

ORDINANCE NO. 2026-5

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE BOUNDARIES OF GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT (“GREENBRIAR CDD”) PURSUANT TO SECTION 190.046, *FLORIDA STATUTES* TO AMEND THE BOUNDARIES OF THE GREENBRIAR CDD TO CONTRACT THE DISTRICT BY 56.57 ±ACRES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Greenbriar Community Development District (“Greenbriar CDD” or “District”), a special-purpose local government established pursuant to chapter 190, *Florida Statutes* and St. Johns County Ordinance 2024-1 (“Establishing Ordinance”); and

WHEREAS, pursuant to section 190.046, *Florida Statutes*, Greenbriar CDD petitioned the St. Johns County to amend the Greenbriar CDD boundaries to contract the District boundary by approximately 56.57 acres as set forth in the Petition filed on November 19, 2025, and amended on January 23, 2026 (“Petition”); and

WHEREAS, Greenbriar CDD obtained written consent from all landowners whose property is to be removed from the District boundary; and

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

WHEREAS, all notice requirements of chapter 190, *Florida Statutes*, and other applicable laws were complied with, complete notice was timely given, and a public hearing held on the date and time noticed and conducted thereafter in compliance with Chapter 190, *Florida Statutes*, and all applicable laws; and

WHEREAS, in making its fair and informed determination whether to grant or deny the Petition, the Board has considered the Petition in light of the record developed at the public hearing and in relation to the six factors set forth in section 190.005(1)(e), *Florida Statutes* as set forth above; now therefore

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

SECTION 1. RECITALS. The above recitals are adopted as findings of facts in support of this Ordinance.

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

SECTION 3. EXTERNAL BOUNDARIES OF THE DISTRICT. The Petition to contract the boundary of the Greenbriar Community Development District is hereby granted. The amended external boundary of the District is described in **Exhibit A** attached hereto and incorporated by reference herein. The amended boundary of the District encompasses approximately 1,248 acres.

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

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

SECTION 6. SEVERABILITY. If any provision of this Ordinance or the application thereof is formally determined by a court of competent jurisdiction to be illegal, invalid or unenforceable, such provisions shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the illegal, invalid or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect pursuant to Florida general law.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 3rd DAY OF march 2026.

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

BY: Clay Murphy
Clay Murphy, Chair

MAR 03 2026
Rendition Date

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

BY: Crystal Smith
Deputy Clerk

EFFECTIVE DATE: MAR 04 2026



EXHIBIT A



SURVEYING & MAPPING

14775 Old St. Augustine Road, Jacksonville, Florida 32208

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January 9, 2026
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Work Order No. 24-501.11
File No. 131A-04.11 A

Pinewalk Remainder

A parcel of land, consisting of a portion of Sections 10, 15, 16, 21, and 22, all in Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Beginning, begin at the most Southeasterly corner of "Mill Creek Forest, Phases 2 and 3", as shown on the plat thereof as recorded in Map Book 112, Pages 86 through 93, of the Public Records of said St. Johns County, Florida, said point also lying on the Northerly right-of-way line of "Greenbriar Road", a variable width public right-of-way, as per right-of-way Map prepared by the St. Johns County Surveying and Mapping Program, dated April 19, 1999, (and also known as or formerly known as County Road No. 11 and/or Bombing Range Road), and as per that Deed of Dedication Right-of-Way, Pond Site, Easements to St. Johns County, recorded in Official Records Book 5388, Page 202 of the Public Records of said St. Johns County, Florida, and run thence, along the Easterly and then Northerly boundary of said Mill Creek Forest, Phases 2 and 3, as shown on the plat thereof, as recorded in Map Book 112, Pages 86 through 93, of the Public Records of said St. Johns County, Florida, the following eleven (11) courses and distances:

Course No. 1: run thence, North 40°49'19" West, a distance of 1,202.64 feet, to a point;
Course No. 2: run thence, North 65°00'16" East, a distance of 436.09 feet, to a point;
Course No. 3: run thence, North 00°46'58" West, a distance of 324.92 feet, to a point;
Course No. 4: run thence, North 41°48'14" West, a distance of 137.17 feet, to a point;
Course No. 5: run thence, North 83°40'53" West, a distance of 443.21 feet, to a point;
Course No. 6: run thence, North 65°40'31" West, a distance of 108.53 feet, to a point;
Course No. 7: run thence, North 41°05'25" West, a distance of 81.35 feet, to a point;
Course No. 8: run thence, North 04°53'24" West, a distance of 71.81 feet, to a point;
Course No. 9: run thence, North 15°31'00" East, a distance of 471.90 feet, to a point;
Course No. 10: run thence, North 20°09'38" East, a distance of 918.63 feet, to a point;
Course No. 11: run thence, North 63°50'17" West, along the aforesaid boundary of Mill Creek Forest, Phases 2 and 3, as shown on the plat thereof, as recorded in Map Book 112, Pages 86 through 93, of the Public Records of said St. Johns County, Florida, and then along the Westerly prolongation thereof (said prolongation also being the Northerly line of Mill Creek Forest Phase 4, as shown on the plat thereof, as record in Map Book 124, Pages 32 through 36, of the Public Records of said St. Johns County, Florida, a distance of 1,897.46 feet, to a point; run thence, North 66°22'43" West, a distance of 77.38 feet, to a point lying on the Easterly line of Oxford Estates – Phase Six A, as shown on the plat thereof, as record in Map Book 103, Pages 90 through 93, of the Public Records of said St. Johns County, Florida; run thence, along the Easterly and then Northerly boundary of last said lands, the following three (3) courses and distances: Course No. 1. run thence, North 03°07'38" West, a distance of 404.85 feet, to a point; Course No. 2. run thence, North 17°32'06" West, a distance of 59.51 feet, to a point; Course No. 3: run thence, North 56°36'32"

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Pinewalk Remainder (continued)

West, a distance of 158.80 feet, to a point, being the common corner between said "Oxford Estates-Phase Six-A", and "Oxford Estates-Phase Five & Six-B"; as shown on the plat thereof, recorded in Map Book 99, Pages 63 through 67, of said public records; run thence, along the Northeasterly boundary of last said lands, the following Six (6) courses and distances:

Course No. 1: run thence, North 59°47'38" West, a distance of 860.76 feet, to a point;

Course No. 2: run thence, North 43°21'40" West, a distance of 107.93 feet, to a point;

Course No. 3: run thence, North 36°38'28" West, a distance of 174.42 feet, to a point;

Course No. 4: run thence, North 32°41'40" West, a distance of 227.41 feet, to a point;

Course No. 5: run thence, North 22°06'50" West, a distance of 127.04 feet, to a point;

Course No. 6: run thence, North 31°33'40" West, a distance of 74.21 feet, to a point, being the most

Southeasterly corner of those lands described and recorded in that Corrective Special Warranty Deed between Helow Properties, Ltd. to Oxford Estates, LLC as recorded in Official Records Book 5157, Page 19, of the Public Records of said St. Johns County, Florida; run thence, along the Southerly and then Easterly boundary of said lands recorded in Official Records Book 5157, Page 19, of the Public Records of St. Johns County, Florida, the following five (5) courses and distances:

Course No. 1: run thence, North 75°12'31" East, a distance of 156.65 feet, to a point;

Course No. 2: run thence, North 32°16'30" West, a distance of 84.41 feet, to a point;

Course No. 3: run thence, North 21°06'58" East, a distance of 546.30 feet, to a point;

Course No. 4: run thence, North 55°07'12" West, a distance of 1,400.00 feet, to a point;

Course No. 5: run thence, South 89°27'47" West, a distance of 549.87 feet to a point on the Easterly right-of-way line of "County Road 244 West, (also known as Longleaf Pine Parkway), as shown on the plat thereof, as recorded in Map Book 59, Pages 51 through 56, of the Public Records of said St. Johns County, Florida; run thence along the Easterly right-of-way line of said County Road 244 West, (Longleaf Pine Parkway), the following two (2) courses and distances:

Course No. 1: run thence, North 02°39'29" West, along last said line, a distance of 870.84 feet, to a point of curvature, of a curve leading Northeasterly;

Course No. 2: run thence Northeasterly, along and around the arc of a curve, being concave Easterly, and having a radius of 965.00 feet, through a central angle of 31°02'19" to the right, an arc distance of 522.77 feet, to a point on the South line of those lands described and recorded in that Warranty Deed, from Helow Properties, Ltd. to Jacksonville Electric Authority, as recorded in Official Records Book 895, Page 1414, of the Public Records of said St. Johns County, Florida, said arc being subtended by a chord bearing and distance of North 12°51'41" East, 516.40 feet; run thence North 89°28'43" East, along the South line of said lands described and recorded in Official Records Book 895, Page 1414, of said Public Records of St. Johns County, Florida, a distance of 1,027.62 feet, to the Southeast corner of aforesaid lands; run thence North 00°31'17" West, along the East line of said lands described and recorded in Official Records Book 895, Page 1414, of the Public Records of said St. Johns County, Florida, a distance of 50.00 feet, to a point on the North line of said Section 16, Township 5 South, Range 27 East; run thence North 89°28'43" East, along the North line of said Section 16, (and also being the South line of Section 9, Township 5 South, Range 27 East, and also being the Southerly line of the plat of "Aberdeen (D.R. Horton) Phase 1", as shown on the plat thereof, recorded in Map Book 60, Pages 58 through 78, of the Public Records of St.

Pinewalk Remainder (continued)

Johns County, Florida, and then along the South line of the "Aberdeen (D.R. Horton Phase 2A)", as shown on the plat thereof, recorded in Map Book 78, Pages 1 through 9 of the Public Records of said St. Johns County, Florida, and then finally along the South line of "Aberdeen (D.R. Horton) - Phase 3", as shown on the plat thereof, recorded in Map Book 88, Pages 79 through 86, of the Public Records of said St. Johns County, Florida, a distance of 4,101.85 feet, to the Northeast corner of said Section 16, (and also being the common corner of Sections 9, 10, 15 and 16, Township 5 South, Range 27 East), said point also being the most Southeast corner of said "Aberdeen (D.R. Horton Phase 3)", as shown on the plat thereof, recorded in Map Book 88, Pages 79 through 86, of the Public Records of said St. Johns County, Florida; run thence North 02°41'05" West, along the East line of said Section 9, (and also being the West line of Section 10) and also being the East line of "Aberdeen (D.R. Horton Phase 3)", as shown on the plat thereof, recorded in Map Book 88, Pages 79 through 86, of the Public Records of said St. Johns County, Florida, a distance of 726.14 feet, to a point on the South line of that 130 foot JEA (Jacksonville Electric Authority) Easement, as per Official Records Book 878, Page 1152, of the Public Records of St. Johns County, Florida; run thence South 87°48'09" East, along the aforesaid South line of aforesaid 130 foot JEA Easement, a distance of 1,496.44 feet, to a point, on a Northerly prolongation of the Westerly line of those lands described and recorded in that Quit Claim Deed from United Water Florida, LLC to JEA (formerly known as Jacksonville Electric Authority) as per that instrument recorded in Official Records Book 1720, Page 876, of the Public Records of said St. Johns County, Florida; run thence, South 11°00'23" West along the aforesaid Northerly prolongation, and then along the Westerly line of said lands, a distance of 365.50 feet, to a point on the aforesaid Westerly line of those lands described and recorded in that Quit Claim Deed from United Water Florida, LLC to JEA (formerly known as Jacksonville Electric Authority) as per that instrument recorded in Official Records Book 1720, Page 876, of the Public Records of said St. Johns County, Florida; run thence, along said Westerly line of said lands described and recorded in Official Records Book 1720, Page 876, of the Public Records of said St. Johns County, Florida, the following ninety-eight (98) courses and distances:

Course No. 1: run thence, South 07°20'37" West, a distance of 46.17 feet, to a point;
Course No. 2: run thence, South 28°20'02" East, a distance of 224.30 feet, to a point;
Course No. 3: run thence, South 29°09'50" East, a distance of 147.89 feet, to a point;
Course No. 4: run thence, South 82°18'24" East, a distance of 165.50 feet, to a point;
Course No. 5: run thence, South 30°04'45" East, a distance of 214.69 feet, to a point;
Course No. 6: run thence, South 12°44'42" East, a distance of 39.78 feet, to a point;
Course No. 7: run thence, South 64°14'54" East, a distance of 109.44 feet, to a point;
Course No. 8: run thence, South 66°03'41" East, a distance of 182.24 feet, to a point;
Course No. 9: run thence, South 39°42'21" East, a distance of 120.67 feet, to a point;
Course No. 10: run thence, South 33°34'18" East, a distance of 226.32 feet, to a point;
Course No. 11: run thence, South 27°25'30" East, a distance of 132.38 feet, to a point;
Course No. 12: run thence, South 08°33'24" East, a distance of 98.37 feet, to a point;
Course No. 13: run thence, South 44°41'47" East, a distance of 174.78 feet, to a point;
Course No. 14: run thence, South 21°27'50" East, a distance of 233.47 feet, to a point;

Pinewalk Remainder (continued)

Course No. 15: run thence, South 14°38'52" East, a distance of 121.21 feet, to a point;
Course No. 16: run thence, South 42°09'06" East, a distance of 113.10 feet, to a point;
Course No. 17: run thence, South 27°01'20" East, a distance of 182.08 feet, to a point;
Course No. 18: run thence, South 10°25'12" East, a distance of 146.24 feet, to a point;
Course No. 19: run thence, South 33°01'01" East, a distance of 107.35 feet, to a point;
Course No. 20: run thence, South 11°43'23" East, a distance of 77.88 feet, to a point;
Course No. 21: run thence, South 64°46'50" West, a distance of 77.00 feet, to a point;
Course No. 22: run thence, South 07°42'37" East, a distance of 62.62 feet, to a point;
Course No. 23: run thence, South 16°01'39" East, a distance of 58.31 feet, to a point;
Course No. 24: run thence, South 86°35'47" East, a distance of 57.03 feet, to a point;
Course No. 25: run thence, South 55°14'43" East, a distance of 43.81 feet, to a point;
Course No. 26: run thence, South 35°07'06" East, a distance of 51.42 feet, to a point;
Course No. 27: run thence, South 42°27'13" East, a distance of 49.23 feet, to a point;
Course No. 28: run thence, South 46°32'27" East, a distance of 48.92 feet, to a point;
Course No. 29: run thence, South 44°55'17" East, a distance of 65.28 feet, to a point;
Course No. 30: run thence, South 80°00'59" East, a distance of 50.86 feet, to a point;
Course No. 31: run thence, South 89°10'35" East, a distance of 63.09 feet, to a point;
Course No. 32: run thence, South 15°12'01" East, a distance of 52.52 feet, to a point;
Course No. 33: run thence, South 18°27'04" West, a distance of 74.43 feet, to a point;
Course No. 34: run thence, South 44°33'50" East, a distance of 47.33 feet, to a point;
Course No. 35: run thence, South 08°28'17" East, a distance of 36.56 feet, to a point;
Course No. 36: run thence, South 39°21'19" West, a distance of 36.19 feet, to a point;
Course No. 37: run thence, South 21°07'08" East, a distance of 51.96 feet, to a point;
Course No. 38: run thence, South 60°42'19" East, a distance of 54.34 feet, to a point;
Course No. 39: run thence, North 65°00'29" East, a distance of 68.12 feet, to a point;
Course No. 40: run thence, South 84°58'35" East, a distance of 47.31 feet, to a point;
Course No. 41: run thence, South 29°10'50" East, a distance of 43.47 feet, to a point;
Course No. 42: run thence, South 38°58'47" West, a distance of 60.42 feet, to a point;
Course No. 43: run thence, South 13°50'25" West, a distance of 42.85 feet, to a point;
Course No. 44: run thence, South 39°29'10" East, a distance of 58.15 feet, to a point;
Course No. 45: run thence, South 65°20'21" East, a distance of 57.12 feet, to a point;
Course No. 46: run thence, South 81°56'19" East, a distance of 53.75 feet, to a point;
Course No. 47: run thence, South 50°32'58" East, a distance of 61.40 feet, to a point;
Course No. 48: run thence, South 06°28'47" East, a distance of 52.80 feet, to a point;
Course No. 49: run thence, South 58°16'49" West, a distance of 39.69 feet, to a point;
Course No. 50: run thence, South 31°31'33" East, a distance of 55.87 feet, to a point;
Course No. 51: run thence, South 53°45'12" West, a distance of 52.95 feet, to a point;
Course No. 52: run thence, South 01°46'53" East, a distance of 123.80 feet, to a point;
Course No. 53: run thence, South 06°04'25" East, a distance of 72.90 feet, to a point;
Course No. 54: run thence, South 31°16'18" East, a distance of 271.06 feet, to a point;
Course No. 55: run thence, South 23°47'46" East, a distance of 61.04 feet, to a point;

Pinewalk Remainder (continued)

Course No. 56: run thence, South 28°04'38" West, a distance of 96.04 feet, to a point;
Course No. 57: run thence, South 11°24'23" West, a distance of 98.50 feet, to a point;
Course No. 58: run thence, South 24°22'54" West, a distance of 119.42 feet, to a point;
Course No. 59: run thence, South 43°03'00" West, a distance of 84.42 feet, to a point;
Course No. 60: run thence, South 10°51'25" East, a distance of 217.94 feet, to a point;
Course No. 61: run thence, South 72°23'36" East, a distance of 147.07 feet, to a point;
Course No. 62: run thence, South 65°23'17" East, a distance of 70.35 feet, to a point;
Course No. 63: run thence, South 22°18'50" East, a distance of 112.70 feet, to a point;
Course No. 64: run thence, South 40°54'29" East, a distance of 241.53 feet, to a point;
Course No. 65: run thence, South 15°51'48" East, a distance of 152.32 feet, to a point;
Course No. 66: run thence, South 11°52'57" West, a distance of 93.37 feet, to a point;
Course No. 67: run thence, South 41°21'03" East, a distance of 296.62 feet, to a point;
Course No. 68: run thence, South 87°11'55" East, a distance of 77.82 feet, to a point;
Course No. 69: run thence, South 46°52'16" East, a distance of 61.04 feet, to a point;
Course No. 70: run thence, South 57°55'20" West, a distance of 34.40 feet, to a point;
Course No. 71: run thence, South 48°36'29" West, a distance of 37.67 feet, to a point;
Course No. 72: run thence, South 19°12'01" West, a distance of 54.56 feet, to a point;
Course No. 73: run thence, South 07°26'35" West, a distance of 31.27 feet, to a point;
Course No. 74: run thence, South 64°45'06" East, a distance of 86.44 feet, to a point;
Course No. 75: run thence, South 06°40'34" West, a distance of 157.21 feet, to a point;
Course No. 76: run thence, North 65°36'31" East, a distance of 31.60 feet, to a point;
Course No. 77: run thence, South 72°21'16" East, a distance of 78.88 feet, to a point;
Course No. 78: run thence, North 68°43'36" East, a distance of 85.34 feet, to a point;
Course No. 79: run thence, North 70°15'54" East, a distance of 69.71 feet, to a point;
Course No. 80: run thence, North 80°51'42" East, a distance of 103.53 feet, to a point;
Course No. 81: run thence, South 68°04'08" East, a distance of 85.72 feet, to a point;
Course No. 82: run thence, South 11°50'31" West, a distance of 50.88 feet, to a point;
Course No. 83: run thence, South 39°05'40" West, a distance of 56.96 feet, to a point;
Course No. 84: run thence, South 08°20'15" West, a distance of 52.12 feet, to a point;
Course No. 85: run thence, South 21°57'27" East, a distance of 60.60 feet, to a point;
Course No. 86: run thence, South 28°56'13" East, a distance of 60.17 feet, to a point;
Course No. 87: run thence, North 74°16'54" East, a distance of 77.08 feet, to a point;
Course No. 88: run thence, North 30°06'09" East, a distance of 133.79 feet, to a point;
Course No. 89: run thence, South 76°17'10" East, a distance of 78.08 feet, to a point;
Course No. 90: run thence, South 27°21'36" East, a distance of 64.43 feet, to a point;
Course No. 91: run thence, South 51°09'04" East, a distance of 80.47 feet, to a point;
Course No. 92: run thence, South 65°04'55" East, a distance of 77.67 feet, to a point;
Course No. 93: run thence, South 69°55'43" East, a distance of 80.58 feet, to a point;
Course No. 94: run thence, South 48°12'30" East, a distance of 69.24 feet, to a point;
Course No. 95: run thence, South 57°06'39" East, a distance of 101.06 feet, to a point;
Course No. 96: run thence, South 51°32'08" East, a distance of 121.75 feet, to a point;

Pinewalk Remainder (continued)

Course No. 97: run thence, South $31^{\circ}35'22''$ East, a distance of 96.89 feet, to a point;
Course No. 98: run thence, North $79^{\circ}48'02''$ East, a distance of 235.69 feet, to a point; lying on the West line of Section 23, (and also being the East line of Section 22); run thence South $01^{\circ}28'44''$ East, along the West line of said Section 23, (and also being the East line of Section 22), a distance of 931.87 feet, to the monumented Northeast corner of those lands described and recorded in Official Records Book 418, Page 663, and Official Records Book 452, Page 194, of the Public Records of said St. Johns County, Florida; run thence South $89^{\circ}16'00''$ West, along the North line of said lands described and recorded in Official Records Book 418, Page 663, and Official Records Book 452, Page 194, of the Public Records of said St. Johns County, Florida, a distance of 1,902.36 feet, to the Northwest corner of last said lands; run thence South $01^{\circ}28'44''$ East, along the West line of last said lands, a distance of 1,316.48 feet, to the Southwest corner of last said lands; run thence South $89^{\circ}16'00''$ West, a distance of 100.00 feet, to a point; run thence South $34^{\circ}01'07''$ West, a distance of 1,331.30 feet, to a point on the aforesaid Northerly right-of-way line of Greenbriar Road, run thence, along the aforesaid Northerly right-of-way line of Greenbriar Road, the following three (3) courses and distances:
Course No. 1: run thence, North $77^{\circ}16'51''$ West, a distance of 27.29 feet, to a point;
Course No. 2: run thence, South $12^{\circ}48'24''$ West, a distance of 27.70 feet, to a point;
Course No. 3: run thence, North $77^{\circ}11'36''$ West, a distance of 3,107.33 feet, to a point on the aforesaid West line of Section 21, Township 5 South, Range 27 East, (and also being the East line of The Francis P. Fatio Grant, Section 39), and the Point of Beginning.

LESS AND EXCEPT those lands described in that Special Warranty Deed from Norristown Properties Inc., to St. Johns County, Parcel 8A (Revised), as recorded in Official Records Book 1404, Page 199, of the Public Records of St. Johns County, Florida.

Containing 1248 acres, more or less.

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

David Wilbourn
Kutak Rock LLP
107 W College AVE
Tallahassee FL 32301-7707

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 02/04/2026

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 02/04/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$193.68	
Tax Amount:	\$0.00	
Payment Cost:	\$193.68	
Order No:	12045184	# of Copies:
Customer No:	1125534	1
PO #:	GREENBRIAR HEARING	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

MARIAH VERHAGEN
Notary Public
State of Wisconsin

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

DATE: March 3, 2026
TIME: 9:00 a.m.
LOCATION: County Auditorium, County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084

Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida, will consider the enactment of a County Ordinance amending Ordinance No. 2024-1, which established the Greenbriar Community Development District ("District"). The proposed Ordinance title is as follows:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ORDINANCE 2024-1 AND GRANTING THE PETITION FOR THE CONTRACTION OF THE GREENBRIAR COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE BOUNDARIES OF THE AMENDED DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The purpose of this hearing is to consider a petition filed by the District on November 17, 2025, to amend the District's boundaries in accordance with Ch. 190, Florida Statutes. Specifically, the Board will consider the six factors listed in §190.005(1)(e), Florida Statutes. This hearing will afford the District, affected units of local government, and the general public a fair and adequate opportunity to appear and present oral and written comments regarding the amendment of the District. The specific legal authority for the amendment of the District is set forth in §§ 190.046 and 190.005, Florida Statutes.

The District is located in unincorporated St. Johns County, Florida, and is generally located north of Greenbriar Road, west of Veterans Parkway, and east of Longleaf Pine Parkway and currently comprises approximately 1,304.54 acres. The District seeks to amend its boundaries by removing approximately 56.57 acres for a total of approximately 1,248 acres within the amended District. The map included with this notice depicts the District's boundaries and outlines the area proposed for removal (the "Contraction Parcel").

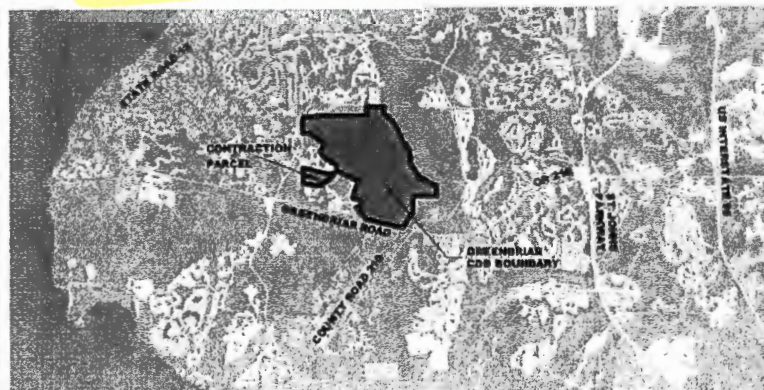
Copies of this Notice, the proposed Ordinance, the boundary amendment petition, and its documentation are on file in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084, or by e-mail at plandep@sjcf.us,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

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

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

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, Florida, 32086. Hearing impaired persons, please call the Florida Relay Service (1 800 955 8770), no later than five (5) days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
CLAY MURPHY, CHAIR
ST. JOHNS COUNTY, FLORIDA
File No.: CDD AMD 2025-01 Greenbriar CDD





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

March 5, 2026

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

FILED MAR 04 2026
St. Johns County
Clerk of Court
By: Crystal Smith
Deputy Clerk

Dear Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns County Ordinance No. 2026-5, which was filed in this office on March 4, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp