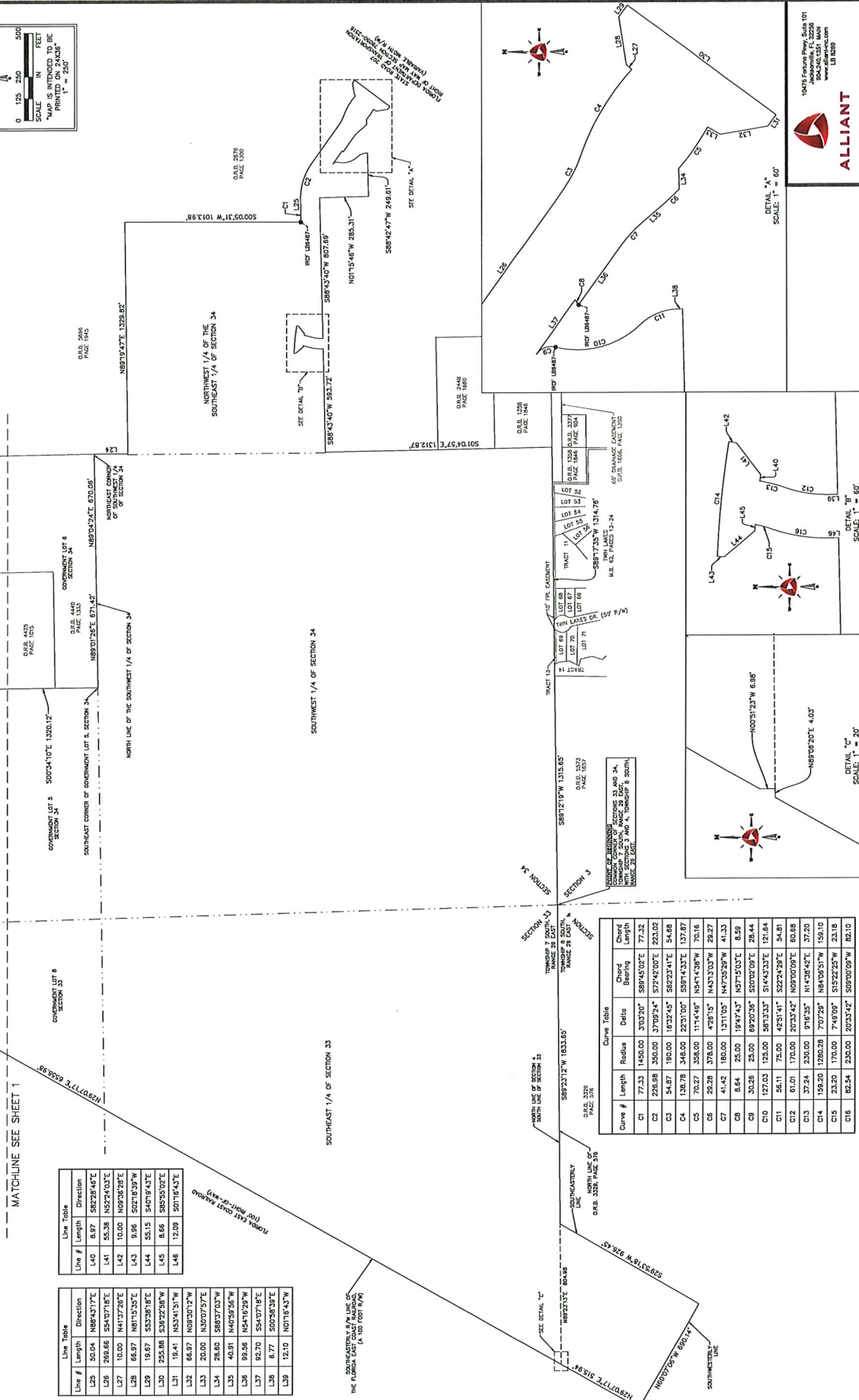
SHEET NO. 2 OF 2



Line #	Length	Direction
L25	50.84	N88°43'17"E
L26	268.66	S24°37'18"E
L27	10.00	N41°37'28"E
L28	66.87	N81°15'32"E
L29	19.67	S33°38'18"E
L30	255.86	S38°22'58"W
L31	19.41	N33°41'51"W
L32	66.87	N09°30'12"W
L33	20.00	N00°07'37"E
L34	28.80	S85°37'02"W
L35	40.81	N40°59'56"W
L36	89.26	N45°19'22"W
L37	82.70	S44°07'18"E
L38	6.77	S00°58'39"E
L39	12.10	N01°16'43"W

Line #	Length	Direction
L40	8.97	S82°28'42"E
L41	55.38	N52°24'03"E
L42	10.00	N09°38'28"E
L43	9.96	S02°18'39"W
L44	55.15	S40°19'43"E
L45	8.66	S85°55'02"E
L46	12.09	S01°16'43"E

THE FLORIDA EAST COAST REGIONAL AUTHORITY (FERA) HAS REVIEWED THIS MAP AND APPROVES THE ENTRADA BOUNDARY AS SHOWN HEREON.



Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	77.33	1450.00	303°29'	S89°40'02"E	77.32
C2	226.98	356.00	378°24'	S72°42'07"E	223.02
C3	54.67	196.00	163°24'	S62°29'41"E	54.68
C4	138.78	348.00	223°10'	S59°43'37"E	137.87
C5	70.27	358.00	117°44'	N54°43'38"W	70.16
C6	29.28	378.00	47°51'	N40°13'02"W	28.27
C7	41.42	186.00	137°10'	N47°35'29"W	41.33
C8	8.64	25.00	184°43'	N27°51'03"E	8.59
C9	30.26	25.00	89°20'38"	S20°22'09"E	28.44
C10	127.03	125.00	59°13'33"	S14°43'37"E	121.64
C11	56.11	75.00	42°51'41"	S22°42'29"E	54.81
C12	61.01	170.00	20°33'42"	N09°00'09"E	60.68
C13	37.24	230.00	9°16'35"	N14°38'42"E	37.20
C14	159.20	1280.28	7°07'29"	N84°09'51"W	159.10
C15	23.20	170.00	7°48'04"	S19°22'25"W	23.18
C16	82.54	230.00	20°33'42"	S09°00'09"W	82.10

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 10116 Future Park, Suite 101
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 904.242.1351 MAIN
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LEGAL DESCRIPTION

A PORTION OF SECTIONS 33, 34 AND 55, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF BEGINNING, BEGINNING AT THE COMMON CORNER OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, AND SECTIONS 3 AND 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, AS MONUMENTED (SEE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION CERTIFIED CORNER REPORT DOCUMENT 100501) WITH A FOUND 4"X4" CONCRETE MONUMENT, AND RUN THENCE, S 89°23'12" W, 1833.65 FEET, ALONG THE SOUTH LINE OF SAID SECTION 33 ALSO BEING A SOUTHERLY BOUNDARY LINE OF SUBDIVISION PLAT ENTRADA PHASE 1 UNIT 3 BEING RECORDED IN MAP BOOK 105, PAGE 95 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE, S 29°53'18" W, 926.45 FEET; THENCE, N 60°07'06" W, 690.14 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE, N 29°07'17" E, 515.94 FEET ALONG SAID RIGHT-OF-WAY; THENCE, N 89°06'20" E, 4.03 FEET; THENCE, N 00°51'23" W, 6.98 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY, N 29°07'17" E, 6556.98 FEET TO A 4"X4" CONCRETE MONUMENT SET ON A POINT ON THE SOUTHERLY LINE OF MOULTRIE CREEK; THENCE CONTINUE ALONG SAID SOUTH LINE OF MOULTRIE CREEK THE FOLLOWING TWENTY-THREE (23) COURSES AND DISTANCES: COURSE NO. 1): THENCE, S 65°34'08" E, 323.62 FEET; COURSE NO. 2): THENCE, S 46°10'26" E, 174.93 FEET; COURSE NO. 3) THENCE, S 05°20'40" E, 233.45 FEET; COURSE NO. 4) THENCE, S 11°25'13" W, 190.73 FEET; COURSE NO. 5) THENCE, S 11°25'13" W, 13.94 FEET; COURSE NO. 6) THENCE, S 74°38'07" W, 42.28 FEET; COURSE NO. 7) THENCE, S 27°06'57" W, 67.66 FEET; COURSE NO. 8) THENCE, S 39°20'33" E, 49.51 FEET; COURSE NO. 9) THENCE, S 85°07'26" E, 96.36 FEET; COURSE NO. 10) THENCE, N 77°27'12" E, 119.14 FEET; COURSE NO. 11) THENCE, S 38°59'09" E, 38.74 FEET; COURSE NO. 12) THENCE, S 38°59'09" E, 104.37 FEET; COURSE NO. 13) THENCE, S 81°06'07" E, 97.92 FEET; COURSE NO. 14) THENCE, N 85°52'54" E, 117.47 FEET; COURSE NO. 15) THENCE, S 47°58'06" E, 123.49 FEET; COURSE NO. 16) THENCE, S 47°44'50" E, 214.26 FEET; COURSE NO. 17) THENCE, S 24°06'37" E, 178.63 FEET; COURSE NO. 18) THENCE, S 52°24'19" E, 118.90 FEET; COURSE NO. 19) THENCE, S 46°34'27" E, 74.11 FEET; COURSE NO. 20) THENCE, S 70°32'51" E, 103.94 FEET; COURSE NO. 21) THENCE, S 48°04'09" E, 87.73 FEET; COURSE NO. 22) THENCE, S 47°42'26" E, 222.30 FEET; COURSE NO. 23) THENCE, S 15°41'57" E, 59.48 FEET TO A POINT ON THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4425, PAGE 1015, RECORDED IN OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A POINT ON THE NORTHERLY LINE OF GOVERNMENT LOT 6, SECTION 34; THENCE, ALONG SAID NORTHERLY LINE, S 89°10'08" W, 1002.84 FEET TO THE COMMON CORNER OF GOVERNMENT LOTS 3, 4, 5 AND 6, SECTION 34; THENCE, S 00°34'10" E, ALONG THE WESTERLY LINE OF GOVERNMENT LOT 6, SECTION 34, 1320.12 FEET, TO THE SOUTHWESTERLY CORNER OF SAID GOVERNMENT LOT 6, BEING THE SOUTHEASTERLY CORNER OF GOVERNMENT LOT 5, SECTION 34, ALSO BEING A POINT ON THE EASTERLY BOUNDARY LINE OF ENTRADA PHASE 3 UNIT 5 RECORDED IN MAP BOOK 116, PAGE 52 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE, N 89°01'26" E, 671.42 FEET; THENCE, N 89°04'24" E, 670.06 FEET; THENCE, S 00°20'17" E, 196.50 FEET; THENCE N 89°19'47" E, 1329.82 FEET THENCE, S 00°05'31" W, 1013.98 FEET TO A POINT OF CURVATURE CONCAVE NORTHERLY, HAVING A RADIUS OF 1450.00 FEET, A CENTRAL ANGLE OF 3°03'20" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 89°45'02" E, 77.32 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 77.33 FEET; THENCE, N 88°43'17" E, 50.04 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 37°09'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 72°42'00" E, 223.02 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 226.98 FEET; THENCE, S 54°07'18" E, 269.66 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF

16°32'45" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 62°23'41" E, 54.68 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 54.87 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 348.00 FEET, A CENTRAL ANGLE OF 22°51'00" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 59°14'33" E, 137.87 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 138.78 FEET; THENCE, N 41°37'26" E, 10.00 FEET; THENCE, N 81°15'35" E, 66.97 FEET; THENCE, S 53°38'18" E, 19.67 FEET TO A POINT ON THE NORTHWESTERLY R/W LINE OF STATE ROAD 207 (A VARIABLE WIDTH R/W) THENCE, S 36°22'58" W, 255.88 FEET; THENCE, N 53°41'51" W, 19.41 FEET; THENCE, N 09°30'12" W, 66.97 FEET; THENCE, N 30°07'57" E, 20.00 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 358.00 FEET, A CENTRAL ANGLE OF 11°14'49" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 54°14'38" W, 70.16 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 70.27 FEET; THENCE, S 88°37'03" W, 28.60 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 378.00 FEET, A CENTRAL ANGLE OF 4°26'15" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 43°13'03" W, 29.27 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 29.28 FEET; THENCE, N 40°59'56" W, 40.91 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 13°11'05" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 47°35'29" W, 41.33 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 41.42 FEET; THENCE, N 54°16'29" W, 99.56 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 19°47'43" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 57°15'03" E, 8.59 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 8.64 FEET; THENCE, N 54°07'18" W, 92.70 FEET TO A POINT OF CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 69°20'36" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 20°02'09" E, 28.44 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 30.26 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 58°13'33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 14°43'33" E, 121.64 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 127.03 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 42°51'41" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 22°24'29" E, 54.81 FEET; THENCE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 56.11 FEET; THENCE, S 00°58'39" E, 6.77 FEET; THENCE, S 88°42'47" W, 249.61 FEET; THENCE, N 01°15'46" W, 285.31 FEET; THENCE, S 88°43'40" W, 807.69 FEET; THENCE, N 01°16'43" W, 12.10 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 20°33'42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 09°00'09" E, 60.68 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 61.01 FEET TO A POINT OF REVERSE CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 9°16'35" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 14°38'42" E, 37.20 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 37.24 FEET; THENCE, S 82°28'46" E, 8.97 FEET; THENCE, N 52°24'03" E, 55.38 FEET; THENCE, N 09°36'28" E, 10.00 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1280.28 FEET, A CENTRAL ANGLE OF 7°07'29" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 84°06'51" W, 159.10 FEET; THENCE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 159.20 FEET THENCE, S 02°18'39" W, 9.96 FEET; THENCE, S 40°19'43" E, 55.15 FEET; THENCE, S 85°55'02" E, 8.66 FEET TO A POINT OF CURVATURE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF 7°49'09" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 15°22'25" W, 23.18 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH

OF 23.20 FEET TO A POINT OF REVERSE CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE $20^{\circ}33'42''$ AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S $09^{\circ}00'09''$ W, 82.10 FEET; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 82.54 FEET; THENCE, S $01^{\circ}16'43''$ E, 12.09 FEET; THENCE, S $88^{\circ}43'40''$ W, 593.72 FEET; THENCE, S $01^{\circ}04'57''$ E, 1312.87 FEET; THENCE, S $89^{\circ}17'35''$ W, 1314.76 FEET; THENCE, S $89^{\circ}12'19''$ W, 1315.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 436.90 ACRES, MORE OR LESS.

