

74
RESOLUTION NUMBER: 2005- 24

Public Records of
St. Johns County, FL
Clerk # 2005014381,
O.R. 2381 PG 1471-1544
02/25/2005 at 09:03 AM,
REC. \$297.00 SUR. \$333.50

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 OAK HAMMOCK VILLAGE 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 for the Nocatee Planned Unit Development, Ordinance No. 2002-46, as amended, the property described on the attached Oak Hammock Village Master Development Plan shall be developed in accordance with the Master Development Plan incorporated by reference as Exhibit A Legal Description; Exhibit B MDP Application Form; Exhibit C MDP Text; Exhibit D MDP Map; Exhibit E Map Exhibits; Exhibit F Owner's Authorization; Exhibit G Proof of Ownership; Exhibit H Adjacent Property Owner List and shall be approved as required by the PUD Section 1.4.3.

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

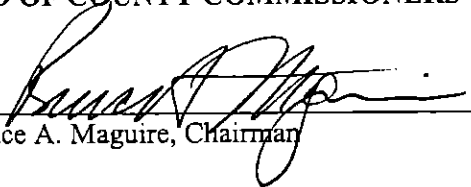
Mark P. Segrande
BCC Secty

provision herein.

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


PASSED AND ADOPTED THIS 26 DAY OF January 2005.

BOARD OF COUNTY COMMISSIONERS

BY: 
Bruce A. Maguire, Chairman

RENDITION DATE 1-27-05

ATTEST: Cheryl Strickland, Clerk


Deputy Clerk

EFFECTIVE DATE: 1-26-05



Master Development Plan

OAK HAMMOCK VILLAGE

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

Legal Description

A portion of Sections 4, 5, 8, 9, and 16, together with a portion of Section 39 of the Hannah Smith Grant, Section 62 of the William Travers Grant, Section 63 of the F. P. Sanchez Grant, Section 64 of the Sanchez or Travers Grant, Section 65 of the William Travers Grant, all lying in Township 5 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the corner common to Sections 19, 20, 29 and 30 of said Township 5 South, Range 29 East; thence North $89^{\circ}09'44''$ East, along the Southerly line of said Section 20, a distance of 200.00 feet; thence North $00^{\circ}50'16''$ West, departing the said Southerly line, 20900.15 feet; thence North $88^{\circ}14'21''$ East, 3355.21 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $88^{\circ}14'21''$ East, 569.74 feet to a point on a curve concave Northerly, having a radius of 1500.00 feet; thence Southerly, Easterly and Northerly, along the arc of said curve, through a central angle of $204^{\circ}44'24''$, an arc length of 5360.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $85^{\circ}15'38''$ East, 2930.35 feet; thence North $51^{\circ}21'22''$ East, 36.85 feet; thence North $81^{\circ}41'33''$ East, 91.38 feet; thence North $88^{\circ}08'34''$ East, 44.99 feet; thence South $86^{\circ}15'04''$ East, 44.44 feet; thence South $77^{\circ}46'08''$ East, 71.09 feet; thence North $85^{\circ}27'25''$ East, 73.10 feet; thence North $71^{\circ}52'49''$ East, 67.32 feet; thence South $77^{\circ}09'04''$ East, 41.40 feet; thence North $85^{\circ}39'16''$ East, 24.48 feet; thence South $39^{\circ}36'22''$ East, 66.90 feet; thence South $73^{\circ}15'50''$ East, 66.12 feet; thence South $52^{\circ}40'33''$ East, 43.44 feet; thence South $51^{\circ}59'04''$ East, 14.11 feet; thence North $69^{\circ}29'40''$ East, 86.30 feet; thence South $28^{\circ}37'10''$ East, 58.05 feet; thence South $19^{\circ}38'23''$ East, 211.34 feet; thence North $62^{\circ}17'54''$ East, 5.19 feet; thence South $06^{\circ}45'41''$ East, 279.90 feet; thence South $18^{\circ}40'47''$ East, 87.35 feet; thence South $26^{\circ}51'41''$ East, 139.08 feet; thence South $41^{\circ}22'00''$ West, 129.60 feet; thence South $09^{\circ}46'35''$ East, 88.85 feet; thence South $23^{\circ}40'22''$ East, 643.89 feet; thence South $20^{\circ}39'16''$ West, 228.79 feet; thence South $04^{\circ}42'49''$ East, 155.02 feet; thence South $04^{\circ}54'52''$ East, 233.03 feet; thence South $67^{\circ}19'49''$ West, 265.21 feet; thence South $31^{\circ}11'22''$ West, 69.55 feet; thence South $01^{\circ}27'15''$ East, 704.94 feet; thence North $65^{\circ}52'56''$ East, 356.10 feet; thence South $89^{\circ}04'46''$ East, 286.36 feet; thence South $29^{\circ}30'52''$ East, 88.59 feet; thence South $37^{\circ}33'05''$ East, 326.82 feet; thence South $37^{\circ}44'34''$ East, 82.83 feet; thence South $04^{\circ}04'59''$ East, 351.09 feet; thence South $52^{\circ}37'35''$ West, 81.68 feet; thence South $28^{\circ}13'07''$ West, 183.33 feet; thence South $71^{\circ}25'20''$ West, 235.13 feet; thence South $52^{\circ}37'35''$ West, 373.46 feet; thence North $69^{\circ}31'33''$ West, 447.34 feet; thence South

Revised October 21, 2004

March 8, 2004

Page 2 of 6

Work Order No. 04-056.02

Oak Hammock Village

74°34'16" West, 264.64 feet; thence South 15°25'44" West, 558.14 feet; thence North 61°18'54" West, 474.32 feet; thence South 27°49'18" West, 318.64 feet; thence South 66°30'26" East, 763.54 feet; thence South 68°14'59" East, 288.16 feet; thence North 79°45'15" East, 259.82 feet; thence South 42°39'50" East, 169.04 feet; thence North 82°37'42" East, 157.42 feet; thence North 82°46'13" East, 115.25 feet; thence South 32°21'17" East, 371.08 feet; thence South 67°04'16" East, 88.99 feet; thence South 37°32'55" West, 207.83 feet; thence South 14°38'02" East, 161.52 feet; thence South 47°58'00" East, 108.98 feet; thence South 69°15'05" East, 215.89 feet; thence South 28°23'33" West, 135.91 feet; thence South 82°45'56" West, 90.65 feet; thence South 68°14'47" West, 318.46 feet; thence North 89°25'49" West, 385.09 feet; thence South 28°31'37" West, 163.26 feet; thence South 34°20'54" East, 72.29 feet; thence South 55°17'37" East, 356.27 feet; thence South 41°36'31" West, 142.09 feet; thence South 07°36'57" East, 155.90 feet; thence South 07°42'42" East, 255.98 feet; thence South 77°33'54" East, 309.23 feet; thence North 45°53'19" East, 71.58 feet; thence North 62°26'12" East, 98.07 feet; thence North 57°29'13" East, 226.08 feet; thence South 29°58'13" East, 170.14 feet; thence North 74°43'35" East, 245.26 feet; thence South 18°54'00" East, 192.26 feet; thence South 02°43'26" East, 113.80 feet; thence South 27°35'22" East, 128.62 feet; thence South 53°01'04" West, 94.74 feet; thence South 05°16'15" East, 120.59 feet; thence South 05°19'40" East, 675.85 feet; thence South 05°23'42" East, 141.39 feet; thence South 05°01'33" West, 64.80 feet; thence South 09°37'32" East, 50.36 feet; thence South 13°55'58" East, 980.21 feet; thence South 22°27'02" West, 88.49 feet; thence South 00°24'46" West, 417.49 feet; thence South 52°28'54" East, 267.72 feet; thence South 01°39'42" West, 176.28 feet; thence South 34°26'51" East, 268.06 feet; thence South 14°56'55" West, 221.67 feet; thence South 06°38'37" East, 531.32 feet; thence South 61°54'04" East, 128.63 feet; thence South 05°07'43" East, 227.92 feet; thence South 01°33'03" West, 72.16 feet; thence South 86°40'52" East, 86.35 feet; thence South 10°56'17" West, 65.52 feet; thence South 01°52'17" West, 208.02 feet; thence South 17°50'38" East, 277.95 feet; thence South 09°32'28" East, 504.23 feet; thence South 39°38'46" East, 88.90 feet; thence North 84°21'30" East, 42.63 feet; thence South 08°17'36" East, 207.63 feet; thence South 13°13'44" West, 168.80 feet; thence South 38°40'26" East, 425.76 feet; thence South 12°41'19" West, 474.34 feet; thence North 88°34'22" West, 692.42 feet to a point of curvature of a curve concave Northeasterly, having a radius of 735.00 feet; thence Northwesterly along the arc of said curve through a central angle of 47°43'02", an arc length of 612.13 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 64°42'51" West, 594.59 feet; thence North 40°51'20" West, 164.17 feet to a point of curvature of a curve concave Southwesterly, having a radius of 735.00 feet; thence Northwesterly along the arc of said curve through a central angle of 45°28'25", an arc length of 583.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 63°35'33" West, 568.15 feet; thence North 86°19'45" West, 639.71 feet to a point of curvature of a

Revised October 21, 2004

March 8, 2004

Page 3 of 6

Work Order No. 04-056.02

Oak Hammock Village

curve concave Northeasterly, having a radius of 660.00 feet; thence Northwesterly along the arc of said curve through a central angle of $46^{\circ}43'41''$, an arc length of 538.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $62^{\circ}57'55''$ West, 523.47 feet; thence North $39^{\circ}36'04''$ West, 558.72 feet to a point of curvature of a curve concave Southwesterly, having a radius of 770.00 feet; thence Northwesterly along the arc of said curve through a central angle of $26^{\circ}44'20''$, an arc length of 359.35 feet to a point on a curve, said arc being subtended by a chord bearing and distance of North $52^{\circ}58'14''$ West, 356.09 feet; thence North $17^{\circ}32'02''$ East, 29.78 feet; thence North $02^{\circ}53'48''$ West, 91.95 feet; thence North $20^{\circ}55'01''$ East, 95.36 feet; thence North $03^{\circ}00'46''$ East, 107.97 feet; thence North $05^{\circ}26'57''$ East, 84.12 feet; thence North $76^{\circ}13'40''$ East, 53.82 feet; thence North $47^{\circ}37'39''$ East, 59.21 feet; thence North $21^{\circ}21'38''$ West, 50.43 feet; thence North $21^{\circ}09'52''$ East, 96.50 feet; thence North $00^{\circ}34'07''$ West, 69.82 feet; thence North $50^{\circ}05'38''$ West, 64.43 feet; thence North $34^{\circ}51'55''$ West, 77.81 feet; thence North $74^{\circ}57'16''$ East, 33.87 feet; thence North $04^{\circ}21'26''$ West, 180.96 feet; thence North $03^{\circ}11'25''$ West, 157.77 feet; thence North $02^{\circ}30'07''$ East, 81.31 feet; thence North $28^{\circ}44'06''$ West, 74.56 feet; thence North $01^{\circ}14'07''$ West, 166.81 feet; thence North $20^{\circ}55'13''$ West, 71.32 feet; thence North $02^{\circ}16'15''$ East, 65.47 feet; thence North $36^{\circ}00'37''$ East, 66.57 feet; thence North $26^{\circ}21'21''$ East, 84.10 feet; thence North $07^{\circ}16'43''$ East, 105.76 feet; thence North $14^{\circ}11'41''$ East, 76.88 feet; thence North $09^{\circ}01'42''$ West, 90.97 feet; thence North $10^{\circ}57'52''$ West, 53.13 feet; thence North $27^{\circ}05'34''$ West, 97.17 feet; thence North $38^{\circ}29'38''$ West, 90.58 feet; thence North $18^{\circ}02'51''$ West, 81.86 feet; thence North $00^{\circ}18'43''$ East, 80.64 feet; thence North $15^{\circ}42'13''$ West, 66.90 feet; thence North $13^{\circ}47'40''$ East, 82.16 feet; thence North $20^{\circ}24'18''$ East, 97.95 feet; thence North $13^{\circ}51'23''$ West, 125.92 feet; thence North $87^{\circ}03'55''$ West, 62.43 feet; thence North $86^{\circ}23'10''$ West, 46.92 feet; thence North $16^{\circ}03'04''$ West, 47.15 feet; thence North $01^{\circ}37'57''$ East, 43.88 feet; thence North $04^{\circ}00'24''$ West, 94.58 feet; thence North $27^{\circ}06'05''$ West, 73.24 feet; thence North $58^{\circ}03'07''$ West, 51.60 feet; thence North $31^{\circ}43'09''$ West, 51.74 feet; thence North $45^{\circ}09'25''$ West, 117.67 feet; thence North $27^{\circ}07'31''$ West, 55.79 feet; thence North $13^{\circ}08'13''$ West, 43.55 feet; thence North $12^{\circ}43'23''$ West, 79.56 feet; thence North $33^{\circ}58'24''$ West, 74.41 feet; thence North $22^{\circ}17'50''$ East, 65.46 feet; thence North $08^{\circ}21'58''$ West, 61.25 feet; thence North $35^{\circ}31'08''$ West, 39.33 feet; thence North $02^{\circ}46'59''$ West, 75.67 feet; thence North $26^{\circ}54'20''$ West, 61.16 feet; thence North $02^{\circ}36'23''$ West, 28.39 feet; thence North $23^{\circ}02'44''$ East, 66.43 feet; thence North $11^{\circ}27'49''$ East, 39.52 feet; thence North $05^{\circ}30'44''$ East, 57.79 feet; thence North $27^{\circ}02'44''$ West, 80.81 feet; thence North $15^{\circ}52'44''$ East, 74.16 feet; thence North $04^{\circ}25'08''$ West, 45.97 feet; thence North $00^{\circ}07'49''$ West, 73.00 feet; thence North $03^{\circ}53'21''$ East, 64.03 feet; thence North $17^{\circ}57'34''$ West, 44.58 feet; thence North $01^{\circ}30'26''$ West, 75.09 feet; thence North $08^{\circ}49'53''$ East, 225.67 feet; thence North $22^{\circ}18'13''$ West, 59.12 feet; thence North $22^{\circ}32'28''$ East, 62.49 feet; thence North

