

RESOLUTION NUMBER: 2005- 193

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MASTER DEVELOPMENT PLAN (MDP) TO THE NOCATEE PLANNED UNIT DEVELOPMENT NAMED SANDY RIDGE SOUTH MDP; ORDINANCE NO. 2002-46, AS AMENDED.

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

SECTION 1. Pursuant to the request by Rachael L. Bennett of England-Thims & Miller, Inc. on behalf of the Sonoc Company, LLC, incorporated by reference as File Number MDP 2004-41, the property described on the attached legal description (Exhibit A), shall be developed in accordance with the Master Development Plan Text (Exhibit C) and Master Development Plan Map (Exhibit D) MDP Map; as required and approved pursuant to the Nocatee Planned Unit Development, Ordinance No. 2002-46, PUD Section 1.4.3., as amended.

SECTION 2. Findings of Fact:

1. The request for Master Development Plan approval has been fully considered after public hearing with legal notice duly published as required by law.
2. The Master Development Plan is consistent with the Comprehensive Plan designation of New Town (NT) as depicted on the 2015 Future Land Use Map.
3. The review process and the application are consistent with applicable requirements of the St. Johns County Land Development Code, specifically Section 5.03.02.G.2, which provides standards for Master Development Plans.
4. The Master Development Plan is consistent with the approved Nocatee PUD Ordinance Number 2002-46 and the DRI Development Order Resolution 2001-30.

SECTION 3. All other commitments contained within the adopted PUD Ordinance 2002-46, as amended shall remain in effect, except as modified above. Furthermore, to the extent they do not conflict with the unique specific and detailed provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited, except where allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency ordinance, building code, comprehensive plan or any other non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 4. This Resolution shall take effect as allowed by Florida Law.

PASSED AND ADOPTED THIS 12th DAY OF July 2005.

BOARD OF COUNTY COMMISSIONERS

BY: _____

Bruce A. Maguire, Chairman

ATTEST: _____

Cheryl Strickland, Clerk

Patricia DeGrande
Deputy Clerk

EFFECTIVE DATE: 8-12-05



Master Development Plan

SANDY RIDGE SOUTH

Submitted on Behalf of:
SONOC COMPANY LLC
4310 Pablo Oaks Court
Jacksonville, Florida 32224

AUTHORIZED AGENT
ENGLAND-THIMS & MILLER, INC.
14775 St. Augustine Road
Jacksonville, Florida 32258
904-642-8990

CONTACT
Rachael L. Bennett
Senior Planner

Exhibits to MDP Application:

- A. Legal Description
- B. MDP Application Form
- C. Master Development Plan Text
- D. Master Development Plan Map
- E. Map Exhibits
- F. Authorization
- G. Proof of Ownership
- H. Adjacent Property Owners

EXHIBIT A

LEGAL DESCRIPTION

Parcel A

A portion of Sections 1 and 2, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northerly line of said Section 1 with the Northerly right of way line of County Road No. 210 (Palm Valley Road), a variable width right of way as presently established; thence Southwesterly along said Northerly right of way line the following three courses: Course 1, thence South 55°22'18" West, 8038.62 feet to a point of curvature of a curve concave Northerly, having a radius of 809.92 feet; Course 2, thence Southwesterly along the arc of said curve through a central angle of 16°21'09", an arc distance of 231.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 63°32'53" West, 230.37 feet; Course 3, thence South 71°43'27" West, 127.41 feet to a point of curvature of a curve concave Northerly, having a radius of 390.00 feet; thence Westerly, departing said Northerly right of way line and along the arc of said curve through a central angle of 39°07'00", an arc distance of 266.26 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 88°43'03" West, 261.12 feet; thence North 16°53'42" West, 45.30 feet to a point on a curve concave Northwesterly, having a radius of 2575.00 feet; thence Northeasterly along the arc of said curve through a central angle of 09°16'46", an arc distance of 417.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 27°46'06" East, 416.58 feet; thence North 36°01'40" East, 52.09 feet; thence North 21°26'15" East, 405.08 feet; thence North 68°33'45" West, 12.00 feet; thence North 21°26'15" East, 46.79 feet to a point of curvature of a curve concave Southeasterly, having a radius of 3475.00 feet; thence Northeasterly along the arc of said curve through a central angle of 21°28'27", an arc distance of 1302.41 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 32°10'29" East, 1294.80 feet; thence North 56°50'59" East, 51.31 feet to a point on a curve concave Southeasterly, having a radius of 3463.00 feet; thence Northeasterly along the arc of said curve through a central angle of 03°59'14", an arc distance of 240.98 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 45°43'45" East, 240.93 feet; thence South 85°55'59" East, 104.72 feet; thence South 40°12'33" East, 25.45 feet; thence North 49°47'27" East, 80.00 feet; thence North 40°12'33" West, 62.68 feet; thence North 05°14'39" East, 70.15 feet to a point on a curve concave Southeasterly, having a radius of 3475.00 feet; thence Northeasterly along the arc of said curve through a central angle of 25°39'27", an arc distance of 1556.12 feet to the point of tangency of said curve, said

Parcel A (continued)

arc being subtended by a chord bearing and distance of North 63°56'19" East, 1543.16 feet; thence North 76°46'02" East, 261.30 feet to a point of curvature of a curve concave Northerly, having a radius of 1625.00 feet; thence Northeasterly along the arc of said curve through a central angle of 38°25'09", an arc distance of 1089.63 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 57°33'27" East, 1069.33 feet; thence South 19°27'18" East, 12.14 feet; thence South 30°06'11" East, 40.31 feet; thence South 29°25'19" East, 51.26 feet; thence South 53°08'40" East, 43.92 feet; thence South 58°59'42" East, 56.89 feet; thence South 33°59'39" East, 50.28 feet; thence North 53°49'23" East, 37.86 feet; thence South 48°31'37" East, 58.23 feet; thence South 73°58'55" East, 70.23 feet; thence South 52°30'54" East, 318.32 feet; thence North 59°23'30" East, 74.83 feet; thence North 04°42'55" East, 37.70 feet; thence North 38°26'56" East, 43.91 feet; thence North 71°30'49" East, 57.36 feet; thence South 68°43'01" East, 67.25 feet; thence North 43°08'32" East, 42.19 feet; thence North 66°15'15" East, 43.26 feet; thence North 12°27'34" West, 50.85 feet; thence North 35°34'20" West, 37.86 feet; thence North 52°39'05" West, 78.07 feet; thence North 53°10'26" West, 56.84 feet; thence North 30°52'07" West, 58.05 feet; thence North 57°40'16" East, 42.37 feet; thence North 54°45'50" East, 57.86 feet; thence North 55°34'51" East, 49.96 feet; thence North 60°15'22" East, 47.02 feet; thence North 64°12'57" East, 57.49 feet; thence South 77°42'53" East, 51.32 feet; thence North 53°19'38" East, 56.67 feet; thence North 47°24'42" East, 48.31 feet; thence North 42°23'08" East, 51.45 feet; thence North 56°53'33" East, 48.44 feet; thence North 89°08'16" East, 43.45 feet; thence North 63°07'44" East, 55.66 feet; thence North 34°48'14" East, 53.93 feet; thence North 20°10'01" West, 58.66 feet; thence North 39°28'20" East, 64.47 feet; thence North 64°35'55" East, 49.81 feet; thence North 46°20'56" East, 43.86 feet; thence North 67°20'00" East, 49.34 feet; thence North 36°10'21" East, 65.46 feet; thence North 02°00'39" West, 46.00 feet; thence North 19°44'04" East, 55.99 feet; thence North 39°30'52" East, 51.05 feet; thence North 58°41'42" East, 62.23 feet; thence South 28°22'40" East, 5.87 feet; thence North 37°12'13" East, 51.70 feet; thence North 04°35'04" West, 15.00 feet; thence North 85°24'56" East, 156.33 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1281.00 feet; thence Northeasterly along the arc of said curve through a central angle of 29°49'23", an arc distance of 666.78 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 70°30'15" East, 659.28 feet; thence Northeasterly along the arc of a curve concave Southeasterly, having a radius of 2790.00 feet, through a central angle of 04°30'32", an arc distance of 219.56 feet to an intersection with the Northerly line of said Section 1, said arc being subtended by a chord bearing and distance of North 57°50'49" East, 219.50 feet; thence North 89°07'00" East, along said Northerly line, 748.03 feet to the Point of Beginning.

Containing 156.11 acres, more or less.

November 23, 2004

Work Order No. 04-277.00
Nocatee - Sandy Ridge-MDP

Parcel B

A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of said Section 2, thence North $00^{\circ}38'18''$ West, along the Easterly line of said Section 2, a distance of 2348.17 feet; thence South $89^{\circ}21'42''$ West, departing said Easterly line, 1470.74 feet to the Point of Beginning, said point also being a point on a curve.

From said Point of Beginning, thence Southwesterly along the arc of a curve concave Southeasterly, having a radius of 3625.00 feet, through a central angle of $11^{\circ}48'48''$, an arc distance of 747.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $27^{\circ}20'39''$ West, 746.08 feet; thence South $21^{\circ}26'15''$ West, 426.30 feet to a point of curvature of a curve concave Northwesterly, having a radius of 2229.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $20^{\circ}09'25''$, an arc distance of 784.17 feet to the point of tangency of said curve, said point also being a point lying on the Northeasterly prolongation of the Northerly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established, said arc being subtended by a chord bearing and distance of South $31^{\circ}30'57''$ West, 780.13 feet; thence South $41^{\circ}35'40''$ West, along said Northeasterly prolongation of and along said Northerly right of way line, 645.49 feet to an intersection with the Northeasterly line of those lands described and recorded in Official Records Book 1453, page 651 of the Public Records of said St. Johns County; thence Northeasterly along said Northeasterly line the following ten courses: Course 1, thence North $14^{\circ}17'26''$ East, departing said Northerly right of way line, 68.82 feet; Course 2, thence North $05^{\circ}35'41''$ East, 41.04 feet; Course 3, thence North $03^{\circ}38'04''$ East, 44.49 feet; Course 4, thence North $29^{\circ}31'28''$ West, 39.42 feet; Course 5, thence South $77^{\circ}58'32''$ West, 28.39 feet; Course 6, thence North $01^{\circ}20'19''$ West, 31.35 feet; Course 7, thence North $54^{\circ}12'33''$ West, 42.73 feet; Course 8, thence North $29^{\circ}38'56''$ West, 41.75 feet; Course 9, thence North $71^{\circ}05'33''$ West, 38.72 feet; Course 10, thence North $59^{\circ}28'41''$ West, 13.94 feet to a point lying on the Northwesterly line of said lands; thence South $41^{\circ}35'41''$ West, departing said Northeasterly line and along said Northwesterly line, 87.87 feet to a point on a curve concave Southwesterly, having a radius of 675.00 feet; thence Northwesterly, departing said Northwesterly line and along the arc of said curve through a central angle of $11^{\circ}34'11''$, an arc distance of 136.30 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $33^{\circ}49'09''$ West, 136.07 feet; thence North $39^{\circ}36'14''$ West, 360.20 feet; thence North $05^{\circ}05'36''$ East, 49.76 feet; thence North $49^{\circ}47'27''$ East, 2385.97 feet to the Point of Beginning.

Containing 26.64 acres, more or less.

November 23, 2004

Work Order No. 04-277.00
Nocatee - Sandy Ridge-MDP

Parcel C

A portion of Section 1, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of said Section 1; thence South 01°10'59" East, along the Westerly line of said Section 1, a distance of 1409.58 feet; thence North 88°49'01" East, departing said Westerly line, 1158.21 feet to the Point of Beginning.