EXHIBIT 4

Proposed Infrastructure Plan and Estimated Cost Summary

EXHIBIT "4" page 1 of 2

PROPOSED INFRASTRUCTURE PLAN
ENTRADA
COMMUNITY DEVELOPMENT DISTRICT

FACILITY	CONSTRUCTION	OWNERSHIP	OPERATION MAINTENANCE
Roadways	Developer	CDD	CDD
Water & Wastewater	Developer	SJCUD	SJCUD
Stormwater Management	Developer	CDD	CDD
Landscape/Entranceway	Developer	CDD	CDD
Recreation	CDD	CDD	CDD
Electric and Street Lighting	Developer	FPL	FPL

SJCUD = St. Johns County Utility Department

FPL = Florida Power and Light

Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.

EXHIBIT "4" page 2 of 2
ESTIMATED COST SUMMARY
ENTRADA
COMMUNITY DEVELOPMENT DISTRICT
ENTRADA COMMUNITY DEVELOPMENT DISTRICT

INFRASTRUCTURE COSTS	Current District Costs	Expansion Parcel Costs		Total Cost	Current District Annual Outlay ³		
		Expansion One Parcel Costs	Expansion Two Parcel Costs		2024	2025	2026 and beyond
1. Clearing and Earthwork	4,294,090	4,631,270	1,845,786	10,771,146	100	0	0
2. Stormwater Systems	3,123,170	1,582,200	648,960	5,354,330	100	0	0
3. Water and Sewer Utilities ¹	4,624,065	2,793,965	1,717,055	9,135,085	100	0	0
4. Roadway Improvements	4,474,790	1,967,620	1,430,740	7,873,150	100	0	0
5. Recreational Improvements ²	4,152,600	0	3,373,200	7,525,800	100	0	0
6. Entry Signage and Landscaping	1,200,000	0	0	1,200,000	0	0	0
7. Landscaping, Berm, Fencing, Fountains	395,000	0	0	395,000	0	0	0
8. Electric and Street Lighting ⁴	957,295	230,600	109,800	1,297,695	100	0	0
9. Engineering, Surveying, Planning, CEI	1,540,100	314,900	137,400	1,992,400	100	0	0
TOTAL COSTS	\$24,761,110	\$11,520,555	\$9,262,941	\$45,544,606			

1. Includes all Water, Sewer, Force Main, and Sewage Pump Stations.
2. These estimates contemplate the exercise of special powers pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes. Improvements include Amenity Center, Pocket Parks and Mulch Trail.
3. Represents anticipated annual outlay percentage cost of the Expansion Parcel costs based on anticipated construction timeline.
4. Includes only the cost of installation of conduit and other electrical systems.

Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

All estimates are 2020 dollars, as updated in 2023 dollars for Expansion Parcels which include current expansion and future expansion parcels. Recreation cost estimate is based on bids for the work. All other estimated costs are based on existing contracts. This cost summary contemplates the exercise of special powers by the District.

COMPOSITE EXHIBIT 5

Original Petition Identifying Future Expansion Parcels

UPDATED PETITION TO ESTABLISH ENTRADA COMMUNITY DEVELOPMENT DISTRICT

Submitted By: Katie S. Buchanan
Florida Bar No. 14196
katieb@hgslaw.com
Michelle Rigoni
Florida Bar No. 0124758
micheller@hgslaw.com
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314
(850) 222-7500
(850) 224-8551 (fax)
Attorney for Petitioner

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

**UPDATED PETITION TO ESTABLISH THE
ENTRADA COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, D.R. Horton, Inc. – Jacksonville (“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 143.98 acres of land. The site is generally located south of Lightsey Road, east of Interstate 95 and west of State Road 207. 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. Future Expansion Parcels. Pursuant to Section 190.046(1)(h), *Florida Statutes*, the **Exhibit 3** identifies certain “Expansion Parcels” that may be added to the boundaries of the district within 10 years after establishment. A general location map and a metes and bounds description of the proposed Expansion Parcels is set forth in **Composite Exhibit 4**.

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: Robert S. Porter
Address: 4220 Race Track Road
St. Johns, Florida 32259

Name: Mark C. Dearing
Address: 4220 Race Track Road
St. Johns, Florida 32259

Name: Anthony Sharp
Address: 4220 Race Track Road
St. Johns, Florida 32259

Name: James Teagle
Address: 4220 Race Track Road
St. Johns, Florida 32259

Name: John Gislason
Address: 4220 Race Track Road
St. Johns, Florida 32259

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 Entrada Community Development District.

6. Existing and Future Land Uses. The general distribution, location, and extent of the public and private existing and future land uses for the proposed District and Expansion Parcels, in accordance with the future land use plan element of the County's Future Land Use Plan, is identified in **Exhibit 5**. 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 6** shows the existing and proposed major trunk water mains, sewer connections and drainage serving the lands within and around the proposed District.

8. District Facilities and Services. **Exhibit 7** 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. The

estimated costs of constructing the infrastructure serving land within the proposed District are identified in **Exhibit 8**. At present, these improvements are estimated to be made, acquired, constructed and/or installed from 2020 to 2021. 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. These estimates contemplate the exercise of the only two (2) special powers requested by the Petitioner at this time: (i) Section 190.012(2)(a), *Florida Statutes*, parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (ii) Section 190.012(2)(d), *Florida Statutes*, security, including but not limited to guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars. 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 acceptance of any operating and maintenance obligations of the District.

9. Statement of Estimated Regulatory Costs. **Exhibit 9** 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. 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 **Exhibit 10**. Pursuant to Section 190.046(1)(h), *Florida Statutes*, consent from the owners of the Expansion Parcels is not required until the District or landowner files a petition to amend the District boundaries to add one or more of the

Expansion Parcels. The inclusion of the Expansion Parcels in this Petition is not landowner consent.

11. Authorized Agent. The Petitioner is authorized to do business in Florida. **Exhibit 11** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should be sent to:

Katie S. Buchanan (katieb@hgslaw.com)
HOPPING GREEN & SAMS, P.A.
P.O. Box 6526
Tallahassee, Florida 32314

12. This petition to establish the Entrada Community Development District should be granted because it meets the six (6) factors set forth in Section 190.005(1)(e), *Florida Statutes*. The factors, and evidence submitted in support of the same, are as follows:

a. The statements contained within this Petition have been found to be true and correct. Section 190.005(1)(e)1., *Florida Statutes*. In addition to the Exhibits attached hereto, following evidence has been submitted in support of this factor:

i. The Petitioner Representative has attested to the truthfulness and accuracy of the statements contained in this Petition and the attached Exhibits. See Pre-filed Testimony of Robert S. Porter, Petitioner Representative (“Porter Testimony”), paragraphs 8 through 19.

ii. The Project Engineer and Planner for the Petitioner (“Engineer”) has attested to the truthfulness and accuracy of certain Exhibits to the Petition. See Pre-filed Testimony of Vincent J. Dunn, Engineer and Planner (“Dunn Testimony”), paragraph 11.

b. 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. Section 190.005(1)(e)2.,

Florida Statutes. In addition to the Exhibits attached hereto, following evidence has been submitted in support of this factor:

i. The Engineer has provided a comprehensive review of the applicable elements of the state and local comprehensive plans as it applies to the proposed District. See Dunn Testimony, paragraphs 25 through 39.

c. The area of land within the proposed District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional interrelated community. Section 190.005(1)(e)3., *Florida Statutes*. In addition to the Exhibits attached hereto, following evidence has been submitted in support of this factor:

i. The District Management and Assessment Consultant of the Petitioner (“District Consultant”) has testified that the proposed District, as a part of a planned community, is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional interrelated community. See Pre-filed Testimony of Scott Brizendine, District Manager and Assessment Consultant (“Brizendine Testimony”), paragraphs 16 through 18.

ii. The Engineer has testified to the same. See Dunn Testimony, paragraphs 15 through 17.

d. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the proposed District. Section 190.005(1)(e)4., *Florida Statutes*. In addition to the Exhibits attached hereto, following evidence has been submitted in support of this factor:

i. 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,

allowing for a more efficient use of resources. See Porter Testimony, paragraph 35. See also Brizendine Testimony, paragraphs 14 and 15.

ii. The establishment of the District would provide a long-term, stable, perpetual entity capable of funding, constructing and maintaining certain infrastructure improvements, better than other alternatives available, such as a property owners' or a homeowners' association. See Dunn Testimony, paragraphs 21 through 24.

e. 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. Section 190.005(1)(e)5., *Florida Statutes*. In addition to the Exhibits attached hereto, following evidence has been submitted in support of this factor:

i. The propose infrastructure of the District currently do not exist for the area to be included in the District and no other entity or unit of government is presently funding or providing improvements proposed by the District; thus, there is no duplication or incompatibility. Brizendine Testimony, paragraphs 22 through 24. See also Dunn Testimony, paragraphs 18 and 19.

f. The area to be served by the proposed District is amenable to separate special-district government. Section 190.005(1)(e)6., *Florida Statutes*. In addition to the Exhibits attached hereto, following evidence has been submitted in support of this factor:

i. The area to be served by the District is of sufficient size to be able to support its own community development services and facilities proposed to be provided by the District. Brizendine Testimony, paragraphs 19 through 21. See also Dunn Testimony, paragraph 20.

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

a. hold a public hearing in accordance with the requirements of Section 190.005(2)(b), *Florida Statutes*, as scheduled for August 4, 2020;

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.

[CONTINUED ON FOLLOWING PAGE]

RESPECTFULLY SUBMITTED, this 24th day of April, 2020, as updated and supplemented on the 13th day of July, 2020.

HOPPING GREEN & SAMS, P.A.

BY: 

Katie S. Buchanan
Florida Bar No. 14196
katieb@hgslaw.com
Michelle Rigoni
Florida Bar No. 0124758
micheller@hgslaw.com
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314
(850) 222-7500
(850) 224-8551 (fax)
Attorney for Petitioner

EXHIBIT 1

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 1

GENERAL
LOCATION

April 7, 2020

LEGEND

ENTRADA CDD

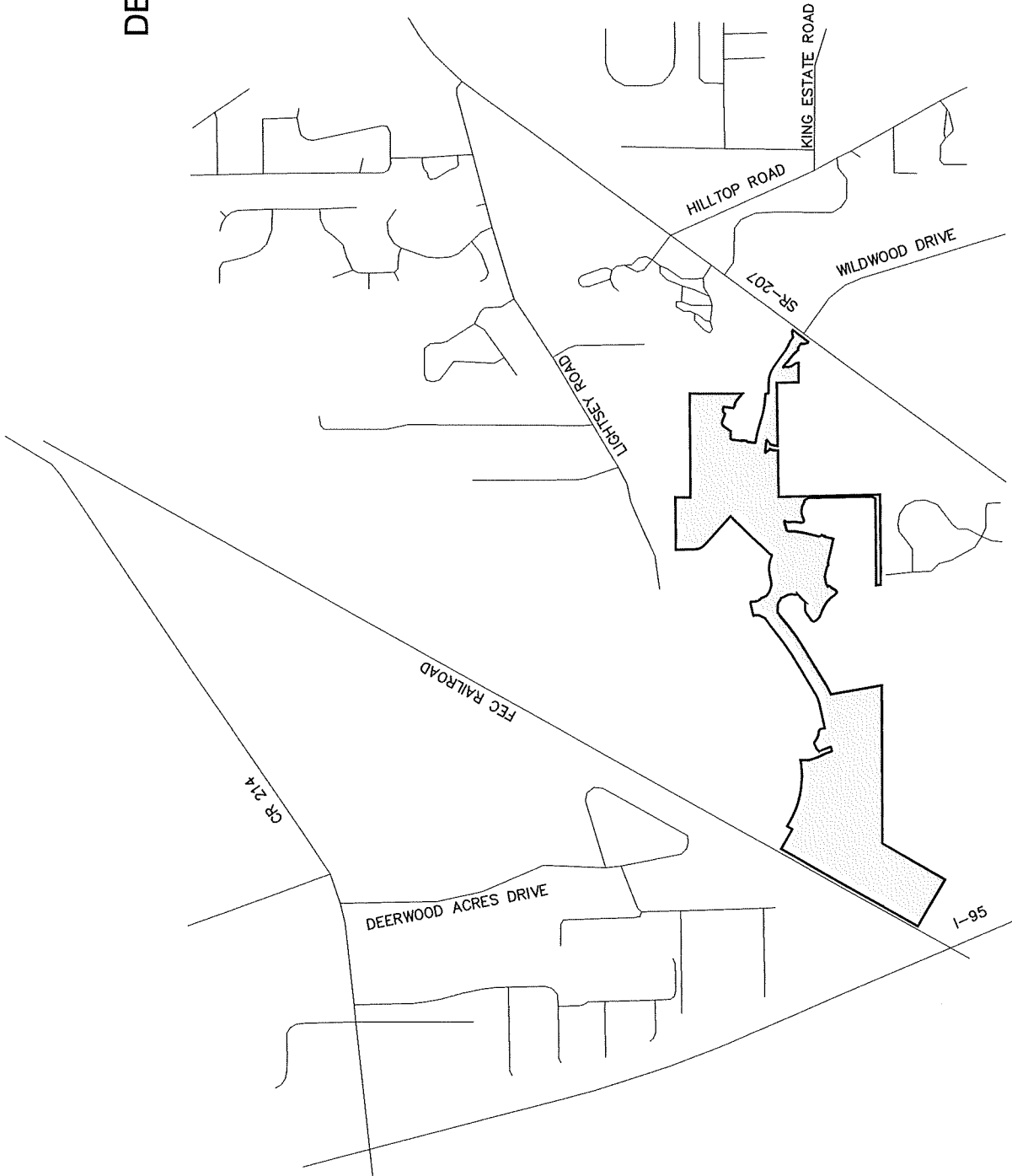
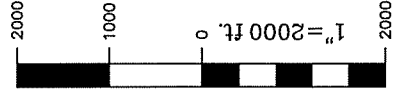
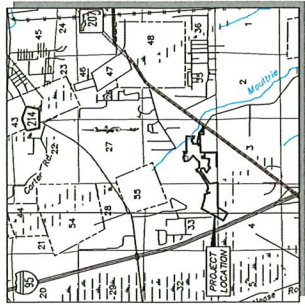


EXHIBIT 2

MAP SHOWING BOUNDARY SURVEY OF



THE COUNTY CORNER TO SECTION 33, RANGE 28 EAST, AND A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ALL WITHIN ST. JOHN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ALL WITHIN ST. JOHN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE POINT OF BEGINNING, COMMENCE AT THE CENTER CORNER TO SECTION 33, RANGE 28 EAST, AND A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ALL WITHIN ST. JOHN COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
ALSO BEING THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3222, PAGE 276 OF THE PUBLIC RECORDS OF FLORIDA...

- 1. THE SURVEY WAS PERFORMED BY THE SURVEYOR...
- 2. THE SURVEY WAS PERFORMED BY THE SURVEYOR...
- 3. THE SURVEY WAS PERFORMED BY THE SURVEYOR...
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- 9. THE SURVEY WAS PERFORMED BY THE SURVEYOR...
- 10. THE SURVEY WAS PERFORMED BY THE SURVEYOR...