17°27'59" West, 100.36 feet; thence North 01°01'45" West, 93.31 feet; thence North 06°30'22" West, 75.92 feet; thence North 03°42'34" East, 79.69 feet; thence North 17°20'03" West, 107.42 feet; thence North 70°58'49" West, 42.77 feet; thence North 24°01'41" West, 111.69 feet; thence North 78°27'21" West, 43.13 feet; thence South 75°15'21" West, 291.16 feet; thence South 56°15'41" West, 172.53 feet; thence South 50°26'24" West, 118.19 feet; thence South 04°04'18" East, 98.11 feet; thence South 06°30'23" East, 122.32 feet; thence South 75°25'16" East, 102.52 feet; thence North 65°12'50" East, 111.02 feet; thence South 51°41'50" East, 107.00 feet; thence South 20°38'34" West, 97.31 feet; thence South 44°26'06" East, 98.45 feet; thence South 15°00'53" West, 188.57 feet; thence South 08°20'49" East, 78.66 feet; thence South 25°28'17" West, 94.87 feet; thence South 28°29'55" West, 51.11 feet; thence South 02°44'01" East, 68.60 feet; thence South 28°22'20" West, 122.97 feet; thence North 58°29'57" West, 58.84 feet; thence North 39°44'20" West, 39.21 feet; thence North 32°05'43" West, 115.04 feet; thence South 73°47'27" West, 54.17 feet; thence North 64°52'35" West, 127.94 feet; thence North 32°09'06" West, 138.58 feet; thence North 12°43'34" West, 79.76 feet; thence North 52°31'07" West, 51.51 feet; thence North 39°51'43" West, 248.12 feet; thence North 32°44'36" West, 145.72 feet; thence North 16°21'41" West, 217.29 feet; thence North 28°36'56" West, 100.35 feet; thence North 18°28'48" West, 168.90 feet; thence North 06°00'03" West, 147.55 feet; thence North 07°59'07" West, 150.79 feet; thence North 31°13'53" West, 224.02 feet; thence North 22°55'26" West, 147.32 feet; thence North 25°16'04" West, 128.47 feet; thence North 29°35'26" West, 153.91 feet; thence North 22°35'36" West, 49.68 feet; thence North 62°19'01" East, 27.48 feet; thence North 05°19'53" West, 23.92 feet; thence North 47°37'40" West, 37.32 feet; thence North 22°48'41" East, 65.12 feet; thence North 06°07'53" West, 137.89 feet; thence North 12°22'50" West, 232.85 feet; thence North 16°46'55" West, 133.44 feet; thence North 06°46'33" West, 164.02 feet; thence North 01°34'33" West, 125.20 feet; thence North 01°31'21" West, 153.24 feet; thence North 11°35'11" West, 86.73 feet; thence North 13°16'49" West, 131.64 feet; thence North 28°57'50" West, 29.59 feet; thence North 06°19'33" West, 124.69 feet; thence North 04°56'49" East, 116.86 feet; thence North 12°31'44" West, 128.64 feet; thence North 05°03'39" East, 135.24 feet; thence North 13°32'16" West, 180.42 feet; thence North 54°10'50" West, 46.43 feet; thence North 21°41'01" West, 72.04 feet; thence North 47°34'18" West, 86.42 feet; thence North 65°12'35" West, 187.72 feet; thence North 60°29'49" West, 44.32 feet; thence North 45°51'22" West, 106.28 feet; thence North 86°54'20" West, 67.73 feet; thence North 62°55'34" West, 79.36 feet; thence South 11°04'30" East, 24.86 feet; thence South 37°39'10" West, 60.83 feet; thence South 22°19'39" West, 54.69 feet; thence South 18°38'32" East, 100.03 feet; thence South 16°57'44" East, 142.29 feet; thence North 64°04'31" West, 53.33 feet; thence North 68°58'34" West, 101.84 feet; thence North 28°10'52" West, 163.01 feet; thence South 00°33'34" West, 88.30 feet; thence South 14°59'29" West, 107.58 feet; thence South 52°27'53" West, 30.25 feet; thence South 53°52'15" West, 55.71 feet; thence South 76°23'40" West, 36.37 feet; thence North 37°56'47" West, 20.97 feet; thence North 80°08'15" West, 17.77 feet; thence South 16°10'00" West, 22.31 feet; thence South 77°01'28" East, 37.76 feet; thence North 68°47'17" East, 17.45 feet; thence South

07°21'12" East, 126.89 feet; thence South 57°00'30" East, 100.34 feet; thence South 84°40'17" East, 88.36 feet; thence North 72°05'21" East, 88.77 feet; thence South 27°49'12" East, 103.54 feet; thence South 29°12'51" West, 90.33 feet; thence South 71°50'12" East, 100.44 feet; thence South 15°13'25" East, 132.46 feet; thence South 29°23'52" East, 97.89 feet; thence South 74°35'31" East, 99.02 feet; thence North 33°20'39" East, 72.99 feet; thence South 55°47'35" East, 90.05 feet; thence South 14°09'04" East, 97.44 feet; thence South 24°56'24" East, 74.01 feet; thence South 00°48'57" West, 123.26 feet; thence South 14°55'45" West, 119.47 feet; thence North 73°36'51" West, 80.29 feet; thence North 57°44'59" West, 82.01 feet; thence North 83°15'28" West, 72.04 feet; thence North 71°16'32" West, 113.83 feet; thence North 69°37'08" West, 88.62 feet; thence North 38°39'40" West, 114.75 feet; thence North 49°21'37" West, 113.54 feet; thence North 32°49'28" West, 135.63 feet; thence North 23°13'40" West, 90.54 feet; thence North 33°28'13" West, 140.02 feet; thence North 13°53'08" West, 129.96 feet; thence North 09°48'25" West, 98.29 feet; thence North 46°38'49" West, 95.12 feet; thence North 33°52'17" West, 61.59 feet; thence North 01°05'29" West, 20.65 feet; thence North 82°42'45" West, 44.42 feet; thence North 34°35'26" West, 118.26 feet; thence North 19°20'05" West, 60.04 feet; thence North 36°10'14" West, 110.16 feet; thence North 42°30'15" West, 79.04 feet; thence North 13°42'08" West, 82.63 feet; thence North 20°11'35" West, 98.81 feet; thence North 15°37'47" West, 12.66 feet; thence South 63°42'58" West, 531.99 feet; thence North 26°15'09" West, 200.00 feet; thence North 63°42'58" East, 581.02 feet; thence North 22°39'01" West, 20.56 feet; thence North 09°24'55" West, 69.13 feet; thence North 57°31'03" West, 66.43 feet; thence North 02°27'56" East, 48.44 feet; thence South 66°37'31" West, 14.23 feet; thence North 25°37'41" West, 50.89 feet; thence North 48°44'27" East, 17.79 feet; thence South 73°04'46" East, 48.61 feet; thence North 00°42'18" West, 19.10 feet; thence North 72°35'41" East, 40.95 feet; thence North 05°11'39" West, 40.16 feet; thence South 87°08'11" West, 57.37 feet; thence North 36°11'35" West, 53.01 feet; thence North 01°46'39" West, 107.81 feet; thence North 13°27'03" West, 107.06 feet; thence North 16°55'18" West, 79.03 feet; thence North 00°58'06" West, 53.07 feet; thence North 04°14'34" West, 94.12 feet; thence North 08°12'43" West, 146.89 feet; thence North 41°22'33" East, 70.05 feet; thence North 10°15'20" East, 66.98 feet; thence North 07°07'33" West, 110.71 feet; thence North 55°45'52" East, 35.01 feet; thence North 11°13'21" East, 78.98 feet; thence North 14°55'54" West, 117.24 feet; thence North 05°50'23" East, 117.74 feet; thence North 22°29'42" West, 85.54 feet; thence North 26°32'23" West, 112.34 feet; thence North 10°10'24" West, 69.23 feet; thence North 03°37'19" West, 65.12 feet; thence North 45°13'04" East, 108.59 feet; thence North 35°34'16" West, 70.45 feet; thence North 37°02'56" East, 90.79 feet; thence North 86°36'08" East, 57.49 feet; thence North 59°29'28" East, 84.45 feet; thence North 80°36'03" East, 94.73 feet; thence South 77°20'20" East, 96.16 feet; thence South 02°25'43" East, 80.10 feet; thence South 12°25'21" East, 53.74 feet; thence South 41°24'02" East, 64.71 feet; thence South 23°40'57" East, 73.61 feet; thence South 30°52'24" West, 90.71 feet; thence South 70°22'21" East, 77.02 feet; thence South 03°13'31" East, 62.27 feet; thence North

Revised October 21, 2004

March 8, 2004

Page 6 of 6

Work Order No. 04-056.02

Oak Hammock Village

86°52'40" East, 57.38 feet; thence South 73°15'30" East, 55.27 feet; thence North
85°23'30" East, 34.48 feet; thence South 54°22'56" East, 67.13 feet; thence South
57°29'56" East, 94.23 feet; thence South 09°56'31" East, 56.56 feet; thence South
54°10'04" West, 61.96 feet; thence South 39°07'17" West, 63.39 feet; thence South
41°54'38" West, 67.28 feet; thence North 72°40'20" West, 49.30 feet; thence North
63°36'18" West, 44.72 feet; thence North 66°42'57" West, 42.47 feet; thence South
85°31'05" West, 66.42 feet; thence North 46°55'44" West, 37.41 feet; thence North
32°41'53" East, 63.06 feet; thence North 29°45'16" West, 70.01 feet; thence North
32°47'57" West, 82.57 feet; thence South 49°28'40" West, 61.11 feet; thence South
11°46'17" West, 49.46 feet; thence South 13°20'24" East, 100.94 feet; thence South
45°59'28" East, 54.78 feet; thence South 40°02'23" East, 77.27 feet; thence South
10°17'20" West, 85.26 feet; thence South 47°44'17" East, 51.27 feet; thence South
40°25'52" West, 90.62 feet; thence South 13°58'33" East, 93.10 feet; thence North
42°48'05" East, 127.24 feet; thence South 07°24'13" West, 71.05 feet; thence South
37°51'10" West, 78.70 feet; thence South 11°18'29" West, 43.54 feet; thence South
05°13'24" East, 96.65 feet; thence South 40°30'14" East, 72.61 feet; thence North
64°55'49" East, 61.47 feet; thence North 31°48'47" West, 75.28 feet; thence South
68°56'21" East, 54.23 feet; thence North 58°59'58" East, 81.80 feet; thence North
79°50'34" East, 56.22 feet; thence North 75°26'49" East, 45.31 feet; thence North
10°05'43" East, 79.35 feet; thence South 23°32'36" East, 96.62 feet; thence North
29°49'32" East, 56.26 feet; thence South 61°03'59" East, 17.52 feet; thence North
79°57'01" East, 404.89 feet; thence North 13°30'42" West, 56.81 feet; thence North
11°52'35" West, 104.62 feet; thence North 14°14'35" West, 70.32 feet; thence North
05°39'31" West, 86.11 feet; thence North 24°59'13" East, 51.73 feet; thence North
01°17'15" West, 121.89 feet; thence North 09°01'04" West, 89.63 feet; thence North
03°48'20" East, 54.37 feet; thence North 55°37'03" West, 19.63 feet; thence North
16°58'15" West, 29.13 feet; thence North 48°05'09" West, 52.13 feet; thence South
75°17'42" West, 84.55 feet; thence North 37°35'38" West, 58.60 feet; thence North
68°13'09" West, 82.85 feet; thence North 86°00'32" West, 59.58 feet; thence South
86°45'02" West, 50.47 feet; thence North 47°25'47" West, 77.39 feet; thence South
81°10'53" West, 81.57 feet; thence North 28°17'29" West, 103.43 feet; thence North
19°54'04" West, 91.10 feet; thence North 04°29'19" East, 105.59 feet; thence North
24°00'48" East, 79.92 feet; thence North 15°10'50" East, 83.53 feet; thence North
25°46'36" East, 101.20 feet; thence North 21°24'25" East, 79.18 feet; thence North
03°16'47" West, 120.33 feet; thence North 23°35'30" West, 42.93 feet; thence North
04°44'14" East, 93.75 feet; thence North 07°58'27" East, 45.24 feet; thence North
01°31'28" East, 85.88 feet; thence North 36°56'05" West, 42.32 feet; thence North
13°08'26" West, 90.31 feet; thence North 58°48'31" West, 55.76 feet; thence North
30°14'44" East, 77.03 feet; thence North 01°06'36" East, 85.34 feet; thence North
18°50'48" East, 72.74 feet; thence North 06°13'02" West, 57.08 feet; thence North
18°23'23" West, 90.53 feet; thence North 23°56'46" West, 53.08 feet; thence North
05°55'47" East, 103.40 feet to the Point of Beginning.

EXHIBIT B

MDP APPLICATION FORM



ST. JOHNS COUNTY
Application For Master Development Plan Review

Date: June 30, 2004Project Name: OAK HAMMOCK VILLAGEOwner/Applicant: England-Thims & Miller, Inc. as AgentAddress: 14775 St. Augustine Road
Jacksonville, FL 32258Phone: 904-642-8990 Fax: 904-646-9485Email Address: etminc.comPlanning/Engineering Firm: England-Thims & Miller, Inc.Address: 14775 St. Augustline Road
Jacksonville, FL 32258Phone: 904-642-8990 Fax: 904-646-9485E-mail Address: bennetr@etminc.comPerson to Receive Comments: Rachael L. Bennett, Senior PlannerProperty Appraisers Parcel No: 072260-0000; 070250-0000; 072270-0000; 072250-0000; 0702060-0000; 070290-0000;
070300-0000; 072240-0000; 070480-0000; 071820-0000 (portions of the above)PUD Name: Nocatee Comp. Plan DSGN NTName of Overlay District if applicable: N/ALocation: Crosswater ParkwayCensus Tract: 020600 Property Appraiser's Map Sheet: 4CN, etc.

911 Overall Address (if known) _____

Major Access: CR 210 / Crosswater ParkwayPresent Use of Property: TimberlandType of Development: Residential VillageAcres: 1016.97 Number of Lots/Units: 1,998 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: PREAPP 2004-24

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signature: _____

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

EXHIBIT C

MDP TEXT

EXHIBIT C
Master Development Plan Text
OAK HAMMOCK VILLAGE

RECEIVED
JAN 31 2005
12:20 PM
ST. JOHNS COUNTY
PLANNING DEPARTMENT

a. **DESCRIPTION**

Oak Hammock Village is located within the Nocatee Planned Unit Development (PUD 2002-02) approved pursuant to Ordinance 2002-46. The Nocatee DRI was approved pursuant to Resolution 2001-30. Oak Hammock Village is proposed as a residential community that may be age-restricted, and that includes a variety of single family lot types, multi family housing, recreational facilities, civic, community, workplace and commercial uses in a village development area.

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 Oak Hammock will be as per allowances of the 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 master plan for Oak Hammock Village creates neighborhoods that are defined by surrounding wetlands and by the internal spine road: neighborhoods are interconnected by local roads where upland acreage makes such interconnection feasible and desirable, by sidewalks, pedestrian paths and bikeways. Neighborhood commons, passive areas and open space, and neighborhood 'pocket' parks are interspersed throughout the community. Two Village Centers (VC) that are readily accessible from adjacent neighborhoods are centrally located in the northern and the southern portions of the site, respectively. The village community will have Neighborhood Commons, Pocket Parks, and a Community Park that will include both active and passive recreation.

The Oak Hammock Village community will have vehicular access from Crosswater Parkway and from the Nocatee South Preserve Access Road. Access between Oak Hammock and the Nocatee Preserve North will be provided as shown on the MDP when the access from the north is constructed (by others). An optional vehicular connection is shown to the parcel to the west of the Village Center South. The community will be gated as part of the active adult development program.

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

The Oak Hammock Village encompasses 1016.97± acres.

c. **Total Number of Wetland Acres**

There are 255.96± wetlands acres within the Oak Hammock Village: the maximum acreage of wetlands impacted is 17.25 acres. The total number of wetland acres preserved is ±238.71 acres.

d. Development Area and Land Use

Oak Hammock Village will be developed with two (2) Village Center districts, and a Village Residential district as defined by the Nocatee PUD Ordinance. Allowable uses within each district shall be as allowed by Table 4-1 of the Nocatee PUD Ordinance 2002-46.

The total development area is 660.76± acres. The approximate acreage by use is as follows. Actual acreage may be determined at the time of engineering plans: any changes to acreages will be in compliance with LDC 5.03.05 and all land use proportions required by the PUD, the DRI DO, and the Comprehensive Plan will be adhered to accordingly.

USE	ACRES ¹
Village Center North	64.45
Village Center South	75.00
Village Residential	482.21
Right of Way- Minor Collector	21.85
Wetlands impacted	17.25
Total Developable	660.76
Wetlands Conserved	238.71
Buffers	117.5
Total Undeveloped	356.21
Total Acres	1016.97

1. Acreage by use is calculated based on gross acreage minus preserved wetlands. The acreage figures used to calculate residential density are based on gross acreage minus preserved wetlands and ponds and parks and other non-residential uses.

e. Total Residential Units and Density.

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	1,390	0	1,390	385.76	3.6		
Village Center North	0	288	288	28.8	10		
Village Center South	0	320	320	32.0	10		
Total	1,390	608	1,998	446.56	4.47	4,895	(879)
% of Total Residential Units³	69.5	30.5					

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. *Actual number of school children is expected to be zero (0) because this is an age-restricted community.* 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

As per Table 3-1 of the PUD Ordinance as amended, Oak Hammock Village has the following approvals for development ranges and maximums:

	Approx. Development Area	Preserved Wetlands	ESTIMATED Dwelling Units			Office (Max. SF)	Commercial (Max. SF)	Parks (Acres)
			SF	MF	TOTAL			
OAK HAMMOCK VILLAGE	1,000	173	1,300-1,700	150-700	1,450-2,400	10,000	10,000	36

The Community and Civic buildings planned for the Amenity areas and Village Centers as shown on the MDP will contain commercial and office space up to the maximum allowable by the Table above. The Commercial and Office space is intended to serve the needs of the community and their guests and may include all uses allowable by the PUD Ordinance and the Land Development Code.

Amenity and Community / Civic buildings include the Tennis / Sales/ Information Center (5,500-8,000± sf) building and the Amenity / Community Center building (22,000± sf) in the Village Center North, and the Amenity / Community Center building (15,000± sf) in the Village Center South. Up to but not exceeding a total of 10,000 sf of Commercial and 10,000 sf of Office / Workplace may be in these buildings in any combination.

g. Development Criteria

The following development criteria are a part of the Nocatee PUD Ordinance; development within Oak Hammock Village will comply with the following standards:

	Village Center	Village Residential
Residential density (net du/acre) ³	3-10	4 maximum
Maximum Bldg. Height ¹	60'	45'
Minimum Floor Area (sf)		
Accessory Apartments	400	400
Single Family	<i>Only in TNR</i>	<i>Allowable</i>
Minimum lot size	3000 sf	4000 sf
Minimum lot width	30'	50'
Setbacks: ²		
Building	10'	20'
Porch ³	5'	10'
Garage-front facing	25'	25'
Alley Front	3'	5'
Side w/access	5'	10'
Side- non-access	2'	5'
Zero lot (side/other side)	2'/8'	2'/8'

Rear (main Structure)	10'	20'
Rear (accessory structure) ⁶	3'	5'
Multi-Family & Non-Residential	<i>Allowable</i>	<i>As allowed by Table 4-1 of the PUD Ordinance 2002-46</i>
Multi-family Minimum lot size	2000 sf	NA
Multi-Family Minimum lot width	14	NA
Non-Residential Minimum lot size	None	NA
Non-Residential Minimum lot width	None	NA
Setbacks:		
Building	0'	NA
Garages & Carports	25'	NA
Alley Front	3'	5'
Side non-access	0'	NA
Side- street access	10'	NA
Rear (main Structure)	10'	NA
Rear (accessory structure) ⁶	3'	NA

- (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. Except for the Village Residential District (VR) and SRVN, setbacks for driveways from property lines in all other zoning districts shall follow the above side yard setback requirements. 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 in garages, on driveway aprons, or on-street as allowed by the PUD Ordinance 2002-46 as may be amended. Single-family neighborhoods will be developed with a consistent lot size: variations in road form and geometry allows for a natural variation in the 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 may have a 25-foot minimum frontage. Flag lots are allowed as per the PUD Ordinance, and will be developed in compliance with the Ordinance allowances.

Allowable uses within the Single Family districts will be as per Table 4-1 of 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

The multi-family development may consist of apartments, condominiums or townhomes, carriage homes, quadplexes, duplexes, or any other form of attached housing. For attached units, the setbacks, minimum lot width and area described shall apply to the overall multi-family parcel, and not units or buildings within the parcel even if those units are defined by platted lots. Townhomes by definition have a zero side yard setback between interior units.

Parking calculations will be based on 2 spaces per unit. This parking may be located as allowed by Nocatee PUD Ordinance 2002-46 as may be amended.

Non-Residential

Non-residential uses, including civic, community, and retail uses will be allowed within each district as allowed by Table 4-1 of Nocatee PUD Ordinance 2002-46 as may be amended. Parking for commercial uses will be supplied based on use and as per the Land Development Code. Parking for all community accessory amenities intended for the use of the residents and their guests may be supplied as allowed by the Nocatee PUD Ordinance, but is not required. Parking may be on-street, off-street, shared, and in distant parking lots as allowed by Nocatee PUD Ordinance 2002-46.

Village Center

Two Village Centers (VC) will be developed within the Oak Hammock Village: Village Center North, and Village Center South, as shown on the MDP. Uses within the Village Centers shall be as allowed by the Nocatee PUD Ordinance Table 4-1, and elsewhere in the Ordinance as may be applicable. Land Use mixes within the Village Centers shall be as follows:

Village Center North

Use	Upland Acres	% of Area
Residential	28.80	44.68%
Non-residential	35.65	55.32%
Total	64.45	

Village Center South

Use	Upland Acres	% of Area
Residential	32.00	42.7%
Non-residential	43.00	57.3%
Total	75.00	

Site Clearing:

St. Johns County may issue permits for clearing for portions of the Oak Hammock 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 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, the minimum lot size for calculation of tree credit requirements will be in accordance with allowances of the PUD and will be based on the actual lot area.

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 Nocatee Unified Sign Plan, approved by the St. Johns Board of County Commissioners. Signage location alternatives are shown on the MDP.

Fencing:

The developer, at his option, may erect fences up to 8 feet high along all or parts of the perimeter of the Oak Hammock Village property as delineated on the MDP. 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 own and maintain all common drainage and retention facilities and tracts.

• Roads

Access to the project shall be from the Crosswater Parkway and from the Nocatee South Preserve Road. An optional vehicular connection with the uplands parcel to the west of the Village Center South is also shown. A vehicular connection to the Nocatee Preserve North Access Road and Oak Hammock Village North shall be constructed when the access road from the north is constructed by others to the Oak Hammock boundary line. The right of way for the main 'spine road' shall be eighty (80) feet and be considered a Minor Collector as shown on the MDP. All local roads shall be a minimum of 50 feet except where greater widths are shown on the MDP map. The interior roadway system may remain private, or conveyed to a CDD or HOA or POA. The project may be gated at all connections and entrances shown on the MDP. The road locations shown on the MDP map are conceptual and subject to change on the construction plans, and in accordance with Sec. 5.03.05.

On-street parking is an accessory convenience and not the exclusive location for parking. All customary uses and regulations of rights-of-way shall be allowed to continue. All areas with on-street parking may have a lower speed limit if required by St. Johns County. Streets

with on-street parking shall be designed with sufficient right of way to assure safe movement of through traffic.

Oak Hammock 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 bike lanes and 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 all community facilities, recreation facilities, Village Commons, and multi family sites to facilitate the bicycle mode of travel. Due to the scale of the MDP map, all bicycle parking areas will be defined on the construction plans. A 4-foot sidewalk shall be provided on both sides of all local roads, and a 5-foot sidewalk will be provided on both sides of the minor collector. The general location of the pedestrian / bicycle boardwalk access to the parcel to the west of the Village Center South (outside the boundary of the MDP) is shown on the MDP. Pedestrian access points may be gated for security.

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

The Oak Hammock Village includes a minimum of 36 acres of parks as required by the Nocatee PUD Ordinance 2002-46. Park acreage is as follows:

	Unit / District/ Area	Factor	Total, Required	Total Provided
Neighborhood Commons	1,998	1/200 DU	10 commons	11 commons
Village Commons	2 Village Centers	1 acre each	2 acres	2 acres min.
Community Park	Village	10 acres/Village	10 acres	10 acres min.
Neighborhood Park	N/A	N/A	N/A	13± acres
Multi-Family Recreation	608 MF DU	150 sf/MF DU	2.09 acres	See below
Civic Space	1,998 DU	5 sf/ DU	9,990 sf	9,990 sf min
Open Space	1016.97 acres	35%	355.94 acres	355.94 acres min.
Upland Open Space		15% of Open Space	53.39 acres	53.39 acres min.

Open Space/ Conservation lands are defined as undeveloped natural areas of land: greenways, wetlands, and similar natural areas are open space/ conservation and are calculated on a PUD-wide basis. Open space/ conservation does not include parks or other designated recreational lands. A minimum of 356± acres of Open Space is planned in Oak Hammock Village, with 117.5 acres of Open Space in uplands.

Smaller passive parks and civic spaces are located within the neighborhoods. Section 5.03.03 of the Land Development Code requires 5 acres of recreation per 1,000 persons, or 24.47 acres based on the projected population of 4,895 persons. The amount of recreation provided exceeds this requirement. The multi-use / pedestrian trail will be considered recreational for the community if developed with 'exercise stations' such that it is tied in to an overall active element. Other active recreation elements may include pools (enclosed and outdoor), multi-use courts and fields, tennis courts, and lawn areas dedicated to various active recreation pursuits such as Bocce and Pickle Ball.

A Community Park shall be located as shown on the MDP. The Community Park shall be a minimum of 10 acres in size and shall include a softball field and multi-purpose fields. Tennis courts, bocce ball, pickle ball, shuffleboard courts, horseshoe pits, a putting green and swimming pools, water-related activities (water park), exercise trail and other community-scaled activities may be included within the Community Park and within other active recreation areas.

Neighborhood park locations are shown on the MDP. The parks may be developed with structures, active recreation amenities, bicycle and golf cart parking, boardwalks, gazebos and other park specific amenities. These and other additional park amenities may be shown on construction plans.

Because certain active recreation uses are exclusively site specific and may be determined by site elements shown only by survey (i.e. jogging trails around lakes, through treed areas, etc), the actual layout and location of required and additional active recreation elements may be shown on construction plans. Uninhabited accessory structures for active and passive recreation amenities such as gazebos, docks, picnic pavilions and shade structures, restroom buildings, social node and garden structures that are less than 1,000 sf may be shown on an appropriate set of construction plans without modification of the MDP.

Multi-family recreation space will be provided based on 150 sf of recreation/ dwelling unit, unless this recreation space is provided in a neighborhood commons, neighborhood park, village commons, or community park that is within ¼ mile of the development. Oak Hammock Village will supply this recreation requirement through the neighborhood parks, village commons, and Community Park within the development.

All dwelling units shall be within ¼ mile (1,320') of a neighborhood park, community park, or greenway. No dwelling unit will be more than ½ mile (2,640') from a neighborhood or community park. Neighborhood parks may contain a multi-purpose field, playground, picnic area, or passive open space. No minimum size is required for neighborhood parks.

Each Village Center will contain a Village Commons that shall be one acre in size and may include water features, plazas and other outdoor gathering areas, as well as community buildings.

Civic space will be provided as required by the Comprehensive Plan Policy A1.19.9 at the ratio of 5 sf/ dwelling unit. Based on a total of 1,998 dwelling units, the total civic space required is 9,990 sf. As allowed by the Comp Plan Policy, 50% of this requirement may be met with outdoor plazas, gardens, fountains, and similar outdoor gathering spaces. Community center buildings and amenity center buildings will be considered civic space as they serve as a central gathering area for the community.

A sales/ welcome center and administrative office center may be located in the Village Center North, and will be considered a part of the community amenities and civic/ workplace development. Associated amenities may include gazebos, passive recreation, lake-related amenities (floating dock, 'wet' driving range), and all other uses allowed by Table 4-1 of the Nocatee PUD Ordinance. The sales/ welcome center may be converted to clubhouse/ community amenity use at the option of the developer or the HOA.

Commercial uses shall be allowed within the community centers in both the Village Center North and Village Center South in accordance with the PUD allowances and the Land Development Code.

- **Water and Sewer**

The project will be served by central water, sewer and re-use which will be provided by Nocatee Utility Corporation / JEA or its designees, successors or assigns. Re-use will be the primary source of irrigation with stormwater ponds serving as a backup source. The exact locations of the lift station sites are not known at this time and will be shown on the construction 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.

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 this requirement has been met.

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 Oak Hammock Village.

m. Known or Observed Historic Resources

The property within the Nocatee PUD underwent analysis for Historic Resources during the DRI process. No Historic Sites were designated within the Oak Hammock Village.

n. Buffering and Landscaping

Upland Buffers

A minimum 25-foot upland buffer shall be provided adjacent to contiguous preserved wetlands consistent with the approved Development Order and PUD Ordinance. Buildings with permanent foundations shall be set back 25 feet from the minimum required upland buffer adjacent to contiguous wetlands. The 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 building setback. Specifically, pools and pool enclosures are allowed within the building setback.

An average 25-foot upland buffer shall be provided adjacent to isolated preserved wetlands consistent with the approved Development Order and 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 upland buffer requirement is not reduced.

Unless modified by the DRI DO or the PUD, the following shall apply to upland buffers: All upland buffers shall remain in their natural vegetative condition except that buffer vegetation may be trimmed, where necessary, pursuant to plans or instructions and supervision by a person qualified in forestry, arboriculture, horticulture, or wetland restoration, to control or eliminate exotic or pest vegetation and to maintain trail and utility infrastructure and access.

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, the minimum lot size for calculation of tree credit requirements will be in accordance with PUD allowances and will be based on actual lot size.

Land Use Buffers

Section 5.5.9 of the PUD Ordinance is not relevant to the development within Oak Hammock Village due to the location of the large wetland preserve system (Twenty Mile Greenway) between the road right of way and the developable uplands within the project. Similarly, no buffer as stated in LDC 6.06.04B6 will be required due to the extensive wetland system.

Buffers and screening within Oak Hammock will comply with the requirements of Section 6.4.5 of the PUD Ordinance within a 100' 'compatibility' zone wherever single-family residential development is adjacent to Village Center development.

o. PUDs in special districts

The Oak Hammock Village is not located in a special district as defined by Land Development Code Article III.

p. Temporary Uses

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 phasing changes 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 final certificate of occupancy for each phase of development.

Other permitted uses: the dirt removed from the stormwater ponds or wetland creation areas may be used on site, stockpiled anywhere within the boundaries of the site (except in the upland 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) and so long as no requirements of the PUD are comprised. Silvicultural Operations will be subject to any applicable provisions in the Land Development Code except as waived by the PUD Ordinance.

Model homes, including those with temporary sales centers, may consist of up to ten percent (10%) of the total number of lots within a development area that are approved pursuant to construction plan review within Oak Hammock Village. Model Homes may be located in a specifically designated area (i.e. "Model Bank") or may be located within individual neighborhoods. Model homes shall 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 Oak Hammock 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 four phases, as shown below. Commencement shall be considered to be approval of the initial MDP for the project. Completion is defined as the approval of construction plans for each phase. MDP Phases may be accelerated in accordance with the DRI and PUD, and more than one MDP Phase may be contained within a DRI/PUD Phase.

Approval of units for purposes of this subsection shall be defined as approval of horizontal construction plans for such residential units. If all of the residential units

in a phase are approved prior to the expiration of that phase, the Developer may thereafter commence with approval of units within the next phase. Likewise, if all of the units within a phase are not approved within that phase, such units shall be available for approval within subsequent phases. The developer may submit construction plans for future phases before the previous phase is constructed.

USE	UNITS	MDP PHASE A 2004-2006	MDP PHASE B 2006-2008	MDP PHASE C 2008-2010	MDP PHASE D 2010-2012	TOTAL
Residential						
Single Family	Lots	505	471	273	141	1390
Multi-Family	Units	288	0	320	0	608
Total Residential		793	471	593	141	1,998
Commercial/ Office¹	Square Feet	1,000-10,000	0-5,000	0-10,000	0-5,000	20,000 max.
Community Park	Acres	0 acres	0 acres	10 acres min.	0 acres	10 acres min.
Village Commons	Acres	0-1 acre	0-1 acre	0-1 acre	0-1 acre	2 acres min
Neighborhood Commons, Active Recreation & Pocket Parks	Acres	5 - 15 acres	5- 10 acres	5- 10 acres	2 acres min.	24 acres min

1. The maximum square footage for Office and for Commercial shall not exceed the allowances given in Table 3-1 of the PUD and in this Master Development Plan text. Actual square footage shall be shown on Construction plans, with parking compliance demonstrated at that time.

s. Project Impact and Benefits

There is adequate capacity to serve this project including water, sewer, and roads. Oak Hammock Village has been designed as a master planned community that includes amenities such as neighborhood parks, community centers, a community park, village commercial, and an interconnected system of sidewalks and bike trails. A mix of housing types will be provided.

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 home buyers.

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 Oak Hammock Village 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 stipulate and agree to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. The applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Board of County Commissioners regarding said PUD.

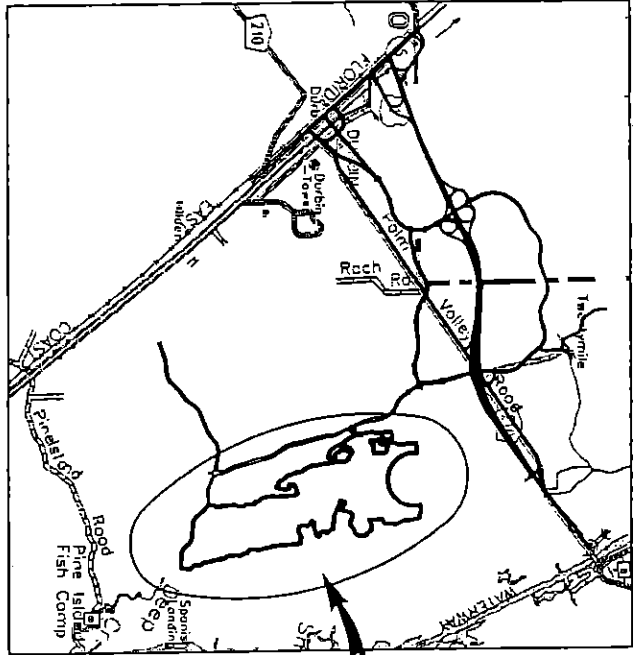
v. If designated as more than one future land use designation

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



PUD ORDINANCE: 2002-46
PUD FILE: 2002-02

VICINITY MAP
N.L.S.

PROJECT
LOCATION

GENERAL LEGEND (ALL SHEETS):

.....
DENOTES GENERAL LOCATION
OF WETLANDS (CONSERVATION)

APPROXIMATE WETLAND
JURISDICTIONAL LINE

25' MINIMUM UPLAND BUFFER (CONTIGUOUS PRESERVED
WETLANDS) 25' AVERAGE, 15' MINIMUM UPLAND BUFFER
(ISOLATED PRESERVED WETLANDS)

PROPOSED WETLAND IMPACT (17.25 AC MAX.)

FLOOD ZONE - FLOOD PLAIN INFORMATION AS SHOWN IS
THE POST DEVELOPMENT CONDITION AS SUBMITTED
DECEMBER 12, 2003 TO FEMA AND IS STILL UNDER
REVIEW.

5' SIDEWALK (SEE PEDESTRIAN PLAN)

4' SIDEWALK (SEE PEDESTRIAN PLAN)

25' BUILDING SETBACK
ADJACENT TO CONTIGUOUS UPLAND BUFFER

NEIGHBORHOOD CONDITIONS

POCKET PARKS

PROJECT IDENTIFICATION SIGNAGE AREAS
100 SF ADA MAX/ALLOWABLE SIGN FACE
15' MAX HT.

SUBDIVISION E/ON WAY/FARER E/ON ADJACENT SIGNAGE
(32 SF ADA/15' HT.) SUBDIVISION E
32 SF ADA/8' HT. - WAY/FARER E ADJACENT

(F) FLAG LOT (1)

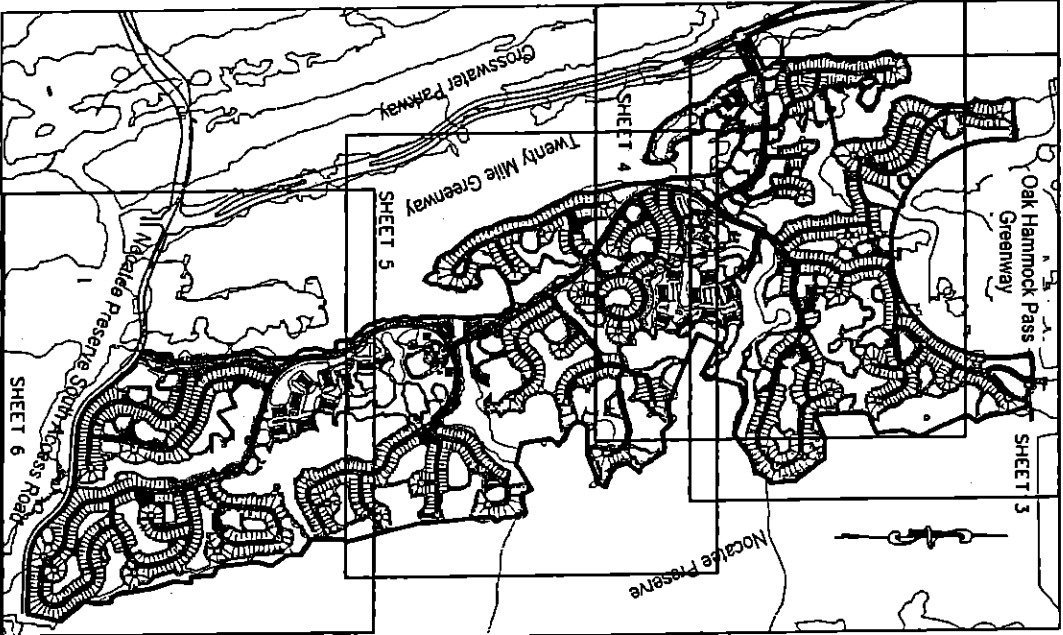
CONDOMINIUM BLDG. 32 UNITS/BLDG

VILLAGE CENTER LAND USE BUFFER

DEVELOPMENT SUMMARY

A. LAND AREA	118.14 AC
Preserved	118.14 AC
Lost/Destroyed	0.00 AC
B. DEVELOPMENT SUMMARY	108 UNITS AS
TOTAL PROJECT AREA	4821.14 SQ
TOTAL	4821.14 SQ
TOTAL	1988

NOTES:
1. THE TOTAL LAND IN CONCEPTUAL AND MAY BE REVERSED ON
THE DEVELOPMENT PLAN IN ACCORDANCE WITH THE SECTION
2.03 OF THE Nocatee PUD ORDINANCE.
3. THE DEVELOPER MAY INSTALL PARKING STRUCTURES AT LATER
DATE AND THE PROJECT MAY BE REVERSED ON THE DEVELOPMENT
PLAN IN ACCORDANCE WITH THE SECTION 2.03 OF THE Nocatee PUD
ORDINANCE.
4. TEMPORARY CONSTRUCTION AND SALES TRAILERS MAY BE
LOCATED IN DEVELOPMENT PRESERVED WETLANDS AND UPLAND
BUFFER AREAS. THE DEVELOPER SHALL OBTAIN ALL NECESSARY
PERMITS AND APPROVALS FROM THE Nocatee PUD AND THE
LOCALITY. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE
REMOVAL OF ALL TEMPORARY STRUCTURES AND TRAILERS FROM
THE DEVELOPMENT PRESERVED WETLANDS AND UPLAND BUFFER
AREAS.
5. STORMWATER TREATMENT SHALL BE DESIGNED ON CONSTRUCTION
PLAN.
6. ACTUAL UPLAND BUFFER WIDTH SHALL BE SHOWN ON
CONSTRUCTION PLAN.



KEY MAP
N.L.S.

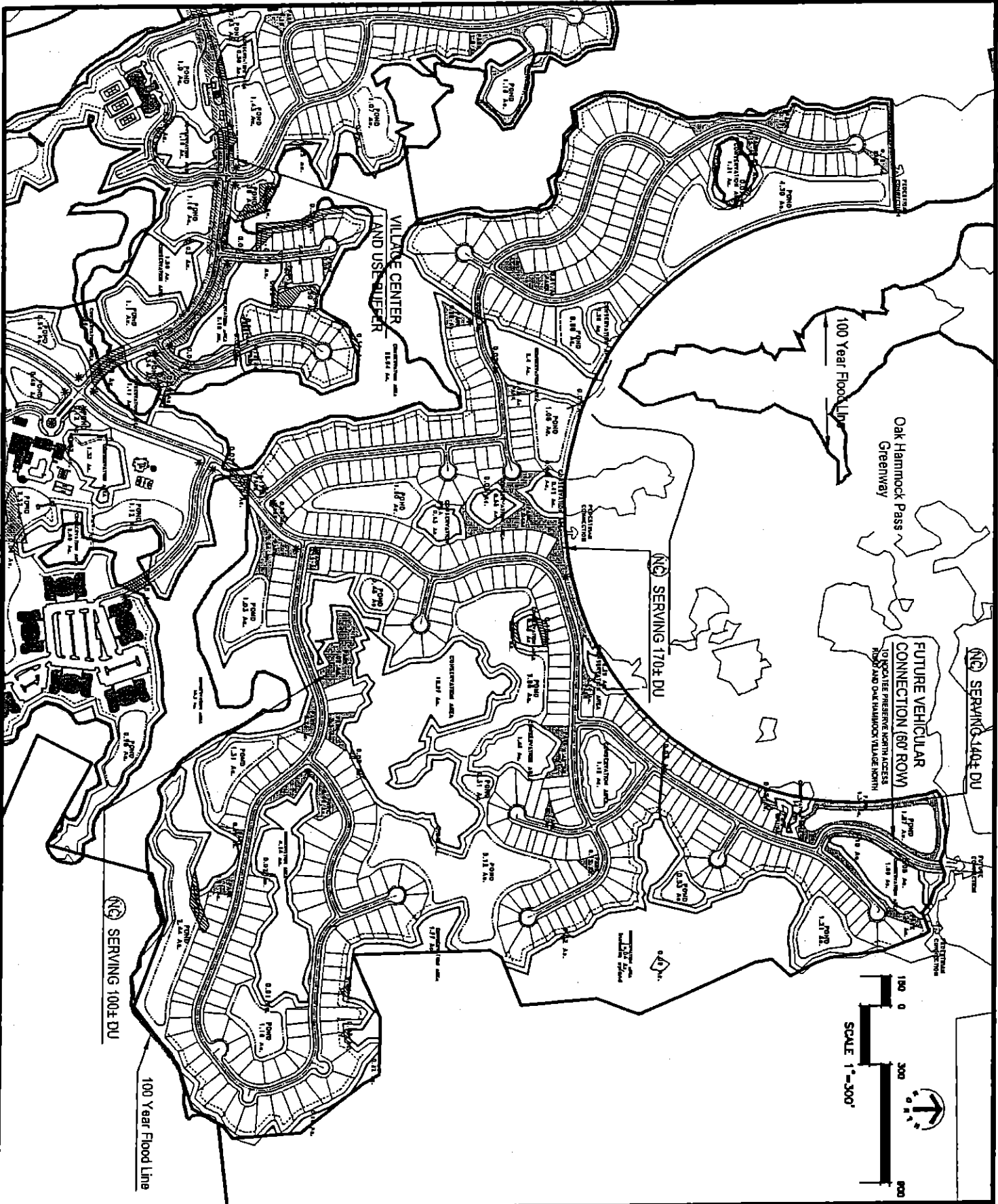
This Master Development Plan, Map 1, is a general description of
the proposed plan of development. Final construction and engineering
plans must demonstrate compliance with all requirements of the
Nocatee PUD and other applicable local development regulations.

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

England-Thimly & Miller, Inc.
ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
CERTIFICATE OF AUTHORIZATION NUMBER: 2584
PHONE NUMBER (904) 642-6000 FAX NUMBER (904) 642-9485

**OAK HAMMOCK VILLAGE
MASTER DEVELOPMENT PLAN**
NOCATEE PUD, PUD 2002-02, ORD 2002-46
OAK HAMMOCK VILLAGE
ST. JOHN'S COUNTY, FL.

ETM. NO. 02-020-34	REVISIONS AS PER SET
DRAWN BY: AG	REVISIONS AS PER SET
DESIGNED BY: CL	REVISIONS AS PER SET
CHECKED BY: RB	REVISIONS AS PER SET
DATE: JUNE 2004	

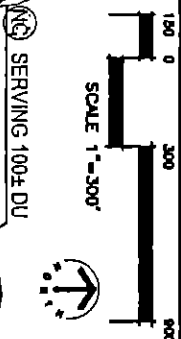
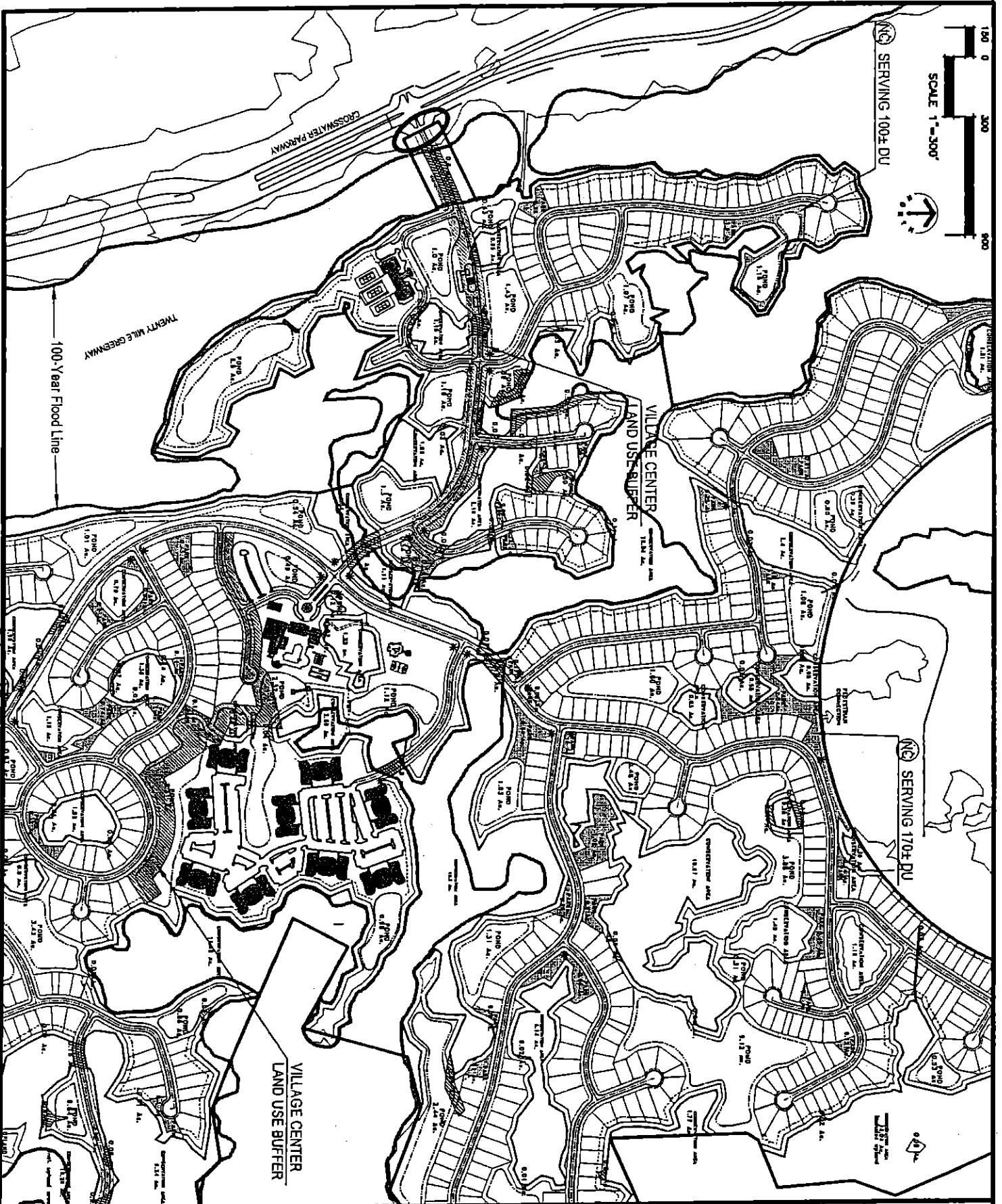


England, Thimby & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
 CERTIFICATE OF AUTHORIZATION NUMBER 2584
 PHONE NUMBER (904) 642-8900 FAX NUMBER (904) 644-9485

**OAK HAMMOCK VILLAGE
 MASTER DEVELOPMENT PLAN**
 NOCATE PUD, PUD 2002-02, ORD 2002-46
 OAK HAMMOCK VILLAGE
 ST. JOHN'S COUNTY, FL

ETM, INC. 02-020-34	DATE: JUNE 2004
DRAWN BY: AG	CHECKED BY: RE
DESIGNED BY: CS	

3 OF 8
 DRAWING NO.

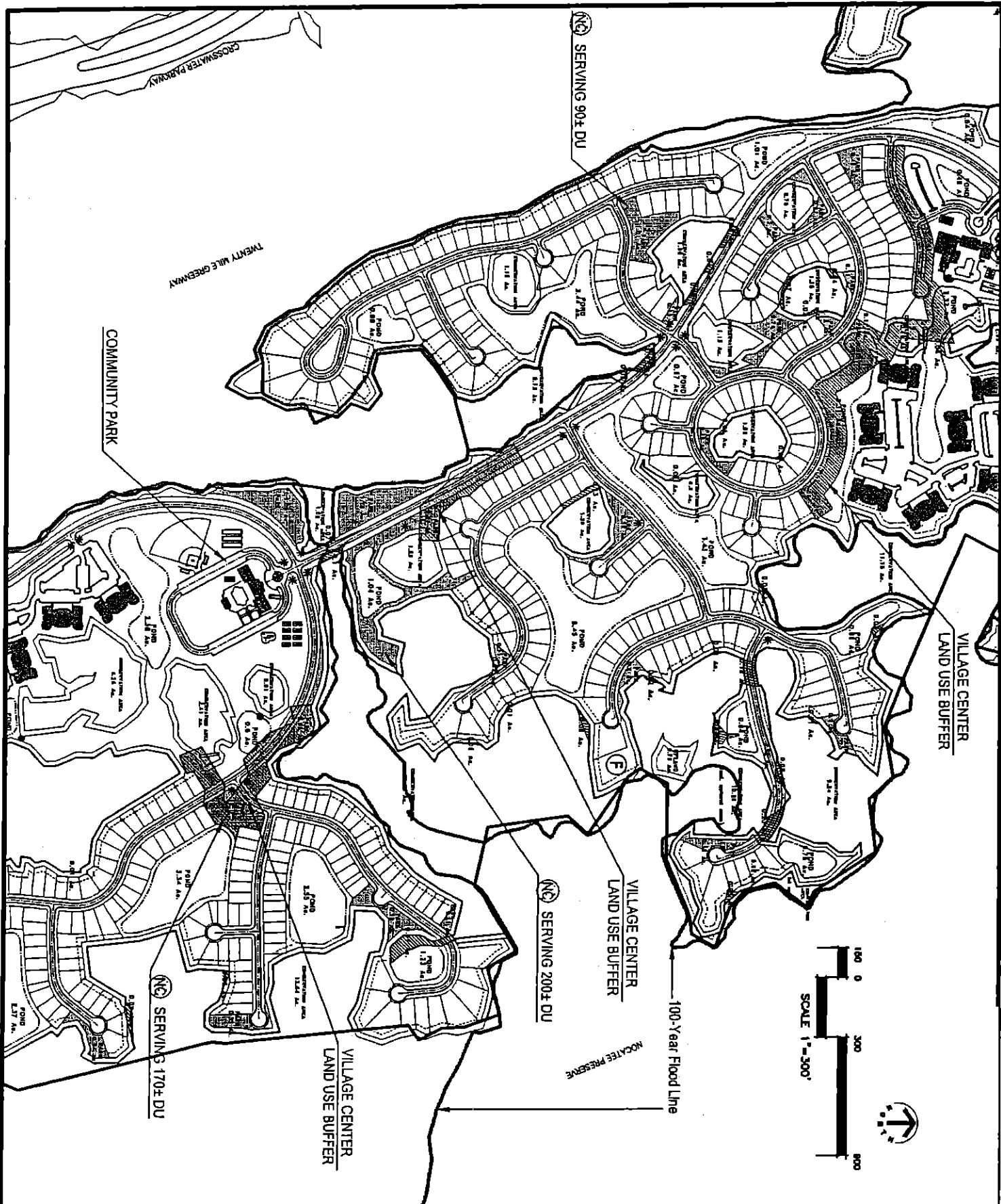


England, Thimly & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14776 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32208
 CERTIFICATE OF AUTHORIZATION NUMBER: 2584
 PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 648-9485

**OAK HAMMOCK VILLAGE
 MASTER DEVELOPMENT PLAN**
 NOCATEE PUD; PUD 2002-02; ORD 2002-46
 OAK HAMMOCK VILLAGE
 ST. JOHNS COUNTY, FL

ETML NO. 02-C20-34	Δ - REVIEWED BY PER SEC. OF THE SUPERVISOR
DRAWN BY: AD	Δ - REVIEWED BY PER SEC. OF THE SUPERVISOR
DESIGNED BY: CS	Δ - REVIEWED BY PER SEC. OF THE SUPERVISOR
CHECKED BY: MB	Δ - REVIEWED BY PER SEC. OF THE SUPERVISOR
DATE: JAN 2004	

4 OF 8
 DRAWING NO.



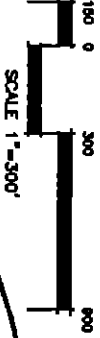
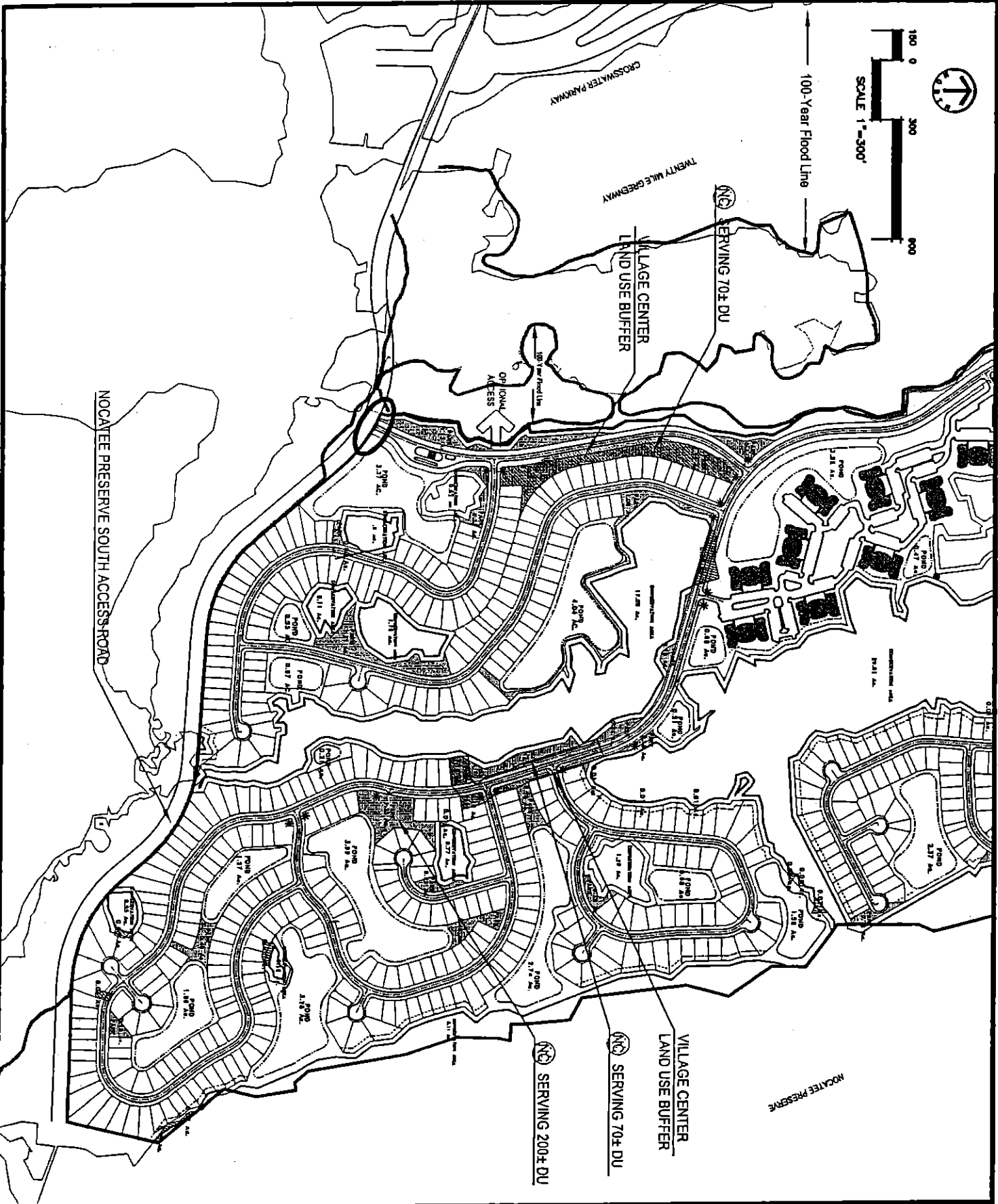
5 OF 8



England-Thimby & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14775 57. AUGUSTINE ROAD JACKSONVILLE FLORIDA 32256
 CERTIFICATE OF AUTHORIZATION NUMBER 2504
 PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 646-9485

**OAK HAMMOCK VILLAGE
 MASTER DEVELOPMENT PLAN**
 NOCATEE PUD, PUD 2002-02, ORD 2002-46
 OAK HAMMOCK VILLAGE
 ST. JOHNS COUNTY, FL

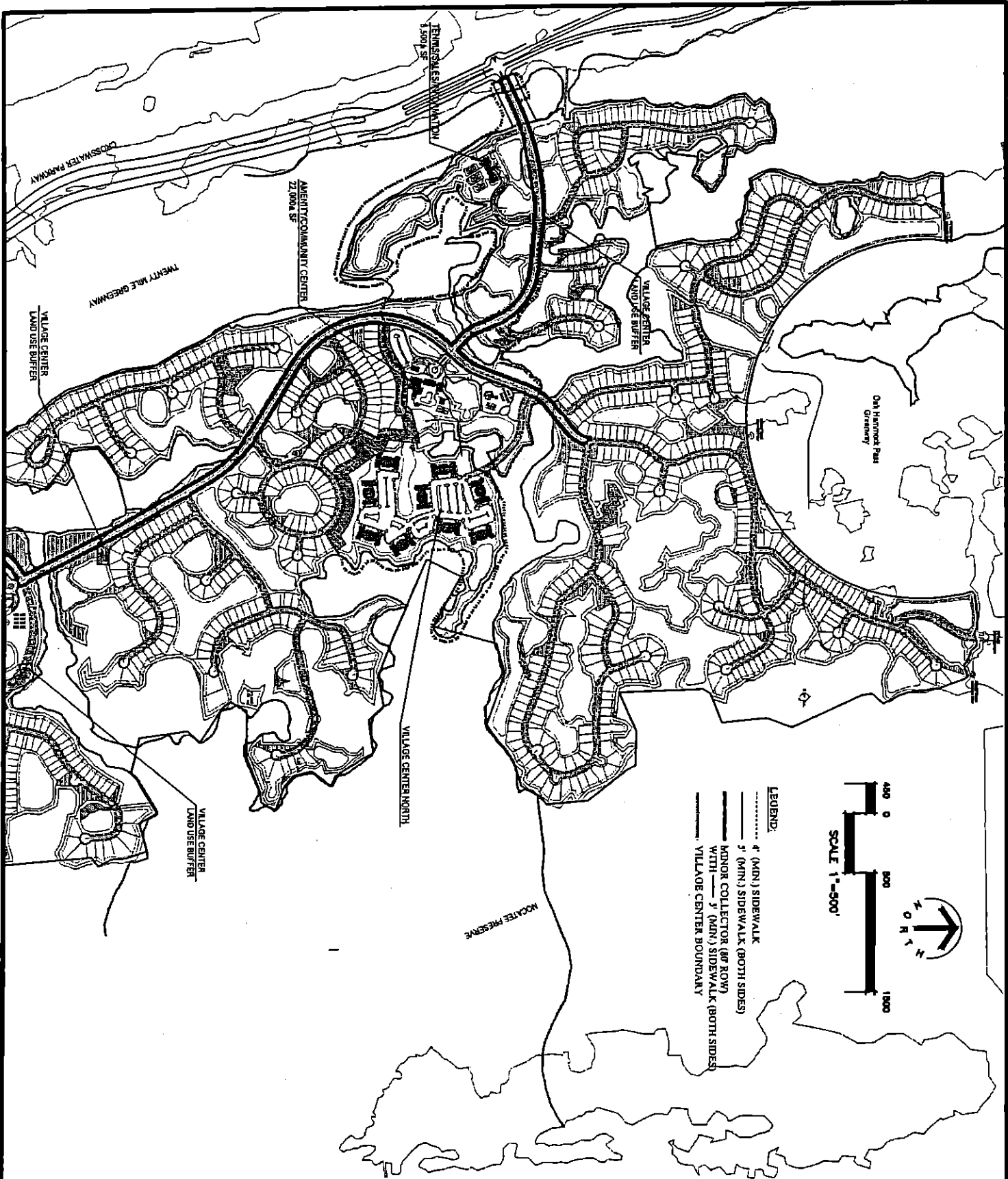
ETM. NO. 02-050-34	<ul style="list-style-type: none"> △ - revision as per R/L/ for SUBMITTAL ○ - revision as per R/L/ for COMMENTS □ - revision as per R/L/ for APPROVAL △ - revision as per R/L/ for APPROVAL
DRAWN BY: AD	
DESIGNED BY: CS	
CHECKED BY: ME	
DATE: JAN 2004	



England, Thimms & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
 CERTIFICATE OF AUTHORIZATION NUMBER 2564
 PHONE NUMBER (904) 642-8890 FAX NUMBER (904) 648-9485

**OAK HAMMOCK VILLAGE
 MASTER DEVELOPMENT PLAN**
 NOCATEE PUD, PUD 2002-02, ORD 2002-46
 OAK HAMMOCK VILLAGE
 ST. JOHNS COUNTY, FL.

ETM. NO. 02-050-34	APPROVED BY PER S/C/
DRAWN BY: AD	APPROVED BY PER S/C/
DESIGNED BY: CS	APPROVED BY PER S/C/
CHECKED BY: RE	APPROVED BY PER S/C/
DATE: JUNE 2004	



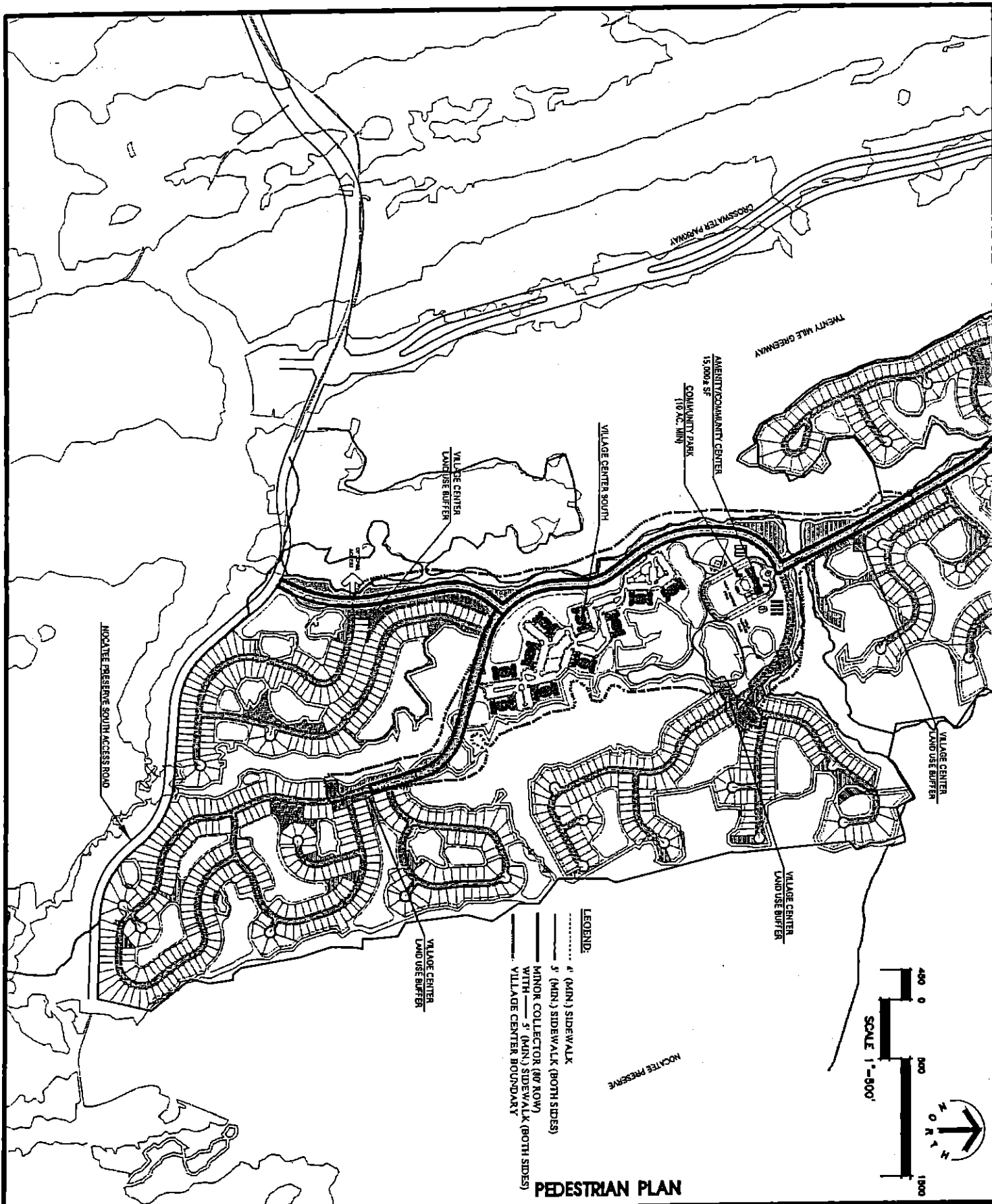
PEDESTRIAN PLAN

England-Thimly & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14776 ST. AUGUSTINE ROAD JACKSONVILLE FLORIDA 32256
 CERTIFICATE OF AUTHORIZATION NUMBER 2564
 PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 646-8485

**OAK HAMMOCK VILLAGE
 MASTER DEVELOPMENT PLAN**
 NOCATEE PUD, PUD 2002-02, ORD 2002-46
 OAK HAMMOCK VILLAGE
 ST. JOHNS COUNTY, FL

CTL NO. 02-050-34	REVISION AS PER S&P AND COMMENTS
DRAWN BY: AD	REVISION AS PER S&P AND COMMENTS
DESIGNED BY: CS	REVISION AS PER S&P AND COMMENTS
CHECKED BY: RB	REVISION AS PER S&P AND COMMENTS
DATE: JUNE 2004	

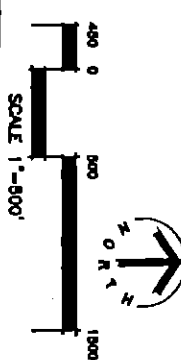
DRAWING NO.
7 OF 8



LEGEND:

- 4' (MIN) SIDEWALK
- 3' (MIN) SIDEWALK (BOTH SIDES)
- MINOR COLLECTOR (60' ROW) WITH 3' (MIN) SIDEWALK (BOTH SIDES)
- VILLAGE CENTER BOUNDARY

PEDESTRIAN PLAN



England-Thimby & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
 CERTIFICATE OF AUTHORIZATION NUMBER 2384
 PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 646-9485

OAK HAMMOCK VILLAGE MASTER DEVELOPMENT PLAN
 NOCATEE PUD, PUD 2002-02, ORD 2002-46
 OAK HAMMOCK VILLAGE
 ST. JOHNS COUNTY, FL

CTC NO. 02-002-34	REVISIONS TO THE PLAN
DRAWN BY: AD	NO. DATE BY
DESIGNED BY: CS	NO. DATE BY
CHECKED BY: NS	NO. DATE BY
DATE: JUNE 2004	NO. DATE BY

8 OF 8
 DRAWING NO.

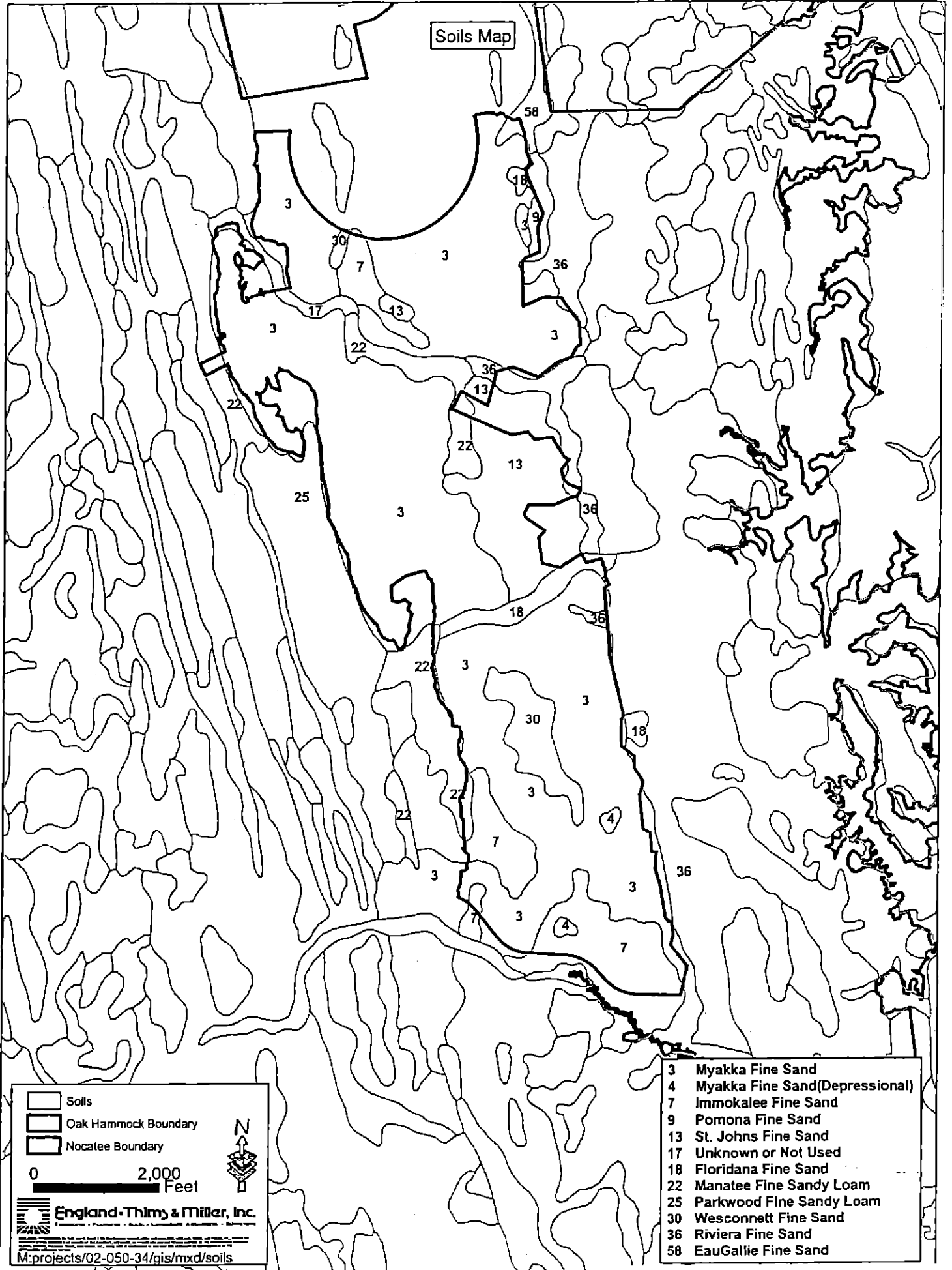
EXHIBIT E

MAP EXHIBITS

Map Exhibits

Soils Map & Table
FLUCCS Map

Soils Map



- Soils
- Oak Hammock Boundary
- Nocatee Boundary

0 2,000 Feet



England-Thimms & Miller, Inc.

M:\projects\02-050-34\gis\mxd\soils

- 3 Myakka Fine Sand
- 4 Myakka Fine Sand(Depressional)
- 7 Immokalee Fine Sand
- 9 Pomona Fine Sand
- 13 St. Johns Fine Sand
- 17 Unknown or Not Used
- 18 Floridana Fine Sand
- 22 Manatee Fine Sandy Loam
- 25 Parkwood Fine Sandy Loam
- 30 Wesconnett Fine Sand
- 36 Riviera Fine Sand
- 58 EauGallie Fine Sand

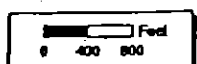
OAK HAMMOCK VILLAGE

Soils Analysis

Map Unit	Soil Description	Potential for Community Development
3	Myakka Fine Sand	Medium
4	Myakka Fine Sand (depressional)	Low
7	Immokalee Fine Sand	Medium
9	Pomona Fine Sand	Medium
13	St. Johns Fine Sand	Medium
17	Unknown or Not Used	N/A
18	Floridana Fine Sand	Very Low
22	Manatee fine Sandy Loam	Very Low
25	Parkwood Fine Sandy Loam	Very Low
30	Wesconnett Fine Sand	Very Low
36	Riviera Fine Sand	Very Low
58	Eau Gallie Fine Sand	Medium



Map Symbol	WETLAND QUALITY
□	HIGH (H) ISOLATED
■	MODERATE (M) ISOLATED
▨	LOW (L) ISOLATED
□	HIGH (H) CONTIGUOUS
■	MODERATE (M) CONTIGUOUS
▨	LOW (L) CONTIGUOUS



Oak Hammock Village
St. Johns County, Florida

Figure:
Project: EJ03231.07
Date: March 2004

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:

- Rezoning/Modification
Zoning Variance
Appeal
Concurrency
Special Use Permit
Non-Zoning Variance
Overlay District Review
Other MDP

BY: [Signature]
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

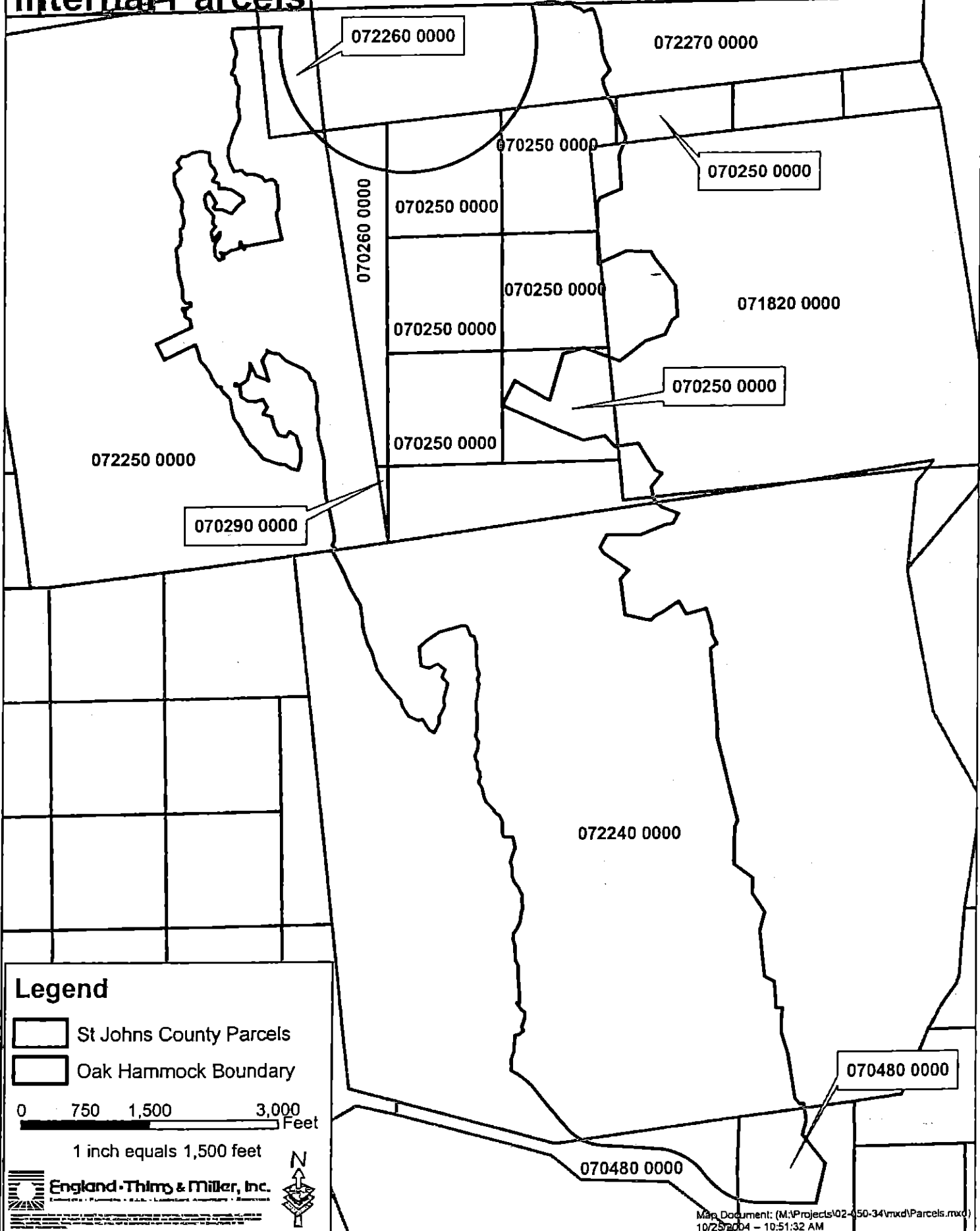
[Signature]
Notary Signature

My Commission expires: Lauren I. Owens
My Commission #00952724
Expires November 3, 2004
Bonded through Troy Fahn Insurance, Inc.

EXHIBIT G

PROOF OF OWNERSHIP

Oak Hammock Internal Parcels



Legend

- St Johns County Parcels
- Oak Hammock Boundary

0 750 1,500 3,000 Feet

1 inch equals 1,500 feet



St. Johns County Property Appraiser
Detailed Information on 072260 0000

PIN: 072260 0000	
Owner's Name	Physical Address
SONOC COMPANY	SHANNON RD
Mailing Address	Map Page
4310 PABLO OAKS CT	4CN
	Sec/Town/Range
JACKSONVILLE, FL 32224	64/5/29

Values					
Land	0		Building Number		
Extra Features	0		Heated/Cooled Area		
Building Value			Adjusted Area		
Market	8080		Year Built		
Assessed	8080		Tax District	300	
Exempt	0		Neighborhood Code	218700	
Taxable	8080		Use Code/Description	SG00/TIMBERLAND	

Legal Description
 1 GRANT TO SANCHEZ OR TRAVERS OR 636/611 635 & 641

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
3011984	0	636 & 641		C	V	2

St Johns County Property Appraiser
Detailed Information on 070250 0000

PIN: 070250 0000	
Owner's Name	Physical Address
SONOC COMPANY	PONTE VEDRA BLVD S
Mailing Address	Map Page
4310 PABLO OAKS CT	4CN
	Sec/Town/Range
JACKSONVILLE, FL 32224	4/5/29

Values

Land	0		Building Number	
Extra Features	0		Heated/Cooled Area	
Building Value			Adjusted Area	
Market	87970		Year Built	
Assessed	87970		Tax District	300
Exempt	0		Neighborhood Code	218700
Taxable	87970		Use Code/Description	5600/TIMBERLAND

Legal Description

1. ALL FRACTIONAL OR LOTS 1 3 5 THRU 10 OR 636/611 635 & 641

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
3011984	0	636 & 641		C	V	2

St. Johns County Property Appraiser
Detailed Information on 072270 0000

PIN: 072270 0000	
Owner's Name	Physical Address
SONOC COMPANY	SHANNON RD
Mailing Address	Map Page
4310 PABLO OAKS CT	4CN
	Sec/Town/Range
JACKSONVILLE, FL 32224	6S/5/29

Values					
Land	0		Building Number		
Extra Features	0		Heated/Cooled Area		
Building Value			Adjusted Area		
Market	49970		Year Built		
Assessed	49970		Tax District	300	
Exempt	0		Neighborhood Code	218700	
Taxable	49970		Use Code/Description	5600/TIMBERLAND	

Legal Description
 1 GRANT TO WILLIAM TRAVERS OR636/611 635 & 641

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
3011984	0	636 & 641		C	V	2

St. Johns County Property Appraiser

Detailed Information on 072250 0000

PIN: 072250 0000	
Owner's Name	Physical Address
SONOC COMPANY	SHANNON RD
Mailing Address	Map Page
4310 PABLO OAKS CT	4CN
	Sec/Town/Range
JACKSONVILLE, FL 32224	63/5/29

Values

Land	0		Building Number	
Extra Features	0		Heated/Cooled Area	
Building Value			Adjusted Area	
Market	150200		Year Built	
Assessed	150200		Tax District	300
Exempt	0		Neighborhood Code	218700
Taxable	150200		Use Code/Description	S600/TIMBERLAND

Legal Description

I GRANT TO F P SANCHEZ OR636/611 635 & 641

Sale Date	Adjusted Price	Book&Page	Instrument	Qualified	Vacant or Improved	RCode
4032002	100	1740 & 1397	QC	U	V	1
11301999	100	1462 & 678	OI	U	V	1
11231999	100	1462 & 667	WD	U	V	1

St. Johns County Property Appraiser

Detailed Information on 070260 0000

PIN: 070260 0000	
Owner's Name	Physical Address
SONOC COMPANY	PONTE VEDRA BLVD S
Mailing Address	Map Page
4310 PABLO OAKS CT	4CN
	Sec/Town/Range
JACKSONVILLE, FL 32224	S/5/29

Values

Land	0		Building Number	
Extra Features	0		Heated/Cooled Area	
Building Value			Adjusted Area	
Market	45710		Year Built	
Assessed	45710		Tax District	300
Exempt	0		Neighborhood Code	218700
Taxable	45710		Use Code/Description	5600/TIMBERLAND

Legal Description

I & 2 ALL FRACTIONAL OR LOTS 1 2 & 3 OR 636/611 635 & 641

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
3011984	0	636 & 641		C	V	2

St Johns County Property Appraiser

Detailed Information on 070290 0000

PIN: 070290 0000	
Owner's Name	Physical Address
SONOC COMPANY	PONTE VEDRA BLVD S
Mailing Address	Map Page
4310 PABLO OAKS CT	4CN
	Sec/Town/Range
JACKSONVILLE, FL 32224	8/5/29

Values					
Land	0		Building Number		
Extra Features	0		Heated/Cooled Area		
Building Value			Adjusted Area		
Market	153930		Year Built		
Assessed	153930		Tax District	300	
Exempt	0		Neighborhood Code	218700	
Taxable	153930		Use Code/Description	5600/TIMBERLAND	

Legal Description
 1 & 2 ALL FRACTIONAL OR LOTS 1 THRU 12 OR 636/611 635 & 641

Sale Date	Adjusted Price	Book & Page	Instrument	Qualified	Vacant or Improved	R Code
11301999	100	1462 & 678	OI	U	V	1
11231999	100	1462 & 667	WD	U	V	1
3011984	0	636 & 641		C	V	2

St. Johns County Property Appraiser
Detailed Information on 070300 0000

PIN: 070300 0000	
Owner's Name	Physical Address
SONOC COMPANY	PONTE VEDRA BLVD S
Mailing Address	Map Page
4310 PABLO OAKS CT	40N
	Sec/Town/Range
JACKSONVILLE,FL 32224	9/S/29

Values

Land	0		Building Number	
Extra Features	0		Heated/Cooled Area	
Building Value			Adjusted Area	
Market	7610		Year Built	
Assessed	7610		Tax District	300
Exempt	0		Neighborhood Code	218700
Taxable	7610		Use Code/Description	5600/TIMBERLAND

Legal Description

1 ALL FRACTIONAL OR636/611 635 & 641

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
3011984	0	636 & 641		C	V	2

St. Johns County Property Appraiser
Detailed Information on 072240 0000

PIN: 072240 0000	
Owner's Name	Physical Address
SONOC COMPANY	SHANNON RD
Mailing Address	Map Page
4310 PABLO OAKS CT	401
	Sec/Town/Range
JACKSONVILLE, FL 32224	62/S/29

Values

Land	0		Building Number	
Extra Features	0		Heated/Cooled Area	
Building Value			Adjusted Area	
Market	254750		Year Built	
Assessed	254750		Tax District	300
Exempt	0		Neighborhood Code	218700
Taxable	254750		Use Code/Description	S900/TIMBERLAND

Legal Description

1 GRANT TO WILLIAM TRAVERS OR636/611 635 & 641

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
3011984	0	636 & 641		C	V	2

St. Johns County Property Appraiser
Detailed Information on 070480 0000

PTIN: 070480 0000	
Owner's Name	Physical Address
SONOC COMPANY	PONTE VEDRA BLVD S
Mailing Address	Map Page
4310 PABLO OAKS CT	4CN
	Sec/Town/Range
JACKSONVILLE, FL 32224	16/5/29

Values					
Land	0		Building Number		
Extra Features	0		Heated/Cooled Area		
Building Value			Adjusted Area		
Market	27570		Year Built		
Assessed	27570		Tax District	300	
Exempt	0		Neighborhood Code	218700	
Taxable	27570		Use Code/Description	5600/TIMBERLAND	

Legal Description
 1 ALL FRACTIONAL OR636/611 635 & 641

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
3011984	0	636 & 641		C	V	2

St. Johns County Property Appraiser

Detailed Information on 071820 0000

PIN: 071820 0000	
Owner's Name	Physical Address
SONOC COMPANY	US 1 N
Mailing Address	Map Page
4310 PABLO OAKS CT	4CN
	Sec/Town/Range
JACKSONVILLE, FL 32224	39/S/29

Values

Land	0		Building Number	
Extra Features	0		Heated/Cooled Area	
Building Value			Adjusted Area	
Market	50160		Year Built	
Assessed	50160		Tax District	300
Exempt	0		Neighborhood Code	218700
Taxable	50160		Use Code/Description	S900/TIMBERLAND

Legal Description

I GRANT TO HANNAH SMITH OR636/611 635 & 641

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
3011984	0	636 & 641		C	V	2

LAND AMERICA

Public Records of
St. Johns County, FL
Clerk# 99058601
O.R. 1462 PG 667
11:59AM 12/20/1999
REC \$45.00 SUR \$6.00
Doc Stamps \$0.70

THIS DOCUMENT PREPARED
BY AND RETURN TO:

ROBERT A. LEAPLEY, ESQUIRE
PAPPAS METCALF BENIS 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.

IN WITNESS WHEREOF, Grantor has set its hand and seal as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

"GRANTOR"

D.D.L., INC., a Florida corporation

[Signature]
Print Name: Robert A. Leasley
[Signature]
Print Name: ANN D. SAVERY

By: [Signature]
Harry D. Francis
Its Vice President

[CORPORATE SEAL]



STATE OF FLORIDA }
 }SS
COUNTY OF DUVAL }

The foregoing instrument was acknowledged before me this 23rd day of November, 1999, by Harry D. Francis, as Vice President of D.D.L., INC., a Florida corporation, on behalf of the corporation.



Ann D. Savery
MY COMMISSION # CCS46473 EXPIRES
April 8, 2000
BONDED THROUGH TRISTY FAIR INSURANCE, INC.

[Signature]
Print Name: ANN D. SAVERY
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires: _____

Personally Known
Or Produced I.D. _____
[check one of the above]

Type of Identification Produced

EXHIBIT "A"

("Property")

Page 1 of 8

OR1462PG 669

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.

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.

EXHIBIT "A" Continued
("Property")
Page 4 of 8

0R1462PG 672

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 1/2 of Section 12 and the Northeast 1/4 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

("Property")

Page 6 of 8

OR 1462 PG 674

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

DR 1462 PG 676

September 10, 1999

Work Order No. S98-534
Page 2

TRACT "H"

Parcel 1

waters edge being traversed as follows: first course, North $07^{\circ} 25' 34''$ West, along said Westerly right of way line of the Intracoastal Waterway, a distance of 1870.17 feet; second course, North $36^{\circ} 44' 53''$ East continuing along said right of way line, a distance of 202.90 feet; third course, North $14^{\circ} 22' 06''$ East, a distance of 8564.35 feet to a point on said Westerly right of way line of the Intracoastal Waterway; fourth course, North $07^{\circ} 59' 12''$ West along said right of way line, a distance of 740.00 feet; fifth course, North $21^{\circ} 43' 09''$ West along said right of way line, a distance of 3362.70 feet; sixth course, North $25^{\circ} 49' 03''$ 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 $89^{\circ} 27' 34''$ 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.

LAND AMERICA

2

Record and return to:

Robert A. Lepley, Esq.
Pappas McCall Jenkins Miller & Reimach, P.A.
200 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
G.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

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

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

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
an identification.

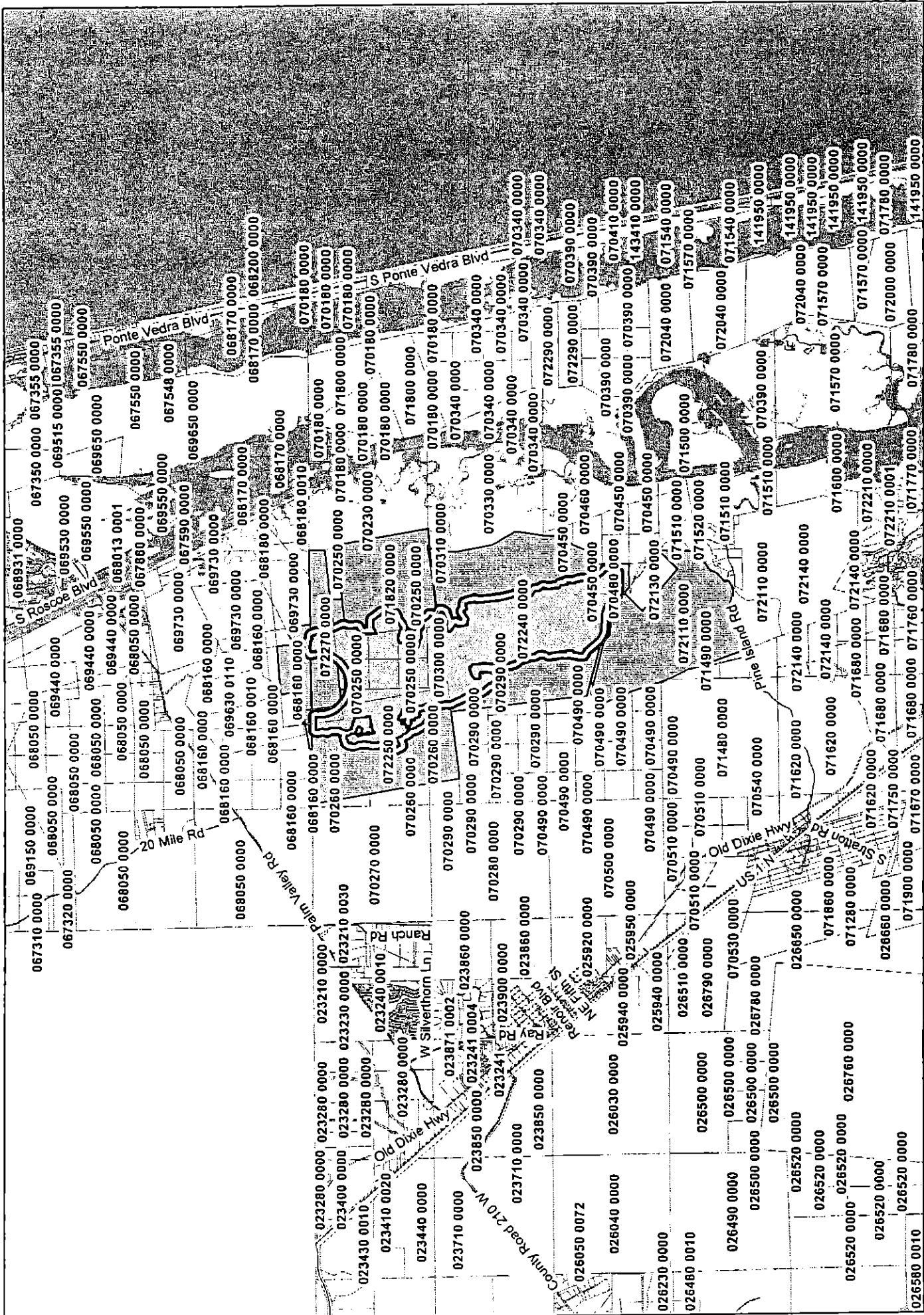


"OFFICIAL SEAL"
Lori A. Goddard
My Commission Expires 4/27/2002
Commission #CG 729887

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 Oak Hammock



St Johns County
GIS Division
11/9/2004 2:38:30 PM

SONOC COMPANY
4310 PABLO OAKS CT
JACKSONVILLE FL 32224-9631

SONOC COMPANY
4310 PABLO OAKS CT
JACKSONVILLE FL 32224-9631

SONOC COMPANY
4310 PABLO OAKS CT
JACKSONVILLE FL 32224-9631

SONOC COMPANY
4310 PABLO OAKS CT
JACKSONVILLE FL 32224-9631

SONOC COMPANY
4310 PABLO OAKS CT
JACKSONVILLE FL 32224-9631

SONOC COMPANY
4310 PABLO OAKS CT
JACKSONVILLE FL 32224-9631

SONOC COMPANY
4310 PABLO OAKS CT
JACKSONVILLE FL 32224-9631

SONOC COMPANY
4310 PABLO OAKS CT
JACKSONVILLE FL 32224-9631

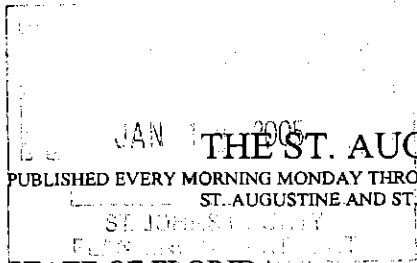
SONOC COMPANY
4310 PABLO OAKS CT
JACKSONVILLE FL 32224-9631

SONOC COMPANY
4310 PABLO OAKS CT
JACKSONVILLE FL 32224-9631

SONOC COMPANY
4310 PABLO OAKS CT
JACKSONVILLE FL 32224-9631

SONOC COMPANY
4310 PABLO OAKS CT
JACKSONVILLE FL 32224-9631

St Johns County PIN	GIS Division	11/9/2004 2:38:34 PM	ADDRESS	ADDRESS 2	CITY ST ZIP	LEGAL DESCRIPTION
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"
070250 0000	SONOC COMPANY	4310 PABLO OAKS CT			JACKSONVILLE FL 32224-9631	1 ALL FRACTIONAL OR LOTS 1 3 5 THRU 10 OR636/611 635 & 641
070260 0000	SONOC COMPANY	4310 PABLO OAKS CT			JACKSONVILLE FL 32224-9631	1 & 2 ALL FRACTIONAL OR LOTS 1 2 & 3 OR636/611 635 & 641
070290 0000	SONOC COMPANY	4310 PABLO OAKS CT			JACKSONVILLE FL 32224-9631	1 & 2 ALL FRACTIONAL OR LOTS 1 THRU 12 OR636/611 635 & 641
070300 0000	SONOC COMPANY	4310 PABLO OAKS CT			JACKSONVILLE FL 32224-9631	1 ALL FRACTIONAL OR636/611 635 & 641
070480 0000	SONOC COMPANY	4310 PABLO OAKS CT			JACKSONVILLE FL 32224-9631	1 ALL FRACTIONAL OR636/611 635 & 641
071820 0000	SONOC COMPANY	4310 PABLO OAKS CT			JACKSONVILLE FL 32224-9631	1 GRANT TO HANNAH SMITH OR636/611 635 & 641
072110 0000	SONOC COMPANY	4310 PABLO OAKS CT			JACKSONVILLE FL 32224-9631	1 ALL GRANT TO ROQUE LEONARDI LYING N OF S LINE OF SEC 21 & UNNAMED CREEK (EX 72AC IN DB
072240 0000	SONOC COMPANY	4310 PABLO OAKS CT			JACKSONVILLE FL 32224-9631	1 GRANT TO WILLIAM TRAVERS OR636/611 635 & 641
072250 0000	SONOC COMPANY	4310 PABLO OAKS CT			JACKSONVILLE FL 32224-9631	1 GRANT TO F P SANCHEZ OR636/611 635 & 641
072260 0000	SONOC COMPANY	4310 PABLO OAKS CT			JACKSONVILLE FL 32224-9631	1 GRANT TO SANCHEZ OR TRAVERS OR636/611 635 & 641
072270 0000	SONOC COMPANY	4310 PABLO OAKS CT			JACKSONVILLE FL 32224-9631	1 GRANT TO WILLIAM TRAVERS OR636/611 635 & 641



COPY OF ADVERTISEMENT


STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT** who on oath says that he is an Accounting Clerk of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement, being **NOTICE OF HEARING** in the matter of **MDP04-29 OAK HAMMOCK** was published in said newspaper in the issues of **JANUARY 11, 2005.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 11TH day of **JANUARY, 2005.**

by *Charles Barrett* who is personally known to me or who has produced **PERSONALLY KNOWN** as identification


Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

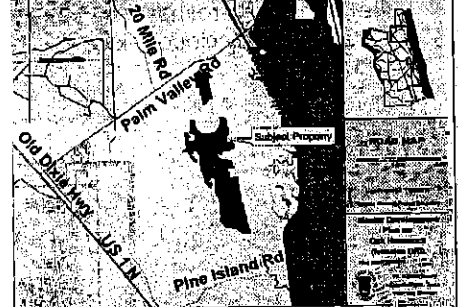
Patricia A. Bergquist

(Signature of Notary Public)

(Seal)

PATRICIA A. BERGQUIST

NOTICE OF A PROPOSED MASTER DEVELOPMENT PLAN
NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, January 26, 2005 at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider the proposed Master Development Plan text and map for Oak Hammock Village (Nocatee).
The subject property is generally located within the Nocatee Planned Unit Development (PUD) South of CR 210 East (Palm Valley Road); East of US1, and West of the Intracoastal Waterway, within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.
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 David Halsstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. For hearing impaired individuals, call Florida Relay Service at 1-800-955-8770, no later than 3 days prior to the date of this meeting.
If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeals to be based.
This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
BRUCE A. MAGUIRE, CHAIRMAN
FILE NUMBER: MDP 2004-29
Oak Hammock Village (Nocatee)
L44-5 Jan 11, 2005**

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF February 2005
CHERYL STRICKLAND, CLERK

Ex-Officio Clerk of the Board of County Commissioners
BY *Patricia A. Bergquist* D.C.

