Crystal Smith

From: Lex Taylor III <ltaylor@sjcfl.us>
Sent: Monday, November 16, 2026 12:30 PM
To: Crystal Smith
Cc: Robin Platt
Subject: RE: MAJMOD 2026-01, Grand Oaks, Ordinance No. 2026-36

Crystal,

This email is to confirm that the Office of County Attorney is asking not to transmit these two ordinances to the Secretary of State because there is a disagreement between the Applicant and Staff as to language that would be incorporated into the ordinances by the oral amendments accepted and discussed during the passage of the ordinances. The items include a discrepancy over which parcels were to be donated (specifically whether roughly 7 acres described in the property identification numbers used to describe the donation were meant to be included), whether title to the parcels was clean (as of now, at least one of the parcel numbers were encumbered in a lawsuit and we are waiting on title information from the Applicant;s title company to see what other encumberances are on the parcels), and what if anything can happen prior to the donation of the properties and if the County did not accept the donation.

We are still in discuscions of how to remedy the issues. Let me know if you desire a signature from me.

Yours truly,

Lex Morton Taylor III

Deputy County Attorney
Office of the County Attorney
St. Johns County Board of County Commissioners
500 San Sebastian View, St. Augustine FL 32084
904-209-0805 | www.sjcfl.us
ltaylor@sjcfl.us

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From: Crystal Smith <csmith@stjohnsclerk.com>
Sent: Monday, November 16, 2026 11:05 AM
To: Lex Taylor III <ltaylor@sjcfl.us>
Cc: Robin Platt <rplatt@stjohnsclerk.com>
Subject: FW: MAJMOD 2026-01, Grand Oaks, Ordinance No. 2026-36

Good morning, Lex,

I wanted to follow up on the email below. We need written confirmation in case we are asked about the status of the Ordinance.

Thank you,

Crystal Smith
Minutes & Records Deputy Clerk
St. Johns County Clerk of the Circuit Court and Comptroller
4040 Lewis Speedway, St. Augustine, FL 32084
Phone: 904-819-3600 Ext. 4354
Email: csmith@stjohnsclerk.com
Web: https://stjohnsclerk.com

From: Crystal Smith
Sent: Monday, November 9, 2026 3:50 PM
To: Lex Taylor III <ltaylor@sjcfl.us>
Cc: Robin Platt <rplatt@stjohnsclerk.com>
Subject: MAJMOD 2026-01, Grand Oaks, Ordinance No. 2026-36

Good afternoon,

Please confirm for our records that, per our last conversation regarding MAJMOD 2026-01, Grand Oaks, Ordinance No. 2026-36, you stated that the applicant and their attorney could not reach an agreement with the County; therefore, the application would need to go back before the Board.

Thank you, and let me know if you have any questions.

Crystal Smith
Minutes & Records Deputy Clerk
St. Johns County Clerk of the Circuit Court and Comptroller
4040 Lewis Speedway, St. Augustine, FL 32084
Phone: 904-819-3600 Ext. 4354
Email: csmith@stjohnsclerk.com
Web: https://stjohnsclerk.com

ORDINANCE NO. 2026 - 36

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE GRAND OAKS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2018-40, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the application dated January 7, 2026, in addition to the supporting documents and statements from the applicant which are a part of file **MAJMOD 2026-01 Grand Oaks**, for an amendment to the Grand Oaks Planned Unit Development, Ordinance Number 2018-40, as amended, and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the Grand Oaks PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 2018-140, as amended, including the application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

SECTION 2. That the need and justification for modification of the Palencia North PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice duly published as required by Florida law and the St. Johns County Land Development Code.

2. As modified, the Grand Oaks PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.

3. As modified, the Grand Oaks PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.

4. As modified, the Grand Oaks PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

5. The Master Development Plan Text and Map for the Grand Oaks PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Grand Oaks PUD is consistent with Policy A.1.4.11 of the 2050 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2018-40, as amended, not in conflict with the provision of this Ordinance, shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, Comprehensive Plan or any Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scriveners and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. That the terms of this modification to the Grand Oaks PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 7. This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 20th **DAY OF** October **, 2026.**

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

Rendition Date _____

BY: _____
Clay Murphy, Chair

ATTEST: BRANDON J. PATTY,
Clerk of the Circuit Court & Comptroller

BY: _____
Deputy Clerk

Effective Date: _____

Exhibit A: Legal Description of the Property

GRAND OAKS PHASES 2B-1 AND 2B-2

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT OF WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 78060-2509, DATED 09-09-1968); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26, AND ALONG THE WESTERLY LINE OF SECTION 27, SAID TOWNSHIP AND RANGE, 4407.30 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 27; THENCE NORTH 89°27'02" EAST, ALONG LAST SAID LINE, 411.82 FEET, TO THE SOUTHWESTERLY CORNER OF SAID SECTION 26, SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF AFORESAID SECTION 35; THENCE NORTH 89°27'41" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, ALSO BEING THE NORTHERLY LINE OF SAID SECTION 35, A DISTANCE OF 919.38 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 54°00'41" EAST, 634.07 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 65.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°13'39" EAST, 64.97 FEET; THENCE NORTH 84°48'19" EAST, 54.45 FEET; THENCE NORTH 66°16'07" EAST, 64.44 FEET; THENCE NORTH 89°47'19" EAST, 33.39 FEET; THENCE SOUTH 03°42'50" EAST, 183.13 FEET; THENCE SOUTH 10°15'38" WEST, 61.83 FEET; THENCE SOUTH 35°59'19" EAST, 577.68 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 169.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°59'40" EAST, 166.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°00'00" EAST, 118.54 FEET; THENCE NORTH 90°00'00" WEST, 336.86 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 331.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°23'03" WEST, 325.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 52°15'48" WEST, 60.98 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 193.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°58'21" WEST, 191.76 FEET; THENCE SOUTH 35°17'29" WEST, 54.87 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 25.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°27'47" WEST, 23.49 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 191.89 FEET, AN ARC DISTANCE OF 145.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°20'59" WEST, 142.39 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY,

HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 21.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°24'02" WEST, 20.44 FEET; THENCE NORTH 44°19'33" WEST, 34.59 FEET; THENCE NORTH 64°43'10" WEST, 65.36 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°34'13" WEST, 24.89 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 77.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°10'21" WEST, 77.22 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 34.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°57'23" WEST, 33.83 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°59'19" WEST, 169.19 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 79.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°15'48" WEST, 71.05 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 524.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°56'06" WEST, 360.97 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 32.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°24'40" EAST, 30.27 FEET; THENCE NORTH 52°32'46" EAST, 68.66 FEET; THENCE NORTH 68°27'26" EAST, 199.67 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 125.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°59'39" EAST, 125.08 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 54°00'41" EAST, 162.56 FEET, TO THE POINT OF BEGINNING.

CONTAINING 25.93 ACRES, MORE OR LESS.

PHASE 2A-1

TRACT 2A-10, AS SHOWN ON THE PLAT OF GRAND OAKS PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 114, PAGES 53 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN SECTIONS 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

CONTAINING 3.37 ACRES, MORE OR LESS.

GRAND OAKS PHASE 2A (2)

A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26 AND ALONG THE WESTERLY LINE OF SAID SECTION 34, A DISTANCE OF 7211.72 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1399 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°27'02" EAST, ALONG LAST SAID LINE, 517.33 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°27'02" EAST, ALONG LAST SAID LINE, 2390.98 FEET; THENCE NORTH 00°53'04" WEST, 202.63 FEET; THENCE NORTH 08°03'19" EAST, 60.85 FEET; THENCE NORTH 26°43'49" EAST, 64.02 FEET; THENCE NORTH 22°10'01" EAST, 51.05 FEET; THENCE NORTH 70°05'28" WEST, 43.63 FEET; THENCE NORTH 23°28'53" EAST, 125.24 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 11.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°00'17" EAST, 11.36 FEET; THENCE NORTH 70°40'14" WEST, 75.55 FEET; THENCE SOUTH 61°38'43" WEST, 10.50 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 19.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°34'27" WEST, 18.55 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 77°21'25" WEST, 428.47 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 18.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°50'37" WEST, 18.34 FEET; THENCE NORTH 22°57'20" WEST, 6.73 FEET; THENCE NORTH 77°17'42" WEST, 126.29 FEET; THENCE SOUTH 29°34'44" WEST, 70.54 FEET; THENCE NORTH 60°25'16" WEST, 60.00 FEET; THENCE NORTH 77°21'25" WEST, 54.75 FEET; THENCE NORTH 12°38'35" EAST, 50.00 FEET; THENCE NORTH 77°21'25" WEST, 60.75 FEET; THENCE SOUTH 63°20'29" WEST, 16.26 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 25.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°52'48" WEST, 24.86 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 77°21'25" WEST, 80.69 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 42.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°28'37" WEST, 40.94 FEET, TO THE

POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 54°18'39" WEST, 78.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 243.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°09'06" WEST, 235.37 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 33.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°35'01" WEST, 32.16 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°10'29" WEST, 5.31 FEET; THENCE NORTH 70°41'21" WEST, 35.95 FEET; THENCE SOUTH 31°06'31" WEST, 20.71 FEET; THENCE SOUTH 27°39'16" WEST, 24.12 FEET; THENCE SOUTH 29°15'02" WEST, 35.61 FEET; THENCE NORTH 62°25'07" WEST, 100.67 FEET; THENCE NORTH 37°17'02" WEST, 68.01 FEET; THENCE NORTH 52°01'14" WEST, 150.03 FEET; THENCE NORTH 38°43'19" WEST, 41.33 FEET; THENCE NORTH 54°53'04" WEST, 22.36 FEET; THENCE NORTH 61°34'02" WEST, 130.29 FEET; THENCE NORTH 74°02'14" WEST, 58.59 FEET; THENCE NORTH 66°57'05" WEST, 65.39 FEET; THENCE NORTH 56°14'28" WEST, 73.64 FEET; THENCE NORTH 42°09'31" WEST, 63.01 FEET; THENCE NORTH 50°45'51" WEST, 77.25 FEET; THENCE SOUTH 88°13'22" WEST, 51.73 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 546.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°13'23" WEST, 363.12 FEET; THENCE SOUTH 56°16'03" EAST, 59.73 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°24'02" EAST, 34.22 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 650.00 FEET, AN ARC DISTANCE OF 98.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°43'52" EAST, 98.05 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°03'24" EAST, 97.45 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 50.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°23'15" EAST, 50.39 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2409.49 FEET, AN ARC DISTANCE OF 25.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°00'57" EAST, 25.00 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 24.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°54'29" EAST, 23.78 FEET; THENCE NORTH 87°57'20" EAST, 6.36 FEET; THENCE SOUTH 67°10'37" EAST, 26.25 FEET; THENCE SOUTH 51°40'58" EAST, 13.59 FEET; THENCE SOUTH 52°23'13" EAST, 47.81 FEET; THENCE SOUTH 49°26'48" EAST, 13.31 FEET; THENCE SOUTH 44°21'33" EAST, 13.31 FEET; THENCE SOUTH 39°16'17" EAST, 13.31 FEET; THENCE SOUTH 35°27'09" EAST, 6.67 FEET; THENCE SOUTH 30°28'18" EAST, 85.96 FEET; THENCE SOUTH 30°14'04" EAST, 141.85 FEET;

THENCE SOUTH 59°45'56" WEST, 16.07 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 110.00 FEET, AN ARC DISTANCE OF 56.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°36'29" WEST, 56.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°27'02" WEST, 96.48 FEET; THENCE NORTH 00°32'58" WEST, 120.00 FEET; THENCE SOUTH 89°27'02" WEST, 310.00 FEET; THENCE SOUTH 00°32'58" EAST, 120.00 FEET; THENCE SOUTH 89°27'02" WEST, 99.95 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 26.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°05'02" WEST, 24.33 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 87.71 FEET, AN ARC DISTANCE OF 249.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°48'47" WEST, 173.53 FEET; THENCE SOUTH 10°50'52" WEST, 26.54 FEET; THENCE SOUTH 66°29'13" WEST, 10.16 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2475.00 FEET, AN ARC DISTANCE OF 203.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°06'08" WEST, 203.29 FEET, TO THE POINT OF BEGINNING.

CONTAINING 34.24 ACRES, MORE OR LESS.

GRAND OAKS POD 2C:

A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 104, AS SHOWN ON THE PLAT OF GRAND OAKS PHASE 1D UNIT 2, AS RECORDED IN MAP BOOK 111, PAGES 48 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE SOUTH 00°31'26" EAST, ALONG THE WESTERLY LINE OF SAID LOT 104, A DISTANCE OF 148.85 FEET, TO THE NORTHERLY LINE OF LOT 105, AS SHOWN ON SAID PLAT OF GRAND OAKS PHASE 1D UNIT 2; THENCE SOUTH 89°28'34" WEST, ALONG LAST SAID LINE, 63.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 54.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°02'21" WEST, 50.96 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°28'34" WEST, 48.48 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 28.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°55'29" WEST, 28.49 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 544.31 FEET, AN ARC DISTANCE OF 273.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°46'39" WEST, 270.80 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 46.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°32'18" WEST, 40.27 FEET; THENCE NORTH 46°11'30" WEST, 142.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 29.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°13'02" WEST, 29.11 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 54.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°01'17" EAST, 44.26 FEET; THENCE NORTH 03°42'50" WEST, 60.00 FEET; THENCE SOUTH 86°17'10"

WEST, 32.52 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°55'06" WEST, 35.84 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 5.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°19'24" WEST, 5.86 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°31'26" WEST, 90.19 FEET; THENCE NORTH 89°28'34" EAST, 28.80 FEET; THENCE NORTH 86°17'10" EAST, 60.00 FEET; NORTH 61°22'53" EAST, 33.81 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED CONSERVATION EASEMENT NO. 7, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5210, PAGE 1090, OF SAID PUBLIC RECORDS; THENCE EASTERLY AND NORTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1; SOUTH 87°08'35" EAST, 73.94 FEET; COURSE NO. 2; NORTH 82°36'22" EAST, 70.14 FEET; COURSE NO. 3; NORTH 67°32'59" EAST, 25.32 FEET; THENCE NORTH 47°21'06" EAST, 26.45 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED CONSERVATION EASEMENT NO. 8, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5210, PAGE 1090, OF SAID PUBLIC RECORDS; THENCE NORTH 27°08'53" EAST, ALONG LAST SAID LINE, 28.09 FEET; THENCE NORTH 76°55'53" EAST, 83.88 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 3.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°01'10" EAST, 3.41 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 209.86 FEET, AN ARC DISTANCE OF 52.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°20'07" EAST, 51.92 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 26.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°52'55" EAST, 25.65 FEET, TO THE WESTERLY LINE OF AFORESAID PLAT OF GRAND OAKS PHASE 1D UNIT 2; THENCE SOUTHEASTERLY, EASTERLY, SOUTHERLY, AND WESTERLY ALONG SAID WESTERLY LINE RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 27°01'09" EAST, 10.03 FEET; COURSE NO. 2: NORTH 89°28'34" EAST, 100.00 FEET; COURSE NO. 3: SOUTH 00°31'26" EAST, 120.00 FEET; COURSE NO. 4: SOUTH 89°28'34" WEST, 59.38 FEET; COURSE NO. 5: SOUTH 00°31'26" EAST, 60.00 FEET; COURSE NO. 6: NORTH 89°28'34" EAST, 97.93 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.08 ACRES, MORE OR LESS.

GRAND OAKS PHASE 2D

A PORTION OF SECTIONS 26, 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF LOT 99, AS SHOWN ON THE PLAT OF GRAND OAKS PHASE 2A UNIT 1, RECORDED IN MAP BOOK 114, PAGES 53 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, THENCE NORTH 55°02'01" WEST, ALONG THE NORTHEASTERLY LINE OF SAID TRACT 99, A DISTANCE OF 78.12 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 244.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°30'50" WEST, 226.14 FEET; THENCE NORTH 15°29'00" EAST, 21.00 FEET; THENCE NORTH 02°42'11" EAST, 14.35 FEET; THENCE NORTH 06°03'33" EAST, 14.35 FEET; THENCE NORTH 09°30'01" WEST, 29.21 FEET; THENCE NORTH 36°44'24" EAST, 30.19 FEET; THENCE NORTH 23°29'58" EAST, 23.02 FEET; THENCE NORTH 28°34'10" EAST, 22.64 FEET; THENCE NORTH 33°52'00" EAST, 22.64 FEET; THENCE NORTH 15°18'38" WEST, 53.19 FEET; THENCE NORTH 56°14'08" EAST, 80.31 FEET; THENCE SOUTH 72°53'28" EAST, 14.16 FEET; THENCE NORTH 87°24'11" EAST, 71.26 FEET; THENCE NORTH 79°43'55" EAST, 69.08 FEET; THENCE NORTH 66°57'14" EAST, 54.07 FEET; THENCE NORTH 33°15'15" EAST, 63.98 FEET; THENCE NORTH 84°59'52" EAST, 42.60 FEET; THENCE SOUTH 72°41'42" EAST, 27.64 FEET; THENCE NORTH 83°46'37" EAST, 26.05 FEET; THENCE NORTH 68°34'46" EAST, 65.00 FEET; THENCE NORTH 61°39'18" EAST, 68.23 FEET; THENCE NORTH 40°11'58" WEST, 46.42 FEET; THENCE SOUTH 81°38'50" WEST, 55.85 FEET; THENCE NORTH 73°03'00" WEST, 48.70 FEET; THENCE NORTH 75°54'38" WEST, 54.44 FEET; THENCE SOUTH 78°29'16" WEST, 68.08 FEET; THENCE SOUTH 71°15'33" WEST, 46.29 FEET; THENCE NORTH 53°55'23" WEST, 3.31 FEET; THENCE NORTH 33°49'02" EAST, 38.84 FEET; THENCE NORTH 56°08'41" EAST, 68.01 FEET; THENCE NORTH 52°36'26" EAST, 103.57 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 110.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°44'51" EAST, 109.17 FEET; THENCE NORTH 04°43'12" WEST, 23.71 FEET; THENCE NORTH 00°11'27" WEST, 23.71 FEET; THENCE NORTH 19°10'16" WEST, 50.96 FEET; THENCE NORTH 10°04'44" WEST, 65.47 FEET; THENCE NORTH 47°56'03" EAST, 68.93 FEET; THENCE NORTH 41°32'45" EAST, 82.85 FEET; THENCE NORTH 28°59'04" EAST, 14.91 FEET; THENCE SOUTH 70°40'42" EAST, 23.72 FEET; THENCE NORTH 58°21'31" WEST, 44.74 FEET; THENCE NORTH 31°38'30" EAST, 12.00 FEET; THENCE SOUTH 58°21'30" EAST, 54.67 FEET; THENCE NORTH 55°58'56" EAST, 23.69 FEET; THENCE NORTH 60°30'31" EAST, 23.69 FEET; THENCE NORTH 65°02'06" EAST, 23.69

FEET; THENCE NORTH 67°17'53" EAST, 95.98 FEET; THENCE NORTH 30°24'20" EAST, 60.57 FEET; THENCE NORTH 56°19'41" EAST, 72.90 FEET; THENCE NORTH 37°03'13" EAST, 26.12 FEET; THENCE NORTH 24°16'55" EAST, 2.46 FEET; THENCE NORTH 30°00'49" WEST, 30.79 FEET; THENCE NORTH 24°16'39" EAST, 77.88 FEET; THENCE NORTH 38°29'56" EAST, 79.95 FEET; THENCE NORTH 64°01'10" EAST, 73.00 FEET; THENCE SOUTH 63°48'31" EAST, 69.08 FEET; THENCE SOUTH 21°42'44" EAST, 48.55 FEET; THENCE SOUTH 11°09'22" WEST, 53.83 FEET; THENCE SOUTH 68°55'11" WEST, 16.27 FEET; THENCE SOUTH 00°21'49" EAST, 6.93 FEET; THENCE SOUTH 69°01'42" EAST, 60.81 FEET; THENCE NORTH 59°21'16" EAST, 3.64 FEET; THENCE NORTH 39°48'22" EAST, 14.48 FEET; THENCE NORTH 43°01'29" EAST, 22.26 FEET; THENCE NORTH 66°02'16" EAST, 32.06 FEET; THENCE NORTH 87°08'15" EAST, 15.82 FEET; THENCE NORTH 59°21'16" EAST, 12.83 FEET; THENCE NORTH 73°37'05" EAST, 113.52 FEET; THENCE SOUTH 52°16'50" EAST, 344.63 FEET; THENCE SOUTH 75°19'22" EAST, 123.55 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 45.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°54'58" EAST, 45.05 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 23.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°28'48" WEST, 22.38 FEET; THENCE SOUTH 23°25'54" EAST, 65.08 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 27.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°34'57" EAST, 26.14 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 24.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°58'10" EAST, 24.56 FEET; THENCE SOUTH 52°39'48" WEST, 58.98 FEET; THENCE SOUTH 37°20'12" EAST, 86.90 FEET; THENCE SOUTH 66°16'07" WEST, 64.44 FEET; THENCE SOUTH 84°48'19" WEST, 54.45 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 65.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°13'39" WEST, 64.97 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 54°00'41" WEST, 796.64 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 600.00

FEET, AN ARC DISTANCE OF 125.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°59'39" WEST, 125.08 FEET; THENCE SOUTH 68°27'26" WEST, 199.67 FEET; THENCE SOUTH 52°32'46" WEST, 68.66 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 32.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°37'59" WEST, 30.64 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 68°34'46" WEST, 135.14 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 62.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°53'41" WEST, 58.33 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 294.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°35'44" WEST, 263.54 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 38.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°33'24" WEST, 36.85 FEET, TO THE POINT OF BEGINNING.

CONTAINING 26.17 ACRES, MORE OR LESS.

GRAND OAKS PHASE 2E

A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SECTION 26; THENCE NORTH 89°27'40" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 1417.34 FEET; THENCE NORTH 00°32'20" WEST, 717.16 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 75°19'22" EAST, 123.55 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 42.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°26'34" EAST, 42.09 FEET; THENCE NORTH 79°50'32" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 98.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°41'39" EAST, 95.84 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 57°13'50" EAST, 85.28 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 34.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°22'56" EAST, 31.73 FEET; THENCE SOUTH 49°24'20" EAST, 69.65 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 65.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°04'19" EAST, 64.86 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57°32'57" EAST, 60.17 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 218.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 35°14'32" EAST, 212.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°56'06" EAST, 116.24 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 232.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°49'17" WEST, 225.60 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 34°34'40" WEST, 100.43 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC

OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 84.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°37'26" WEST, 83.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°40'12" WEST, 33.93 FEET; THENCE NORTH 13°46'33" EAST, 31.31 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 366, SAID PUBLIC RECORDS; THENCE NORTHERLY, NORTHEASTERLY, AND SOUTHEASTERLY, ALONG LAST LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 13°46'33" EAST, 307.65 FEET; COURSE NO. 2: NORTH 06°00'19" EAST, 545.61 FEET; COURSE NO. 3: NORTH 36°40'16" EAST, 633.40 FEET; COURSE NO. 4: SOUTH 53°12'28" EAST, 40.00 FEET; COURSE NO. 5: NORTH 36°43'37" EAST, 186.32 FEET; THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE NORTH 47°52'58" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 140.62 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY, SOUTHEASTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36°43'37" WEST, 199.37 FEET; COURSE NO. 2: SOUTH 53°12'28" EAST, 40.00 FEET; COURSE NO. 3: SOUTH 36°40'16" WEST, 649.98 FEET; COURSE NO. 4: SOUTH 06°00'19" WEST, 556.50 FEET; COURSE NO. 5: SOUTH 16°42'47" WEST, 383.52 FEET; COURSE NO. 6: NORTH 53°58'46" WEST, 580.55 FEET; THENCE SOUTH 21°22'05" WEST, 26.46 FEET; THENCE SOUTH 23°34'30" WEST, 60.83 FEET; THENCE SOUTH 51°20'53" WEST, 70.64 FEET; THENCE SOUTH 14°07'41" WEST, 127.13 FEET; THENCE SOUTH 52°12'33" WEST, 61.26 FEET; THENCE SOUTH 55°38'12" WEST, 97.50 FEET; THENCE SOUTH 36°48'55" WEST, 98.21 FEET; THENCE SOUTH 34°49'40" WEST, 61.39 FEET; THENCE SOUTH 29°56'24" EAST, 45.63 FEET; THENCE SOUTH 62°56'56" EAST, 79.28 FEET; THENCE SOUTH 31°56'55" EAST, 93.63 FEET; THENCE SOUTH 27°08'13" WEST, 28.28 FEET; THENCE SOUTH 52°16'50" EAST, 344.63 FEET, TO THE POINT OF BEGINNING.

CONTAINING 17.33 ACRES, MORE OR LESS.

PHASE 1C-2

A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE PLAT OF GRAND OAKS PHASE 1C UNIT 1, AS RECORDED IN MAP BOOK 104, PAGES 74 THROUGH 77, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTHERLY AND WESTERLY, ALONG THE WESTERLY LINE OF SAID PLAT OF GRAND OAKS PHASE 1C UNIT 1, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: THENCE NORTH 00°14'31" EAST, 123.00 FEET; COURSE NO. 2: NORTH 01°24'38" EAST, 85.90 FEET; COURSE NO. 3: NORTH 01°22'18" WEST, 94.81 FEET; COURSE NO. 4: NORTH 87°39'58" WEST, 125.20 FEET; THENCE SOUTH 02°07'43" WEST, 119.77 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1533.37 FEET, AN ARC DISTANCE OF 18.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°33'21" WEST, 18.18 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 197.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°57'42" WEST, 197.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 82°08'21" WEST, 122.61 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 71.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°40'40" WEST, 71.29 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 77°13'00" WEST, 66.92 FEET; THENCE NORTH 12°47'00" WEST, 120.00 FEET; THENCE SOUTH 77°13'00" WEST, 255.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.00 FEET, AN ARC DISTANCE OF 220.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°20'46" WEST, 185.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°05'28" EAST, 51.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 308.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°17'59" EAST, 278.91 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 79°29'29" EAST, 415.06 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY;

THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 213.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°53'18" EAST, 211.94 FEET, TO THE POINT OF TANGENCY OF SAID CURVE AND THE AFORESAID WESTERLY LINE OF THE PLAT OF GRAND OAKS PHASE 1C UNIT 1; THENCE EASTERLY, NORTHERLY, WESTERLY, NORTHEASTERLY AND NORTHWESTERLY, ALONG SAID WESTERLY LINE OF SAID PLAT OF GRAND OAKS PHASE 1C UNIT 1, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 72°53'07" EAST, 41.31 FEET; COURSE NO. 2: NORTH 21°58'50" WEST, 121.62 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 3: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 11.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°00'51" WEST, 11.46 FEET; COURSE NO. 4: NORTH 19°59'27" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 5: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 40.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°45'10" EAST, 40.08 FEET; COURSE NO. 6: NORTH 28°30'14" WEST, 120.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 102.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°00'08" WEST, 100.17 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 79°29'29" WEST, 415.06 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 771.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°17'59" WEST, 697.27 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°05'28" WEST, 73.96 FEET; THENCE SOUTH 09°50'07" WEST, 155.13 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°21'28" EAST, 35.66 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 286.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°37'42" EAST, 280.60 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 18.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°31'42" EAST, 18.07 FEET; THENCE NORTH 89°19'53" EAST, 24.96 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY,

ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 310.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°07'17" EAST, 302.69 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 77°13'00" EAST, 136.09 FEET; THENCE NORTH 84°15'26" EAST, 24.47 FEET; THENCE NORTH 77°13'00" EAST, 161.54 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 647.00 FEET, AN ARC DISTANCE OF 55.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°40'40" EAST, 55.57 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 82°08'21" EAST, 122.61 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 647.00 FEET, AN ARC DISTANCE OF 154.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°57'42" EAST, 153.72 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1716.37 FEET, AN ARC DISTANCE OF 166.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°59'13" EAST, 165.95 FEET, TO THE POINT OF BEGINNING.

GRAND OAKS
PLANNED UNIT DEVELOPMENT
EXHIBIT B
MDP TEXT

This application proposes a major modification to a portion of the property subject to the Grand Oaks Planned Unit Development (**"PUD"**) which is located south of State Road 16, west of Interstate 95, east of Pacetti Road and north of County Road 208 in unincorporated St. Johns County as more particularly described in the attached legal description (the **"Property").** Pulte Home Company, LLC, a Michigan limited liability company, ("Pulte") Homestead Investments, LLC., a Florida limited liability company, Day Late Enterprises, Inc., a Florida corporation and Toll Southeast LP Company, Inc, a Pennsylvania corporation are all owners of the Property. Pulte shall be the **"New Applicant."** This modification does not affect the rights of any other owners under the existing PUD not located within the Property. **The term "Project" refers to the entire PUD not just the Property.** References to development criteria and metrics within the Project are made in this modification. This modification:

- reduces the number of units allowed on the Property from 556 to 512 (thereby adjusting the total number of homes within the PUD from 999 to 954),
- 442 lots within the Project have been platted to date.
- sets forth future proportionate share mitigation for the units on the Property at $20,000,000.00,
- adjusts the access plan to the PUD, and
- corrects some inconsistencies in the PUD.

The Property subject to the PUD major modification will have a maximum of **512** single-family homes with related amenities. Several hundred homes have either been constructed or are planned for construction within the overall Project. The Property is approximately 126 acres.

This modification will reduce the maximum number of single-family homes in the entire Project to 954.

The existing Future Land Use Map (**"FLUM"**) designation of the Property is Residential C (**"Res-C").**

A. ***A description related to the design, character and architectural style or theme of the development of the Property, which demonstrates an innovative, unified, cohesive and compatible plan of development for all uses included in the Project. Mixed Use PUDs that contain different uses or several development parcels must also demonstrate consistency in design and character and plan of development.***

The New Applicant is seeking modification to the PUD to reduce the number of single-family homes on the Property to a maximum of **512**. The Property is currently entitled for up to **556** homes.

The Property is within the existing Development Area boundary and along State Road 16 west of the St. Augustine outlet malls and other businesses and near several existing residential communities. Several hundred homes have already been constructed in the PUD.

The New Applicant will provide $20,000,000.00 in total proportionate fair share mitigation to

mitigate for the impacts to transportation facilities for development of 512 single family homes. The New Applicant will enter into a Development Agreement with St. Johns County concurrently with the County Commission's approval of this PUD Ordinance to memorialize the details of the aforementioned mitigation.

All roads within Grand Oaks will be owned and maintained by either a homeowners' association **("HOA")** or community development district **("CDD").** Thus, the County will not be required to maintain project roads.

St. Johns County Fire Stations 4 (County Road 208) and 16 (Murabella) are both located within five (5) miles of the site, so the project will not result in a diminution of that public service in the area.

Water and sewer lines are currently available to the Project along State Road 16 to provide service to the development.

The MDP illustrates how the current project has taken steps to preserve a majority of the on-site wetlands, including wetlands associated with Turnbull Creek, by clustering development within upland portions of the site. Any development adjacent to wetlands will comply with St. Johns County Comprehensive Plan Policy E.2.2.4(a)(l)(a).

The MDP also shows site access (one access and one emergency access) onto State Road 16, drainage and open space.

A list of the project's public benefits includes:

1. Contribution of $20,000,000.00 in transportation proportionate fair share mitigation. This is in addition to the $5,040,000.00 which was paid as mitigation for the 442 platted lots.

2. Preservation of all specimen oak trees and other large oak trees within the site, pursuant to the applicable provisions in the LDC.

3. Commitment to water conservation.

4. Property taxes and other revenues generated will more than pay for public services for new residents.

A Large-Scale Comprehensive Plan Amendment application was approved which changed the FLUM designation of the Property from R/S to Residential C, with a text amendment that caps development of the Property to a maximum of 999 single-family residential units, a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space.

Density and intensity of proposed uses for the **entire** PUD/Project (not just the Property) will be:

Land Use	Units/Square Footage	Developable Acres	Wetland Acres	Net Density/intensity
Residential	954 units	393	89 (93 total, 4.17 impact)	2.43 units per acre
Commercial/Office	150,000 square feet	12.4	0	12,000 square feet per acre
Middle School Site		30	0	

The requested density and intensity are within the parameters of the Project's proposed Future Land Use designation of Residential C.

The Residential C FLUM designation allows for a maximum residential density of six (6) units per acre. The New Applicant is proposing a density of 2.43 units per acre, which density is consistent with the densities of the neighboring residential projects of Murabella, Windward Ranch and Whisper Ridge and developing community Tomoka Pines. FLUM designations for properties in close proximity include Residential B, Residential C and Rural/Silviculture to the north and east, Park/Recreation to the west and Rural/Silviculture to the south. FLUM designations of other nearby lands include Residential A, Residential B, Residential C and St. Johns DRI. Many of the contiguous and surrounding lands designated Rural/Silviculture and Park/Recreation are associated with the Turnbull Creek Conservation Area, Twelve Mile Swamp and Star 4 Mitigation Bank will be preserved in their natural state and will never be developed.

The PUD Modification and Project also meet the requirements of ***Comprehensive Plan Objective A.2.1.9,*** as follows:

1. **Development shall respect existing development patterns and provide for compatibility, quality and integrity of existing neighborhoods. Screening between neighborhoods shall have a vegetation component. The use of opaque fencing, walls and similar privacy fencing around the perimeter of neighborhoods shall also provide natural vegetation along the outside.**

   The New Applicant has proposed a residential density of 2.43 units per acre for the entire Project, which density is consistent with neighboring communities of Tomoka Pines, Gran Lake, Murabella, Windward Ranch and others. The New Applicant will provide the required development and scenic edges, as shown on the MDP for the Property. Existing natural vegetation should provide adequate screening around the perimeter of the neighborhood.

2. **Incompatibilities between existing neighborhoods shall be mitigated through architectural design, development edges and recreational trails, additional landscaping and similar types of screening. Proposed mitigation for neighborhood incompatibility shall be determined by the Board of County Commissioners. The burden of proof shall be upon the applicant to prove to the Board of County Commissioners that the proposed mitigation meets the intent of this policy.**

The New Applicant will comply with requirements of the Comprehensive Plan and Code to provide required buffering, development edges, screening and architectural design to eliminate any incompatibilities between existing neighborhoods and the proposed project.

3. **Development shall identify and incorporate into its plans measures to protect rural character, archeological, cultural, and historic sites, when these sites are deemed to be significant by St. Johns County or the State of Florida.**

   A cultural resources report was included with the companion Comprehensive Plan Amendment application package.

4. **Development shall avoid the creation of urban sprawl and strip development.**

   (a) the extent to which the proposed amendment is contiguous to an existing Development Area which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment:

   The Property is located within an existing PUD where several hundred homes have already been constructed. This modification reduces the number of homes allowed on the Property. The proposed residential density of 2.43 units per acre for the entire Project is consistent with residential densities of the nearby Murabella, Windward Ranch, Whisper Ridge and other developments which have densities of two (2) units per acre to six (6) units per acre and commercial/office/light industrial intensities at the interchanges of I-95/State Road 16 and I-95/International Golf Parkway.

   (b) the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

   The Property is located within an existing PUD. The proposed homes on the Property are less than what is currently entitled for the Property within said PUD.

   St. Johns County Fire Stations 4 (County Road 208) and 16 (Murabella) are both located within five (5) miles of the site, so the project will not result in a diminution of that public service in the area.

   Water and sewer lines are currently available to the site along State Road 16 to provide service to the development. Reclaimed water will be made available consistent with the SJCUD availability letter at the time of system design.

   The New Applicant will enter into a Development Agreement with St. Johns County concurrently with the County Commission's approval of this PUD Ordinance to memorialize the details of contribution of $20,000,000 in transportation mitigation for the 512 single-family residential units. This is in addition to the $5,040,000.00 paid for the 442 platted lots.

   This Project has been designed to minimize impacts to wetlands and endangered or threatened species by clustering development within upland portions of the site. By

providing upland buffers adjacent to contiguous wetlands, the New Applicant will preserve water quality within Turnbull Creek. In fact, water quality may be enhanced by the cessation of cattle operations within the Property.

In order to ensure the Project is compatible with the existing Turnbull Creek Conservation Area and Star 4 Mitigation Bank, the New Applicant will provide a minimum 35-foot undisturbed or landscaped development edge along all Property that constitutes the perimeter of the Project except along the secondary emergency access road. The Project will not be interconnected into either the Turnbull Creek Conservation Area or Star 4 Mitigation Bank lands to preserve them from intrusion. There are existing access roads into both the Turnbull Creek Conservation Area and Star 4 Mitigation Bank. The New Applicant will notify homeowners within the community of the possibility of prescribed burns and other land management activities that may occur within the Turnbull Creek Conservation Area and Star 4 Mitigation Bank, with such notice being included in recorded homeowners' association documents.

All roads within Grand Oaks will be owned and maintained by an HOA or CDD. Thus, no taxpayer dollars will be used to maintain, repair or replace community roads.

This major modification does not delete the previous requirement for donation of the 30-acre middle school site or the preservation of approximately 89-acres of wetlands.

All previous agreements with past parties within the Project are still enforceable against said past parties.

(c) the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization. (TPO) Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

Access to the Property is via State Road 16 by way of an existing, improved public road within the Project. The New Applicant proposes to develop and construct one emergency access to the Property and Project from State Road 16 as shown on the MDP.

(d) the extent to which the amendment will result in an efficient use of public funds needed for the provisions of new infrastructure and services related to it;

The residential parcels within the Property can be easily served by the existing State Road 16 for access. Existing SJCUD water and sewer lines are located adjacent to the site. The New Applicant will extend those lines to the Property (if not already extended). Therefore, no public funds are needed for the provision of new infrastructure or services for the project. The transportation mitigation proposed with this modification will help fund improvements to State Road 16.

(e) the extent to which the amendment will not result in a sprawl development pattern

as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing. Development Area Boundaries; and

Section 163.3177(6)(b), Florida Statutes, states that a Comprehensive Plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

1. **Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**

   The PUD major modification accomplishes by providing housing for County residents near the existing Development Area, and within the Development Area boundary once this application is approved, and preserving a majority of the existing on-site wetlands.

2. **Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**

   The modification is less units than is currently approved and is for construction of single-family homes in areas already zoned for single-family homes.

3. **Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.**

   The modification to the PUD requires vehicular and pedestrian interconnectivity within the Property and to other areas within the Project.

4. **Promotes conservation of water and energy.**

   The PUD major modification accomplishes by connecting to existing water and sewer systems owned by SJCUD within the existing Development Area boundary.

5. **Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.**

   Not applicable. No agricultural uses are proposed for the Property once fully developed.

6. **Preserves open space and natural lands and provides for public open space and recreation needs.**

   The Project accomplishes by preserving more than approximately 89 on-site wetlands by clustering development within upland areas of the site. Total amount of wetlands within the Property is 1.62 acres. This is included in the 4.17 acres

impacted in the entire Project.

7. **Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**

   This modification reduces the number of residential units in the PUD.

8. **Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in section 163.3164.**

   The PUD major modification provides for a reduction in the number of units for which the Property is currently entitled.
   The Property will be developed in the manner required by Section 163.3177(6)(b), Florida Statutes, and thus does not, by law, constitute urban sprawl. As shown in the Generalized Site Plan attached to this application, the New Applicant is proposing a maximum of single-family residences at an average density of 2.43 units per acre for the entire Project, which density is consistent and compatible with the densities of nearby communities of Windward Ranch and Tomoka Pines and nearby communities of Murabella, Gran Lake, Whisper Ridge and others.

(f) the extent to which the amendment will result in a sustainable development pattern through a balance of land used that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.

The New Applicant will provide roadway and sidewalk interconnectivity throughout the Property and to the Project, as shown on the MDP. Sidewalks shall be a minimum of four (4) feet in width for local roads.

5. **Development shall provide accessible open space in the form of squares, plazas, parks, greens and similar open space design. The extent, scale and size of these open space areas shall be submitted with the development plan. Where possible, areas used as open spaces shall consider the use of existing agricultural or rural silvicultural areas to help maintain the rural character of the sector.**

   The New Applicant will provide all parks, green space, development and scenic edges and other open space required by this PUD modification within the Property as shown on the MDP. The various open spaces and edges will contain existing vegetation where applicable.

6. **Residential, commercial, retail, office and other non-residential uses shall be provided in compact centers. Strip development shall be prohibited. Commercial, retail, office and other non-residential uses shall be interconnected with residential areas with vehicular, bike and**

pedestrian ways to assist in alleviating traffic congestion on other roadways.

This portion of the PUD does not include non-residential uses other than open space and amenities which complement the proposed residential uses.

7. **When determined appropriate, development shall provide a mixture of housing types and price ranges to provide housing opportunities for all residents of the Northwest and benefit the area's economy.**

   The homes within the Property will be similar in housing type to the homes already approved for the Property and the Project and the homes which have been constructed throughout the Project.

8. **Development shall provide a pedestrian friendly transportation system. Pedestrian sidewalks or bikeways shall be provided.**

   The New Applicant will provide sidewalks throughout the Property and provide pedestrian interconnectivity to other areas within the Project from the Property.

9. **When determined appropriate, development shall provide the location and proposed density/intensity of development of each neighborhood, as well as the demand, location and size of schools, civic sites and parks in accordance with the requirements of these policies.**

   The MDP shows the locations of proposed residential areas, amenity areas, open space and other improvements.

10. **Development shall identify major, minor collector roadways and limited access arterial roadways. Interconnectivity within the development and with surrounding development shall be provided.**

    The Property will connect to State Road 16, in the locations depicted on the MDP. The Property will be connected with neighborhoods to the southeast via State Road 16. The project cannot be connected with lands to the north, south or west due to the location of existing residences (north and south) and the location of contiguous wetland systems, including Turnbull Creek Conservation Area.

11. **Development shall identify bikeways and pedestrian ways. Bikeway and pedestrian interconnectivity within the development and with the surrounding area shall be provided, if feasible.**

    The New Applicant will construct a sidewalk within the Property as required by the applicable rules and regulations.

12. **Development shall identify the extent, type and location of natural features and vistas in the planned development.**

    A majority of the on-site wetlands will be preserved.

13. **Development shall identify existing land uses and prevalent development patterns within and surrounding the proposed development within the defined community.**

    The proposed development on the Property is the same as previously approved but with less units.

14. **Development shall identify development edges and recreational trails and other environmental features within and surrounding the proposed development within the defined community.**

    As shown on the MDP, this PUD major modification provides the required development edges and recreational trails, with pedestrian and vehicular connection to State Road 16 and its adjacent sidewalks/paths.

15. **Development shall identify the developable land area within the development.**

    Developable land within the Property is depicted on the MDP.

16. **When determined appropriate, Development shall identify public facilities and services available to the area, available capacity and any deficiencies.**

    The New Applicant has provided information about public facilities and services available to the area and available capacity. The New Applicant will mitigate any facility or capacity deficiencies as needed for residents of the new development on the Property.

17. **Development shall use underground utilities unless topography, drainage, or similar constraints cause underground utilities not to be feasible. This includes electric, water, sewer, cable, fiber optics, and phone lines that may be located in the development edges.**

    The Project will provide underground utilities unless infeasible. Development within the Property will provide underground utilities unless infeasible.

18. **Development shall provide a statement of the community goals and objectives (Vision) consistent with the goals, objectives and policies of the Northwest Sector Overlay and provide how the proposed development meets the intent of the Vision.**

    This narrative provides a statement of the community goals and objectives.

19. **Development shall identify the relationship to the surrounding defined community, neighborhoods, and commercial support areas.**

    The New Applicant has devised a MDP which shows the planned development on the Property in relation to the existing development within the Grand Oaks PUD.

20. **When determined appropriate, the Development shall identify the proposed locations for right-of-ways and reserve right-of-way for roadways depicted on the Northwest Sector Overlay Map.**

    The previous developer dedicated right-of-way necessary for the existing access road from SR16.

21. **Development shall identify neighborhood support facilities that are projected to be needed to address the impacts of the proposed development, such as but not limited to, traffic circulation, water and wastewater treatment plants, solid waste transfer facilities, fire stations, emergency medical services, police stations, government buildings, libraries, civic/cultural places, public gathering places, parks, and schools.**

The New Applicant will provide project roadway connection to State Road 16 in the locations depicted on the MDP (to the extent they do not already exist), and will extend existing SJCUD potable water and sanitary sewer lines to this Property (to the extent they have not already been extended). The New Applicant will work in conjunction with SJCUD to loop its potable water system in this area of the County. The New Applicant will also provide required parks and open space on the Property as shown on the MDP. The New Applicant does not propose to provide any solid waste transfer facilities, fire stations, emergency medical services, police stations, government buildings, libraries, civic/cultural places, public gathering places. As a part of the Project's build-out condition, the New Applicant will construct signalization, to the extent warranted, as well as approved and requested by FDOT and the County.

B. ***The total number of acres included within the Project as requested in the application.***

The entire Project includes approximately 524 acres, as shown on the original PUD (Ordinance 2018-40). The Property is approximately 126 acres.

C. ***The total number of wetland acres included within the Project as requested in the application.***

The entire Project included/includes approximately 93.5 acres of wetlands, including approximately 4.17 acres of wetland impacts.

D. ***The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of the Code.***

There are approximately 435 developable acres (including approximately 4.17 acres of filled wetlands) within the entire Project. Approximately 89 acres of wetlands will be preserved within the entire Project.

E. ***The total number of residential dwelling units and density of the Project, proposed density bonuses, the projected population, and projected population of school age children that may reside within the Project.***

The entire Project will include a maximum of 954 single-family residential units on approximately 481.5 gross acres and approximately 393 net developable acres. Of those units, a maximum of 648 will be non-age-restricted and a maximum of 306 will be age-restricted. The New Applicant will provide a declaration of restrictive covenant recorded against title to age-restricted lots, with approval of the St. Johns County School District. The requested density is within the parameters of the Property's Future Land Use designation of Residential C.

The proposed maximum of 954 units will result in a maximum project density of 2.43 units per acre net acre and 1.9 units per gross acre. The projected population within the Property is 2,438 residents, based on 2.44 residents in each of the maximum 954 homes. The projected population of school age children is 472 (674 units times 0.70 children per household).

For the Property, there can be a maximum of 145 age-restricted and a maximum of 367 non-age restricted single-family residential units.

F. The total square footage and intensity of non-residential development.

The entire Project will include a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space on approximately 12.4 acres. Non-residential uses within the Property may include Neighborhood Business and Commercial, General Business and Commercial, Cultural/Institutional, Office and Professional, Neighborhood Public Service, General Public Service, Regional Business and Commercial, and Mixed-Use Community Commercial, as those terms are defined in the Code, as a matter of right. Any Special Uses allowed in the Commercial General zoning district shall be permitted within Grand Oaks, subject to applicable development standards set forth in LDC Part 2.03.00. Sale of Alcoholic Beverages and Recreational Vehicle/Boat Storage facilities shall be allowed within the Property, subject to applicable development standards set forth in LDC Part 2.03.00.

Agricultural and silvicultural practices may continue in areas of the Property where construction has not commenced (except in upland buffers or preserved wetland areas) and so long as no requirements set forth herein or on the MDP are compromised. Agricultural and silvicultural operations would be subject to any applicable provisions of the Code.

G. The residential and non-residential structure setbacks, as measured from the property line, the minimum size of residential lots, the number of parking spaces for residential and non-residential uses, the use of signs and signage to serve the Project, including sign height, size and type, such as wall, ground or monument, pylon, etc., street lights or other required outdoor lighting within the Project, and the maximum height of all structures.

1. Single-Family Residential Criteria.

   a. Setbacks:

Front Yard:	20 Feet
Second Front Yard/Corner Lots:	10 feet
Rear Yard:	10 Feet
Side Yard:	5 Feet

All structures shall have a minimum separation of 10 feet, as measured from outer wall to outer wall. Projections will be permitted to encroach into side yard setbacks. See Section T for waiver. Setbacks shall be measured from a point on each structure that is at least thirty (30) inches above the general ground level. No air conditioning equipment, electrical equipment, masonry walls, masonry fences, concrete walkways, pools, pool decks, pool enclosures, buildings or eaves of any buildings shall be located within an underground utility or drainage easement.

b. Building height: Buildings shall not exceed 35 feet in height.

c. Minimum lot size: 4,400 square feet.

d. Minimum lot width: 40 feet; however, lots on cul-de-sacs or curves shall be a minimum of 25 feet where the side yards intersect the street line. In accordance with LDC Section 6.01.04.I, the minimum dimension of the buildable lot shall not be less than the required and minimum lot width at the front yard. In the case of lots not meeting the minimum dimension at the minimum required front yard, as defined in LDC Table 6.01, the front yard shall be extended to the point at which the minimum dimension is met.

e. Minimum lot depth: 110 feet.

f. Maximum impervious surface ratio: 70 percent per lot.

g. Maximum coverage by buildings: 65 percent per lot.

h. Parking: Two (2) parking spaces shall be provided within the garage and/or driveway of each single-family residential unit.

i. Signage: Any signage located within County right-of-way shall be permitted through the County's Engineering Office. For the purposes of signage, the Property shall be considered one premise.

1. Ingress, egress and directional signs along the main collector road internal to the Property can be a maximum of 16 square feet in size and a maximum of five (5) feet in height. See Section T for waiver.

2. Temporary signs shall conform to the requirements of LDC Sections 7.02.02 and 7.02.03.

3. Various locational, directional, model home, wayfinding and traffic control signs shall be allowed on site to direct traffic and for identification of sales offices, recreation areas and others. Such signs shall comply with applicable requirements of LDC Section 7.02.06.

2. Non-Residential Criteria (for the Property this is limited to amenities and other ancillary uses to the residential uses). These changes do not apply to any Non-residential property located in the Project not located within the Property.

a. Setbacks: The minimum building setbacks are:

1. Setbacks are: Front Yard: 0 feet
Rear Yard: 0 feet
Side Yard: 0 feet

2. All structures shall have a minimum separation often (10) feet, as measured from outer wall to outer wall. Projections shall be permitted to encroach into side yards. See Section T for waiver. Setbacks shall be measured from a point on each structure that is at least 30 inches above the general ground level. No air conditioning equipment, electrical equipment, masonry walls, masonry fences, concrete walkways, buildings or eaves of any buildings shall be located within an underground utility or drainage easement.

3. A 20-foot setback will be provided for building, parking and/or storage areas along property lines adjacent to road rights-of-way and adjacent to residential uses, in accordance with LDC Section 5.03.03.B.2. Portions of the non-residential property may be sold as individual parcels, provided each parcel has shared property frontage for access/ingress/egress.

b. Building height: Buildings shall not exceed 45 feet in height. Structures over 35 feet in height shall be protected with automatic sprinkler systems designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code as adopted by the State of Florida and NFPA 13.

c. Maximum impervious surface ratio: 70 percent.

d. Maximum lot coverage by buildings: 65 percent of the overall parcel.

e. Maximum floor area ratio: 50 percent.

f. Parking: Individual parcels may share parking with other facilities pursuant to shared parking agreements, provided the uses sharing the parking areas do not result in a lack of required parking and are in conformance with LDC Section 6.05.02.B. The shared-parking shall be located within 300 feet of the public entrance to the structure or the land area containing the use for which such spaces are required. Off-site parking, which shall be located within the bounds of the non-residential areas of the Property, will be an allowable use for out-parcels with the Property.

g. Signage:

1. Along the project collector road, the New Applicant shall be permitted to have ground signs at each of the entrances into the commercial/office parcel and the school site, in the locations depicted on the MDP. Such signs will have maximum of 150 square feet of ADA each and a maximum height of 20 feet.

2. Temporary signs shall comply with applicable provisions of LDC Sections 7.02.02 and 7.02.03.

3. Various directional, location, model and traffic control signs shall be allowed on-site to direct traffic and for identification of sales offices, amenity areas and the like. Such signs shall comply with applicable requirements of LDC Section 7.02.06.

4. A project identity monument (without signage) will be allowed in the median of the eastern access road into the project from State Road 16, in the location depicted on the MDP. Such project identity monument shall not exceed 25 feet in

height. See Section T for waiver. The monument will meet all other applicable requirements of LDC Section 7.06.02.

5. For purposes of signage, the Property shall be considered one premise.

3. Overall Site Criteria

a. Lighting: Project lighting will comply with the provisions of LDC Sections 5.03.06.H.6 and 6.09.

b. Incremental Master Development- Plans. The MDP is included with this rezoning application. Due to the large size of the development parcels within the PUD, incremental MDPs (**"IMDPs"**) will be submitted for the remaining portions of the site in conjunction with submittal of final construction plans for the applicable portion of the PUD. These IMDP maps must demonstrate compliance with all sections of this MDP. Each IMDP shall include a notation that building locations are general and subject to final construction plan approval.

H. The type and location of infrastructure needed to serve the Project, including at a minimum, drainage facilities, vehicle and pedestrian access to the Project, internal vehicle and pedestrian access within the Project, interconnectivity access points to adjacent properties, potential new or expanded thoroughfare or right-of-way location, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the Project.

1. Drainage: A master stormwater management system shall be constructed and maintained by one or more property or homeowners associations and/or a CDD. The stormwater management system will be constructed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District (**"District"**). When feasible, the project will utilize the stormwater ponds as a source of irrigation to all common areas.

2. Site Access: Vehicular access within the Project and the Property is depicted on the MDP and connects off-site to State Road 16. A collector road (the **"Collector Road"**) has been constructed through the Project from the eastern State Road 16 entrance as depicted on the MDP. Site access turn lanes have been constructed on SR 16 for build out and signalization or other intersection control will be constructed when warranted and approved by FDOT and the County.

Roads within the Project and the Property will be owned and maintained by a homeowners association or community development district.

An emergency access road shall be provided as shown on the MDP.

The emergency access road shall:

- If gated, have a Knox padlock or key switch.
- The access road must support 80,000 lbs.

- Have at least twenty (20) feet unobstructed width and 13.5 feet vertical clearance.

As transportation mitigation for development of the 512 single-family homes within the Property, the New Applicant will pay $20,00,000.00 . The details of this mitigation are set forth in more detail in the agreement between the New Applicant and the County approved by the County Commission concurrently with this PUD Ordinance.

Emergency access to the western portion of the site will be via the existing private road into the Project.

The Project will provide non-vehicular interconnection to the County's Turnbull Creek Conservation Area in the location depicted on the MDP. The Project cannot connect land to the south and southeast because they are part of the Star 4 Mitigation Bank.

As shown on previous MDPs for this PUD, the New Applicant will provide an area for potential bike/pedestrian access to CR2209 if requested by the County.

3. Pedestrian/Bicycle Circulation: Within the Property and where required by the applicable LDC provisions, pedestrian and bicycle circulation will be provided via a minimum four (4)-foot-wide sidewalk on one side of all interior roads; via a minimum five (5)-foot-wide sidewalk on both sides of collector roadways; via a minimum six (6)-foot-wide sidewalk adjacent to the proposed school site within the project; and within the project collector road as required by the Code. Sidewalks internal to the Property will be constructed concurrently with the adjacent roads. Sidewalks shall comply with Section 403.5.3 of the Florida Accessibility Code for Building Construction **("FACBC")** for "passing space". All pedestrian accessible routes shall meet the requirements of the FACBC and Americans Disability Act Accessibility Guidelines **("ADAAG")** established by Florida law and 28 CFR Part 36.

4. Parks, Open Space and Recreational Facilities:. The Project will have 2,328 residents (954 units x 2.44 persons per unit) and will provide approximately 19.9 acres of recreational area (approximately 2.2 acres more than the required 12.2 acres) in the locations depicted on the MDP. A minimum of sixty (60) percent of the required park acreage, or 7.9 acres; will consist of community parks (e.g., ballfields, multi-use fields).

The entire Project provides more than the required minimum of five (5) percent conservation of upland natural vegetation. There is no Significant Natural Communities Habitat on the Property. All specimen oak trees within the Property will be preserved, pursuant to applicable provisions of the Code. The entire Project provides approximately 147 acres of open space, which is approximately sixteen (16) acres more open space than required by LDC Section 5.03.03.A.1. All of the facilities and elements for each open space, recreational area and/or amenity center, or the like, shall meet the requirements of the FACBC, adopted pursuant to Section 553.503, Florida Statutes, based on the 2010 ADA Standards for Accessibility Design.

5. Fire Protection: Fire protection will be provided in accordance with the most current edition of the Florida Fire Prevention Code, as adopted by State of Florida.

6. Solid Waste Collection: Solid waste collection will be provided by a County-contracted waste collection company.

I. The amount of water/wastewater/reuse, based upon the projected population, and the public utility providers, if applicable.

Water and sewer services will be obtained from the SJCUD via central utility systems which will be extended serve the adjacent Steeplechase project. The New Applicant will extend water and sewer mains to serve the Property (as needed), subject to agreement and permitting by SJCUD and other applicable agencies. Water and sewer use will be as follows:

1. Water:

954 residential units	350 gallons per day/unit	333,900 gallons per day
100,000 square feet of commercial space	10 gpd/100 square feet	10,000 gallons per day
50,000 square feet of office space	15 gpd/100 square feet	7,500 gallons per day

2. Sewer:

954 residential units	350 gallons per day/unit	333,900 gallons per day
100,000 square feet of commercial space	10 gpd/100 square feet	10,000 gallons per day
50,000 square feet of office space	15 gpd/100 square feet	7,500 gallons per day

All on-site utility infrastructure will be public (but may be located on privately owned land) and will be installed underground to the extent feasible. All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the SJCUD to minimize impact to the existing infrastructure or to the existing level of service. Water and sewer lines that are to be dedicated to the SJCUD for ownership that are not in the public right-of-way shall require an easement/restoration agreement. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water, reuse, and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines. Reuse infrastructure for irrigation may be installed in anticipation of future service, as indicated in the SJCUD

availability letter. Lot irrigation systems may utilize soil moisture readers to reduce the amount of water used for irrigation and to better conserve water resources. Landscaped common areas shall be irrigated with stormwater from on-site retention/detention ponds as the primary (first) source. Reuse water, once available, will serve as a secondary (back up) supply for irrigating common areas. The New Applicant will maximize use of stormwater, surface water and reclaimed water for irrigation, as indicated in the SJCUD availability letter.

Any wells and septic systems located within the Property that are displaced by development shall be properly abandoned consistent with Florida Administrative Code and Environmental Health procedures prior to construction plan approval.

J. ***The type of underlying soils and their suitability of development of the proposed Project.***

Soils located within the Project include those listed in the environment report by Environmental Services, Inc. ("ESI") dated December 2016 (the "Environmental Report") as attached as Attachment "E." to the PUD as originally approved. The suitability of such soils for development of the proposed project is as follows:

1. St. Johns Fine Sand, depressional (05). St. Johns fine sand, depressional, is a very poorly drained, nearly level soil in depressions in the flatwoods. This soil is covered with standing water for periods of 6 to 12 months in most years. Typically, the surface layer is black fine sand about 13 inches thick. The subsurface layer is fine sand, which is about 12 inches thick. It is dark gray in the upper three inches and gray in the lower nine inches.

2. Pomona Fine Sand (09). Pomona fine sand is a poorly drained, nearly level soil is in broad areas in the flatwoods. The seasonal high water table is within 10 inches of the surface for one to three months and is at a depth of 10 to 40 inches for six months or more. During extended dry periods, the water table recedes to a depth of more than 40 inches. Typically, the surface layer is black to very dark gray fine sand about six inches thick. The subsurface layer, which is about 15 inches thick, is gray and light gray fine sand.

3. Ona fine sand (12). Ona fine sand is a nearly level, poorly drained sandy soil in flatwood areas. The seasonal high water table is at a depth of 10 to 40 inches for periods of four to six months during most years. It rises to a depth of less than 10 inches for periods of one to four months and may recede to a depth of more than 40 inches during very dry seasons. Typically, the surface layer, about eight inches thick, is very dark gray fine sand. The subsoil between depths of 8 and 16 inches. is black to dark brown fine sand.

4. Floridana fine sand, frequently flooded (18). Floridana fine sand is a very poorly drained, nearly level soil on flood plains and in broad, shallow drainageways. This Floridana soil is subject to flooding for one to three months during the rainy season. The water table is at a depth of less than 10 inches for more than six months during most years. Typically, the surface layer is black fine sand about 18 inches thick. The subsurface layer is grayish brown fine sand about 10 inches thick.

5. Manatee fine sandy loam, frequently flooded (22). Manatee fine sandy loam is a very poorly drained, nearly level soil on flood plains and in poorly defined drainageways. This soil has a water table within 10 inches of the surface for two to four months in most years.

It is subject to flooding for long periods during seasons of high rainfall. Typically, the surface layer is very dark gray and black fine sandy loam about 13 inches thick. The subsoil, which extends to a depth of 34 inches, is very dark gray fine sandy loam in the upper 12 inches and dark gray sandy clay loam in the next nine inches.

6. Wesconnett fine sand, frequently flooded (30). Wesconnett fine sand is a very poorly drained, nearly level soil in narrow to broad, weakly defined drainageways in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for 6 to 12 months during most years under natural conditions. It is subject to flooding during wet seasons. Typically, the surface layer is covered by partly decomposed leaves, roots, and twigs about three inches thick. The surface layer is black fine sand about eight inches thick.

7. Tocoi fine sand (34). Tocoi fine sand is a poorly drained, nearly level soil in broad flatwood areas. The seasonal high water table is at a depth of less than 10 inches for two to four months during rainy seasons. It is within a depth of 20 to 40 inches for six months or more during most years. Typically, the surface layer is black fine sand about 13 inches thick. The upper part of the subsoil consists of very dark brown and dark reddish brown fine sand, which extends to a depth of 23 inches.

8. Holopaw fine sand (46). Holopaw fine sand is a poorly drained, nearly level soil in low, broad areas in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for one to three months, but may recede to a depth of 10 to 40 inches for three to four months in most years. Typically, the surface layer is covered with partly decomposed litter and organic matter about one inch thick. It is mixed very dark gray and grayish brown fine sand in the upper seven inches, and it is dark gray fine sand in the lower six inches. The subsurface layer, which extends to a depth of about 53 inches, is light gray to gray fine sand.9.Holopaw fine sand, frequently flooded (47). Holopaw fine sand, frequently flooded, is a very poorly drained, nearly level sandy soil in broad, shallow drainageways. This soil is flooded for more than one month during most years. The water table is within 10 inches of the soil surface for two to six months annually. Typically, the surface layer is black fine sand about six inches thick. The subsurface layer, about 44 inches thick, is grayish brown and gray fine sand. 10. Winder fine sand, frequently flooded (48). Winder fine sand is a poorly drained, nearly level soil that formed in loamy marine materials. The seasonal high water table is within a depth of 10 inches for two to six months during most years. The soil is subject to flooding for periods up to three months during times of high rainfall in most years. Typically, the surface layer is dark gray fine sand about three inches thick. The subsurface layer is light gray fine sand about eight inches thick.

9. EauGallie fine sand (58). EauGallie fine sand is a poorly drained, nearly level soil on low knolls and ridges, adjacent to depressions and drainageways in the flatwoods. The water table is within 10 inches of the surface for a period of one to from months and within 40 inches for more than six months. Typically, the surface layer is black fine sand about six inches thick that contains many uncoated sand grains. The subsurface layer, about 11 inches thick, consists of gray and light gray fine sand.

10. Riviera fine sand, depressional (61). Riviera fine sand, depressional, is a very poorly drained, nearly level soil in depressional areas and in the flatwoods. The water table is• above the surface for more than six months in most years. Typically, the surface layer

consists of about six inches of dark gray fine sand. The subsurface layer is grayish brown fine sand, which extends to a depth of 25 inches.

11. Placid fine sand (63). Placid fine sand is a very poorly drained, nearly level soil on broad, low, flat areas. This soil has a seasonal high water table within a depth of 10 inches for more than six months in most years. During extended dry periods, the water table may recede to a depth of more than 40 inches. Typically, the surface layer is black fine sand about 12 inches thick. The subsurface layer is fine sand, which extends to a depth of 51 inches. It is dark gray in the upper part and grayish brown, light gray, and dark grayish brown below.

K. The type and extent of upland forest and wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and wetland vegetation shall be provided with the application.

The Property includes the Florida Land Use Cover and Classification System **("FLUCCS")** areas shown on the FLUCCS map contained in the Environmental Report attached to the original PUD application

Turnbull Creek runs north and south along the western border of the Property/Project. The preservation of Turnbull Creek will allow for the perpetual protection of contiguous wetland/tributary systems from this Property north to the County's Turnbull Creek Conservation Area to the Twelve Mile Swamp.

L. The type and extent of any Significant Natural Communities Habitat as defined by the Code. Listed Species information including locations, densities and extent of habitat.

Please see attached information on Bald Eagle Nest SJ-921. The County's ID of "SJ-921" is the temporary ID given to an eagle nest when it is discovered. Once the nest is verified, it receives a permanent ID. The temporary numbering system will show a first digit of "9", a second digit for the year it was discovered (it was discovered in 2022) and a 3rd/4th digit for the specific ID (so, if our eagle was the 14th eagle discovered in 2022, the temporary ID would be "SJ-9214"). The map enclosed identifies the nest as SJ056. No Significant Natural Communities Habitat exists within the Property. The Bald Eagle Nest is not located within the Property. A portion of the development is within the 1500 foot radial area. No portion of the development is within the 750 foot radial area, thus those restrictions do not apply. The applicant will comply with Section 4.01.10.B.2 as to the "Secondary Zone" requirements.

M. Identification of known or observed Historic Resources as defined by the Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of the Code shall apply.

The original applicant had a cultural resources analysis done of the Property and no such resources were located. A copy of the analysis was provided to the County and is included in the file for this application.

N. ***The type and extent of buffering, landscaping, tree removal, tree protection and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy.***

1. Buffers: A 10-foot natural/landscaped buffer will be provided where the Property includes the Project perimeter, as depicted on the MDP. Portions of the Property located adjacent to the future County Road 2209 will have 50-foot buffers along such road rights-of-way and shall include Type "B" screening as required in LDC Section 6.06.04.B.6. An average 25-foot upland buffer (minimum ten (10) feet) will be provided adjacent to contiguous wetlands. The upland buffer shall be measured from the State jurisdictional wetland line, pursuant to LDC Section 4.01.06.B. The requirement of LDC Section 4.01.06.B.2 for a 25-foot setback from the upland buffer shall not be required for residential lots adjacent to contiguous wetlands when the required upland buffer is not included as area or acreage within the platted lots.

2. Development Edges: A 35-foot development edge will be provided where the Property includes the perimeter of the Project, as depicted on the MDP; provided, however, that a 10-foot development edge shall be provided within the right-of-way of the emergency access road. See Section T for waiver.

Other project development edges may be left in a natural state or landscaped. Where edges have little or no vegetation, they will be planted with native vegetation consistent with LDC Sections 6.06.02.G.l and 6.06.02.H.1.

Development edges may include signs, multi-purpose paths, trails and stormwater ponds designed as amenities (for example with fountains, gazebos, benches and similar improvements). Development edges may include natural walking paths that can be used by residents. Such paths shall be owned and maintained by a homeowners association. No development edge is required where a scenic edge is provided.

3. Scenic Edges: A 75-foot scenic edge will be provided where the Property is adjacent to proposed County Road 2209 rights-of-way, as depicted on the MDP. Scenic edges may be left in a natural state or landscaped. Where edges have little or no vegetation, they will be planted according to the following landscape requirements (See Section T for waiver):

a. Native evergreen canopy trees planted every 20 to 30 feet on center.
b. Non-canopy trees shall be planted every 10 to 20 feet on center, except that the spacing may be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 50 feet.
c. Shrubs shall be planted between every three (3) to 15 feet on center and appropriately staggered.
d. Groundcover shall be planted every two (2) to five (5) feet on center.
e. Breaks in the scenic edge may be allowed in otherwise continuous edges to allow for access and associated entrance features, and provide view corridors to parks, scenic areas and other publicly accessible areas. The spacing may also be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 50 feet.

At the reasonable discretion of County staff, roads, signs, drainage, utility or access easements,

multi-purpose paths, and drainage outfalls may be located within the scenic edge. Breaks in the scenic edge are allowed in otherwise continuous edges to allow for access and associated entrance features, including signage and fencing incorporated into entry features, and to provide views corresponding to parks, scenic areas and other publicly accessible areas. Tree mitigation and landscaping will comply with applicable provisions of the Code at the time of permitting.

4. Use of Native Vegetation: The Project will use native vegetation around stormwater ponds to create wildlife habitat and passive recreation areas, consistent with Comprehensive Plan Policies D.3.2.6 and E.2.6.8.

O. PUDs located in Special Districts as defined by Article III of this Code shall include a statement identifying the particular Special District and refe1·encing the requirements to comply with the provisions of such Special District.

The Property is not subject to any Special District requirements.

P. The use, location and duration of temporary uses, including construction trailers, sales units, model homes and temporary signage related to construction of the Project.

Development of the site and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage and temporary access. The location of these uses will be depicted on construction plans. Temporary construction and sales trailers will be removed no later than 30 days following the issuance of a certificate of occupancy for the last home constructed on the Property. The New Applicant shall be permitted to erect temporary on-site construction and real estate signage within the Property and the Project, in conformance with LDC Sections 7.03.01.B and C. The New Applicant may also construct model homes within the Property. Model homes may consist of no more than ten (10) percent of the total number of lots within individual, approved construction plans. No certificates of occupancy shall be released until a final plat has been recorded and as-builts have been approved by the County.

Q. The use and location of Access01y Uses for residential and non-residential structures, including guest houses, AJC units and related heating/cooling units, setbacks, swimming pools, fencing and similar uses.

Accessory Uses such as private garages, mother-in-law suites, guest houses and storage buildings; Home Offices, pursuant to LDC Section 2.02.04.B.9; Home Occupations, pursuant to LDC Section 2.03.07 (including the requirement to obtain homeowners association approval of a Home Occupation); model homes; guardhouses; air conditioning units and related heating/cooling units; swimming pools and pool equipment; Household Animals; fences, walls or hedges; gaze) and other open-air structures; boardwalks, docks, and other similar uses shall be permitted within the Property, all as subject to the applicable standards set forth in LDC Section 2.02.04.B and 6.04.06.F.7.d, however, they may be located within the setbacks for the single-family residential homes. Setbacks for accessory structures will meet all applicable requirements of LDC Sections 2.02.04.B.8 and 5.03.03.B.1.d. Accessory structures such as home offices and the like may receive the

public as long as such structures comply with all appropriate Florida Building Codes, life safety issues and FACBC requirements. No air conditioning equipment, electrical equipment, masonry walls, masonry fences, concrete walkways, pools, pool decks, pool enclosures, buildings or eaves of buildings shall be' located within an underground utility or drainage easement.

R. ***A phasing schedule, which shall include the amount of residential and non-residential development to be completed within a specified phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phasing of the PUD may be obtained by:....(2) the provision of number of residential units or non-residential square footage that comprise a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred (JOO) dwelling units, a park shall be provided). The phasing schedule shall also provide for a PUD Progress Report as required by Section 5.03.07.***

The project will be developed in one (1), ten (10)-year phase. Development within the PUD has commenced. Completion shall occur no later than ten (10) years following approval of this modification. Completion shall be defined as approval of as-builts by the County. Construction phasing and construction accessibility routes shall be determined in cooperation with the County prior to the release of approved construction plans.

S. ***The projected impact of the Project upon St. Johns County and an explanation of the Project's benefit to the County, as compared to existing zoning or other zoning district, and justification for the Project.***

The New Applicant is seeking this rezoning to reduce the number of homes approved for the Property, set forth new transportation mitigation requirements and make alterations to the access as shown on the MDP. The Property is near the Tomoka Pines project and near the Whisper Ridge, Windward Ranch, Murabella, Gran Lake and other communities, as well as the outlet malls at the interchange of Interstate 95 and State Road 16. Thus, the PUD major modification is a natural extension of compatible development. The project will preserve wetlands associated with Turnbull Creek. The Property may have a community development district.

T. ***A description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of the Code shall be provided to justify the need for such waivers.***

The New Applicant is requesting the following waivers from the provisions of the Land Development Code for the Property (this does not impact any waivers in the existing PUD as it applies to property in the Project which does not include in the Property):

LDC Section 6.01.03.E.3 Front Yards on Corner Lots
This waiver is requested to allow for a 10-foot front yard setback on the secondary road of corner lots. The primary front yard setback will be 20 feet, as provided for in Section G.1 hereof. The

second front yard setback will be 10 feet, and no driveway shall be located within the secondary front yard. The reduction of second front yards will only be allowed when there are no impacts to site distance and/or visibility.

LDC Section 6.03.01 Fire Protection Regulations/Building Setbacks
This waiver is requested to allow the minimum separation of 10 feet between structures to be measured from outer wall to outer wall since the New Applicant will provide a fire protection system designed and installed in accordance with NFPA 13; or the required fire hydrants shall be capable of providing an additional 500 gallons per minute at 20 psi for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18.

LDC Section 6.04.07.A.2 Construction Access
This waiver is requested to allow temporary access for construction traffic to be provided to each phase of the Grand Oaks development. The New Applicant shall be permitted to use the existing project entrance road to State Road 16 for construction access. Additionally, the New Applicant shall be permitted to use local roads to provide access for horizontal construction traffic to future phases within residential development areas. Construction phasing and construction accessibility routes shall be determined in cooperation with the County prior to the release of approved construction plans.

LDC Section 6.04.07.C Right-of-Way Requirements

This waiver is requested to allow a reduced right-of-way width for the emergency access road as shown on the MDP, which provides a secondary emergency access to State Road 16 in the location depicted on the MDP. The typical section includes a 60-foot-wide right-of-way which shall transition to a 65 foot-wide right-of-way in lieu of 80 feet. Except as provided herein, the New Applicant agrees to construct the roadway for emergency access in the same configuration as provided in the original PUD, provided that applicable municipal or county codes, ordinances, or design standards have not changed since that time in a manner that would require additional right-of-way width beyond what is currently available.

LDC Section 6.06.02.G Northwest Sector Scenic Edges
This waiver is requested to allow some non-native landscaping within the scenic edges where the Property borders CR2209 in order to have such edge landscaping more appropriately blend into landscaping within the Project. The New Applicant will provide the same number and type of landscaping required by the Code (e.g., trees, groundcover), except that some of those plants may be non-native. The request is for gaps not exceeding 50' as opposed to 30' for Scenic Edge for the scenic edge.

LDC Section 6.06.02.H Northwest Sector Development Edges
This waiver is requested in order to reduce the development edge within the emergency access road. The emergency access road includes 60 feet of right-of-way, which is not adequate in width to include 35-foot development edges on both sides of the parcel. The New Applicant is proposing to plant landscaping consistent with LDC Section 6.06.02.H within the development edge to provide buffering to adjacent properties. Such landscaping will be modified slightly from the Code in order to avoid interference with utilities within the road right-of-way. The request is also for a 10' wide development edge within the right-of-way of the emergency access road

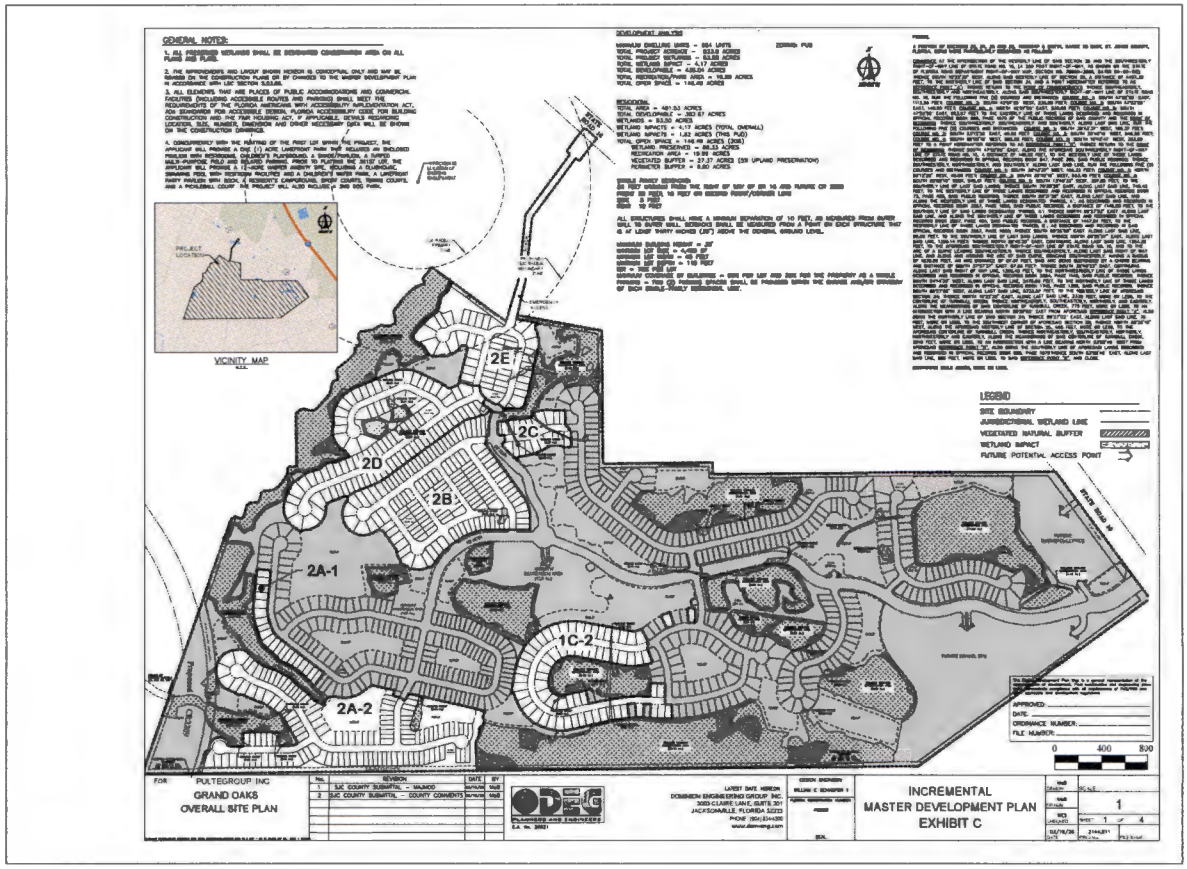
LDC Section 7.02.06.B Directional Signs
This waiver is requested to allow ingress, egress and direction signs along the primary collector road within Grand Oaks to be larger than three (3) square feet in size and no more than three (3) feet in height. The project will include commercial and office parcels, a school, park sites and a number of individual neighborhoods, which may require larger directional signage.

U. ***A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the MDP.***

The New Applicant, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The New Applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners with respect to this Planned Unit Development rezoning application.

V. ***When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and wetland acres for each Land Use designation.***

The Future Land Use designation of the Property is Residential C.


GENERAL NOTES:
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2E
2C
2D
2B
2A-1
1C-2
2A-2
LEGEND
SITE BOUNDARY
JURISDICTIONAL WETLAND LINE
VEGETATED NATURAL BUFFER
WETLAND IMPACT
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FOR
PULTEGROUP INC
GRAND OAKS
OVERALL SITE PLAN
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ODEC
PLANNERS AND ENGINEERS
LATEST DATE HEREON
DOMINION ENGINEERING GROUP INC.
3003 CLAIRE LANE, SUITE 201
JACKSONVILLE, FLORIDA 32223
PHONE (904) 334-4300
www.dominiengi.com
INCREMENTAL
MASTER DEVELOPMENT PLAN
EXHIBIT C
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SHEET 1 OF 4

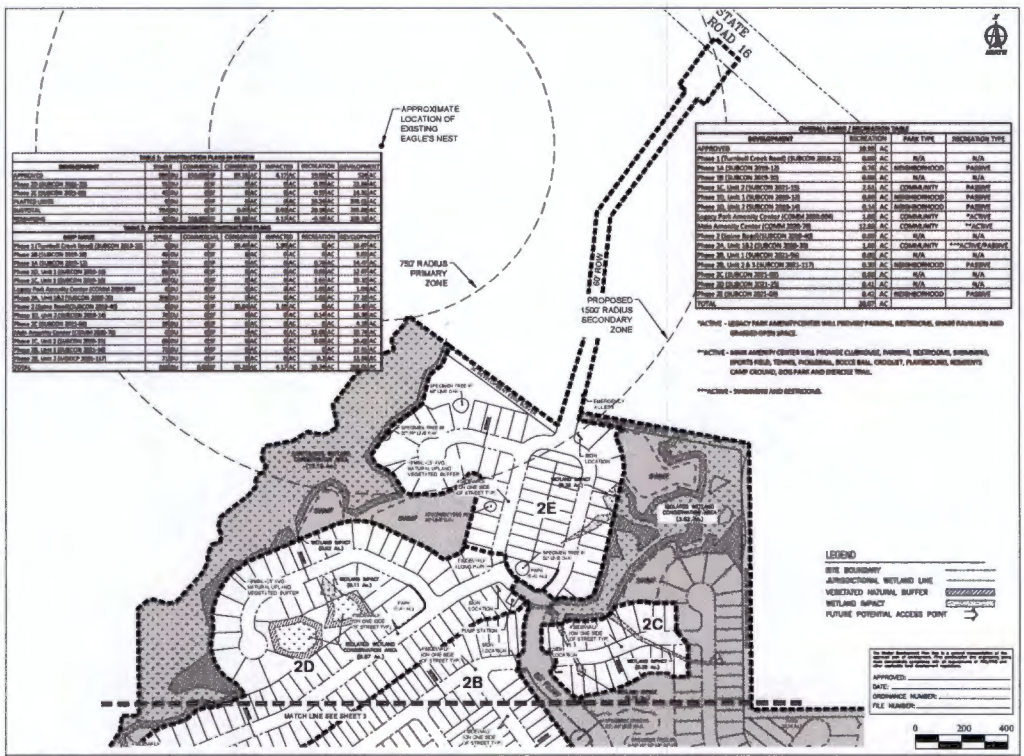


TABLE 3: CONSTRUCTION PLANS IN REVIEW						
DEVELOPMENT	SINGLE	COMMERCIAL	COMMERCIAL	IMPACTED	RECREATION	DEVELOPMENT
APPROVED	[illegible]	[illegible]	[illegible]	6.17 AC	[illegible]	[illegible]
Phase 2D (SUBCON 2020-22)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Phase 2C (SUBCON 2020-23)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
PLATTED LOTS	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
MATERIAL	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
DEMOLITION	[illegible]	[illegible]	[illegible]	6.17 AC	[illegible]	[illegible]

TABLE 3: APPROVED CONSTRUCTION PLANS						
DEEP NAME	SINGLE	COMMERCIAL	COMMERCIAL	IMPACTED	RECREATION	DEVELOPMENT
Phase 1 (Turnbull Creek Road) (SUBCON 2018-22)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Phase 2B (SUBCON 2020-20)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Phase 1A (SUBCON 2020-12)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Phase 2D, Unit 1 (SUBCON 2020-10)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Phase 2C, Unit 1 (SUBCON 2020-10)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Legacy Park Amenity Center (COMM 2020-004)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Phase 2A, Unit 1&2 (SUBCON 2020-20)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Phase 2 (Spine Road)(SUBCON 2020-40)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Phase 2B, Unit 2 (SUBCON 2020-14)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Phase 2C (SUBCON 2021-08)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Main Amenity Center (COMM 2020-70)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Phase 2C, Unit 2 (SUBCON 2020-21)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Phase 2B, Unit 1 (SUBCON 2021-08)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
Phase 2B, Unit 2 (SUBCON 2020-117)	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]	[illegible]	[illegible]	6.17 AC	[illegible]	[illegible]

OVERALL PARKS / RECREATION TABLE				
DEVELOPMENT	RECREATION		PARK TYPE	RECREATION TYPE
APPROVED	[illegible]	AC		
Phase 1 (Turnbull Creek Road) (SUBCON 2018-22)	[illegible]	AC	N/A	N/A
Phase 1A (SUBCON 2020-12)	[illegible]	AC	NEIGHBORHOOD	PASSIVE
Phase 1B (SUBCON 2020-10)	[illegible]	AC	N/A	N/A
Phase 1C, Unit 2 (SUBCON 2021-15)	[illegible]	AC	COMMUNITY	PASSIVE
Phase 2D, Unit 1 (SUBCON 2020-12)	[illegible]	AC	NEIGHBORHOOD	PASSIVE
Phase 2D, Unit 2 (SUBCON 2020-14)	[illegible]	AC	NEIGHBORHOOD	PASSIVE
Legacy Park Amenity Center (COMM 2020-004)	[illegible]	AC	COMMUNITY	*ACTIVE
Main Amenity Center (COMM 2020-70)	[illegible]	AC	COMMUNITY	**ACTIVE
Phase 2 (Spine Road)(SUBCON 2020-40)	[illegible]	AC	N/A	N/A
Phase 2A, Unit 1&2 (SUBCON 2020-20)	[illegible]	AC	COMMUNITY	***ACTIVE/PASSIVE
Phase 2B, Unit 1 (SUBCON 2021-08)	[illegible]	AC	N/A	N/A
Phase 2B, Unit 2 & 3 (SUBCON 2021-117)	[illegible]	AC	NEIGHBORHOOD	PASSIVE
Phase 2C (SUBCON 2021-08)	[illegible]	AC	N/A	N/A
Phase 2D (SUBCON 2021-25)	[illegible]	AC	N/A	N/A
Phase 2E (SUBCON 2021-08)	[illegible]	AC	NEIGHBORHOOD	PASSIVE
TOTAL	[illegible]	AC		

*ACTIVE - LEGACY PARK AMENITY CENTER WILL PROVIDE PARKING, RESTROOMS, SHADE PAVILLION AND GRASSED OPEN SPACE.

**ACTIVE - MAIN AMENITY CENTER WILL PROVIDE CLUBHOUSE, PARKING, RESTROOMS, SWIMMING, SPORTS FIELD, TENNIS, PICKLEBALL, BOCCE BALL, CROQUET, PLAYGROUND, RESIDENTS CAMP GROUND, DOG PARK AND EXERCISE TRAIL.

***ACTIVE - SWIMMING AND RESTROOMS.

FOR: SOUTHEAST DEVELOPMENT
GRAND OAKS

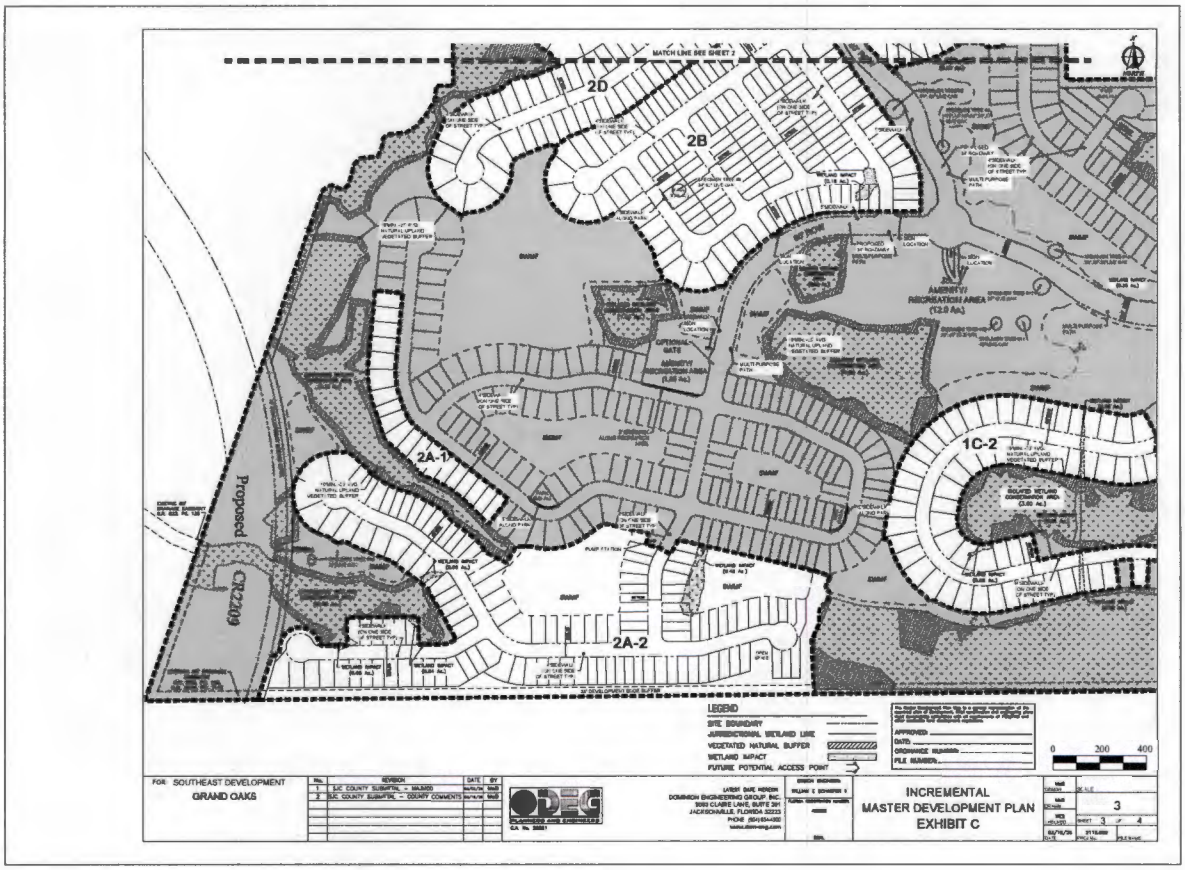
No.	REVISION	DATE	BY
1	SJC COUNTY SUBMITTAL – NAVICO		
2	SJC COUNTY SUBMITTAL – COUNTY COMMENTS		

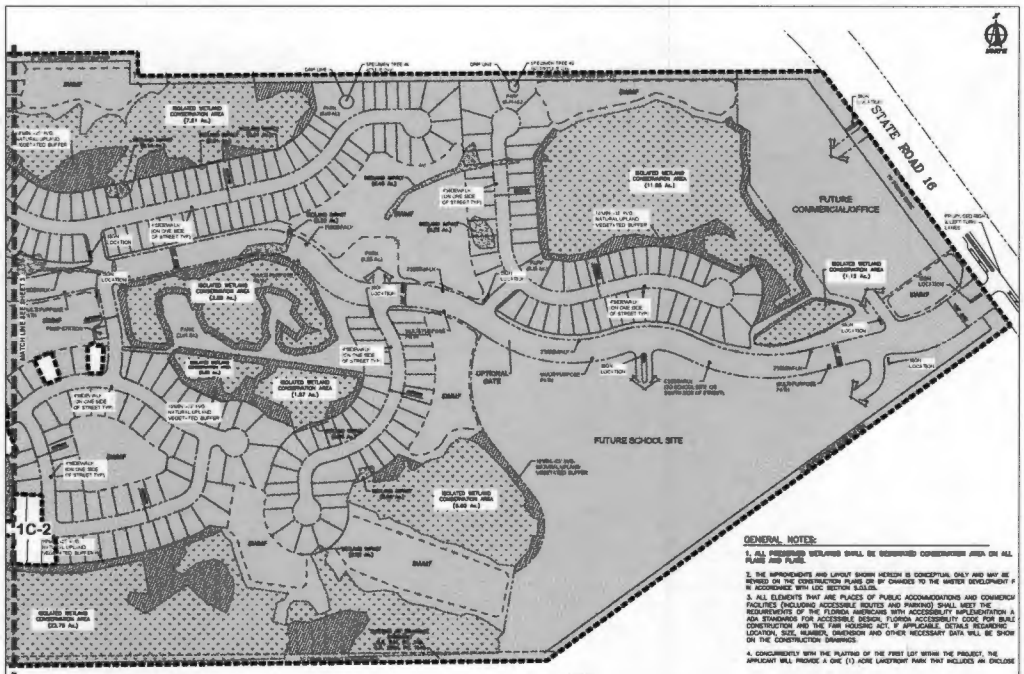
ODEG PLANNING AND ENGINEERS
C.A. No. 28021

LATEST DATE HEREIN
DOMINION ENGINEERING GROUP, INC.
2005 CLARE LANE, SUITE 201
JACKSONVILLE, FLORIDA 32225
PHONE (904) 854-4300
www.dem-eng.com

INCREMENTAL
MASTER DEVELOPMENT PLAN
EXHIBIT C

SCALE
2
SHEET 2 OF 4


MATCH LINE SEE SHEET 2
2D
2B
2A-1
2A-2
1C-2
Proposed
CR2209
LEGEND
SITE BOUNDARY
JURISDICTIONAL WETLAND LINE
VEGETATED NATURAL BUFFER
WETLAND IMPACT
FUTURE POTENTIAL ACCESS POINT
APPROVED
DATE
ORDINANCE NUMBER
FILE NUMBER
0 200 400
FOR: SOUTHEAST DEVELOPMENT
GRAND OAKS
No. REVISION DATE BY
1 SJC COUNTY SUBMITTAL - MAJ/MOD
2 SJC COUNTY SUBMITTAL - COUNTY COMMENTS
ODEG
LATEST DATE HEREIN
DOMINION ENGINEERING GROUP INC.
5000 CLARE LANE, SUITE 301
JACKSONVILLE, FLORIDA 32223
PHONE (904)454-4000
www.dom-eng.com
INCREMENTAL
MASTER DEVELOPMENT PLAN
EXHIBIT C
SCALE
3
SHEET 3 OF 4



GENERAL NOTES:

1. ALL PRESERVED WETLANDS SHALL BE DESIGNATED CONSERVATION AREA ON ALL PLANS AND PLATS.

2. THE IMPROVEMENTS AND LAYOUT SHOWN HEREON IS CONCEPTUAL ONLY AND MAY BE REVISED ON THE CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT P IN ACCORDANCE WITH LDC SECTION 5.03.02E.

3. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA AMERICANS WITH ACCESSIBILITY IMPLEMENTATION A ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILD CONSTRUCTION AND THE FAIR HOUSING ACT. IF APPLICABLE, DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOW ON THE CONSTRUCTION DRAWINGS.

4. CONCURRENTLY WITH THE PLATTING OF THE FIRST LOT WITHIN THE PROJECT, THE APPLICANT WILL PROVIDE A ONE (1) ACRE LAKEFRONT PARK THAT INCLUDES AN ENCLOSE

LEGEND

SITE BOUNDARY
JURISDICTIONAL WETLAND LINE
VEGETATED NATURAL BUFFER
WETLAND IMPACT
FUTURE POTENTIAL ACCESS POINT

This Master Development Plan Map is a general representation of the approved plan of development. Final dimensions and engineering data and information are subject to change in accordance with the applicable land development regulations.

APPROVED: _____
DATE: _____
ORDINANCE NUMBER: _____
FILE NUMBER: _____

0 200 400

FOR SOUTHEAST DEVELOPMENT
GRAND OAKS

No.	REVISION	DATE	BY
1	SJC COUNTY SUBMITTAL - MAJAMOO	[illegible]	[illegible]
2	SJC COUNTY SUBMITTAL - COUNTY COMMENTS	[illegible]	[illegible]

ODEG PLANNING AND ENGINEERING
C.A. No. 30001

LARRY DATE HERSEM
DOMINION ENGINEERING GROUP, INC.
3003 CLAIRE LANE, SUITE 201
JACKSONVILLE, FLORIDA 32223
PHONE: (904)424-4200
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DESIGN ENGINEER
WILLIAM E. SCHAEFER II
FLORIDA REGISTRATION NUMBER
43000
SEAL

INCREMENTAL
MASTER DEVELOPMENT PLAN
EXHIBIT C

MAP DESIGN: SCALE
MAP DETAIL: 4
MAP INDEX: SHEET 4 OF 4
03/18/26 DATE: 2116.002 PROJECT NO.: FILE NAME:

USA TODAY CO.

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AFFIDAVIT OF PUBLICATION

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Victoria Dostie
Pulte Homes Northeast Florida
12724 Gran Bay PKWY W # 140
Jacksonville FL 32258-9486

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 , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 08/26/2026

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 08/26/2026

Legal Clerk

Notary, State of WI, County of Brown

8·25·30

My commission expires

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 9/17/2026 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 10/20/2026 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request for a Major Modification to Grand Oaks Planned Unit Development (Ordinance 2018-40) to reduce the maximum number of residential units from 999 to 954, modify language within the Master Development Plan (MDP) text regarding traffic mitigation requirements, modify the MDP Map to change the western State Road 16 access to an Emergency Access only, update phasing, and correct inconsistencies within the MDP Text.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE GRAND OAKS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2018-40, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at South side of State Road 16, west of the Outlet Mall See attached map (Exhibit A). 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.

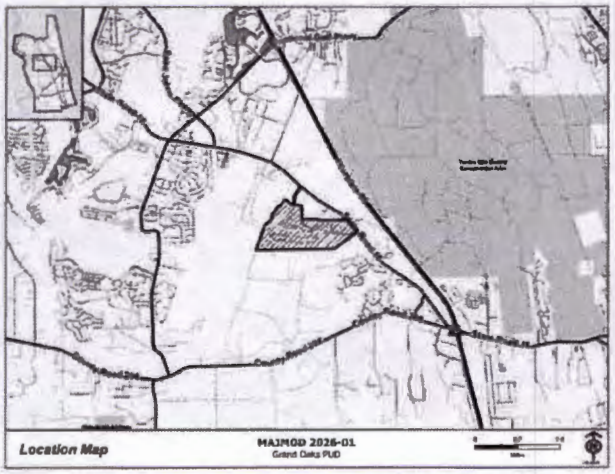
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony 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 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY	BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA	ST. JOHNS COUNTY, FLORIDA
RICHARD HILSENBECK, CHAIR	CLAY MURPHY, CHAIR

FILE NUMBER: MAJMOD-2026000001 PROJECT NAME: Grand Oaks PUD



SAG#4586005

Order # 12576492, 8/26/2026