GENERAL NOTES:
1. THESE LANDS ARE SUBJECT TO THE FEDERAL ESTATE TAX REFORM ACT OF 1976...
2. THESE LANDS ARE SUBJECT TO THE FEDERAL ESTATE TAX REFORM ACT OF 1976...

EXHIBIT 2A
CDD LEGAL DESCRIPTION

SEE SHEET 2 FOR BOUNDARY DATA
SEE SHEET 3 FOR FLOOD ZONE EXHIBIT
April 7, 2020

SYMBOL	DESCRIPTION
1	ANCHOR BOLT
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- SYMBOL LEGEND**
- 1 = BENCHMARK
 - 2 = CATCH BASIN
 - 3 = CONCRETE MANHOLE
 - 4 = CORRUGATED METAL MANHOLE
 - 5 = ELECTRIC BOX
 - 6 = FLOOR FINISH
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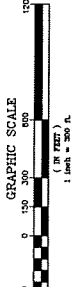
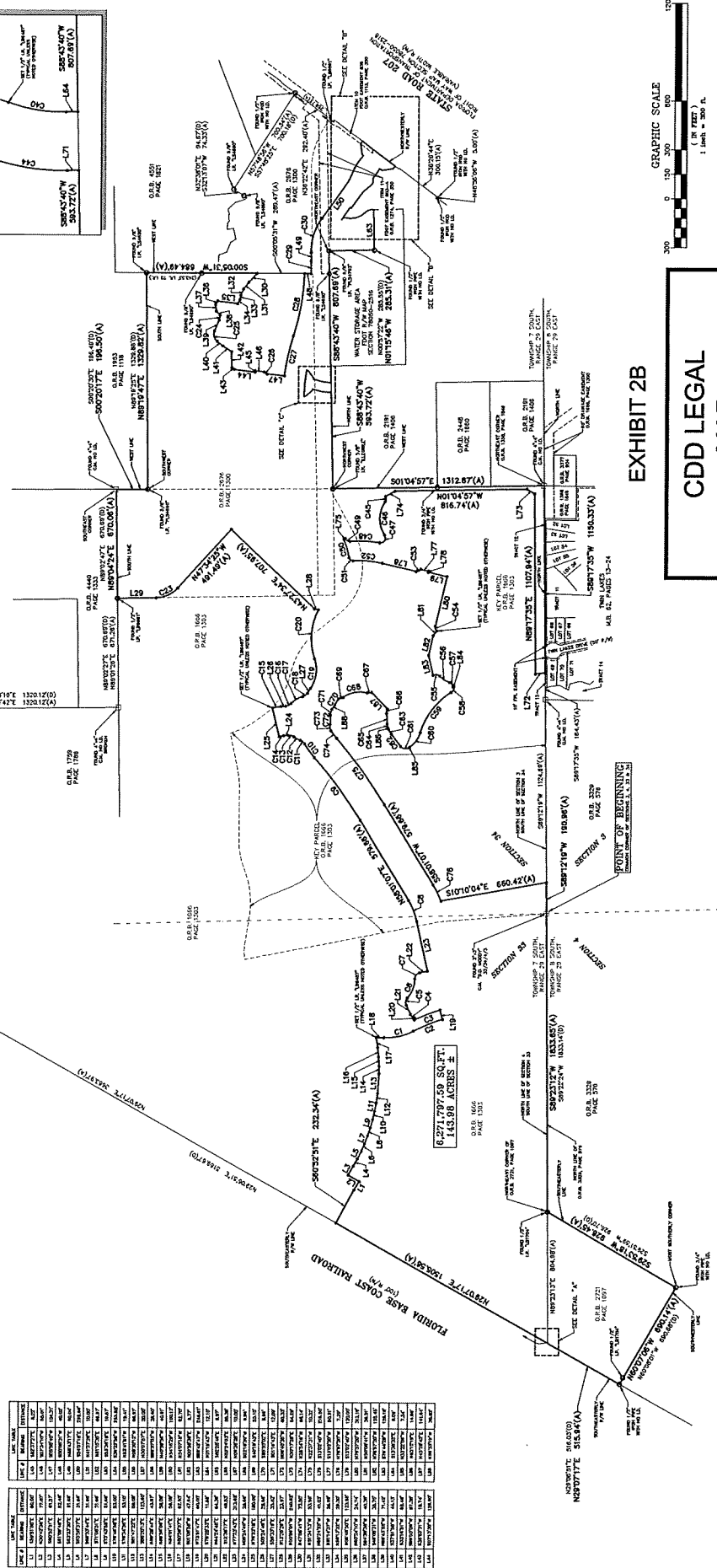
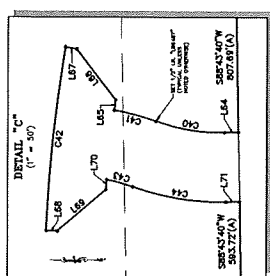
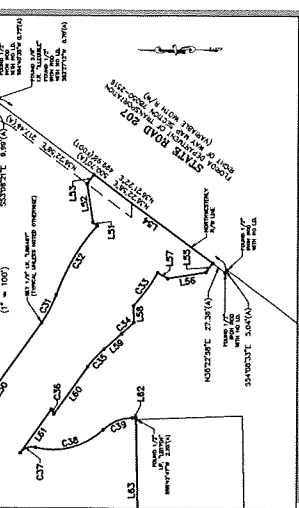
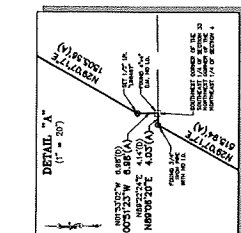


EXHIBIT 2B
CDD LEGAL
MAP

April 7, 2020

EXHIBIT 3

EXHIBIT 3

FUTURE EXPANSION PARCELS

	<u>Parcel Identification Number</u>	<u>Acreage</u>	<u>Current Owner</u>
1	1013500000 (Portion)	49.15	St. Augustine Country Club LLC
2	1013700010, 1015300000 & 1014000000	18.86	Southeast Investments #17 LLC
3	1013500000 (Portion), 1013500020 & 1012800000	253.29	St. Augustine Country Club LLC
	1011800000, 1011800030 & 1029800000		Elmww LLC
	1013500010		Southeast Investments #17 LLC

EXHIBIT 4

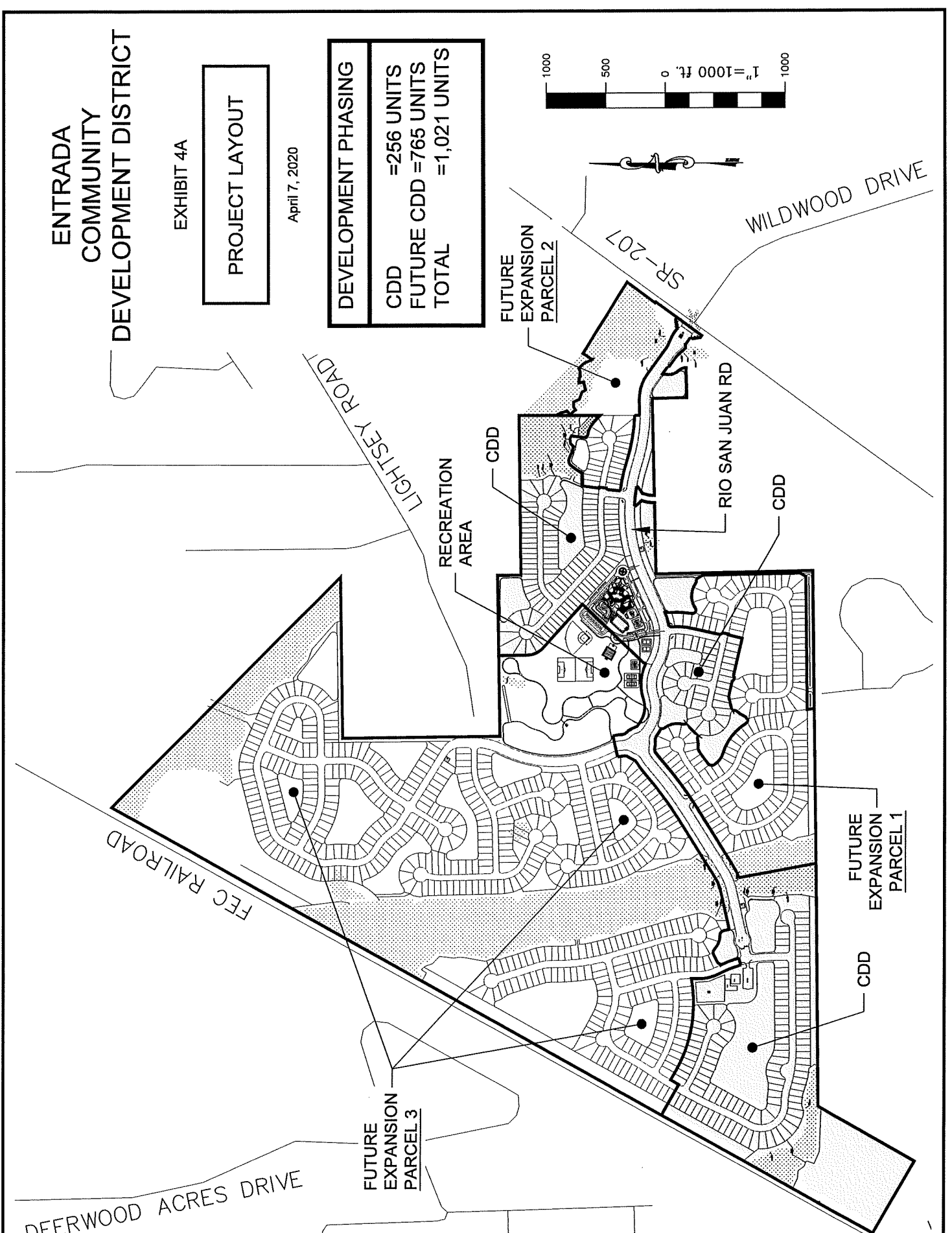
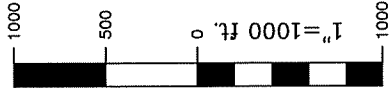
ENTRADA
COMMUNITY
DEVELOPMENT DISTRICT

EXHIBIT 4A

PROJECT LAYOUT

April 7, 2020

DEVELOPMENT PHASING	
CDD	=256 UNITS
FUTURE CDD	=765 UNITS
TOTAL	=1,021 UNITS



FEC RAILROAD

LIGHTSEY ROAD

RECREATION
AREA

FUTURE
EXPANSION
PARCEL 2

SR-207

RIO SAN JUAN RD

WILDWOOD DRIVE

FUTURE
EXPANSION
PARCEL 1

CDD

FUTURE
EXPANSION
PARCEL 3

DEERWOOD ACRES DRIVE

EXHIBIT 4B

FUTURE EXPANSION PARCEL 1

(SURVEYOR'S DESCRIPTION)

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF REFERENCE**, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE NORTH 89°12'19" EAST, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 190.96 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 10°10'04" WEST, DEPARTING LAST SAID LINE, A DISTANCE OF 660.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 590.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 110.38 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°22'42" EAST, 110.22 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°01'07" EAST, A DISTANCE OF 579.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3090.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 509.10 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°17'55" EAST, 508.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 410.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.35 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°35'10" EAST, 57.31 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°17'50" EAST, 40.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.43 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°32'45" EAST, 56.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°49'25" EAST, 36.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 56°33'19" EAST, A DISTANCE OF 35.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.90 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°42'24" EAST, 42.88 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.71 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°58'49" EAST, 29.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 174.00 FEET; THENCE SOUTHERLY ALONG THE

ARC OF SAID CURVE, A DISTANCE OF 158.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°03'33" EAST, 152.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°07'29" EAST, 28.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 45°28'42" WEST, A DISTANCE OF 141.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°55'08" WEST, 28.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 174.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.68 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°45'19" WEST, 65.29 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.79 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°23'14" WEST, 22.45 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 63°12'19" WEST, A DISTANCE OF 14.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 163.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.60 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°39'04" WEST, 31.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3372.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.76 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°53'36" WEST, 93.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.74 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OR SOUTH 10°09'39" WEST, 52.34 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 33°22'06" EAST, A DISTANCE OF 7.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 163.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 114.26 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°27'03" EAST, 111.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 437.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 319.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°37'07" EAST, 311.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.70 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°53'34" EAST, 40.49 FEET TO THE END OF SAID CURVE AT A POINT OF CUSP; THENCE NORTH 13°38'32" WEST, A DISTANCE OF 8.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.11 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°22'54" EAST, 32.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 182.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.29 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°39'44" EAST, 74.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 32.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.46 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°26'26" EAST, 41.84 FEET TO THE END OF SAID CURVE AT A POINT OF CUSP; THENCE NORTH 76°44'26" EAST, A DISTANCE OF 126.16 FEET; THENCE SOUTH 76°57'20" EAST, A DISTANCE OF 125.45 FEET; THENCE SOUTH 50°08'41" EAST, A DISTANCE OF 36.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.09 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°26'59" EAST, 31.43 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 76°57'20" EAST, A DISTANCE OF 312.19 FEET; THENCE NORTH 13°02'40" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 76°57'20" EAST, A DISTANCE OF 7.29 FEET; THENCE NORTH 13°02'20" EAST, A DISTANCE OF 50.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.23 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°10'42" WEST, 31.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 13°02'40" EAST, A DISTANCE OF 216.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 183.63 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°41'39" EAST, 182.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.40 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°03'21" EAST, 33.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 116.80 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°34'16" EAST, 116.57 FEET TO THE END OF SAID CURVE; THENCE SOUTH 22°37'31" EAST, A DISTANCE OF 10.32 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.66 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°24'34" WEST, 34.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°30'57" WEST, 185.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.94 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°09'24" EAST, 55.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 182.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.84 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°01'26" EAST, 208.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 30.00

FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.38 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°01'47" EAST, 31.69 FEET TO THE END OF SAID CURVE AT A POINT OF CUSP; THENCE SOUTH 28°54'16" EAST, A DISTANCE OF 66.14 FEET; THENCE SOUTH 01°04'57" EAST, A DISTANCE OF 816.74 FEET; THENCE SOUTH 30°17'28" WEST, A DISTANCE OF 54.29 FEET; THENCE SOUTH 89°17'35" WEST, A DISTANCE OF 1107.94 FEET; THENCE SOUTH 06°40'35" EAST, A DISTANCE OF 60.33 FEET TO A POINT ON THE NORTH LINE OF THE PLAT OF TWIN LAKES, AS RECORDED IN MAP BOOK 62, PAGES 13 THROUGH 24 OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTH LINE OF SAID SECTION 34; THENCE SOUTH 89°17'35" WEST, ALONG LAST SAID LINE, A DISTANCE OF 164.43 FEET TO THE NORTHWEST CORNER OF SAID TWIN LAKES; THENCE SOUTH 89°12'19" WEST, ALONG SAID SOUTH LINE OF SECTION 34, ALSO BEING THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1124.69 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 49.15 ACRES, MORE OR LESS.

EXHIBIT 4C

FUTURE EXPANSION PARCEL 2

(SURVEYOR'S DESCRIPTION)

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF REFERENCE**, COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE NORTH 00°48'48" EAST, ALONG A NON-BOUNDARY LINE, A DISTANCE OF 112.08 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 00°05'31" EAST, A DISTANCE OF 40.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1410.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 389.87 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°15'14" WEST, 388.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1380.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 251.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°33'16" WEST, 251.20 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°58'40" EAST, A DISTANCE OF 104.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.97 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°26'42" EAST, 23.06 FEET TO THE END OF SAID CURVE; THENCE NORTH 07°34'10" EAST, A DISTANCE OF 55.01 FEET; THENCE NORTH 82°37'27" WEST, A DISTANCE OF 8.22 FEET; THENCE NORTH 07°13'30" EAST, A DISTANCE OF 129.90 FEET; THENCE NORTH 35°52'21" EAST, A DISTANCE OF 18.74 FEET; THENCE NORTH 89°03'09" EAST, A DISTANCE OF 97.38 FEET; THENCE NORTH 33°16'51" EAST, A DISTANCE OF 65.46 FEET; THENCE NORTH 37°51'58" EAST, A DISTANCE OF 44.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 55.10 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.17 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°59'43" EAST, 66.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 66°43'55" EAST, A DISTANCE OF 71.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 187.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.47 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°19'57" EAST, 31.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 46°08'31" EAST, A DISTANCE OF 35.75 FEET; THENCE NORTH 84°38'38" EAST, A DISTANCE OF 40.36 FEET; THENCE SOUTH 60°24'10" EAST, A DISTANCE OF 24.74 FEET; THENCE SOUTH 06°48'50" WEST, A DISTANCE OF 123.98 FEET; THENCE SOUTH 58°13'22" EAST, A DISTANCE OF 29.30 FEET; THENCE SOUTH 81°14'37" EAST, A DISTANCE OF 26.99 FEET; THENCE SOUTH 66°24'25" EAST, A DISTANCE OF 41.03 FEET; THENCE SOUTH 51°34'13" EAST, A DISTANCE OF 53.98 FEET; THENCE SOUTH 47°06'41" EAST, A DISTANCE OF 73.50 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4551, PAGE 1821 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 00°05'31" EAST, ALONG LAST SAID

PROLONGATION, A DISTANCE OF 390.85 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF MOULTRIE CREEK; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID CREEK ALSO BEING THE SOUTHERLY LINE OF LAST SAID LANDS, THE FOLLOWING 22 COURSES AND DISTANCES: COURSE 1) THENCE SOUTH 26°03'43" EAST, A DISTANCE OF 26.23 FEET; COURSE 2) THENCE SOUTH 26°03'43" EAST, A DISTANCE OF 31.40 FEET; COURSE 3) THENCE SOUTH 12°23'10" EAST, A DISTANCE OF 46.13 FEET; COURSE 4) THENCE SOUTH 41°28'47" WEST, A DISTANCE OF 38.09 FEET; COURSE 5) THENCE SOUTH 39°22'09" EAST, A DISTANCE OF 26.08 FEET; COURSE 6) THENCE SOUTH 36°54'30" EAST, A DISTANCE OF 30.34 FEET; COURSE 7) THENCE NORTH 56°07'31" EAST, A DISTANCE OF 28.69 FEET; COURSE 8) THENCE SOUTH 89°48'48" EAST, A DISTANCE OF 42.78 FEET; COURSE 9) THENCE SOUTH 20°45'29" EAST, A DISTANCE OF 51.65 FEET; COURSE 10) THENCE SOUTH 67°58'10" EAST, A DISTANCE OF 64.38 FEET; COURSE 11) THENCE SOUTH 30°00'15" EAST, A DISTANCE OF 37.04 FEET; COURSE 12) THENCE NORTH 76°54'38" EAST, A DISTANCE OF 68.18 FEET; COURSE 13) THENCE NORTH 08°55'59" WEST, A DISTANCE OF 39.24 FEET; COURSE 14) THENCE SOUTH 86°58'13" EAST, A DISTANCE OF 38.35 FEET; COURSE 15) THENCE SOUTH 51°12'04" EAST, A DISTANCE OF 20.87 FEET; COURSE 16) THENCE NORTH 52°50'17" EAST, A DISTANCE OF 9.27 FEET; COURSE 17) THENCE SOUTH 85°39'32" EAST, A DISTANCE OF 36.81 FEET; COURSE 18) THENCE NORTH 68°41'08" EAST, A DISTANCE OF 26.14 FEET; COURSE 19) THENCE SOUTH 41°44'50" EAST, A DISTANCE OF 62.28 FEET; COURSE 20) THENCE SOUTH 19°00'27" EAST, A DISTANCE OF 65.15 FEET; COURSE 21) THENCE SOUTH 48°27'15" EAST, A DISTANCE OF 14.07 FEET; COURSE 22) THENCE NORTH 32°13'07" EAST, DEPARTING SAID APPROXIMATE CENTERLINE OF MOULTRIE CREEK, A DISTANCE OF 94.78 FEET TO A POINT ON THE SOUTHWEST LINE OF LAST SAID LANDS; THENCE SOUTH 57°48'56" EAST, ALONG LAST SAID SOUTHWEST LINE AND ALONG THE SOUTHWEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4127, PAGE 133 OF SAID PUBLIC RECORDS, A DISTANCE OF 700.34 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF STATE ROAD 207, A VARIABLE WIDTH RIGHT OF WAY PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78050-2516; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, THE FOLLOWING 3 COURSES AND DISTANCES: COURSE 1) THENCE SOUTH 36°22'42" WEST, A DISTANCE OF 292.40 FEET TO A TRANSITION IN THE RIGHT OF WAY WIDTH; COURSE 2) THENCE SOUTH 53°08'21" EAST, ALONG SAID TRANSITION LINE, A DISTANCE OF 9.99 FEET; COURSE 3) THENCE SOUTH 36°22.58" WEST, A DISTANCE OF 217.46 FEET; THENCE NORTH 53°38'18" WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 19.67 FEET; THENCE SOUTH 81°15'35" WEST, A DISTANCE OF 66.97 FEET; THENCE SOUTH 41°37'26" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 348.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.78 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°14'33" WEST, 137.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 190.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.87 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°23'41" WEST, 54.68 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°07'18" WEST, A DISTANCE OF 269.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 226.98 FEET, SAID

CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°42'00" WEST, 223.02 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°43'17" WEST, A DISTANCE OF 50.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1450.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.33 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°45'02" WEST, 77.32 FEET TO THE END OF SAID CURVE AND THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 18.86 ACRES, MORE OR LESS.

EXHIBIT 4C

FUTURE EXPANSION PARCEL 3

(SURVEYOR'S DESCRIPTION)

A PORTION OF SECTION 33, SECTION 34 AND SECTION 55, ALL LYING IN TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF BEGINNING**, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 33 WITH THE SOUTHEAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, BEING A 100 FOOT RIGHT OF WAY; THENCE NORTH 29°09'38" EAST, ALONG SAID SOUTHEAST RIGHT OF WAY LINE, A DISTANCE OF 344.66 FEET TO THE INTERSECTION WITH SAID SOUTHEASTERLY RIGHT OF WAY LINE WITH THE SOUTH LINE OF SAID SECTION 55; THENCE NORTH 29°07'15" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1285.37 FEET; THENCE SOUTH 44°56'09" EAST, DEPARTING LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 2709.72 FEET TO A POINT ON THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1666, PAGE 1303 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4425, PAGE 1015 OF SAID PUBIC RECORDS; THENCE SOUTH 89°10'36" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1341.36 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°33'42" EAST, ALONG THE WEST LINE THEREOF AND THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4440, PAGE 1333, A DISTANCE OF 1320.12 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°01'26" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 671.26 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2676, PAGE 1300 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°56'01" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 240.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 182.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, DEPARTING LAST SAID WEST LINE, A DISTANCE OF 149.10 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°06'14" EAST, 144.97 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 47°34'25" EAST, A DISTANCE OF 491.49 FEET; THENCE SOUTH 43°27'34" WEST, A DISTANCE OF 707.95 FEET; THENCE SOUTH 13°25'26" WEST, A DISTANCE OF 23.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 390.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 308.49 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°03'17" WEST, 300.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 210.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 191.18 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°38'09" WEST, 184.65 FEET TO THE POINT OF TANGENCY; THENCE NORTH 56°33'19" WEST, A DISTANCE OF 35.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD

BEARING AND DISTANCE OF NORTH 35°17'12" WEST, 36.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°59'04" WEST, 81.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°40'55" WEST, 36.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°24'49" WEST, A DISTANCE OF 28.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 390.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 52.51 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°16'16" WEST, 52.47 FEET TO THE END OF SAID CURVE; THENCE SOUTH 76°52'18" WEST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 210.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°16'16" EAST, 28.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 05°24'49" EAST, A DISTANCE OF 28.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°51'17" WEST, 36.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°09'33" WEST, 43.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°59'25" WEST, 33.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 590.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.10 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°40'56" WEST, 104.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2910.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 479.44 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°17'55" WEST, 478.90 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 58°01'07" WEST, A DISTANCE OF 579.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 410.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.66 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°42'25" WEST, A DISTANCE OF 138.00 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 77°23'43" WEST, A DISTANCE OF 313.68 FEET; THENCE NORTH 12°36'17" WEST, A DISTANCE OF 48.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°25'42" WEST, 47.65 FEET TO THE POINT OF

REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 174.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.99 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°41'09" WEST, 127.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.41 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21'11" WEST, 42.76 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 64°24'48" WEST, A DISTANCE OF 64.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.04 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°59'38" WEST, 33.82 FEET TO THE END OF SAID CURVE; THENCE NORTH 78°25'33" WEST, A DISTANCE OF 11.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1030.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 169.88 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°51'43" EAST, 169.69 FEET TO THE END OF SAID CURVE; THENCE SOUTH 73°51'47" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 194.81 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°53'25" WEST, 194.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 362.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 190.81 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°32'37" WEST, 188.61 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°08'58" EAST, A DISTANCE OF 47.64 FEET; THENCE SOUTH 80°59'57" WEST, A DISTANCE OF 62.95 FEET; THENCE SOUTH 84°01'41" WEST, A DISTANCE OF 58.09 FEET; THENCE SOUTH 86°56'06" WEST, A DISTANCE OF 58.09 FEET; THENCE SOUTH 89°28'44" WEST, A DISTANCE OF 43.57 FEET; THENCE NORTH 86°20'13" WEST, A DISTANCE OF 123.60 FEET; THENCE NORTH 81°47'22" WEST, A DISTANCE OF 58.09 FEET; THENCE NORTH 78°34'36" WEST, A DISTANCE OF 53.10 FEET; THENCE NORTH 76°46'58" WEST, A DISTANCE OF 53.00 FEET; THENCE NORTH 73°43'58" WEST, A DISTANCE OF 51.66 FEET; THENCE NORTH 71°08'51" WEST, A DISTANCE OF 51.66 FEET; THENCE NORTH 68°33'44" WEST, A DISTANCE OF 51.66 FEET; THENCE NORTH 65°58'37" WEST, A DISTANCE OF 51.66 FEET; THENCE NORTH 63°23'30" WEST, A DISTANCE OF 51.66 FEET; THENCE NORTH 61°09'48" WEST, A DISTANCE OF 52.48 FEET; THENCE NORTH 60°52'51" WEST, A DISTANCE OF 61.57 FEET; THENCE SOUTH 30°42'38" WEST, A DISTANCE OF 77.87 FEET; THENCE NORTH 59°51'05" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 60°52'51" WEST, A DISTANCE OF 232.34 FEET TO A POINT ON THE AFOREMENTIONED SOUTHEAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE NORTH 29°07'17" EAST, ALONG SAID SOUTHEAST RIGHT OF WAY LINE, A DISTANCE OF 3663.97 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 253.29 ACRES, MORE OR LESS.

MAP SHOWING SKETCH & DESCRIPTION OF

COMPLETE DESCRIPTION
FOR A PORTION OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 33 WITH THE CORNER POINT OF THE CORNER...

DATE 2020
PAGE 1005

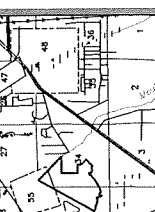
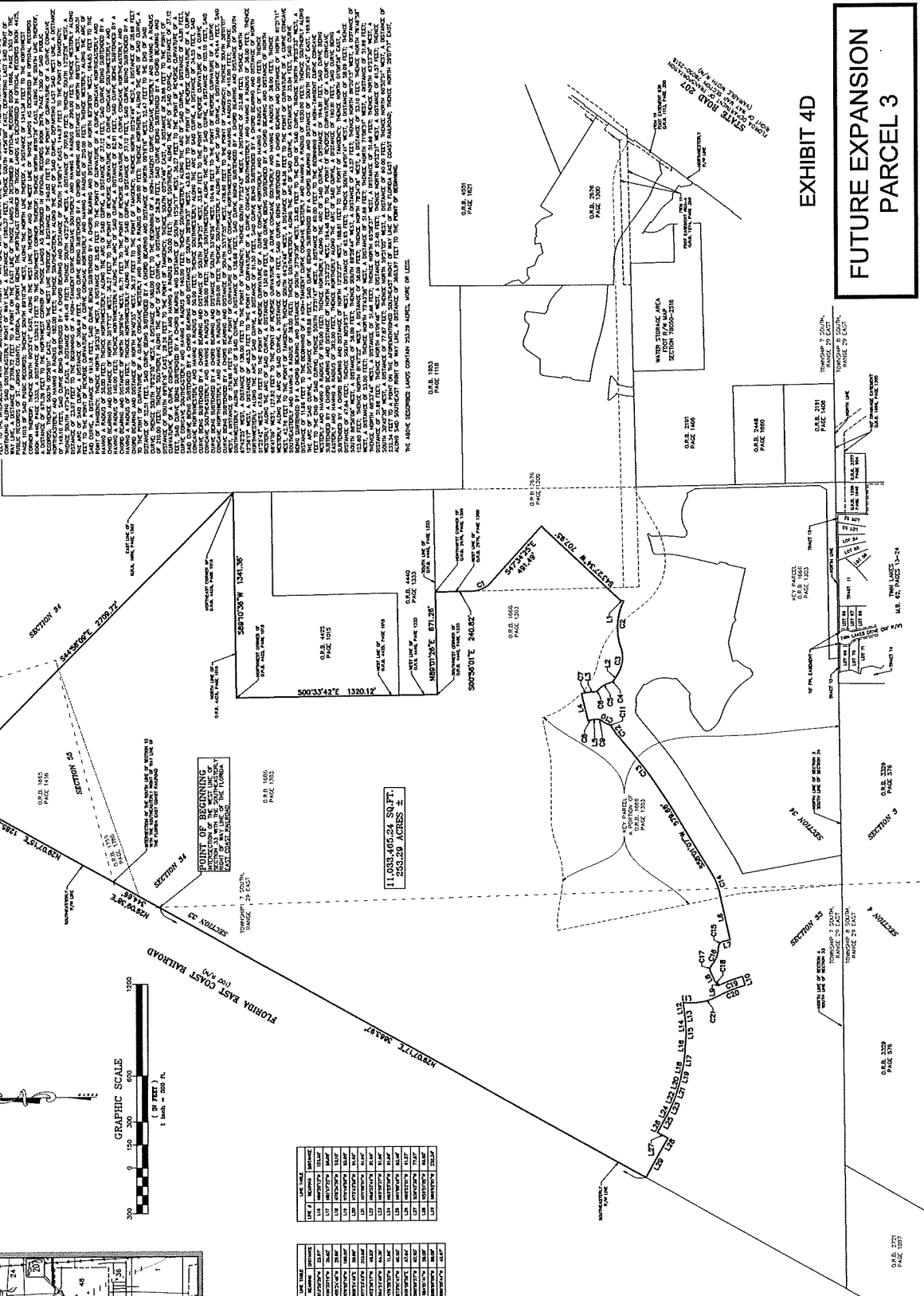


Table with columns: LOT, AREA, BEARING, DISTANCE, and other survey data.

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GENERAL NOTES
1. THIS IS NOT A BOUNDARY SURVEY, NOR DOES IT PURPORT TO BE SUCH.
2. REFERENCE SHOWN HEREON REFER TO THE FLORIDA STATE PLATTE COGNIZANT SYSTEM...

EXHIBIT 4D
FUTURE EXPANSION
PARCEL 3

CURRENT OWNER
ELMMW, LLC
SOUTHEAST INVESTMENTS #17, LLC
ST AUGUSTINE COUNTRY CLUB, LLC

LAND USE DESIGNATION - RES-B
April 7, 2020

EXHIBIT 5

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5

EXISTING / FUTURE
LAND USE

April 7, 2020

LEGEND



ENTRADA CDD



FUTURE
EXPANSION
PARCEL

RES-B

= RESIDENTIAL B

RES-C

= RESIDENTIAL C

Md

= MIXED USE DISTRICT

BC

= BUSINESS COMMERCIAL

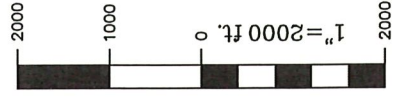
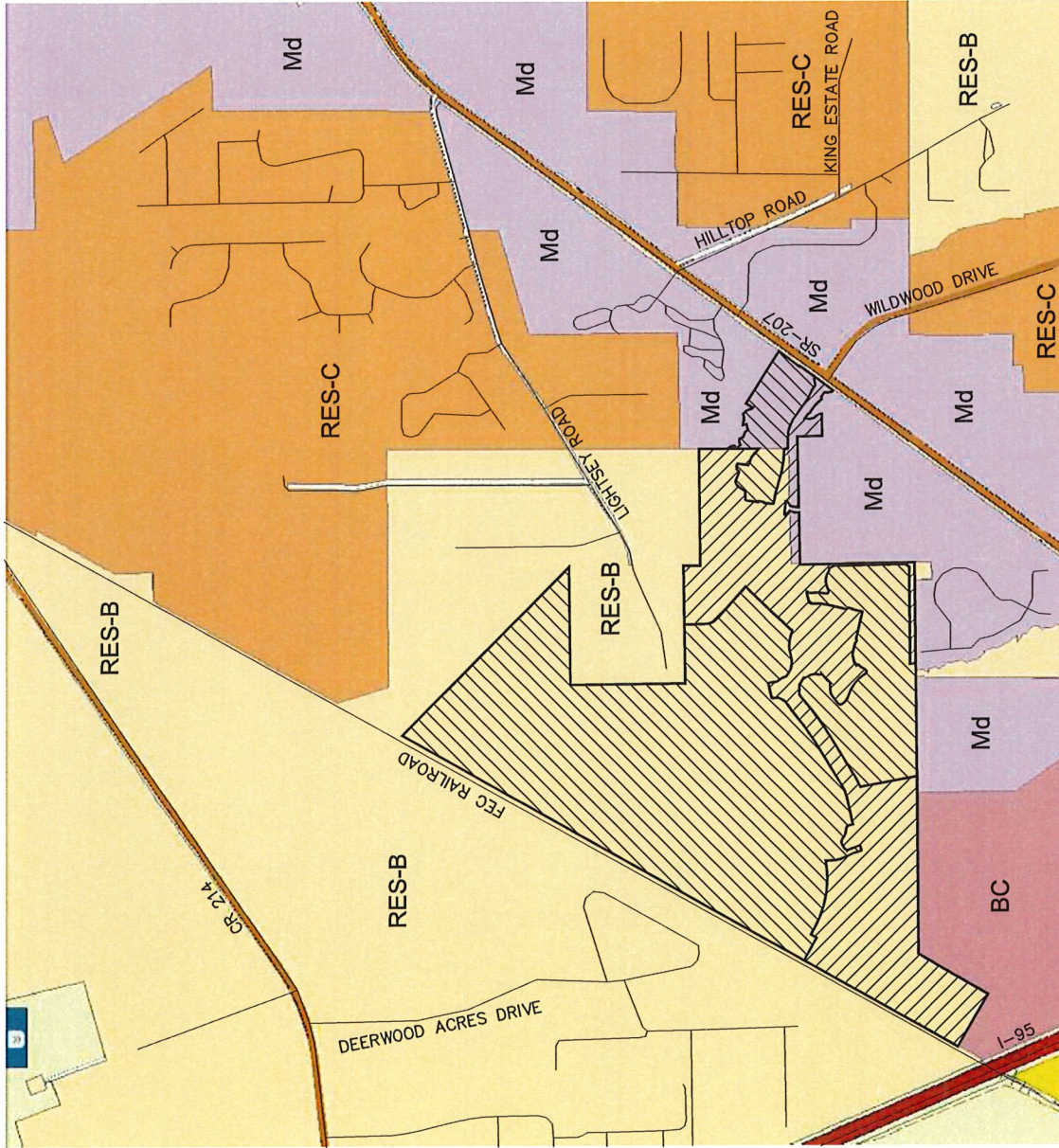


EXHIBIT 6

ENTRADA COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6A

MASTER WATER PLAN

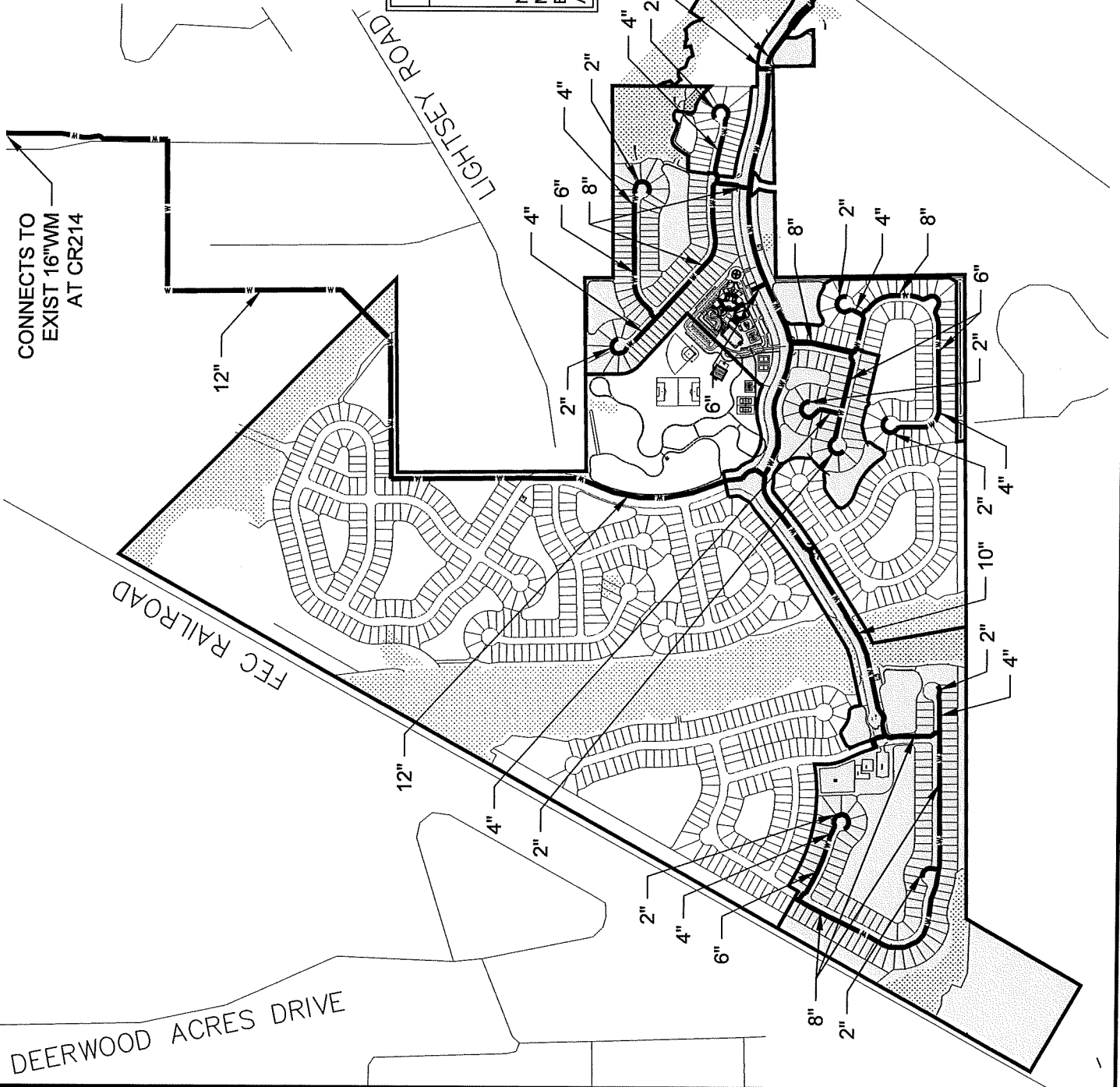
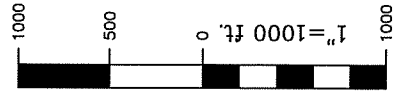
April 7, 2020

LEGEND

--- EXISTING WATER MAINS

— PROPOSED WATER MAINS

NOTE: EXACT SIZE AND LOCATION OF WATER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.



CONNECTS TO
EXIST 16"WM
AT CR214

WILDWOOD DRIVE

SR-207

EXIST
16"WM

FEC RAILROAD

DEERWOOD ACRES DRIVE

ENTRADA
COMMUNITY
DEVELOPMENT DISTRICT

EXHIBIT 6B

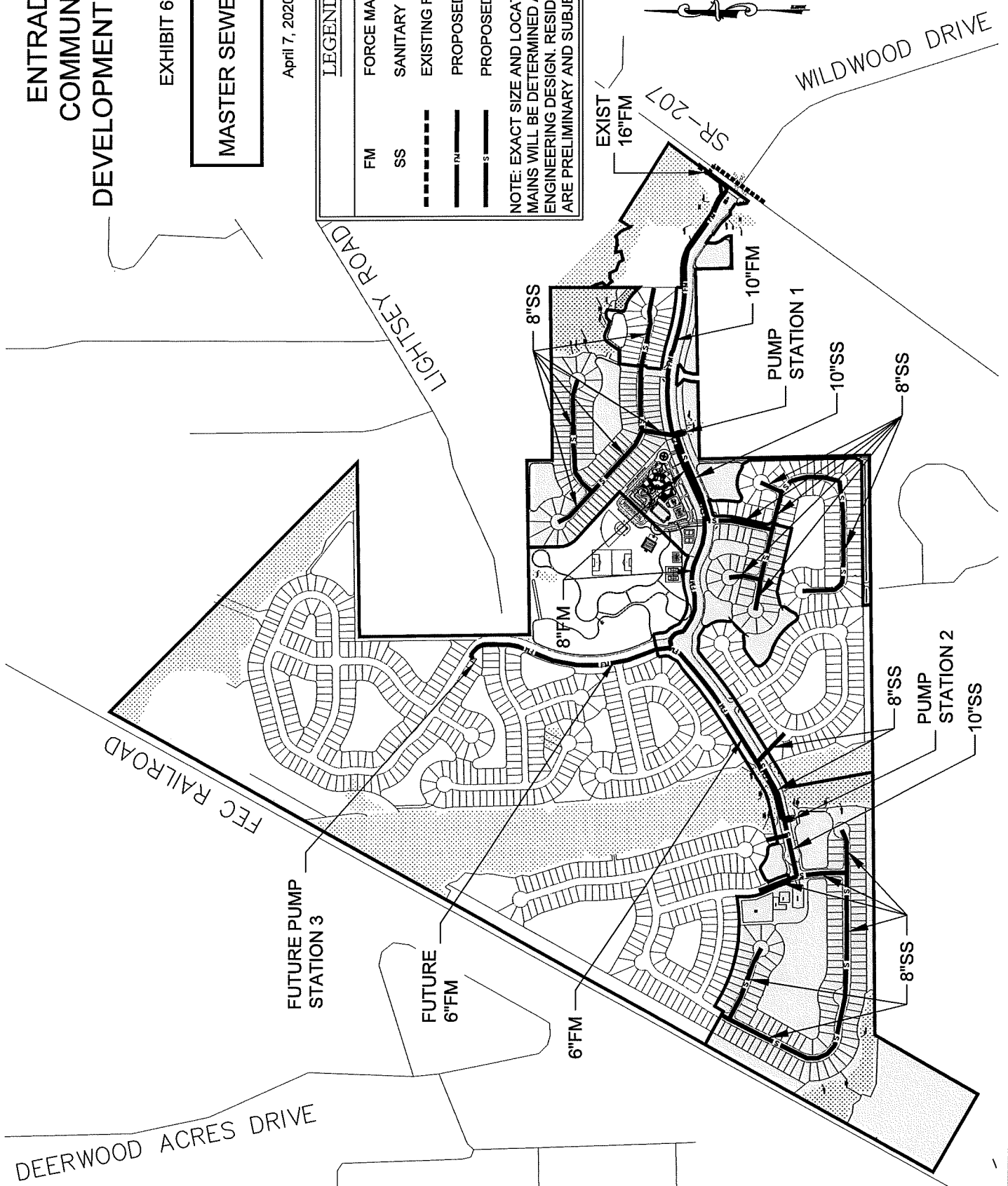
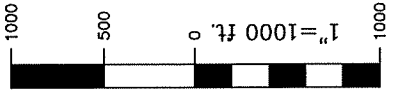
MASTER SEWER PLAN

April 7, 2020

LEGEND

FM	FORCE MAIN
SS	SANITARY SEWER
---	EXISTING FORCE MAINS
---	PROPOSED FORCE MAINS
---	PROPOSED SEWER MAINS

NOTE: EXACT SIZE AND LOCATION OF SEWER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.