From said Point of Beginning, thence North 76°16'40" West, 53.09 feet, thence North 68°44'08" West, 28.53 feet; thence North 15°06'00" West, 49.10 feet; thence North 23°39'22" West, 60.38 feet; thence North 11°47'02" East, 62.96 feet; thence North 41°44'31" West, 51.00 feet; thence North 46°38'27" West, 52.02 feet; thence North 45°33'41" West, 61.35 feet; thence North 44°55'31" West, 41.02 feet; thence North 46°41'10" West, 66.85 feet; thence North 41°02'34" West, 34.19 feet; thence North 29°28'41" West, 15.15 feet; thence North 80°43'01" West, 88.19 feet; thence North 42°02'15" West, 44.32 feet; thence South 88°23'17" West, 51.13 feet; thence North 77°29'20" West, 41.81 feet; thence South 58°35'56" West, 32.45 feet; thence North 42°35'22" West, 79.24 feet; thence South 00°29'58" East, 54.12 feet; thence North 16°19'00" West, 165.55 feet; thence South 36°01'14" East, 56.81 feet; thence North 69°03'50" East, 40.01 feet; thence South 10°55'00" West, 29.21 feet; thence North 79°10'29" East, 57.08 feet; thence North 38°13'33" East, 44.57 feet; thence North 51°15'24" East, 82.85 feet; thence North 21°01'25" West, 50.68 feet; thence North 04°01'43" East, 78.31 feet; thence North 32°27'13" East, 96.84 feet; thence North 64°23'23" East, 88.57 feet; thence South 87°14'07" East, 325.04 feet; thence North 63°21'43" East, 121.86 feet; thence North 60°29'32" East, 77.11 feet; thence North 82°47'53" East, 143.85 feet; thence South 21°39'19" East, 65.51 feet; thence South 53°21'23" East, 18.73 feet; thence South 67°10'37" East, 58.37 feet; thence North 69°27'56" East, 108.70 feet; thence South 63°04'58" East, 95.97 feet; thence South 17°19'00" East, 78.74 feet; thence South 37°35'09" East, 74.30 feet; thence South 03°45'30" East, 117.21 feet; thence South 26°24'46" West, 32.64 feet; thence South 83°43'55" East, 51.25 feet; thence South 19°55'13" East, 58.31 feet; thence South 36°05'11" West, 35.10 feet; thence South 07°29'14" East, 6.80 feet to a point on a curve concave Northeasterly, having a radius of 1475.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of 34°39'53", an arc length of 892.39 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 53°39'59" West, 878.84 feet.

Containing 18.35 acres, more or less.

EXHIBIT B

MDP APPLICATION FORM



ST. JOHNS COUNTY
Application For Master Development Plan Review

Date: October 14, 2004

Project Name: SANDY RIDGE SOUTH

Applicant: SONOC COMPANY, LLC / England-Thims & Miller, Inc. as Agent

Address: 14775 St. Augustine Road
Jacksonville, FL 32258

Phone: 904-642-8990 Fax: 904-646-9485

Email Address: bennetr@etminc.com

Planning/Engineering Firm: England-Thims & Miller, Inc.

Address: 14775 St. Augustine Road
Jacksonville, FL 32258

Phone: 904-642-8990 Fax: 904-646-9485

E-mail Address: bennetr@etminc.com

Person to Receive Comments: Rachael L. Bennett, Senior Planner

Property Appraisers Parcel No: (portions of...) 023210-0000; 023230-0000; 023280-0000

PUD Name: Nocatee PUD 2002-22; Ord 2002-46 Comp. Plan DSGN NT

Name of Overlay District if applicable: N/A

Location: _____

Census Tract: 020600 Property Appraiser's Map Sheet: 3C11 and 3C1N

911 Overall Address (if known) _____

Major Access: CR 210

Present Use of Property: Timberland

Type of Development: Residential Village

Acres: 200± acres Number of Lots/Units: 189 Sq. Footage _____
(SIZE OF PROPERTY) (OF EACH BUILDING)

Project Narrative (additional sheets may be attached)
Master Development Plan text attached as Exhibit C.

Please list any applications currently under review or recently approved which may assist in the review of this application: _____

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signature: *Rachael L. Bennett*

Printed or typed name(s): Rachael L. Bennett, Senior Planner

EXHIBIT C

MDP TEXT

EXHIBIT C
Master Development Plan Text
SANDY RIDGE SOUTH

a. **DESCRIPTION**

Sandy Ridge South is located within the Nocatee Planned Unit Development (PUD 2002-02) approved pursuant to Ordinance 2002-46. The Nocatee DRI Development Order was approved pursuant to St. Johns County BCC Resolution 2001-30. Sandy Ridge South is the first parcel within the Sandy Ridge Village to seek development approval.

The design for this master planned community is consistent with the guidelines outlined in the DRI Development Order and the PUD Ordinance, and is consistent with the New Town Future Land Use designation and the requirements of Comprehensive Plan Objective A.1.19. For the purposes of development and compliance with PUD and Comprehensive Plan requirements, the overall PUD property is considered a single site.

Development within Sandy Ridge South will be as per allowances for single-family development within Village districts as specified in Nocatee PUD Ordinance 2002-46 as may be amended. Specifics of development not listed within this text will be allowable if stated as allowable in the Nocatee PUD Ordinance as may be amended.

The boundaries of detailed project development are defined by surrounding road and wetlands geometry, with Sandy Ridge South being bordered on the north and west by the new CR 210, on the east by the Town Center Greenway wetlands system, and on the south by the existing CR 210 ROW. The project is designed as a cohesive neighborhood with a central Neighborhood Commons accessible by pedestrian and bicycle travel.

The Master Development Plan map shows areas of 'Future Development'. Parcels "A" and "B" of the Sandy Ridge MDP are within close proximity to the St. Johns County future US 1 / CR 210 road improvements. The areas that may be affected by the final configuration of this roadway improvement design have been shown as 'Future Development'. These areas will have uses and standards as allowed by the DRI, the PUD, the LDC and incremental MDP reviews.

The Sandy Ridge South residential community shown with development detail will have vehicular access from new CR 210 as shown on the Master Development Plan. Areas labeled as 'Future Development' will show vehicular access pursuant to incremental MDP review.

b. **Total Number of Acres included within the project.**

The Sandy Ridge South encompasses 201.09± acres. The proposed CR 210 ROW runs through the area of the Sandy Ridge South MDP. ROW improvements and acreages, including roadway construction wetland impacts for this roadway have been shown on a separate, previously approved MDP and are not a part of the Sandy Ridge South MDP overall area, and are not included in any area calculations for the Sandy Ridge South MDP.

Additionally, all calculations and acreage specified in the following text, other than the gross MDP acreage of 201.09± acres, is based on the Development Boundary for current

development as shown on the MDP. All areas outside of the current Development Boundary labeled as 'Future Development' will be specified on the appropriate incremental MDP.

c. Total Number of Wetland Acres

There are 72.06± wetland acres within the Sandy Ridge South. For the development shown, there are 24.51 acres of wetlands and the wetland impacts are estimated to be 1.03± acres, with ±23.48 acres of wetlands preserved. Future Development, as labeled on the MDP, will show appropriate upland buffer lines and building setback to the upland buffer, and may show additional wetland impacts pursuant to incremental MDP review, and will list both the wetlands preserved and the wetlands impacted within the boundary of the development area of the incremental MDP.

d. Development Area and Land Use

Sandy Ridge South will be developed as a Village Residential district as defined by the Nocatee PUD. Allowable uses within the district shall be as allowed by Table 4-1 and elsewhere within the Nocatee PUD Ordinance 2002-46.

As per Table 3-1 of the PUD Ordinance, Sandy Ridge Village as a whole has the following approvals:

	Approx. Development Area (Acres)	Preserved Wetlands (Acres)	ESTIMATED Dwelling Units			Office (Max. SF)	Commercial (Max. SF)	Light Industrial (Max. SF)	Parks (Acres)
			SF	MF	TOTAL				
SANDY RIDGE VILLAGE	600	106	700 - 900	100 - 200	800 - 1,100	15,000	20,000	150,000	20

The total area for the Sandy Ridge South MDP is 200± acres. The approximate acreage by use is as follows. Acreage given below considers the entire area within the Sandy Ridge South MDP: acreage calculations relevant to the area of current development are listed in the required tracking tables. Actual acreage may be determined at the time of engineering plans: any changes to acreages will be within limits allowed by LDC 5.03.05 and the PUD, and all land use proportions required by the PUD, the DRI DO and the Comprehensive Plan will be adhered to accordingly.

USE	ACRES
Village Residential	82.12
Wetland Impacts	1.03
Future Development	20.19
Total Developable	103.34
Wetlands Preserved	71.03
Buffers	7.25

City of Jacksonville Beach Powerline Easement	19.47
Total Undeveloped	97.75
Total Acres	201.09

e. Total Residential Units and Density.

The density for residential development within Sandy Ridge South is based on the area delineated on the MDP as being current development. As shown on the MDP by the line demarking the edge of the residential development area, the gross acreage for residential development shown is 112.69 acres.

Planned residential development is as follows:

USE	RESIDENTIAL			Net Acres ¹	Density ¹	Population ²	School Age Children ²
	Single Family	Multi Family	Total				
Village Residential	190	0	190	49.33	3.85	466	84
Total			190				
% of Total Residential Units³	100	0					

1. Density is calculated in compliance with the PUD Ordinance, based on Net Acreage=(Gross Acreage)-(Wetlands & Preservation lands)-(Ponds)-(Parks)-(Other Non-Residential uses).
2. The population is calculated as 2.45 persons per household. The estimate of school age children is calculated as .44 per household, consistent with the DRI.
3. As per Comprehensive Plan Policy A1.19.3, a minimum of 50% of the total residential units must be single-family, and a minimum of 20% must be multi-family. The Nocatee PUD, as a whole, meets this requirement.

f. Total Intensity of Non-Residential Development

All non-residential development within Sandy Ridge South will be accessory to the residential development within the project.

g. Development Criteria

The following development criteria are a part of the Nocatee PUD Ordinance; development within Sandy Ridge South as shown will be detached single-family. Areas labeled as 'Future Development' will have uses and standards stated pursuant to incremental MDP review. The single-family development within Sandy Ridge South will comply with the following standards:

	Village Residential
Residential density (net du/acre) ³	4 maximum
Maximum Bldg. Height ⁴	45'
Minimum Floor Area (sf)	
Accessory Apartments – minimum size	400 minimum
–maximum size	900 maximum
Single Family	Allowable
Minimum lot size	4,000 sf
Minimum lot width	50'
Setbacks: ²	
FRONT: Building	20'
Porch ⁵	10'
Garage-front facing	25'
Alley Front	5'
SIDE: Street Side/ Corner lots	10'
Other Sides	5'
Zero lot (side/other side)	2'/8'
REAR: Primary Structure	20'
Garages / Other Accessory structure ⁶	5'

- (1) a. Structures exceeding thirty-five (35) feet must contain an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the St. Johns County Fire Prevention Code of, NFPA 13 or equivalent standard as adopted in the St. Johns County Fire Prevention Code or as otherwise approved by St. Johns County Fire Services.
- b. The height limitations do not apply to any new roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors or similar equipment required to operate the building (provided the structure shall not cover more than 20% of the roof area or extend over 10 feet in height), nor to church spires, steeples, belfries, cupolas, domes, monuments, water towers, skylights, flag poles, vents or other similar structures which may be erected above the height limit, nor to fire or parapet walls providing that such walls shall not extend more than five (5) feet above the roof.
- (2) All setbacks are subject to drainage easements and adjustments to conform to fire and building codes. Setbacks are measured from the outside foundation wall of the structure. Single family overhangs shall not protrude over lot lines. The alley front yard setback shall be measured from the property line or easement line for the alley whichever is more restrictive. Setbacks for pools (with and without screen enclosures) and accessory structures shall be a minimum of 5 feet. Setbacks for pool equipment and air conditioning units, etc. shall be a minimum of 2 feet. Accessory uses, including, but not limited to pool enclosures, are allowed in side and rear yards. Driveway setbacks from property lines for VR and SRVN zoning districts shall follow the St. Johns County Land Development code requirements.
- (3) Residential Density (net du/ac) is calculated on an allocated land use basis and includes the development tract or lots and the right of way of local streets directly serving the residential use. Wetlands, retention ponds and lakes, parks and other non-residential land uses associated with the residential parcels is not part of the density calculation.
- (4) All definitions to the above design standards are provided in the St. Johns County Land Development Code unless noted otherwise.
- (5) A reduction of the front yard setback is permitted on those single family structures which have porches that are at least one half (50%) of the width of the main structure.
- (6) Guest Houses and/or separated accessory apartments will be considered accessory structures and will only be required to meet accessory structures setback requirements.

Single Family

Single-family development will follow the design criteria listed above. Parking will be supplied based on 2 parking spaces per dwelling unit. Parking may be as allowed by the PUD Ordinance 2002-46 as may be amended. The single-family neighborhood will be developed with a standard lot size: variations in road form and geometry allows for a natural variation in the perceived lot size and configuration at street frontage. As allowed by the Land Development Code and the PUD Ordinance, lots fronting on curves and cul-de-sacs must have a minimum frontage of 25-feet.

Allowable uses within the Single Family district will be as per Table 4-1 and elsewhere within the Nocatee PUD Ordinance 2002-46 as may be amended.

As required by Special Condition 27(b) of the Nocatee DRI Development Order, a 'safe room' will be constructed in all detached single-family residences.

Multi-Family

No multi-family development is planned for the development areas detailed on the Sandy Ridge South portion of the Sandy Ridge Village. Areas labeled as 'Future Development' will have uses and standards stated pursuant to incremental MDP review.

Village Center

The Master Development Plan for Sandy Ridge South portion of the overall Village does not include a Village Center. At least one Village Center will be provided in the balance of Sandy Ridge Village.

School Site

The portion of Sandy Ridge Village shown on the MDP for Sandy Ridge South does not include a school site. Location of the school site will be in accordance with the DRI DO.

Site Clearing

St. Johns County may issue permits for clearing for portions of the Sandy Ridge South site subsequent to initial review and prior to final approval of construction plans if the Urban Forestry staff has approved the proposed tree mitigation plans and Engineering Technical has approved drainage plans; however all other federal, state and regional permits related to land clearing, grading and earthwork must be obtained prior to work being initiated. No preserved buffers, preserved wetlands or otherwise conserved lands shall be cleared. The developer shall mitigate for any protected trees to be removed by such clearing activity as required by the Land Development Code.

For the purposes of the Neighborhood Site Plan required for construction plan review, calculation of tree credit requirements will be based on individual lot size.

Clearing and grading operations will be in compliance with the PUD, DRI DO and the LDC as applicable and best management practices shall be followed during construction activities including the installation of erosion control measures that shall be placed at the limits of clearing or when deemed appropriate at the landward edge of the upland buffer.

Signs

All signage shall comply with the allowances of the Land Development Code as may be modified by the Unified Sign Plan. Potential signage location is shown on the MDP. Sign location and allowances for all areas shown as 'Future Development' will be shown on the corresponding incremental MDP.

Fencing

The developer, at his option, may erect fences up to 8 feet high along all or parts of the perimeter of the property as allowed by the PUD and the LDC, except that no fencing will be erected within the 10' PUD perimeter buffer. This fence may be considered part of the perimeter screening in accordance with the land development regulations. Individual lot owners may construct fences in accordance with the Land Development Code and the Nocatee PUD Ordinance 2002-46.

h. Infrastructure

- **Drainage**

The stormwater system shall be designed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District. A master storm drainage system may be designed to serve multiple uses and areas. One or several POA, HOA, or CDDs will maintain all privately owned common drainage and retention facilities and tracts. Roads and drainage and retention facilities may be proposed for dedication to St. Johns County.

- **Roads**

Access to the project development shown shall be from New CR 210. All local road rights-of-way shall be a minimum of 50 feet except where greater widths are shown on the MDP map. The roadway system within the MDP will be proposed for dedication to St. Johns County. The road locations shown on the MDP map are conceptual and subject to change on the construction plans in accordance with LDC Section 5.03.05. Additional vehicular connection points are shown to areas of Future Development. These points and any additional vehicular access connection points will be shown and detailed on the appropriate incremental MDP.

Temporary construction access from the existing CR 210 is shown on the MDP. The temporary construction access points shall be restricted to the existing "trail" roads and shall not cause any additional wetland impacts.

Sandy Ridge South may waive those portions of the Land Development Code relative to roadway design as allowed by the Nocatee PUD. These waivers will be determined at the time of construction plan submittal as allowed by the PUD Ordinance.

- **Non-Vehicular Access**

A system of pedestrian/bike paths is shown on the MDP map. This non-vehicular network provides interconnectivity between development areas, thereby reducing the need for vehicular travel. Bike racks shall be provided at the recreation facilities.

Non-vehicular access for all parcels labeled as 'Future Development' will be shown on incremental Master Development Plans.

- **Open Space/ Parks/ Recreation/ Community Centers**

The Sandy Ridge South MDP includes a minimum one acre Neighborhood Commons including a multi-purpose field or court, playground, picnic area, and passive open space. This park may also include a swimming pool with associated restroom building and pavilion, and other accessory buildings. All lots within this MDP are within one half mile of the Neighborhood Commons.

Areas labeled as 'Future Development' and areas outside of the MDP will demonstrate compliance with park and open space requirements on incremental Master Development Plans.

- **Fire Protection**

Fire protection will be installed in accordance with LDC Part 6.03.

- **Solid Waste**

St. Johns County shall provide for solid waste disposal for residential use. Private contractors may be used for commercial, workplace, and civic development uses.

- i. **Water and Sewer**

Water and sewer will be provided by Nocatee Utility Company / JEA or its designees, successors or assigns. Re-use will be the primary source of irrigation for both common areas and each single-family home. Reuse will consist of both metered treated effluent and stormwater ponds as sources for irrigation.

- j. **Soils**

A Soils Map is included in the Map Exhibits. The soil types and community development potential are identified in a table associated with the map.

k. Upland Forest and Wetlands

A copy of the FLUCFCS map is provided in the Map Exhibits. The Land Development Code requires conservation of 5% of Upland Natural Vegetation on site, which may be included in the upland buffers, and the Nocatee PUD as a whole has met this requirement.

l. Significant Natural Communities Habitat

The Nocatee PUD as a whole meets the requirement for conservation of Significant Natural Communities Habitat. The conservation areas approved pursuant to the DRI Development Order and the PUD Ordinance 2002-46 are not located within the Sandy Ridge South.

m. Known or Observed Historic Resources

The property within the Nocatee PUD underwent analysis for Historic Resources during the DRI review process. No Historic Sites were designated within the Sandy Ridge South.

n. Buffering and Landscaping

Upland Buffers

A minimum 25-foot vegetative upland buffer shall be provided adjacent to contiguous preserved wetlands consistent with the approved Development Order and the PUD Ordinance. Buildings with permanent foundations shall be set back 25 feet from the minimum required upland buffer adjacent to contiguous wetlands. The vegetative upland buffer and building setbacks are shown on the MDP map, and shall be shown on the construction plans. In accordance with LDC Section 4.01.06.B.2, accessory uses provided in Section 2.02.04 shall be permitted within the twenty-five foot building setback; specifically, pools and pool enclosures are allowed within the building setback.

An average 25-foot vegetative upland buffer shall be provided adjacent to isolated wetlands consistent with the approved Development Order and the PUD Ordinance. The averaged upland buffer shall not be less than 15 feet in any area and shall achieve an overall greater upland buffer than when applying the non-averaged upland buffer. Buffer areas may be adjusted on construction plans provided the average and minimum upland buffer requirement are met.

Upland buffers provided will be either existing uplands adjacent to wetlands, or may be provided by fill material in the case of impacted wetlands. In the case of buffers provided by fill material where wetlands are impacted, the 'created' upland buffers shall be vegetated by a mixture of suitable native species plant materials. In both cases, the upland buffers will then remain as undisturbed buffers except as may be allowed by the Land Development Code.

Upland buffers and building setback to those upland buffers for all areas labeled as 'Future Development' will be shown on future incremental MDP applications.

Landscaping

Landscaping within the development will follow the requirements of the Land Development Code as modified by the PUD Ordinance. The Master Tree Plan guidelines for the PUD will be implemented, with compliance shown at the time of construction plan submittal.

For the purposes of the Neighborhood Site Plan required for construction plan review, calculation of tree credit requirements will be based on individual lot size.

Land Use Buffers

A twenty (20) foot buffer shall be provided between the residential development and the new CR 210 in accordance with PUD Ordinance 2002-46 Section 5.5.9. The relocated electric easement shall serve as a buffer between the residential development and the existing CR 210 to the south of the project.

o. PUDs in special districts

The Sandy Ridge South MDP is not located in a special district as defined by Land Development Code Article III.

p. Temporary Uses

Temporary Construction Trailer and/or Sales Trailer with associated temporary access and parking may be provided with access off the new CR 210 or existing CR 210. Temporary construction access points from CR 210 are shown on the MDP: the access points shall be limited to existing "trail" roads and shall not incur additional wetland impacts. Temporary uses (including but not limited to construction trailers, sales offices, temporary signage, etc) shall be allowed to be placed on site and moved throughout the site as construction progresses in accordance with the LDC and the PUD Ordinance 2002-46 as may be amended. Temporary uses shall be removed within 30 days after the issuance of the final certificate of occupancy for the project.

Other permitted uses: the dirt removed from the stormwater ponds or wetland creation areas may be used on-site as fill for individual home sites, stockpiled anywhere within the boundaries of the site (except in the required buffer or preserved wetland areas) or transported off site. Excavation will be limited to those areas delineated on the construction plans and will be performed only in areas with an approved development permit. Air curtain incinerators or burn sites may also be located within the project boundary. Silvicultural practices may occur in areas of the property where construction has not commenced (except in the upland buffer or preserved wetland areas) in accordance with the Section 7.5 of the PUD.

Model homes, including those with temporary sales centers, may consist of up to ten percent (10%) of the total number of lots within Sandy Ridge South as shown on the MDP and as per construction plan approval. Model homes without a sales office may be constructed with approved construction plans but prior to final Plat approval. Model homes with a sales office

may be construction with approved construction plans and as-built drawings, but prior to final Plat approval.

Model Homes may be located in a specifically designated area (i.e. "Model Bank") or may be located within the neighborhood. Model homes will provide parking to accommodate the model home and sales office, if applicable. Parking may be provided in the driveway of the model home or within a temporary parking area that may be located within a tract or platted lot. The parking area shall be stabilized with materials such as mulch, coquina, crushed stone, gravel, concrete, or asphalt, in a manner acceptable to the County Administrator. Model homes, including those with temporary sales centers, may remain within each development area until all homes within that area are sold. In the case of a "Model Bank", the homes may be used as models until all other homes within Sandy Ridge South have received a Certificate of Occupancy.

q. Accessory Uses

Accessory uses shall be in accordance with the Land Development Code and the PUD Ordinance 2002-46 as may be amended. Non-habitable structures for civic, recreational, and passive/ open space development such as gazebos, arbors, viewing platforms, docks, etc., as well as utility infrastructure structures and equipment will be shown on specific development permit plans and will be in compliance with all PUD and LDC requirements: such accessory structures and utility infrastructure improvements are not required to be shown on MDP maps.

r. Phasing Schedule

The project will be developed in one phase. Construction and platting may occur in multiple phases in accordance with Land Development Code allowances and requirements. Commencement shall be defined as approval of construction plans. Completion shall be defined as approval of As-Built of the roads and drainage facilities.

USE	UNITS	MDP PHASE A 2005-2010
Village Residential		
Single Family	Lots	190
TOTAL	Lots	190
Neighborhood & Pocket Parks	Acres	1.0

s. Project Impact and Benefits

There is adequate capacity to serve this project including water, sewer, and roads. Sandy Ridge South will be a residential neighborhood as allowed under the Nocatee PUD and Development Order.

Justification for this project is as follows:

1. The property is located within the New Town land use district and the proposed development is consistent with that designation.
2. The impacts from this project have been duly considered in the DRI and the PUD process, and the proposed development is consistent with, and helps to implement, the conditions in the DRI development order.
3. The project will not adversely affect the orderly development of St. Johns County as embodied by the LDC and the St. Johns County Comprehensive Plan.
4. The proposed development is compatible with the surrounding zoning and comprehensive plan, as well as the overall trend in the area.
5. The development of a master planned community with extensive infrastructure and community support results in neighborhoods that are attractive to a range of homebuyers.
6. The project will not adversely affect the health, safety and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties and will accomplish the objectives, standards and criteria set forth in the Land Development Code.
7. The infrastructure, recreational, and community support amenities to serve this project are in place or will be constructed.

t. **Waivers, Variances or Deviations**


Specific waivers to the Land Development Code were requested and approved under the Nocatee PUD Ordinance 2002-46 as may be amended. The Sandy Ridge South development may utilize any of the approved waiver allowances listed in that Ordinance, as well as any future allowances allowed by modification of the PUD Ordinance.

u. **Binding all Successors and Assigns entitled to the same conditions of the PUD and MDP.**

The applicant, its successors and assigns, hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance 2002-46 as adopted by the St. Johns County Board of County Commissioners and as may be amended. The applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Board of County Commissioners regarding said PUD.

v. **If designated as more than one future land use designation**

The project is located wholly within a single future land use designation: New Town on the St. Johns County 2015 future Land Use Map.



Rachael L. Bennett, Agent

EXHIBIT D

MDP MAP

SANDY RIDGE SOUTH
MASTER DEVELOPMENT PLAN MAP SET

The following MDP map set was amended subsequent to the Planning and Zoning Agency recommendation for approval and prior to the Board of County Commissioners hearing per request by the St. Johns County Planning Division in the following manner:

The label for Future Development Parcel A was amended from:

“Future Development Parcel A”

to read:

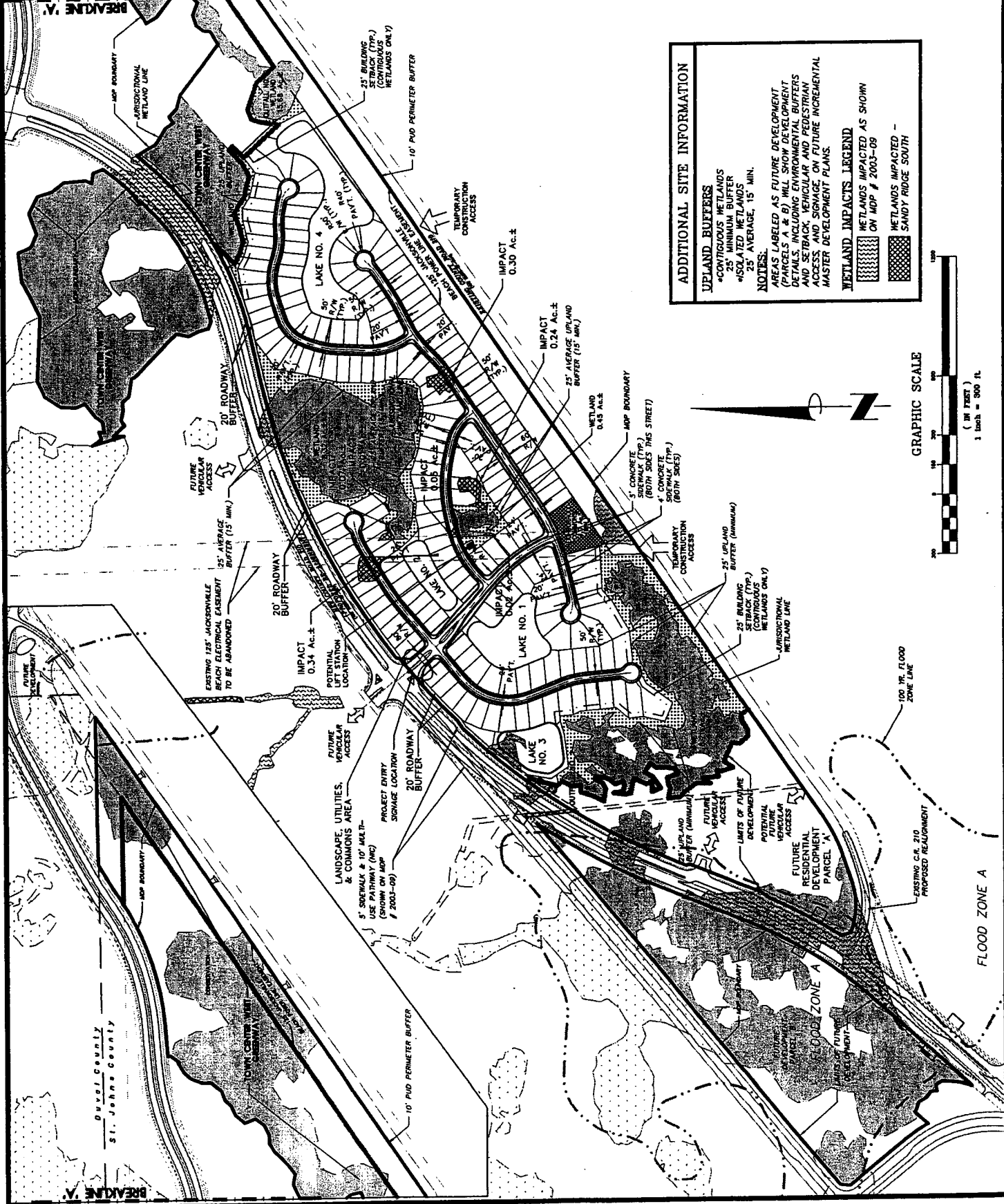
“Future Residential Development Parcel A”.

DATE: 6-23-04
 CHECKED BY: T.M.
 DESIGNED BY: L.P.
 DRAWN BY: M.A.C.
 ETL NO. 98-04-43

ST. JOHNS COUNTY, FL
 SANDY RIDGE VILLAGE - SOUTH PARCEL
 MOCATEE PUD, PUD 2002-02, ORD 2002-46
MASTER DEVELOPMENT PLAN
SANDY RIDGE SOUTH

ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
England-Thimly & Mages, Inc.
 14776 ST. AUGUSTINE ROAD
 JACKSONVILLE, FLORIDA 32256
 PHONE NUMBER (904) 642-8890 FAX NUMBER (904) 646-8460

DRAWING NO. **2 OF 2**

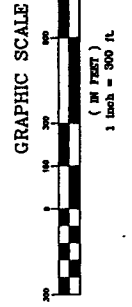


ADDITIONAL SITE INFORMATION

UPLAND BUFFERS
 *CONTIGUOUS WETLANDS
 25' MINIMUM BUFFER
 *ISOLATED WETLANDS
 25' AVERAGE, 15' MIN.

NOTES:
 AREAS LABELED AS FUTURE DEVELOPMENT (PARCELS A & B) WILL SHOW DEVELOPMENT DETAILS, INCLUDING ENVIRONMENTAL BUFFERS AND SETBACK, VEHICULAR AND PEDESTRIAN ACCESS, AND SIGNAGE ON FUTURE INCREMENTAL MASTER DEVELOPMENT PLANS.

WETLAND IMPACTS LEGEND
 WETLANDS IMPACTED AS SHOWN ON MDP # 2003-09
 WETLANDS IMPACTED - SANDY RIDGE SOUTH



FLOOD ZONE A

EXISTING C.R. 210 PROPOSED REALIGNMENT

100 YR. FLOOD ZONE LINE

EXISTING 125' JACKSONVILLE BEACH ELECTRICAL EASEMENT TO BE ABANDONED

20' ROADWAY BUFFER

IMPACT 0.34 AC.±

POTENTIAL FUTURE DEVELOPMENT

LANDSCAPE, UTILITIES, & COMMONS AREA

PROJECT ENTRY STORAGE LOCATION

5' SIDEWALK & 10' MULTI-USE PATHWAY (M.U.P.) (SHOWN ON MDP # 2003-09)

10' PUD PERIMETER BUFFER

IMPACT 0.08 AC.±

IMPACT 0.24 AC.±

IMPACT 0.50 AC.±

25' AVERAGE UPLAND BUFFER (15' MIN.)

WETLAND 0.43 AC.±

3' CONCRETE SIDEWALK (TYP.) (BOTH SIDES THIS STREET)

4' CONCRETE SIDEWALK (TYP.) (BOTH SIDES)

TEMPORARY CONSTRUCTION ACCESS

25' UPLAND BUFFER (MINIMUM)

25' BUILDING SETBACK (TYP.) WETLANDS (ONLY)

ABANDONED WETLAND LINE

20' ROADWAY BUFFER

IMPACT 0.08 AC.±

IMPACT 0.08 AC.±

IMPACT 0.08 AC.±

IMPACT 0.08 AC.±

IMPACT 0.08 AC.±

IMPACT 0.08 AC.±

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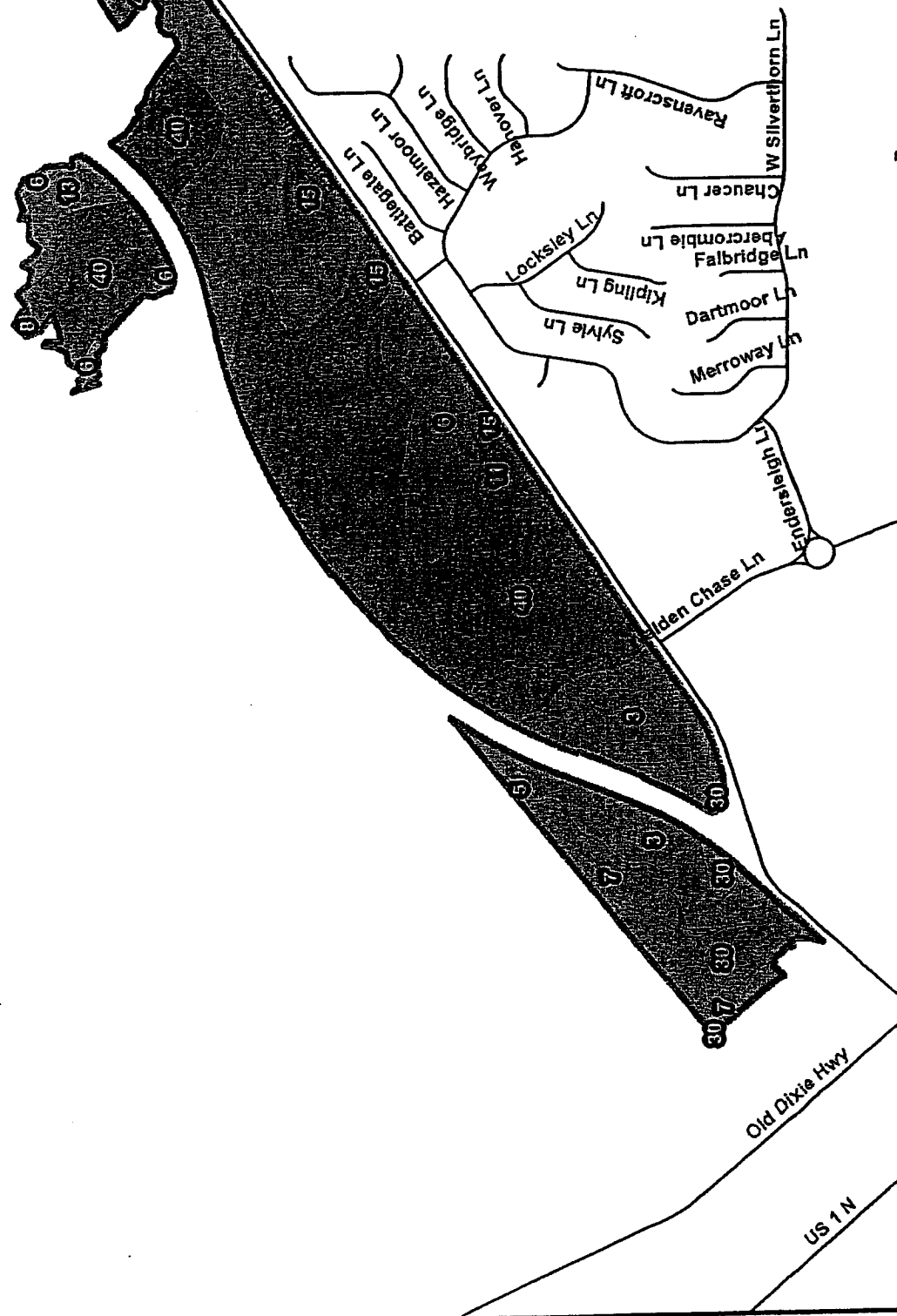
EXHIBIT E

MAP EXHIBITS

Map Exhibits

Soils Map & Table
FLUCCS Map

Duval County
St. Johns County



SOILS MAP

SANDY RIDGE SOUTH

England-Thims & Miller, Inc.
 Environmental • Planning • GIS • Land Use • Transportation • Agriculture • Engineering

Legend

Soils

St Johns County Street Centerlines

Sandy Ridge South Boundary

- | | | | |
|---|---------------------|----|----------------------|
| 3 | Myakka Fine Sand | 11 | Smyrna Fine Sand |
| 5 | St. Johns Fine Sand | 13 | St. Johns Fine Sand |
| 6 | Tavares Fine Sand | 15 | Pomello Fine Sand |
| 7 | Immokalee Fine Sand | 30 | Wescnnett Fine Sand |
| 8 | Zolfo Fine Sand | 40 | Pottsbuurg Fine Sand |



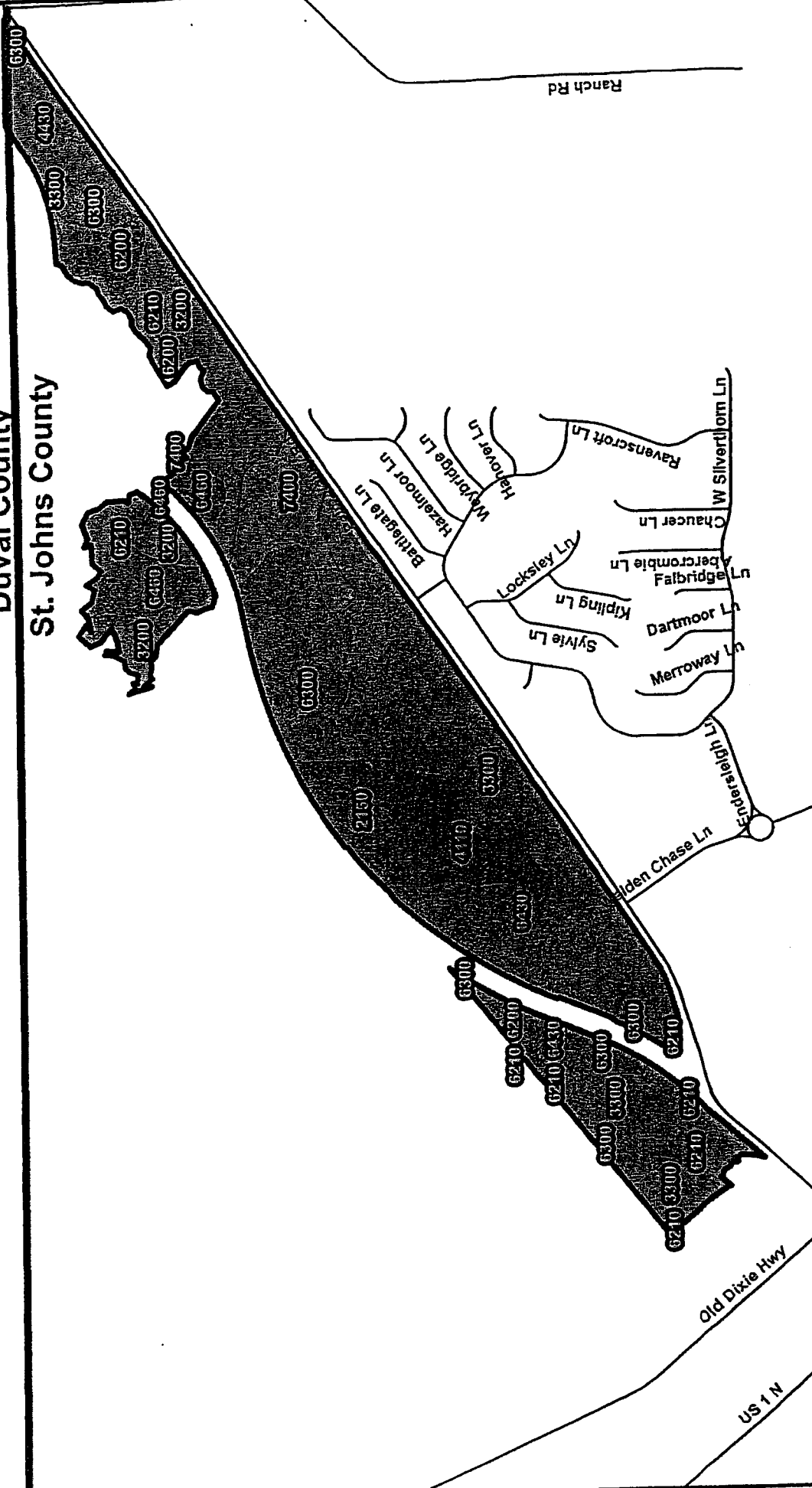
Source: St. Johns County GIS Department

Map Date: 01/15/2004
 Map Document Path: \\p010000000000\gis\mxd\work\m0117.mxd

SOILS CLASSIFICATION DESCRIPTION

Map Symbol	Soil Name	Brief Soil Description	Seasonal High Water		Permeability Rate (in/hr)	Potential for Community Development & Kind of Limitation	Degree & Kind of Limitation for Pond Embankment
			Depth (ft)	Duration (Months)			
3	Myakka Fine Sand	A nearly level, poorly drained soil that occurs in the flatwoods and formed in marine deposits of sandy material. Slopes range from 0 to 2%	<0.75'	1-4	6-20	Medium potential due to wetness	Severe: seepage, wetness
5	St. Johns Fine Sand, Depressional	A very poorly drained, nearly level soil in depressions in the flatwoods. Slopes are less than 1%	<0.5	6-12	6-20	Very Low	Severe: seepage, piping; ponding
6	Tavares Fine Sand; 0-5% Slopes	A moderately well drained, nearly level to gently sloping soil on narrow to broad low ridges and knolls. Slopes are convex.	3.3-6.6	6-8	6-20	Very High Potential	Severe: seepage, wetness
7	Immokalee Fine Sand	Poorly drained, nearly level soil on broad flats and low knolls in the flatwoods. Slopes range from 0-2%	<0.75'	2	6-20	Medium	Severe: Seepage; piping; wetness
8	Zolfo Fine Sand	Somewhat poorly drained, nearly level soil on broad landscapes that are slightly higher than the flatwoods. Slopes range from 0-2%.	2-3.5'	2-8	6-20	High	Severe: Seepage
11	Smyrna Fine Sand	A poorly drained, nearly level soil on broad areas in the flatwoods. Slopes range from 0-2%.	<.75	1-4	6-20	Medium potential due to high water table level	Severe: seepage, wetness
13	St. Johns Fine Sand	A poorly drained nearly level soil in broad flatwoods and landscapes adjacent to drainageways. Slopes 0-2%.	0-1.5	2-6	6-20	Medium potential due to wetness	Severe: seepage, wetness
15	Pomello Fine Sand; 0-5% slopes	Moderately well drained, nearly level to gently sloping soil on long broad to narrow slightly higher ridges and knolls in the flatwoods.	2-3.5	1-4	>20	Medium potential	Severe: seepage, wetness
30	Wesconnett Fine Sand; Frequently Flooded	A very poorly drained, nearly level soil on flood plains and in broad, weakly defined drainageways. Slopes range from 0-2%.	<0.75	6-12	6-20	Very low potential due to flooding	Severe: seepage, wetness
40	Pottsburg Fine Sand	A poorly drained nearly level soil in the flatwoods formed in deep sandy marine sediments. Areas are broad and irregularly shaped; slopes range from 0-2%	<0.75	2-4	6-20	Medium potential due to seasonal high water table	Severe: seepage, wetness

Duval County
St. Johns County



FLUCCS MAP

SANDY RIDGE SOUTH

Source: St. Johns County GIS Department



1 inch equals 1,000 feet

Legend

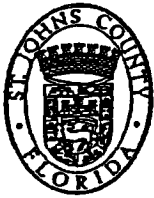
- 2150 Field Crops
- 3200 Shrub and Brushland
- 3300 Mixed Rangeland
- 4110 Pine Flatwoods
- 4430 Forest Regeneration
- 6200 Wetland Coniferous Forest
- 6210 Cypress
- 6300 Wetland Forested Mixed
- 6430 Wet Prairies
- 6460 Mixed Scrub Shrub Wetland
- 7400 Disturbed Land
- FLUCCS
- St. Johns County Street Centerlines
- Sandy Ridge South Boundary

England-Thims & Miller, Inc.
 CONSULTANTS • PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS

Map Document: \\P:\projects\000-4319001_0000_0113.dwg
 11/13/2014

EXHIBIT F

OWNER'S AUTHORIZATION



Owner's Authorization for Agent

England-Thims & Miller, Inc. is hereby authorized TO ACT ON BEHALF OF SONOC COMPANY LLC, the owner(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a Development Permit or other action pursuant to a:

- | | | | |
|--------------------------|-----------------------|-------------------------------------|-------------------------|
| <input type="checkbox"/> | Rezoning/Modification | <input type="checkbox"/> | Special Use Permit |
| <input type="checkbox"/> | Zoning Variance | <input type="checkbox"/> | Non-Zoning Variance |
| <input type="checkbox"/> | Appeal | <input type="checkbox"/> | Overlay District Review |
| <input type="checkbox"/> | Concurrency | <input checked="" type="checkbox"/> | Other MDP |

BY: *Harry D. Francis*
 Signature of Owner
Harry D. Francis Vice President
 Print Name SONOC COMPANY, LLC

 Signature of Owner

 Print Name

 Telephone Number

State of Florida County of St. Johns

Signed and sworn before me on this 25 day of June, 2004

By Harry D. Francis

Identification verified: personally known

Oath sworn: _____ Yes _____ No

Lauren I. Owens
 Notary Signature

My Commission expires: Lauren I. Owens
 My Commission #CC952724
 Expires November 3, 2004
 Bonded through Troy Fain Insurance, Inc.



EXHIBIT G
PROOF OF OWNERSHIP

St. Johns County Property Appraiser
Detailed Information on 023280 0000

PIN: 023280 0000						
Owner's Name	Physical Address					
SONOC COMPANY	200 PALM VALLEY RD					
Mailing Address	Map Page					
4310 PABLO OAKS CT	3C11					
	Sec/Town/Range					
	2/5/28					
JACKSONVILLE						
FL						
32224						
Values						
Sq Ft	1350227.35941218					
Land	0					
Extra Features	0					
Building Value	0					
Market	10613090					
Assessed	220830					
Exempt	0					
Taxable	220830					
Building Number						
Heated/Cooled Area						
Adjusted Area						
Year Built						
Tax District	300					
Neighborhood Code	207700					
Use Code/Description	5500/TIMBERLAND					
Legal Description						
2 N1/2 (EX R/W OLD DIXIE HWY) ALL S1/2 LYING E OF R/W OLD DIXIE HWY (EX RW CR 210) ALL						
Sale Date	Adjusted Price	Book&Page	Instrument	Qualified	Vacant or Improved	RCode
11301999	100	1462/678	OI	U	V	1
11231999	100	1462/667	WD	U	V	1
2191993	3242900	979/1810	PR	U	V	1

St. Johns County Property Appraiser
Detailed Information on 023230 0000

PIN: 023230 0000		Physical Address				
Owner's Name SONOC COMPANY		700 PALM VALLEY RD				
Mailing Address 4310 PABLO OAKS CT		Map Page 3C1N				
		Sec/Town/Range 1/5/28				
JACKSONVILLE						
FL						
32224						
Values						
Sq Ft	8032233.79242157					
Land	0	Building Number	1			
Extra Features	530	Heated/Cooled Area	1240			
Building Value	13930	Adjusted Area	1345			
Market	1530960	Year Built	1945			
Assessed	91370	Tax District	300			
Exempt	0	Neighborhood Code	207500			
Taxable	91370	Use Code/Description	5500/TIMBERLAND			
Legal Description						
2 ALL W415AC LYING N OF SR 210 OR1462/667						
Sale Date	Adjusted Price	Book&Page	Instrument	Qualified	Vacant or Improved	RCode
11301999	100	1462/678	OI	U	V	1
11231999	100	1462/667	WD	U	V	1
2191993	3242900	979/1810	PR	U	I	1

THIS DOCUMENT PREPARED
BY AND RETURN TO:

ROBERT A. LEAPLEY, ESQUIRE
PAPPAS METCALF JENKS MILLER & REINSCH, P.A.
200 WEST FORSYTH STREET, SUITE 1400
JACKSONVILLE, FLORIDA 32202-4377

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed the 23rd day of November, 1999, by D.D.I., INC., Florida corporation (hereinafter called "Grantor"), to DDI TRUST I, a Delaware business trust, whose address is One Rodney Square, 1st Floor, 920 King Street, Wilmington, Delaware 19801 (hereinafter called "Grantee").

WITNESSETH:

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells, conveys and confirms to Grantee, its successors and assigns, all of the real property in St. Johns County, Florida, more particularly described on Exhibit "A" attached hereto and made a part of this Special Warranty Deed (the "Property"), together with all tenements, hereditaments and appurtenances pertaining to the Property, subject to the restrictions, easements, agreements, reservations and other matters set forth on Exhibit "B" attached hereto and made a part hereof (the "Permitted Exceptions").

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

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor (except for the Permitted Exceptions as set forth on Exhibit "B") and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor (except claims made pursuant to matters set forth on Exhibit "B") but against none other.

EXHIBIT "A"

("Property")

DR1462PG 669

Page 1 of 8

November 11, 1999

Work Order No. S98-354

Legal Description

TRACT "C"

All of Sections 58 and 64 and portions of Sections 29, 31, 32, 55, 57, 59, 60, 61 and 63, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Southwest corner of Section 32, Township 4 South, Range 29 East, and run South $89^{\circ} 27' 34''$ West, along the Southerly line of said Township, a distance of 5,245.88 feet to its point of intersection with the Southeasterly right of way line of Palm Valley Road, County Road No. 210; run thence Northeasterly, along said right of way line, as follows: first course, North $55^{\circ} 21' 50''$ East, a distance of 11,609.31 feet to a point of curvature; second course, along the arc of a curve concave Southeasterly with a radius of 943.73 feet, an arc distance of 392.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing North $67^{\circ} 15' 54''$ East and distance of 389.23 feet; third course, North $79^{\circ} 09' 57''$ East, a distance of 1439.56 feet to the extreme Westerly corner of that certain tract described in deed recorded in Official Records 664, Page 1159, Public Records of said County; run thence South $18^{\circ} 09' 43''$ East, departing said right of way line, a distance of 2633.45 feet; run thence South $82^{\circ} 53' 46''$ East, a distance of 711.15 feet; run thence South $08^{\circ} 41' 05''$ East, a distance of 4351.59 feet to a point on aforesaid Southerly line of Township 4 South, Range 29 East; run thence South $89^{\circ} 27' 34''$ West, along said Township line, a distance of 8263.12 feet to the Point of Beginning.

LESS AND EXCEPT: Those lands described in documents recorded at Official Records Book 1097, page 1072 and Official Records Book 1443, page 1680, public records of said County.

EXHIBIT "A" Continued

("Property")

Page 2 of 8

May 6, 1999

Work Order No. S98-354

Legal Description**TRACT "D"**

Portions of Sections 57 and unsurveyed Section 34, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows:

For Point of Reference, commence at the Southwest corner of Section 32, Township 4 South, Range 29 East, and run North $89^{\circ} 27' 34''$ East, along the Southerly line of said Township, a distance of 14,134.03 feet to its point of intersection with the Westerly right of way line of Florida East Coast Canal (Intracoastal Waterway) as recorded in Map Book 4, Pages 68 through 78, Public Records of St. Johns County, Florida and the Point of Beginning.

From the Point of Beginning thus described, run North $25^{\circ} 46' 44''$ West along said Westerly right of way line, a distance of 2,500.00 feet; run thence South $49^{\circ} 50' 45''$ West, departing said line, a distance of 3,546.61 feet to a point on aforesaid Southerly Township line; run thence North $89^{\circ} 27' 34''$ East, along said Township line, a distance of 3,798.13 feet to the Point of Beginning.

LESS AND EXCEPT any portion of the above described lands lying below the mean high water line of the Tolomato River.

("Property")

Page 3 of 8

November 16, 1999

Work Order No. S98-354

Legal Description

TRACT "E"

Parcel 1

A part of Sections 1, 2, 3 and 11, all in Township 5 South, Range 28 East, St. Johns County, Florida, being all of those lands described as Parcel 1 in Deed recorded in Official Records Book 979, page 1807 and Official Records Book 979, page 1810, Public Records of said County.

Less and Except those certain parcels identified as PARCEL "D" and PARCEL "E" and described in document recorded at Official Records Book 1453, page 651, said Public Records.

November 11, 1999

Work Order No. S98-354

Legal Description

TRACT "E"

Parcel 2

A part of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, being all of those lands described as Parcel 2 in Deeds recorded in Official Records Book 979, page 1807 and Official Records Book 979, page 1810, Public Records of said County.

EXHIBIT "A" Continued

("Property")

OR1462PG 673

Page 5 of 8

November 11, 1999

Work Order No. S98-354

Legal Description

TRACT "F"

A tract of land comprised of the East ½ of Section 12 and the Northeast ¼ of Section 13, Township 5 South, Range 28 East, St. Johns County, Florida, less and except that portion lying within the boundary of Subdivision of Hilden recorded in Map Book 3, Page 59, of the Public Records of said County.

EXHIBIT "A" Continued

OR 1462 PG 674

("Property")

Page 6 of 8

September 10, 1999

Work Order No. 98-354

TRACT "G"

That portion of Section 37, Township 5 South, Range 28 East, St. Johns County, Florida described in deed recorded at Official Records Book 675, Page 350, public records of said county.

EXHIBIT "A" Continued

("Property")

OR1462PG 675

Page 7 of 8

September 10, 1999

Work Order No. S98-534

TRACT "H"

Parcel 1

A tract of land comprised of all or portions of surveyed and unsurveyed Sections 3, 10 and 15; all of Sections 4, 5, 7, 8, 9, 16, 17, 18, 20, 21, 39, 62, 63, 64, 65, 66, and portions of Sections 6, 19 and 61, Township 5 South, Range 29 East, St. Johns County, Florida, said tract being more particularly described as follows:

For Point of Beginning, commence at the Northeast corner of Section 6, Township 5 South, Range 29 East, and run South $89^{\circ} 27' 34''$ West, along the Northerly line of said Section, a distance of 5245.88 feet to its point of intersection with the Southeasterly right of way of Palm Valley Road, County Road No. 210; run thence South $55^{\circ} 21' 50''$ West, along said right of way line, a distance of 68.75 feet to a point on the Westerly boundary of said Section; run thence South $00^{\circ} 56' 57''$ West, along said Section line, a distance of 5407.34 feet to the Southwest corner of said Section; run thence South $02^{\circ} 32' 48''$ East, along the Westerly boundary of Section 7, said Township and Range, a distance of 5331.05 feet to the Southwest corner thereof; run thence South $01^{\circ} 38' 27''$ East, along the Westerly line of Section 18, said Township and Range, a distance of 4909.80 feet to the Northwesterly corner of Section 40; run thence along the boundary of said Section 40 as follows: first course, South $55^{\circ} 40' 59''$ East, a distance of 1887.09 feet; second course, South $79^{\circ} 34' 02''$ East, a distance of 639.79 feet; third course, South $07^{\circ} 57' 59''$ East, a distance of 1679.42 feet; fourth course, North $59^{\circ} 54' 33''$ West, a distance of 2797.08 feet to the Southwesterly corner of said Section; run thence South $01^{\circ} 29' 54''$ East, along the Westerly line of Section 19, aforesaid Township and Range, a distance of 395.62 feet to the Northeast right of way line U.S. Highway 1, State Road No. 5; run thence South $37^{\circ} 55' 34''$ East, along said right of way line, a distance of 3131.90 feet to its point of intersection with the Northerly line of Section 41, said Township and Range and the Northerly boundary of Woodland Heights according to the plat recorded in Map Book 3, Page 78, Public Records of St. Johns County, Florida; run thence South $74^{\circ} 56' 37''$ East, along said Section line and subdivision line, a distance of 1096.67 feet; run thence North $13^{\circ} 29' 52''$ West, along said subdivision line, a distance of 183.21 feet; run thence North $02^{\circ} 39' 45''$ East, along said subdivision line, a distance of 265.41 feet; run thence South $89^{\circ} 01' 13''$ East, along said subdivision line and its Easterly projection, a distance of 574.74 feet to the Easterly right of way line of Old Dixie Highway lying on the Westerly line of Official Records Book 1353, Page 1476, Public Records of said County; run thence South $15^{\circ} 19' 35''$ East, along said line, a distance of 1354.50 feet to a point on the Southerly boundary of aforementioned Section 19; run thence North $88^{\circ} 50' 30''$ East, along said Southerly boundary, a distance of 1401.68 feet to the Southeast corner of said Section; run thence North $89^{\circ} 10' 44''$ East along the Southerly line of Sections 20 and 21, and its Easterly projection, a distance of 8762.95 feet, more or less to the center of the run of an unnamed creek (Sweetwater Creek); run thence Northeasterly along the center of said run following the meanderings of same, to its point of intersection with the line dividing unsurveyed Sections 15 and 22, said point of intersection bearing North $28^{\circ} 40' 40''$ East and distance 5998.15 feet from last said point; run thence North $89^{\circ} 17' 02''$ East, along said Section line, a distance of 2378.54 feet to a point on the Westerly right of way line of the Intracoastal Waterway, per Deed Book 193, Page 387, Public Records of said County; run thence in a Northerly direction along the West edge of the waters of the Tolomato River to a point on the North boundary of said Township 5 South, Range 29 East, said

EXHIBIT "A" Continued

("Property")

Page 8 of 8

OR 1462PG 676

September 10, 1999

**Work Order No. S98-534
Page 2**

TRACT "H"

Parcel 1

waters edge being traversed as follows: first course, North 07° 25' 34" West, along said Westerly right of way line of the Intracoastal Waterway, a distance of 1870.17 feet; second course, North 36° 44' 53" East continuing along said right of way line, a distance of 202.90 feet; third course, North 14° 22' 06" East, a distance of 8564.35 feet to a point on said Westerly right of way line of the Intracoastal Waterway; fourth course, North 07° 59' 12" West along said right of way line, a distance of 740.00 feet; fifth course, North 21° 43' 09" West along said right of way line, a distance of 3362.70 feet; sixth course, North 25° 49' 03" West, along said right of way line, a distance of 1899.59 feet to the point of termination of said traverse on the Northerly boundary of said Township; run thence South 89° 27' 34" West, along said Township line, a distance of 14134.03 feet to the Point of Beginning.

LESS AND EXCEPT all of that portion of Government Lot 10, Section 19, Township 5 South, Range 29 East, St. Johns County, Florida, lying East of the Easterly right of way line of Old Dixie Highway as described in deed recorded in Official Records Book 1353, Page 1476, public records of said County.

LESS AND EXCEPT any portion of the above described lands lying below the mean high water line of the Tolomato River.

EXHIBIT "B"

[Permitted Exceptions]

1. All easements, covenants, restrictions and other matters affecting the Property and recorded in the public records of St. Johns County, Florida, as of the date hereof, none of which shall be reimposed by this Exhibit "B".
2. Lien of taxes for the year 1999 and subsequent years.

Record and return to:

Robert A. Lespiey, Esq.
Pappas Metcalf Jenks Miller & Reinsch, P.A.
206 West Forsyth Street, Suite 1400
Jacksonville, Florida 32202

State of Delaware

Office of the Secretary of State

PAGE 1
Public Records of
St. Johns County, FL
Clerk# 99058602
O.R. 1462 PG 678
11:59AM 12/20/1999
REC \$13.00 SUR \$2.00

I, EDWARD J. FREEL, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"DDI TRUST I", A DELAWARE BUSINESS TRUST,

WITH AND INTO "SONOC COMPANY, LLC" UNDER THE NAME OF "SONOC COMPANY, LLC", A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE THE TWENTY-FOURTH DAY OF NOVEMBER, A.D. 1999, AT 9 O'CLOCK A.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF MERGER IS THE THIRTIETH DAY OF NOVEMBER, A.D. 1999.



Edward J. Freel

Edward J. Freel, Secretary of State

3127974 8100M
991504017

AUTHENTICATION: 0102757
DATE: 11-24-99

**CERTIFICATE OF MERGER OF
DDI TRUST I,
a Delaware business trust
INTO
SONOC COMPANY, LLC,
a Delaware limited liability company**

To the Secretary of State
State of Delaware

SONOC Company, LLC, a limited liability company ("Surviving LLC") organized under the Delaware Limited Liability Company Act, pursuant to a Plan and Agreement of Merger and for the purpose of merging with a Delaware business trust pursuant to Title 6, Section 18-209 of the Delaware Code and Title 12, Section 3815 of the Delaware Code, hereby certifies that:

1. The name and jurisdiction of organization of each constituent entity are:

<u>NAME</u>	<u>JURISDICTION</u>
DDI Trust I	Delaware
SONOC Company, LLC	Delaware

2. A Plan and Agreement of Merger has been approved and executed by each of the Surviving LLC and DDI Trust I (the "Merging Trust"), which are all of the constituent entities.

3. The name of the Surviving LLC is SONOC Company, LLC, a Delaware limited liability corporation.

4. The merger shall be effective on November 30, 1999.

5. The agreement of merger is on file at the following place of business of the Surviving LLC: 4310 Pablo Oaks Court, Jacksonville, Florida 32224.

6. A copy of the agreement of merger will be furnished by the Surviving LLC, on request and without cost, to any member of the Surviving LLC and to any beneficial owner of or any person holding an interest in the Merging Trust.

Signed on November 23, 1999

SONOC COMPANY, LLC, a Delaware limited liability company

Gail L. McGary
[Print or Type Name]
Lori A. Goddard
[Print or Type Name]

By: H. D. Francis
Name: H. D. Francis
Title: Vice President

STATE OF FLORIDA)
COUNTY OF DUVAL)ss.

The foregoing instrument was acknowledged before me this 23RD day of NOVEMBER, 1999, by H. D. Francis, the Vice President of SONOC Company, LLC, a Delaware limited liability company; who is personally known to me or has produced _____ as identification.

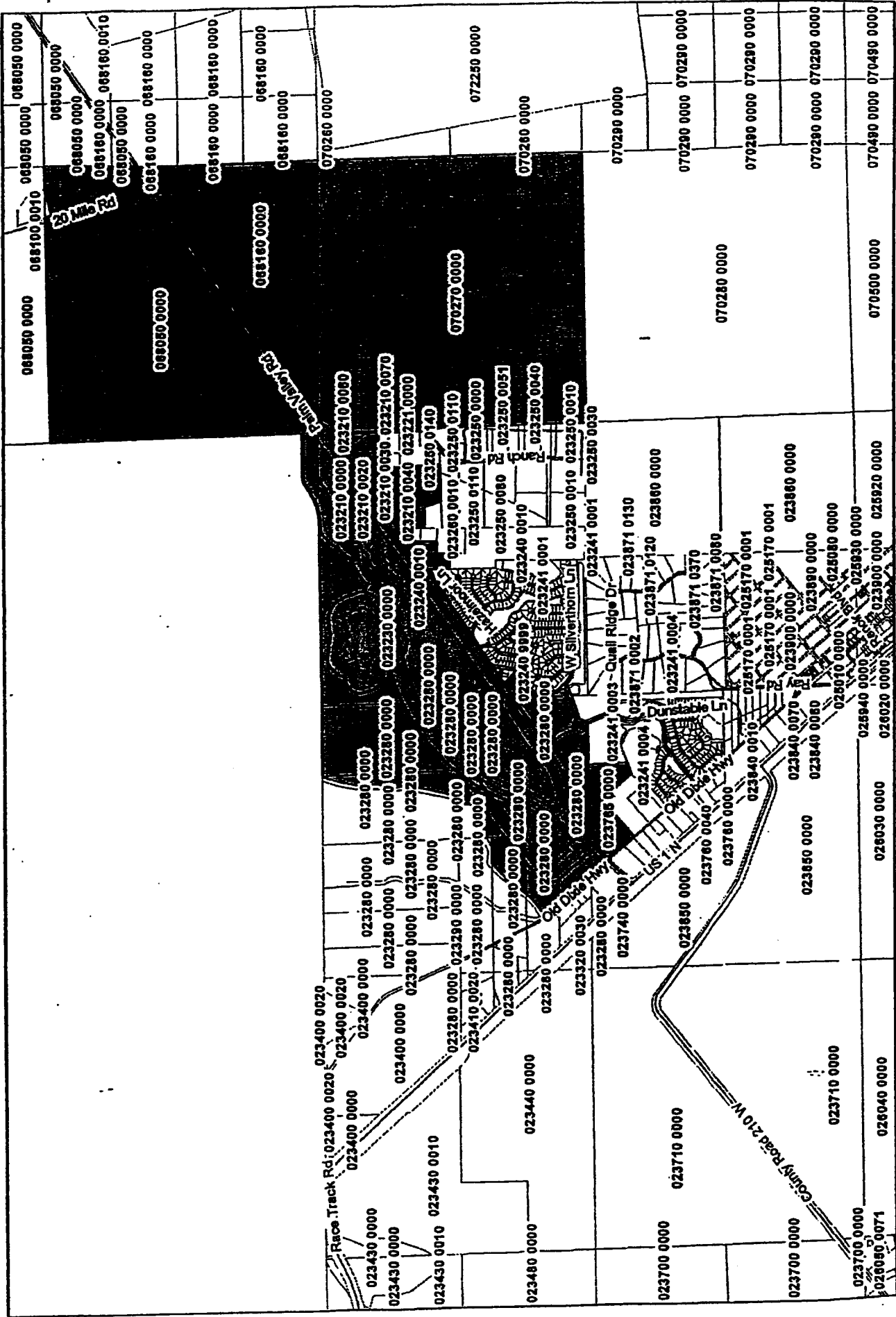


"OFFICIAL SEAL"
Lori A. Goddard
My Commission Expires 4/27/2002
Commission #CC 729887

Lori A. Goddard
NOTARY PUBLIC, State of Florida
Print Name: LORI A. GODDARD
My Commission Expires: 4/27/2002

EXHIBIT H

ADJACENT PROPERTY OWNER LIST



Parcels within 300' of Sandy Ridge South

St Johns County PIN	GIS Division	3/29/2005 6:41:31 AM	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
023210 0000	SONOC COMPANY	4310 PABLO OAKS CT	ADDRESS 2	JACKSONVILLE FL 32224-9631	1 PART OF E2000FT LYING N OF CR 210 OR1462/667	
023210 0010	SAFFLES MARY L	965 PALM VALLEY RD		PONTE VEDRA BEACH FL 32082-4317	1-1 ALL E2065.77FT LYING S OF RD 210 (EX SURVEY TRACTS 1 & 15 & PTS IN OR147/107 223/189)	
023210 0020	MULLEN GEORGE EDWARD	1145 PALM VALLEY RD		PONTE VEDRA BEACH FL 32082-4321	1-2 FT OF NE1/4 OF NE1/4 LYING S OF CR 210 125FT ON RD X 348 FT OR1404/1122	
023210 0030	HORD JACK C,SUSANNE H	% PALM VALLEY GOLF CLUB	1075 PALM VALLEY RD	PONTE VEDRA BEACH FL 32082-4319	1-3 PART OF E2065.77FT LYING S OF RD 210 - 905.51FT ON RD OR774/725 & 1309/1634(C/D)	
023210 0040	RITTER LOUIS H,JUDIE K	985 PALM VALLEY RD		PONTE VEDRA BEACH FL 32082-4317	1-4 FT E2065.77FT LYING S OF RD 210 - 603FT ON RD OR804/615	
023210 0060	MULLEN GEORGE E,KIMBERLY JAN	1145 PALM VALLEY RD		PONTE VEDRA BEACH FL 32082-4321	1-6 FT OF E2065.77FT LYING S OF RD 210 485.44FT ON RD & 400 FT ON CO RD OR944/1574	
023230 0000	SONOC COMPANY	4310 PABLO OAKS CT		JACKSONVILLE FL 32224-9631	2 ALL W415AC LYING N OF SR 210 OR1462/667	
023240 0010	EPISCOPAL CHURCH IN DIOCESE OF WILSON CECIL W	FL CHRIST CHURCH OF PVB	400 SAN JUAN DR	PONTE VEDRA BEACH FL 32082-2838	3-1 FT OF W414.37AC LYING S OF CR 210 367.22FT ON RD DEED PARCELS A & B APPROX 46AC	
023241 0010		205 W SILVERTHORN LN		SAINT AUGUSTINE FL 32095-7001	38/87-104 WALDEN CHASE PHASE 1 LOT 1 OR1773/1298	
023241 0020	DAVIS JEAN J	209 SILVERTHORN LN W		SAINT AUGUSTINE FL 32095-0000	38/87-104 WALDEN CHASE PHASE 1 LOT 2 OR2198/995	
023241 0030	SOBOL LONNIE G	213 SILVERTHORN LN W		SAINT AUGUSTINE FL 32095-0000	38/87-104 WALDEN CHASE PHASE 1 LOT 3 OR2326/49	
023241 0040	KB HOME JACKSONVILLE LLC	3840 CROWN POINT RD STE C		JACKSONVILLE FL 32257-6066	38/87-104 WALDEN CHASE PHASE 1 LOT 4 OR1792/1324 & 1819/188	
023241 0050	ANSELM KIMBERLY,ROBERT	221 SILVERTHORN LN W		SAINT AUGUSTINE FL 32095-0000	38/87-104 WALDEN CHASE PHASE 1 LOT 5 OR1863/1338	
023241 0060	PATRICK ROBERT R,BARBARA	225 SILVERTHORN LN		SAINT AUGUSTINE FL 32095-0000	38/87-104 WALDEN CHASE PHASE 1 LOT 6 OR1973/1300	
023241 0070	ATKINS KEITH D,VICKI	229 W SILVERTHORN LN		SAINT AUGUSTINE FL 32095-7001	38/87-104 WALDEN CHASE PHASE 1 LOT 7 OR1850/1113	
023241 0080	MARABELL LEWIS,NICOLE	233 SILVERTHORN LN W		SAINT AUGUSTINE FL 32095-0000	38/87-104 WALDEN CHASE PHASE 1 LOT 8 OR2147/57	
023241 0090	JIMENEZ WILLIAM A,ALICIA A	237 W SILVERTHORN LN		SAINT AUGUSTINE FL 32095-7001	38/87-104 WALDEN CHASE PHASE 1 LOT 9 OR1761/783	
023241 0100	HIGGINS CURTIS C,TERESA N	241 W SILVERTHORN LN		SAINT AUGUSTINE FL 32095-7001	38/87-104 WALDEN CHASE PHASE 1 LOT 10 OR1765/1791	
023241 0110	WEDGWOOD RONALD R,SHERIDA S	245 W SILVERTHORN LN		SAINT AUGUSTINE FL 32095-7002	38/87-104 WALDEN CHASE PHASE 1 LOT 11 OR1611/1677	
023241 0120	ESPIN GONZALO I,VICTORIA P	1504 WYNGATE LN		SAINT AUGUSTINE FL 32095-7025	38/87-104 WALDEN CHASE PHASE 1 LOT 12 OR1594/809	
023241 0130	DABKOWSKI BROOKE TRABERT ETAL	1508 WYNGATE LN		SAINT AUGUSTINE FL 32095-7025	38/87-104 WALDEN CHASE PHASE 1 LOT 13 OR1980/1759	
023241 0140	HURST MICHAEL JAY,KELLEY ELIZ	1512 WYNGATE LN		SAINT AUGUSTINE FL 32095-7025	38/87-104 WALDEN CHASE PHASE 1 LOT 14 OR1747/748	
023241 0150	ALESSANDRIA CHRISTOPHER V	1513 WYNGATE LN		SAINT AUGUSTINE FL 32095-7025	38/87-104 WALDEN CHASE PHASE 1 LOT 15 OR1540/676	
023241 0200	HOUGHTON JOSEPH	285 W SILVERTHORN LN		SAINT AUGUSTINE FL 32095-7002	38/87-104 WALDEN CHASE PHASE 1 LOT 20 OR2272/130	
023241 3600	GRALL PATRICK J,KERRY A	761 HAZELMOOR LN		SAINT AUGUSTINE FL 32095-0000	43/38-46 WALDEN CHASE PHASE 1 UNIT 2 LOT 360 OR1946/1289 & 2095/92(O/C)	
023241 3610	CORADI LEO PETER IL,PENNY M	765 HAZELMOOR LN		SAINT AUGUSTINE FL 32095-0000	43/38-46 WALDEN CHASE PHASE 1 UNIT 2 LOT 361 OR1877/1734	

023241 3620	LEATH DALE O, LISA G	769 HAZELMOOR LN	SAINT AUGUSTINE FL 32095-0000	43/38-46 WALDEN CHASE PHASE 1 UNIT 2 LOT 362 OR2068/705
023241 3630	HEIL LUCILLE A	773 HAZELMOOR LN	SAINT AUGUSTINE FL 32095-0000	43/38-46 WALDEN CHASE PHASE 1 UNIT 2 LOT 363 OR1914/1538
023241 3640	BRIAR JAMES P, TINA M	777 HAZELMOOR LN	SAINT AUGUSTINE FL 32095-0000	43/38-46 WALDEN CHASE PHASE 1 UNIT 2 LOT 364 OR1933/446
023241 3650	RUSSO ANTONIO F, ALLISON R	781 HAZELMOOR LN	SAINT AUGUSTINE FL 32095-0000	43/38-46 WALDEN CHASE PHASE 1 UNIT 2 LOT 365 OR1933/426 & 1936/651(Q/C)
023241 3660	ROSE PAUL E, DENISE M	760 HAZELMOOR LN	SAINT AUGUSTINE FL 32095-0000	43/38-46 WALDEN CHASE PHASE 1 UNIT 2 LOT 366 OR1952/944
023241 3670	BARLOW MICHAEL, LORI	756 HAZELMOOR LN	SAINT AUGUSTINE FL 32095-0000	43/38-46 WALDEN CHASE PHASE 1 UNIT 2 LOT 367 OR1990/1872
023241 3680	TOBY CHRISTOPHER M, BEVERLY D	752 HAZELMOOR LN	SAINT AUGUSTINE FL 32095-0000	43/38-46 WALDEN CHASE PHASE 1 UNIT 2 LOT 368 OR2081/1455
023241 3920	LONG WILLIAM F, MARION F	645 BATTLEGATE LN	SAINT AUGUSTINE FL 32095-0000	38/87-104 WALDEN CHASE PHASE 1 LOT 392 OR2215/1681
023241 3930	SHANK CARL A, JULIA A	649 BATTLEGATE LN	SAINT AUGUSTINE FL 32095-7050	38/87-104 WALDEN CHASE PHASE 1 LOT 393 OR1732/1502
023241 3940	KALMEYER THOM R, MARY M	644 BATTLEGATE LN	SAINT AUGUSTINE FL 32095-7050	38/87-104 WALDEN CHASE PHASE 1 LOT 394 OR1708/1587
023241 3950	BLANCO VICTOR J JR, MELODY A	636 BATTLEGATE LN	SAINT AUGUSTINE FL 32095-0000	38/87-104 WALDEN CHASE PHASE 1 LOT 395 OR1970/1231
023241 3960	LEWIS ENRIQUE JOSE, REINA V	632 BATTLEGATE LN	SAINT AUGUSTINE FL 32095-0000	38/87-104 WALDEN CHASE PHASE 1 LOT 396 OR2079/1015
023241 3970	MAHAFFY JAMES M, LORI A	628 BATTLEGATE LN	SAINT AUGUSTINE FL 32095-0000	38/87-104 WALDEN CHASE PHASE 1 LOT 397 OR2018/669
023241 3980	MULKEY GREGORY H, BETTY J	624 BATTLEGATE LN	SAINT AUGUSTINE FL 32095-0000	38/87-104 WALDEN CHASE PHASE 1 LOT 398 OR2040/933
023241 3990	COHRAN MICHAEL M, CHRISTINA N	620 BATTLEGATE LN	SAINT AUGUSTINE FL 32095-0000	38/87-104 WALDEN CHASE PHASE 1 LOT 399 OR2091/4
023241 4000	REESE CHARLES C, JACQUELINE	616 BATTLEGATE LN	SAINT AUGUSTINE FL 32095-0000	38/87-104 WALDEN CHASE PHASE 1 LOT 400 OR2199/1162
023241 4010	GEORGE GLORIA A	612 BATTLEGATE LN	SAINT AUGUSTINE FL 32095-0000	38/87-104 WALDEN CHASE PHASE 1 LOT 401 OR1917/1645
023241 4020	SANTORO GAIL M, NEIL F	608 BATTLEGATE LN	SAINT AUGUSTINE FL 32095-7050	38/87-104 WALDEN CHASE PHASE 1 LOT 402 OR1809/1746
023241 4030	TORRES ELIUD JR, TRACY M	604 BATTLEGATE LN	SAINT AUGUSTINE FL 32095-7050	38/87-104 WALDEN CHASE PHASE 1 LOT 403 OR1769/1213
023241 4040	JOYCE ALAN P	600 BATTLEGATE LN	SAINT AUGUSTINE FL 32095-7050	38/87-104 WALDEN CHASE PHASE 1 LOT 404 OR1660/652
023260 0000	MOODY BOYD	1305 PONTE VEDRA BLVD	PONTE VEDRA BEACH FL 32082-4503	4 PART OF E264FT OF W415AC LYING S OF RD S210 323.6FT ON CR 210 OR977/276
023260 0020	DRAKE MILLICENT F TRUSTEE	905 PALM VALLEY RD # C	PONTE VEDRA BEACH FL 32082-4317	4-2 PART OF W236FT OF E500FT OF W415AC LYING S OF CR 210 289FT ON RD OR385/1 & 1170/963
023260 0050	DURAND PATRICK	945C PALM VALLEY RD	PONTE VEDRA BEACH FL 32082-4317	4-5 PART OF E264FT OF W415AC LYING S OF CR 210 - 114.19 X 267.45 X 83.47 X 274.4
023280 0000	SONOC COMPANY	4310 PABLO OAKS CT	JACKSONVILLE FL 32224- 9631	2 N1/2 (EX R/W OLD DIXIE HWY) ALL S1/2 LYING E OF R/W OLD DIXIE HWY (EX R/W CR 210) ALL PARCELS D & E OR1453/651
023280 0001	ST JOHNS COUNTY	4020 LEWIS SPEEDWAY	SAINT AUGUSTINE FL 32084-8637	2-A FT OF SECS 2 & 11 LYING N OF CR210 - PARCELS D & E OR1453/651
023765 0000	D D I INC	PO BOX 19366	JACKSONVILLE FL 32245- 9366	12 ALL LYING NE OF R/W OF OLD DIXIE HWY (EX PTS IN OR286/561 309/76 & PARCEL 7) AKA TRACT 1 PORTIONS OF SECS 29 19 20 28 30 31 32 49 50 51
068050 0000	SONOC COMPANY	4310 PABLO OAKS CT	JACKSONVILLE FL 32224- 9631	55 65 66 & 67 LYING N OF CR210 - TRACT B
068160 0000	SONOC COMPANY	4310 PABLO OAKS CT	JACKSONVILLE FL 32224- 9631	2 ALL SECS 58 & 64 & PTS OF SECS 29 31 32 55 57 59 60 61 & 63 LYING S OF CR210 - TRACT "C"

070270 0000	SONOC COMPANY	4310 PABLO OAKS CT	JACKSONVILLE FL 32224- 9631	1 ALL-OR630611 635 & 641
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Doris K Blanford et al	955 Palm Valley Rd. #E	same	Ponte Vedra Bch.	FL	32082
Jeanie L. Layne	757 Hazelmoor Ln.	same	St. Augustine	FL	32095
Andre C Da., J.L. Silva	748 Hazelmoor Ln.	same	St. Augustine	FL	32095
Tract K	NO RESULTS				
Jeffrey L. Ganson	641 Battlegate Ln.	same	St. Augustine	FL	32095
Norman D., K.W. Hash	637 Battlegate Ln.	same	St. Augustine	FL	32095
Corrine Heroux	633 Battlegate Ln.	same	St. Augustine	FL	32092
Michael Vukmir etux	629 Battlegate Ln.	same	St. Augustine	FL	32095
Joseph Decrescenzo	625 Battlegate Ln.	same	St. Augustine	FL	32095
Jesus, Ivette Cordova	621 Battlegate Ln.	same	St. Augustine	FL	32095
Edward A., Beth Johnson	617 Battlegate Ln.	same	St. Augustine	FL	32092
Erik E., Kelly S. Oertli	613 Battlegate Ln.	same	St. Augustine	FL	32095
Roderick A., C.B. Zur	609 Battlegate Ln.	same	St. Augustine	FL	32095
Sheila L., D.A. Theus	601 Battlegate Ln.	same	St. Augustine	FL	32095
KB One Inc.	7204 Glen Forest Dr. St. 201	216 Silverthorn Ln. W.	Richmond	VA	23226
KB One Inc.	7204 Glen Forest Dr. St. 201	220 Silverthorn Ln. W.	Richmond	VA	23226
KB One Inc.	7204 Glen Forest Dr. St. 201	224 Silverthorn Ln. W.	Richmond	VA	23226
Paul F., Joanne Glaser	228 W. Silverthorn Ln.	same	St. Augustine	FL	32095
Sean J., Tanymara Riley	1509 Wyngate Ln.	same	St. Augustine	FL	32095
Tract E	NO RESULTS				
Lori Hodges	14775 St. Augustine Road		Jacksonville	FL	32258