ENTRADA
COMMUNITY
DEVELOPMENT DISTRICT

EXHIBIT 6C

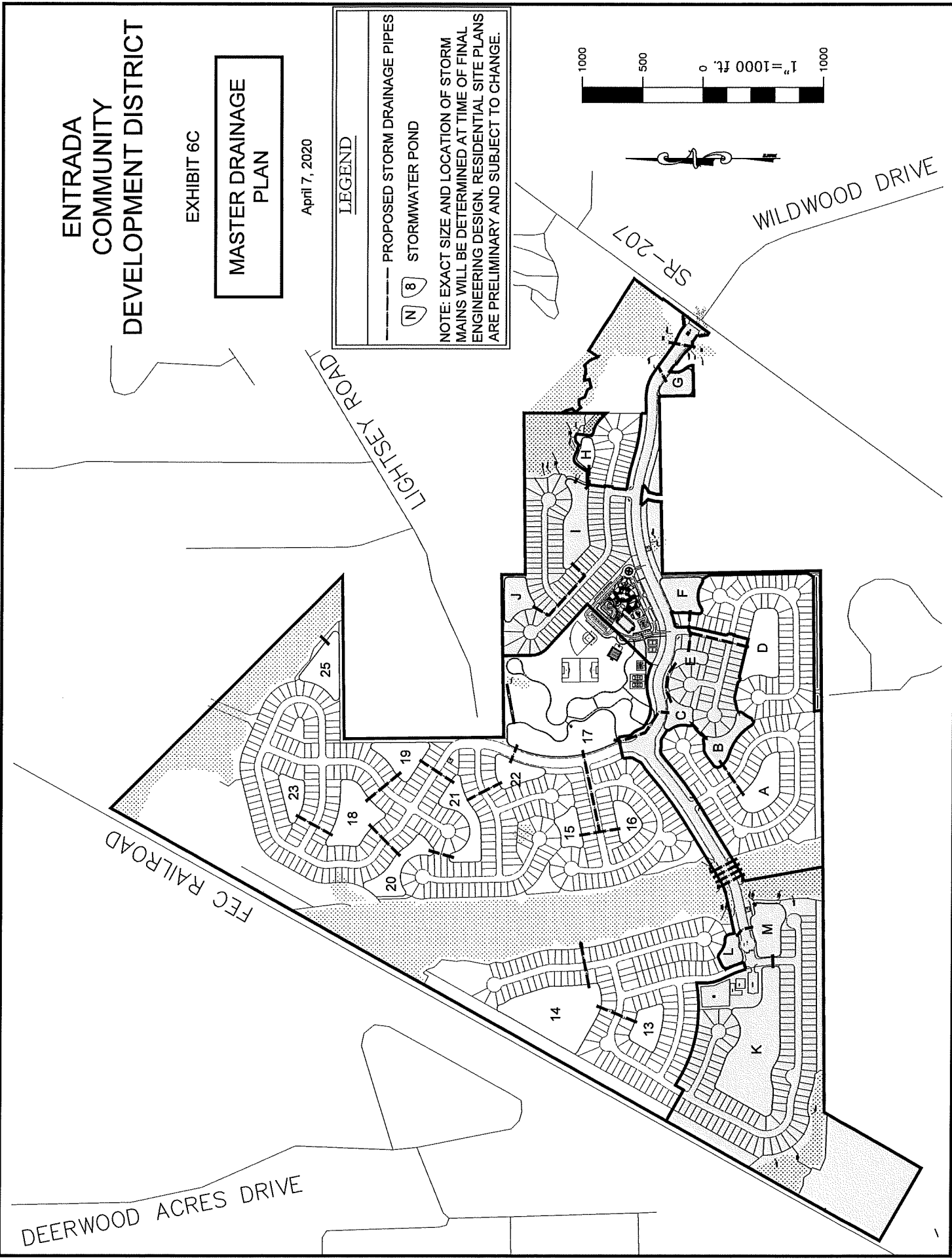
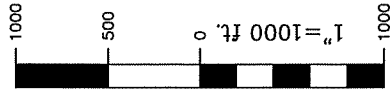
MASTER DRAINAGE
PLAN

April 7, 2020

LEGEND

-  PROPOSED STORM DRAINAGE PIPES
-  STORMWATER POND

NOTE: EXACT SIZE AND LOCATION OF STORM MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.



DEERWOOD ACRES DRIVE

FEC RAILROAD

LIGHTSEY ROAD

SR-207

WILDWOOD DRIVE

EXHIBIT 7

EXHIBIT "7"

PROPOSED INFRASTRUCTURE PLAN ENTRADA COMMUNITY DEVELOPMENT DISTRICT

FACILITY	CONSTRUCTION	OWNERSHIP	OPERATION MAINTENANCE
Roadways	Developer	CDD	CDD
Water & Wastewater	Developer	SJCUD	SJCUD
Stormwater Management	Developer	CDD	CDD
Landscape/Entranceway	Developer	CDD	CDD
Recreation	CDD	CDD	CDD
Electric and Street Lighting	Developer	FPL	FPL

SJCUD = St. Johns County Utility Department

FPL = Florida Power and Light

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 acceptance of any operating and maintenance obligations of the District.

EXHIBIT 8

EXHIBIT ' 8 '

ESTIMATED COST SUMMARY ENTRADA COMMUNITY DEVELOPMENT DISTRICT

COST ESTIMATE SHEET ENTRADA COMMUNITY DEVELOPMENT DISTRICT

INFRASTRUCTURE COSTS	Current District Costs	Expansion Parcel Costs	Total Costs	Current District Annual Outlay ³	
				2020	2021
1. Clearing and Earthwork	3,116,660	4,906,060	8,022,720	90	10
2. Stormwater Systems	2,545,000	2,409,030	4,954,030	90	10
3. Water and Sewer Utilities ¹	3,492,035	4,716,780	8,208,815	80	20
4. Roadway Improvements	3,615,000	3,582,460	7,197,460	40	60
5. Recreational Improvements ²	4,152,600	241,600	4,394,200	10	90
6. Entry Signage and Landscaping	1,200,000	0	1,200,000	20	80
7. Landscaping, Berm, Fencing, Fountains	395,000	0	395,000	20	80
8. Electric and Street Lighting	777,725	748,200	1,525,925	30	70
9. Engineering, Surveying, Planning, CEI	1,397,270	595,130	1,992,400	90	10
TOTAL COSTS	\$20,691,290		\$37,890,550		

1. Includes all Water, Sewer, Force Main, and Sewage Pump Stations.
2. These estimates contemplate the exercise of the two (2) special powers requested by the Petitioner at this time: (i) Section 190.012(2)(a), *Florida Statutes*, parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (ii) Section 190.012(2)(d), *Florida Statutes*, security, including but not limited to guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars; improvements also include Amenity Center, Pocket Parks and Mulch Trail.
3. Represents anticipated annual outlay of costs based on anticipated construction timeline.

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

All estimates are 2020 dollars. Recreation cost estimate is based on historical bids for similar work. All other estimated costs are based on existing contracts. This cost summary contemplates the exercise of special powers by the District.

EXHIBIT 9



Rizzetta & Company

STATEMENT OF ESTIMATED REGULATORY COSTS

FOR

PETITION TO ESTABLISH ENTRADA COMMUNITY DEVELOPMENT DISTRICT

March 20, 2020

Prepared by:

Rizzetta & Company
12750 Citrus Park Lane
Suite 115
Tampa, FL 33625
rizzetta.com

ENTRADA COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS

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Rizzetta & Company

I. INTRODUCTION

1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the Board of County Commissioners of St. Johns County, Florida, to establish the Entrada Community Development District ("District") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1)(a)8, F.S., requires that, as part of the petition, a Statement of Estimated Regulatory Costs be prepared pursuant to Section 120.541, F.S.

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of planning, financing, constructing and maintaining certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., a county or city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The legislature has, in Section 190.004(3), F.S., made this clear by stating:

The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.



In addition, the parameters for the review and evaluation of community development district establishment petitions are clearly set forth in Section 190.002(2)(d), F.S., 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.

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the legislature and outlined in Section 120.541(2), F.S.

The purpose of Chapter 190, F.S., is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as pre-conditions for future development.

The CDD is a special-purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the legislature. The costs of any additional public improvements to be constructed or any additional services to be provided as a result of this development will either be financed through the District or any other alternative financing methods available for the District in accordance with Florida law. The annual operations and administrative costs of the District will be borne entirely by the District and will not require any subsidy from the State of Florida or the County, nor will it place any additional economic burden on those persons not residing within the District.

2. ENTRADA COMMUNITY DEVELOPMENT DISTRICT

The proposed District will initially encompass approximately 143.98 acres on which DR Horton, Inc. - Jacksonville ("Petitioner") plans to develop a project ("Project"), which currently contemplates approximately 256 single family residential units. However, in the immediate future, the Petitioner may amend the boundaries to include an additional 321.30 acres which, if approved, is expected to contain an additional 765 residential units for a new total of 1,021 residential units.



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The Petitioner is seeking authority, as outlined in Section 190.012, F.S., to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: roadways, utilities, stormwater management, underground electric utility lines, landscape and hardscape, recreational improvements, or any other project, within or outside the boundaries of the District, required by a development order issued by a local government or the subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of infrastructure improvements through special assessment revenue bonds. Repayment of these bonds will be through non-ad valorem assessments levied against all benefited properties within the District. Ongoing operation and maintenance for District-owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District.

II. STATUTORY ITEMS:

Section 120.541(2), F.S. (2017), in pertinent part, provides that the elements of a Statement of Estimated Regulatory Costs must contain the following:

(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*



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ENTRADA COMMUNITY DEVELOPMENT DISTRICT
STATEMENT OF ESTIMATED REGULATORY COSTS

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.

(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.

The estimated regulatory impact of establishing the District is summarized below. Statutory requirements are **SHOWN IN BOLD CAPS**.



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1. AN ECONOMIC ANALYSIS SHOWING WHETHER THE ORDINANCE DIRECTLY OR INDIRECTLY:

A. 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;

Practically, the District, as a “special-purpose” entity, does not have the legal authority or operational ability to adversely impact economic growth, job creation, or investment. The Project and its related permits and entitlements exist independently of the proposed District. The improvements and services proposed to be provided by the District will be required for successful implementation of the Project regardless of whether or not the District is established. However, it is expected that any economic impact would be positive in nature, particularly in the short term. Establishment of the District will enable the anticipated construction of public infrastructure improvements, which will yield a demand for construction labor and professional consultants. Additionally, the District may choose to finance improvements by the issue of special assessment revenue bonds, which may be an attractive investment for investors. Furthermore, establishment would be expected to have a positive impact on property values and local real estate sales. See generally Sections 3(b) and 5 below. Thus, there will be no adverse impact on economic growth, private sector job creation or employment, or private sector investment as a result of the establishment of the District.

B. 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;

Any impact on overall business competitiveness and/or innovation resulting from District establishment will presumably be positive in nature. All professional contributors to the creation of the District and anticipated resulting developmental efforts are expected to be either locally or state-based. Once complete, the Project would likely create opportunities for the local real estate industry. Thus, there will be no adverse impact on business competitiveness because of the formation of the proposed District. See generally Section 5 below.



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C. OR 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.

A dramatic increase in overall regulatory or transactional costs is highly unlikely. As will be stated in further detail below, the County may incur incidental administrative costs in reviewing the documents germane to the establishment of the District, although these will be recouped by the establishment fee paid to the County.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, 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 CDD's due to the tax-exempt nature of their 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. See generally Sections 3 and 4 below.

2. 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) the 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 in Section 3(a)(2) below. 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

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 the administrative costs outlined in Section 3(a)(1) below. 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 by the District and the District's future residents, whether the infrastructure is financed through a CDD 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. However, as a requirement under Section 190.005, F.S., 100 percent of the current landowners within the boundaries of the proposed District have consented to the establishment of the District, and evidence of such has been provided as Exhibit 3 to the Petition.

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.



3. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES:

a. Costs to Governmental Agencies of Implementing and Enforcing the Ordinance

1. St. Johns County ("Agency")

Because the District encompasses less than 2,500 acres, this petition is being submitted to St. Johns County (i.e., the "Agency" under Section 120.541(2), F.S.) for approval in accordance with Section 190.005(2), F.S. The Agency may incur certain administrative costs involved with the review of this petition, although this will be offset by the Petitioner's payment of a one-time filing fee.

Once the District has been established, the Agency will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD will operate independently from the County and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the Agency. Since there are no legislative requirements for review or action, the Agency should not incur any costs. The Agency may, however, choose to review these documents.

2. State of Florida

Once the District has been established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the legislature has established a maximum fee of \$175 per CDD per year to pay the costs incurred by the Department of Economic Opportunity to administer the reporting requirements



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of Chapter 189, F.S. This amount would be funded by District revenues. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, as they may be amended from time to time, no additional burden is placed on the State once the District has been established.

3. The District

The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments levied against all properties within the District benefiting from its facilities and its services.

b. Impact on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state or local revenues. The District is an independent unit of special-purpose government. It is designed to provide community facilities and services to serve the Project. It has its own sources of revenue. No State or local subsidies are required or expected. There is however, the potential for an increase in State sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a CDD obligation could become a State, County or City obligation thereby negatively affecting State or local revenues. This cannot occur, as Chapter 190 specifically addresses this issue and expressly



states: "It is further the purpose and intent of the legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

In summary, establishing the Entrada Community Development District will not create any significant economic costs for the State of Florida or for the County.

4. 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:

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. The District plans to provide various community facilities and services to serve the properties within the District. An estimate of these facilities and services, along with their estimated costs, are provided below.

**PROPOSED INFRASTRUCTURE PLAN
ENTRADA
COMMUNITY DEVELOPMENT DISTRICT**

FACILITY	CONSTRUCTION	OWNERSHIP	MAINTENANCE
Roadways	Developer	CDD	CDD
Water & Wastewater	Developer	SJCUD	SJCUD
Stormwater Mgmt.	Developer	CDD	CDD
Landscape/Entryway	Developer	CDD	CDD
Recreation	CDD	CDD	CDD

SJCUD = St. Johns County Utility Department

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 acceptance of any operating and maintenance obligations of the District.



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Summary of Estimated Construction Costs for District Public
Infrastructure Improvements

<u>Improvement</u>	<u>Current District Costs</u>	<u>Expansion Parcel Costs</u>	<u>Total</u>
Clearing and Earthwork	\$3,116,660.00	\$4,906,060.00	\$8,022,720.00
Stormwater Systems	\$2,545,000.00	\$2,409,030.00	\$4,954,030.00
Water and Sewer Utilities	\$3,492,035.00	\$4,716,780.00	\$8,208,815.00
Roadway Improvements	\$3,615,000.00	\$3,582,460.00	\$7,197,460.00
Recreational Improvements	\$4,152,600.00	\$241,600.00	\$4,394,200.00
Entry Signage and Landscaping	\$1,200,000.00	\$0.00	\$1,200,000.00
Landscaping, Berm, Fencing, Fountains	\$395,000.00	\$0.00	\$395,000.00
Electric and Street Lighting	\$777,725.00	\$748,200.00	\$1,525,925.00
Engineering, Surveying, Planning, CEI	\$1,397,270.00	\$595,130.00	\$1,992,400.00
Total Estimated Costs	\$20,691,290.00	\$17,199,260.00	\$37,890,550.00

It is important to note that the various costs are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing estimates for the infrastructure. These costs are not in addition to normal Project costs.

Once the decision is made to issue bonds, it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property. It should be noted that the District may not fund all of its planned public infrastructure improvements via the issuance of long-term bonds.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by St. Johns County or other taxing authorities.



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In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the District's Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single project. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

5. 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:

Establishing the District should not have any negative impact on small businesses. Any business, large or small, has the option of locating itself in a CDD provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subject to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.

A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the CDD.

Establishment of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the Project should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

The County is not defined as a small county for purposes of this requirement.

In addition, establishment of a District should not have a negative impact on small cities or counties, because the cost to construct the infrastructure is borne entirely by the property owners within the District.

6. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL:



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Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. Other data was provided by Rizzetta & Company and was based on observations, analysis and experience with private development and other CDD's in various stages of existence.

Finally, it is useful to reflect upon the question of whether the proposed formation of the District is the best alternative to provide community facilities and services to the Project. As an alternative to the District, the County could finance the public infrastructure improvements, either directly or through the use of a County-controlled special taxing or assessment district. However, the County undertaking the implementation of the improvements would naturally have an impact on the finances of the County. Unlike the District, this alternative would require the County to continue to administer the Project and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. Additionally, the financing of the Project through the issuance of debt by a County-created district could impact the County's credit rating.

Another alternative to the District would be for the developer to provide the infrastructure and to use a property owners association ("POA") for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments in the same manner as ad valorem property taxes. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the proposed District is an independent unit of special-purpose government and so it must operate pursuant to Florida's Government-in-the-Sunshine laws and other regulations applicable to public entities. Finally, the District has the ability to issue tax exempt municipal-grade bonds to finance the construction of infrastructure improvements providing for a mechanism to lower the impact of costs

The District also is preferable to these alternatives from a government accountability perspective. With the District as proposed, property owners within the District would have a focused unit of government under their direct control. The District can then be more responsive to property owner needs without disrupting other County responsibilities.

7. A DESCRIPTION OF ANY REGULATORY ALTERNATIVES SUBMITTED AND A STATEMENT ADOPTING THE ALTERNATIVE OR A STATEMENT OF THE REASONS FOR REJECTING THE ALTERNATIVE IN FAVOR OF THE PROPOSED RULE:



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Not applicable.

III. DISCLAIMER:

Rizzetta & Company, Inc., does not represent community development districts as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide community development districts with financial advisory services or offer investment advice in any form.



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EXHIBIT 10

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

(This space reserved for Clerk)

Katie S. Buchanan, Esq.
Hopping Green & Sams, P.A.
119 South Monroe Street, Suite 300
Tallahassee, Florida 32301

**CONSENT AND JOINDER TO ESTABLISHMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“Property”).

The undersigned understands and acknowledges that D.R. Horton, Inc. – Jacksonville (“Petitioner”), intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of the community development district which will include the Property within the lands to be a part of the community development district and agrees 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 acknowledges that the consent will remain in full force and effect until the community development district is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petition, a consent to establishment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

Executed this 7 day of April, 2020.

Witnessed:

**D.R. HORTON, INC. -
JACKSONVILLE,**
a Delaware corporation

Deborah McClure
Print Name: Deborah McClure

Philip A. Fremento
By: Philip A. Fremento
Its: Vice President

Marie Bernzweig
Print Name: Marie Bernzweig

STATE OF FLORIDA
COUNTY OF St. Johns

I hereby certify that on this day, before me, by means of physical presence or online notarization, an officer duly authorized to take acknowledgments, personally appeared Philip A. Fremento, as Vice President of D.R. Horton, Inc. - Jacksonville, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 7 day of April, 2020.



DEBORAH E. MCCLURE
MY COMMISSION # GG 009987
EXPIRES: July 10, 2020
Bonded Thru Budget Notary Services

Deborah McClure
Notary Public

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

Exhibit A
Property

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
1	BOUNDARY	10	WATER METER
2	CONCRETE CURB	11	WATER VALVE
3	CONCRETE DRIVE	12	WATER METER
4	CONCRETE DRIVE	13	WATER VALVE
5	CONCRETE DRIVE	14	WATER METER
6	CONCRETE DRIVE	15	WATER VALVE
7	CONCRETE DRIVE	16	WATER METER
8	CONCRETE DRIVE	17	WATER VALVE
9	CONCRETE DRIVE	18	WATER METER
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18	CONCRETE DRIVE	27	WATER VALVE
19	CONCRETE DRIVE	28	WATER METER
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22	CONCRETE DRIVE	31	WATER VALVE
23	CONCRETE DRIVE	32	WATER METER
24	CONCRETE DRIVE	33	WATER VALVE
25	CONCRETE DRIVE	34	WATER METER
26	CONCRETE DRIVE	35	WATER VALVE
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33	CONCRETE DRIVE	42	WATER METER
34	CONCRETE DRIVE	43	WATER VALVE
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36	CONCRETE DRIVE	45	WATER VALVE
37	CONCRETE DRIVE	46	WATER METER
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39	CONCRETE DRIVE	48	WATER METER
40	CONCRETE DRIVE	49	WATER VALVE
41	CONCRETE DRIVE	50	WATER METER
42	CONCRETE DRIVE	51	WATER VALVE
43	CONCRETE DRIVE	52	WATER METER
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- SYMBOL LEGEND**
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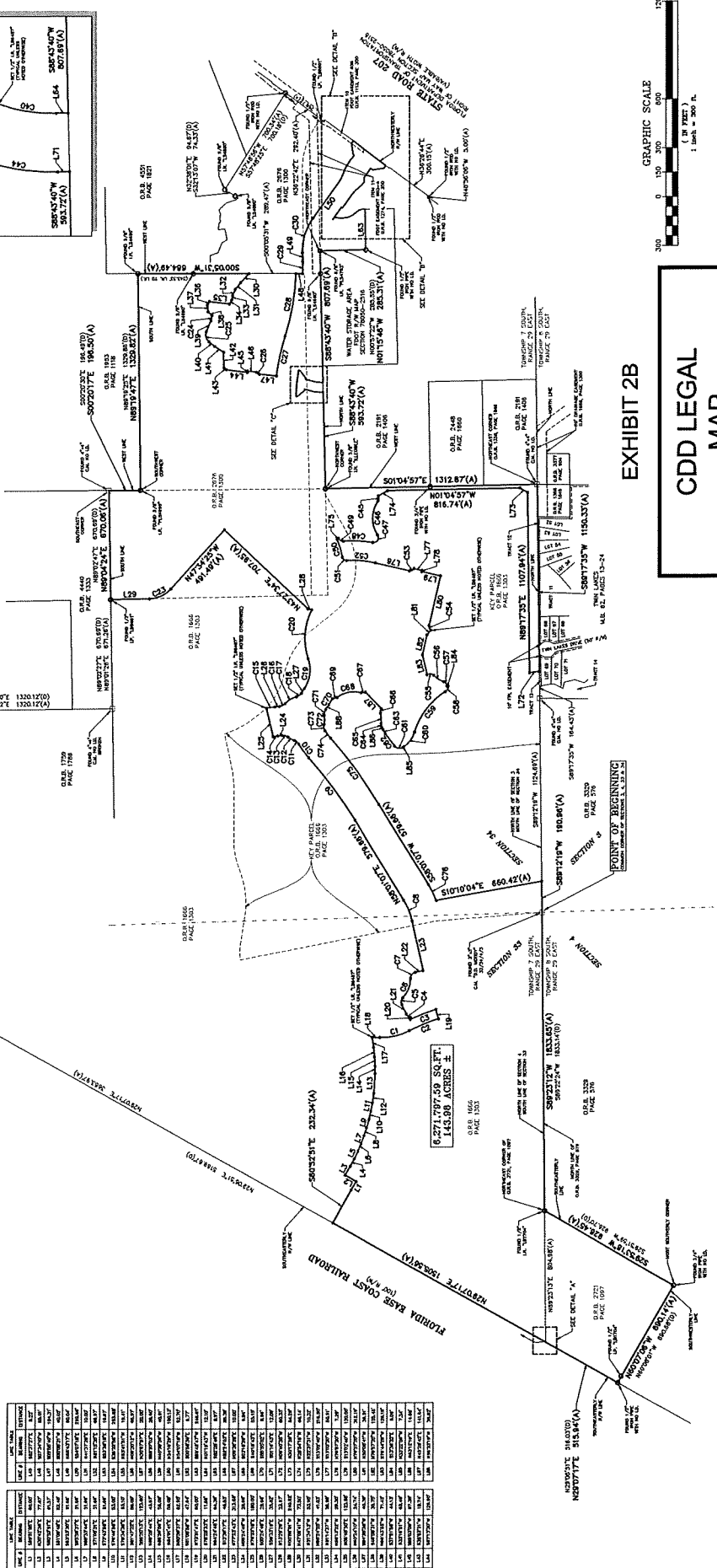
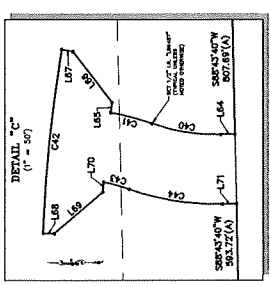
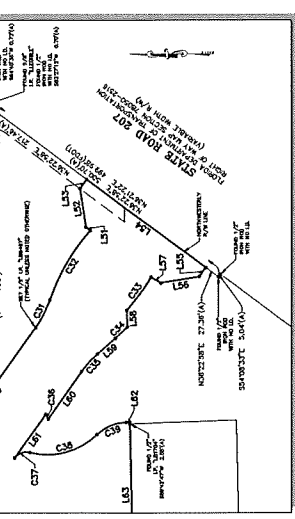
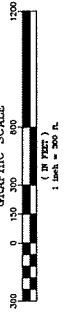


EXHIBIT 2B
CDD LEGAL
MAP



March 20, 2020

EXHIBIT 11

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Katie S. Buchanan of Hopping Green & Sams, P.A., whose address is 119 S. Monroe Street, Suite 300, Tallahassee, Florida 32301, to act as agent for D.R. Horton, Inc. – Jacksonville with regard to any and all matters pertaining to the Petition to the Board of County Commissioners of St. Johns, Florida, 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.

Witnessed:

D.R. HORTON, INC. - JACKSONVILLE
a Delaware corporation

Deborah McClure

Print Name: Deborah McClure

Philip A. Fremento

By: Philip A. Fremento
Its: Vice President

Alvin Dearins
Print Name: Alvin Dearins

STATE OF FLORIDA
COUNTY OF St Johns

I hereby certify that on this day, before me, by means of physical presence or online notarization, an officer duly authorized to take acknowledgments, personally appeared Philip A. Fremento as Vice President of D.R. Horton, Inc. – Jacksonville, who executed the foregoing instrument, acknowledged before me that 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 St. Johns and State of Florida this 7 day of April, 2020.

Deborah E. McClure
Notary Public



DEBORAH E. MCCLURE
MY COMMISSION # GG 009987
EXPIRES: July 10, 2020
Bonded Thru Budget Notary Services

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

EXHIBIT 6

Consent and Joinder

**CONSENT AND JOINDER TO BOUNDARY AMENDMENT
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that Entrada Community Development District ("Petitioner"), intends to submit an application to amend its boundaries in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(h), Florida Statutes, the Petitioner is required to include the written consent to the boundary amendment of the community development district of all of the owners of the lands to be added to the community development district.

The undersigned hereby consents to the addition of the Property to be included within the lands of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary amendment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the boundary amendment process of the community development district is completed or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to the boundary amendment of the community development district in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the person executing this instrument.

[Signatures on the following page]

Executed this 15 day of December, 2023.

Signed, sealed and delivered in the presence of:

D.R. HORTON, INC. - JACKSONVILLE
a Delaware company

Deborah McClure
Print Name: Deborah McClure

Philip A. Fremento
By: Philip A. Fremento
Its: Vice President

Caitlyn Trapani
Print Name: Caitlyn Trapani

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15 day of December, 2023, by Philip A. Fremento, as V. President of D.R. Horton, Inc. - Jacksonville, on behalf of the company.



Deborah E. McClure
(Official Notary Signature & Seal)
Name: Deborah E. McClure
Personally Known X
OR Produced Identification _____
Type of Identification _____

Exhibit A: Property

Exhibit A

Property

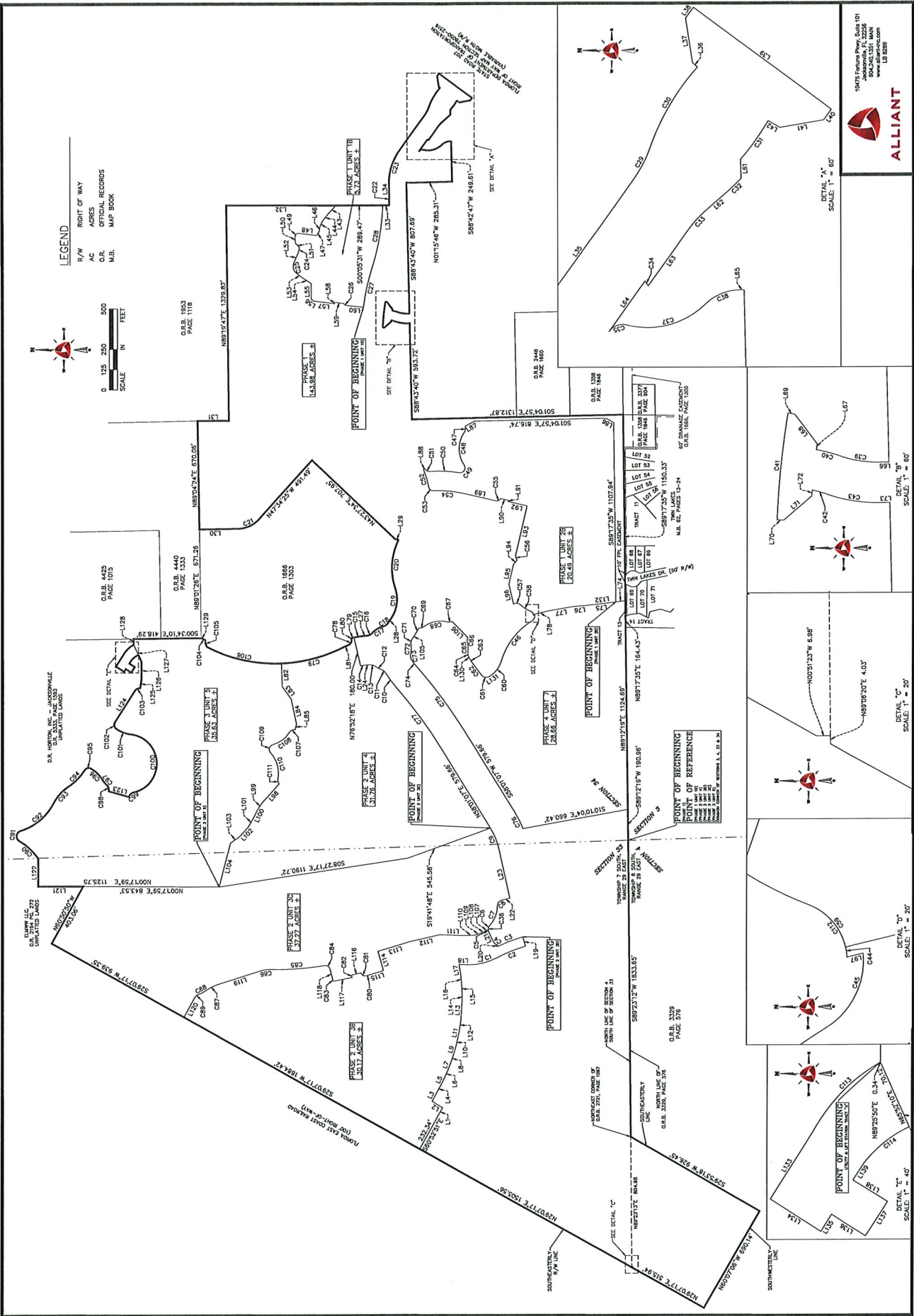


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LEGEND

- R/W RIGHT OF WAY
- AC ACRES
- O.R. OFFICIAL RECORDS
- M.B. MAP BOOK

0 125 250 500
SCALE IN FEET



DETAIL 'A'
SCALE: 1" = 60'

DETAIL 'B'
SCALE: 1" = 60'

DETAIL 'C'
SCALE: 1" = 20'

DETAIL 'D'
SCALE: 1" = 20'

DETAIL 'E'
SCALE: 1" = 40'

POINT OF BEGINNING
PAGE 118

POINT OF BEGINNING
PAGE 105

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PAGE 105

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PAGE 105

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PAGE 105

EXHIBIT 7

Authorization of Agent

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Katie S. Buchanan of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for Entrada Community Development District with regard to any and all matters pertaining to the Petition to Amend the Boundaries of Entrada Community Development District submitted or to be submitted to the Board of County Commissioners of St. Johns, Florida, pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnessed:

**ENTRADA COMMUNITY
DEVELOPMENT DISTRICT**

Deborah McClure

RS Porter

Print Name: Deborah McClure

By: Robert S. Porter
Its: Chairman

[Signature]

Print Name: Caitlyn Trapani

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15 day of December, 2023, by Robert S. Porter, as Chairman of the Board of Supervisors of the Entrada Community Development District.



DEBORAH E. MCCLURE
Commission # GG 987814
Expires July 10, 2024
Bonded thru Budget Notary Services

Deborah E McClure

(Official Notary Signature & Seal)

Name: Deborah E McClure

Personally Known X

OR Produced Identification _____

Type of Identification _____

LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Katie E. Ibarra
Kutak Rock Llp
Po Box 10230
Tallahassee FL 32302-2230

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 Classified 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:

05/22/2024

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 05/22/2024

Legal Clerk

Keegan Moran

Notary, State of WI, County of Brown

2.14.28

My commission expires

Publication Cost: \$393.68
Order No: 10185597 # of Copies:
Customer No: 763361 1
PO #: Entrada CDD/7223-5

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KEEGAN MORAN
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING TO CONSIDER AN ORDINANCE EXPANDING THE BOUNDARIES OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT

DATE: June 4, 2024
TIME: 9:00 a.m.
LOCATION: County Auditorium, County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084

Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida ("Board"), will consider the enactment of one County Ordinance granting a petition to expand the boundaries of a community development district known as the Entrada Community Development District ("District"). The proposed Ordinance title is as follows:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ORDINANCE 2020-42, ORDINANCE 2021-28, AND ORDINANCE 2023-27 AND GRANTING THE PETITION FOR THE EXPANSION OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2023); DESCRIBING THE BOUNDARIES OF THE AMENDED DISTRICT; PROVIDING FOR FUTURE EXPANSION PURSUANT TO SECTION 190.046(1)(b), FLORIDA STATUTES (2023); PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The petitioner has proposed to expand the boundaries of the District to include approximately 102.96 acres of land, more particularly described as Expansion Parcels and depicted in the map attached to this notice. The District is located in the unincorporated St. Johns County, Florida, and is generally located south of Lightsey Road, east of Interstate 95 and west of State Road 207 and is anticipated to comprise of approximately 436.90 acres, after expansion. This hearing will afford the affected units of general-purpose local government and the general public a fair and adequate opportunity to appear and present oral and written comments regarding the amendment of the District. The specific legal authority for the establishment of the District is set forth in §190.046, *Florida Statutes*.

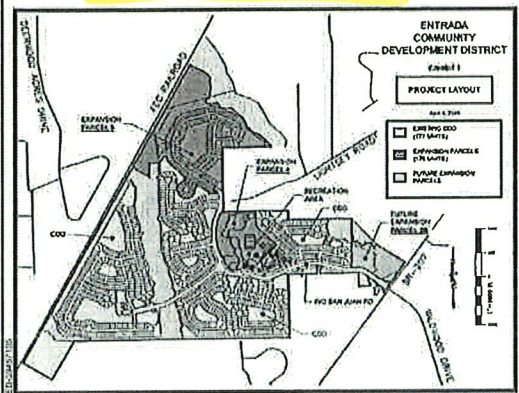
Copies of this notice, the proposed Ordinance, the petition for boundary amendment, and associated documentation are on file in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084, or by e-mail at plandept@sjcl.us, and may be inspected by interested parties prior to said public hearing. All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing by methods provided below and present oral or written comments on the petition.

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

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

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or visit St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, Florida 32086. Hearing impaired persons, call Florida Relay Service (18009558770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
SARAH ARNOLD, CHAIR
ST. JOHNS COUNTY, FLORIDA
File No.: CDD AMD 2024000001 Entrada CDD



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All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The St. Augustine Record reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The St. Augustine Record shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

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Fictitious Business
NOTICE IS HEREBY GIVEN that the undersigned desiring to engage in business under fictitious name of ORIENTAL MASSAGE & SPA located at 2112 HIGHWAY 1 UNIT C in the County of SAINT JOHNS, in the City of SAINT AUGUSTINE, Florida 32086, intends to register the said name with the Division of Corporations of the State Department of State, Tallahassee, Florida.
SIGNED: SAINT AUGUSTINE, Florida, this 17th day of May, 2024.
Owner: KIMMY YUAN
L54801041

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Licenses/insured credit cards accepted

Single Family Rentals
Petalika Single family one bedroom home for rent. Oak wood flooring, CHA, storage shed \$75 per month, plus security deposit. Background check. Call or Text Kim @ 386 716 7466

Home Improvement
The subject property is located at 4280 and 4286 Race Track Road See attached map (EXHIBIT). This file and the proposed ordinance are maintained in the Planning and Zoning Division of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.
Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Division, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbe Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service in (800) 855-8770, no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
MEAGAN PERONS, CHAIR
FILE NUMBER: PUD-2023000027
PROJECT NAME: ALSOP Race Track Road Commercial PUD

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
SARAH ARNOLD, CHAIR

Publish date: May 22, 2024

Foreclosure/Sheriff Sales
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR ST. JOHNS COUNTY, FLORIDA CITIBANK, N.A., NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS DARNER TRUSTEE OF NEW RESIDENTIAL MORTGAGE LOAN TRUST 2010-2PL, Plaintiff, vs. JOHN D. BRAGO, ET AL., Defendants. Case No. CA23-160 of the Circuit Court in and for St. Johns County, Florida docket March 7, 2024 and entered in Case No. CA23-160 of the Circuit Court docket March 7, 2024. Plaintiff, Citibank, N.A., is the Plaintiff and JOHN D. BRAGO, SHANIA L. BRAGO, one Defendant, Brandon J. Pelly, St. Johns County Clerk of Courts, will sell to the highest and best bidder for cash

Foreclosure/Sheriff Sales
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR ST. JOHNS COUNTY, FLORIDA TRUIST BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASSPORTS, Plaintiff, vs. VIRGINIA R. UNDERWOOD, UNKNOWN SPOUSE OF VIRGINIA R. UNDERWOOD, Plaintiff, vs. MARSH LANDING AT SAWGRASS HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT(S) IN POSSESSION at and to, and all OTHER UNKNOWN PARTIES, et al., Defendants.

Foreclosure/Sheriff Sales
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR ST. JOHNS COUNTY, FLORIDA TRUIST BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASSPORTS, Plaintiff, vs. VIRGINIA R. UNDERWOOD, MARSH LANDING AT SAWGRASS HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT(S) IN POSSESSION at and to, and all OTHER UNKNOWN PARTIES, et al., Defendants.

Public Notices
NOTICE OF INTENT TO ADOPT AN ORDINANCE EXPANDING THE BOUNDARIES OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT
June 4, 2024 9:00 a.m.
County Auditorium, County Administration Building
300 San Sebastian Way
St. Augustine, Florida 32084

NOTICE OF A PROPOSED REZONING
NOTICE IS HEREBY GIVEN that a public hearing will be held on 6/6/2024 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian Way, St. Augustine, Florida and on 7/16/2024 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian Way, St. Augustine, Florida to consider a Request to rezone approximately 10.64 acres of land from Open Rural (OR) to Planned Unit Development (PUD) to allow for a maximum 180,000 square feet of general business and commercial, and light industrial uses. This request is a companion application to EXPAS5 2023-12 ALSOP Race Track Road Commercial.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbe Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service in (800) 855-8770, no later than 5 days prior to the meeting.

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Foreclosure/Sheriff Sales
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June 4, 2024 9:00 a.m.
County Auditorium, County Administration Building
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St. Augustine, Florida 32084

Public Notices
NOTICE OF INTENT TO ADOPT AN ORDINANCE EXPANDING THE BOUNDARIES OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT
June 4, 2024 9:00 a.m.
County Auditorium, County Administration Building
300 San Sebastian Way
St. Augustine, Florida 32084

Foreclosure/Sheriff Sales
IN THE CIRCUIT COURT OF THE SEVENTH JUDICIAL CIRCUIT IN AND FOR ST. JOHNS COUNTY, FLORIDA TRUIST BANK NA, SUCCESSOR TRUSTEE TO BANK OF AMERICA NA, SUCCESSOR IN INTEREST TO LASALLE BANK NA, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE WASHINGTON MUTUAL MORTGAGE PASSPORTS, Plaintiff, vs. VIRGINIA R. UNDERWOOD, UNKNOWN SPOUSE OF VIRGINIA R. UNDERWOOD, Plaintiff, vs. MARSH LANDING AT SAWGRASS HOMEOWNERS ASSOCIATION, INC., UNKNOWN TENANT(S) IN POSSESSION at and to, and all OTHER UNKNOWN PARTIES, et al., Defendants.

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NOTICE OF PUBLIC HEARING TO CONSIDER AN ORDINANCE EXPANDING THE BOUNDARIES OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT
DATE: June 4, 2024
TIME: 9:00 a.m.
LOCATION: County Auditorium, County Administration Building
300 San Sebastian Way
St. Augustine, Florida 32084
Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida ("Board"), will consider the enactment of one County Ordinance granting a petition to expand the boundaries of a community development district known as the Entrada Community Development District ("District"). The proposed Ordinance (tik) is as follows:
AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ORDINANCE 2020-12, ORDINANCE 2022-28, AND ORDINANCE 2023-27 AND GRANTING THE PETITION FOR THE EXPANSION OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2022); DESCRIBING THE BOUNDARIES OF THE AMENDED DISTRICT; PROVIDING FOR FUTURE EXPANSION PURSUANT TO SECTION 190.06(4)(b), FLORIDA STATUTES (2022); PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.
The petitioner has proposed to expand the boundaries of the District to include approximately 102.96 acres of land, more particularly described as Expansion Parcels and depicted in the map attached to this notice. The District is located in the unincorporated St. Johns County, Florida, and is generally located south of Lightsey Road, east of Interstate 95 and west of State Road 207 and is anticipated to comprise of approximately 136.80 acres, after expansion. This hearing will afford the affected units of general-purpose local government and the general public a fair and adequate opportunity to appear and present oral and written comments regarding the amendment of the District. The specific legal authority for the establishment of the District is set forth in §190.046, Florida Statutes.
Copies of this notice, the proposed Ordinance, the petition for boundary amendment, and associated documentation are on file in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084, or by e-mail at planning@sjcfla.gov, and may be inspected by interested parties prior to said public hearing. All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing by methods provided below and present oral or written comments on the petition.
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
This matter may be subject to court-imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, in care of St. Johns County Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida 32084.
NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the St. Johns County Facilities Management, 2416 Dobbe Road, St. Augustine, Florida 32086. Hearing impaired persons, call Florida Relay Service in (800) 855-8770, no later than 5 days prior to the meeting.
BOARD OF COUNTY COMMISSIONERS
SARAH ARNOLD, CHAIR
ST. JOHNS COUNTY, FLORIDA
File No. CDD AMD 2024000001 Entrada CDD



FLORIDA DEPARTMENT OF STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 5, 2024

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

FILED JUN 05 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. 2024-29, which was filed in this office on June 5, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh