

RESOLUTION NUMBER: 2006- 24

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 TOWN CENTER SOUTH RESIDENTIAL 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 Rachel Bennett, England Thims and Miller. 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 Town Center South Residential shall be developed in accordance with the Master Development Plan incorporated by reference as Exhibits C and D 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 provision herein.

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

PASSED AND ADOPTED THIS 24th DAY OF January, 2006.

BOARD OF COUNTY COMMISSIONERS

BY: James E. Bryant
James Bryant Chairman

ATTEST:

Rolin S. Plax
CLERK

EFFECTIVE DATE: 1-24-06

MASTER DEVELOPMENT PLAN

TOWN CENTER SOUTH EAST

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

ENGLAND-THIMS & MILLER, INC.

RECEIVED
AUG 31 2005

PLANNING DEPARTMENT

EXHIBIT A
LEGAL DESCRIPTION

Legal Description

A portion of Section 6, Township 5 South, Range 29 East, St. Johns County, Florida, also being a portion of the lands described and recorded in Official Records Book 1462, page 667, of the Public Records of said County, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 6; thence South $01^{\circ}10'10''$ East, along the Westerly line of said Section 6, a distance of 38.64 feet to its intersection with the Southerly right of way line of County Road 210 (Palm Valley Road), a 100 foot right of way as now established; thence North $55^{\circ}22'18''$ East, departing said Westerly line and along said Southerly right of way line, 30.12 feet; thence North $55^{\circ}19'25''$ East, continuing along said Southerly right of way line, 676.20 feet to a point on a curve, concave Southwesterly, having a radius of 881.00 feet; thence Southeasterly, departing said Southerly right of way line, along the arc of said curve, through a central angle of $0^{\circ}31'23''$, an arc length of 8.04 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $58^{\circ}40'48''$ East, 8.04 feet; thence South $58^{\circ}25'07''$ East, 327.46 feet to a point of curvature of a curve, concave Northeasterly, having a radius of 2550.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $40^{\circ}36'18''$, an arc length of 1807.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $78^{\circ}43'16''$ East, 1769.58 feet; thence North $80^{\circ}58'35''$ East, 508.58 feet to a point of curvature of a curve concave Southerly, having a radius of 2000.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $28^{\circ}55'19''$, an arc length of 1009.57 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $84^{\circ}33'45''$ East, 998.89 feet; thence South $19^{\circ}53'55''$ West, 75.00 feet to a point on a curve concave Southwesterly, having a radius of 1650.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $4^{\circ}17'17''$, an arc length of 123.49 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $72^{\circ}14'44''$ East, 123.46 feet; thence South $61^{\circ}51'46''$ East, 51.78 feet to a point on a curve concave Northeasterly, having a radius of 1662.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $6^{\circ}01'37''$, an arc length of 174.83 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South $79^{\circ}08'45''$ East, 174.75 feet.

From said Point of Beginning, thence Easterly along the arc of a curve concave Northerly, having a radius of 1662.00 feet, through a central angle of $8^{\circ}01'39''$, an arc length of 232.86 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $86^{\circ}10'23''$ East, 232.67 feet; thence South

46°58'06" West, 35.03 feet; thence South 12°47'45" East, 77.87 feet; thence South
21°39'41" East, 89.29 feet; thence South 03°33'45" East, 48.49 feet; thence South
57°26'33" East, 36.89 feet; thence South 43°45'15" East, 60.19 feet; thence South
16°08'29" West, 75.10 feet; thence South 07°48'14" East, 79.01 feet; thence South
49°44'29" West, 63.24 feet; thence South 62°07'22" West, 38.72 feet; thence South
42°47'51" East, 59.16 feet; thence South 57°25'59" East, 37.78 feet; thence South
09°26'54" East, 55.62 feet; thence South 82°25'46" East, 47.84 feet; thence South
61°02'26" East, 59.37 feet; thence South 20°34'13" East, 49.79 feet; thence South
71°41'53" East, 56.77 feet; thence South 09°30'15" West, 33.32 feet; thence South
21°34'28" West, 48.33 feet; thence South 40°52'36" East, 44.66 feet; thence South
17°46'03" West, 92.59 feet; thence South 34°40'25" West, 88.14 feet; thence North
20°57'37" West, 9.04 feet; thence North 25°46'40" West, 23.34 feet; thence South
43°41'19" West, 46.07 feet; thence South 48°52'27" West, 45.99 feet; thence North
89°00'40" West, 47.97 feet; thence North 86°27'36" West, 49.88 feet; thence North
72°58'08" West, 48.24 feet; thence South 81°57'07" West, 53.21 feet; thence North
71°38'20" West, 57.97 feet; thence North 74°44'36" West, 75.15 feet; thence North
55°12'43" West, 76.05 feet; thence North 61°35'47" West, 55.78 feet; thence North
41°12'58" West, 37.58 feet; thence North 72°34'10" West, 30.20 feet; thence North
08°22'03" West, 74.93 feet; thence North 03°41'02" East, 40.58 feet; thence North
80°49'09" West, 79.20 feet; thence North 89°00'44" West, 52.96 feet; thence North
68°00'19" West, 73.96 feet; thence South 87°22'59" West, 72.25 feet; thence North
59°36'22" West, 27.59 feet; thence South 77°58'01" West, 95.27 feet; thence North
01°15'48" West, 82.57 feet; thence North 25°23'40" West, 67.03 feet; thence North
18°55'57" West, 70.47 feet; thence South 72°12'33" West, 46.85 feet; thence North
17°18'17" East, 108.01 feet; thence North 59°04'57" East, 52.36 feet; thence North
03°40'27" West, 54.16 feet; thence North 26°51'07" West, 80.94 feet; thence North
50°53'30" East, 91.60 feet; thence North 27°33'03" East, 62.66 feet; thence South
73°32'29" East, 51.83 feet; thence North 40°21'58" East, 70.41 feet; thence North
38°27'41" East, 72.56 feet; thence North 23°21'12" East, 59.55 feet; thence South
26°32'44" East, 60.53 feet; thence South 18°01'20" West, 79.27 feet; thence South
37°37'11" East, 97.72 feet; thence South 17°18'36" East, 91.49 feet; thence South
52°37'35" East, 51.70 feet; thence North 36°11'44" East, 31.66 feet; thence North
52°27'59" East, 30.51 feet; thence North 06°24'21" East, 33.74 feet; thence North
84°32'29" East, 48.20 feet; thence North 86°57'21" East, 51.05 feet; thence North
30°11'49" East, 66.42 feet; thence North 58°51'44" East, 54.66 feet; thence North
12°32'51" East, 65.32 feet; thence North 18°59'30" West, 47.62 feet; thence North
55°40'46" West, 51.30 feet; thence North 35°49'33" East, 53.25 feet to the Point of
Beginning.

Containing 15.72 acres more or less.

June 24, 2005
Nocatee

Work Order No. 05-142.00
File No. 118B-12(A)

TownCenter South Parc Group Parcel "A"

A portion of Section 31, Township 4 South, Range 29 East, together with a portion of Section 6, Township 5 South, Range 29 East, St. Johns County, Florida, also being a portion of Tract "H" of those lands described and recorded in Official Records Book 1462, page 667 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of said Section 6; thence South $01^{\circ}10'10''$ East, along the Westerly line of said Section 6, a distance of 38.64 feet to a point lying on the Southerly right of way line of County Road No. 210 (Palm Valley Road) a 100 foot right of way as now established, said point also being the Point of Beginning.

From said Point of Beginning, thence North $55^{\circ}22'18''$ East, departing said Westerly line of said Section 6 and along said Southerly right of way line of County Road No. 210, a distance of 30.12 feet; thence North $55^{\circ}19'25''$ East, continuing along said Southerly right of way line, 593.13 feet to a point on a curve concave Southwesterly, having a radius of 806.00 feet; thence Southeasterly, departing said Southerly right of way line and along the arc of said curve, through a central angle of $02^{\circ}57'02''$, an arc length of 41.51 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $59^{\circ}53'38''$ East, 41.50 feet; thence South $58^{\circ}25'07''$ East, 327.46 feet to the point of curvature of a curve concave Northeasterly, having a radius of 2625.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of $10^{\circ}02'10''$, an arc length of 459.80 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $63^{\circ}26'11''$ East, 459.21 feet; thence South $21^{\circ}32'44''$ West, 225.28 feet; thence South $69^{\circ}00'35''$ East, 78.91 feet; thence South $20^{\circ}59'25''$ West, 297.82 feet to a point on a curve concave Westerly, having a radius of 45.00 feet; thence Southerly, along the arc of said curve, through a central angle of $41^{\circ}49'14''$, an arc length of 32.85 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $13^{\circ}48'29''$ East, 32.12 feet; thence Southerly, along the arc of a curve concave Easterly, having a radius of 285.00 feet, through a central angle of $19^{\circ}04'24''$, an arc length of 94.87 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $02^{\circ}26'04''$ East, 94.44 feet; thence South $14^{\circ}28'20''$ East, along a non-tangent bearing, 122.66 feet; thence South $12^{\circ}08'11''$ East, 252.52 feet; thence South $12^{\circ}12'51''$ East, 1304.64 feet; thence Due West, 1446.40 feet to a point lying on said Westerly line of Section 6, said point also lying on the Southerly prolongation of the Easterly maintained 60 foot right of way of Ranch Road as recorded in County Road Plat Book 1, pages 14 through 16 of said Public Records; thence North $01^{\circ}10'10''$ West, along said Westerly line, along said Southerly prolongation and along said Easterly right of way line of Ranch Road, 2325.73 feet to the Point of Beginning.

Containing 71.27 acres, more or less.

TownCenter South Parc Group Parcel "B"

A portion of Section 6, Township 5 South, Range 29 East, St. Johns County, Florida, also being a portion of Tract "H" of those lands described and recorded in Official Records Book 1462, page 667 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of said Section 6; thence South $01^{\circ}10'10''$ East, along the Westerly line of said Section 6, a distance of 38.64 feet to a point lying on the Southerly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as now established; thence North $55^{\circ}22'18''$ East, departing said Westerly line and along said Southerly right of way line, 30.12 feet; thence North $55^{\circ}19'25''$ East, continuing along said Southerly right of way line, 593.13 feet to a point on a curve concave Southwesterly, having a radius of 806.00 feet; thence Southeasterly, departing said Southerly right of way line and along the arc of said curve, through a central angle of $02^{\circ}57'02''$, an arc length of 41.51 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $59^{\circ}53'38''$ East, 41.50 feet; thence South $58^{\circ}25'07''$ East, 327.46 feet to the point of curvature of a curve concave Northeasterly, having a radius of 2625.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of $10^{\circ}02'10''$, an arc length of 459.80 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South $63^{\circ}26'11''$ East, 459.21 feet.

From said Point of Beginning, thence Southeasterly, continuing along the arc of said curve concave Northeasterly, having a radius of 2625.00 feet, through a central angle of $10^{\circ}41'46''$, an arc length of 490.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $73^{\circ}48'09''$ East, 489.33 feet; thence South $66^{\circ}33'25''$ East, 52.73 feet to a point of curvature of a curve concave Northerly, having a radius of 2637.00 feet; thence Easterly, along the arc of said curve, through a central angle of $04^{\circ}11'13''$, an arc length of 192.70 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $82^{\circ}21'45''$ East, 192.66 feet; thence South $40^{\circ}50'28''$ East, 50.36 feet; thence South $03^{\circ}09'14''$ West, 23.93 feet; thence South $86^{\circ}50'46''$ East, 150.00 feet; thence North $03^{\circ}09'14''$ East, 35.93 feet; thence North $47^{\circ}08'39''$ East, 50.36 feet to a point on a curve concave Northerly, having a radius of 2625.00 feet; thence Easterly, along the arc of said curve, through a central angle of $09^{\circ}46'34''$, an arc length of 447.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $85^{\circ}51'53''$ East, 447.35 feet; thence North $80^{\circ}58'35''$ East, 508.58 feet to the point of curvature of a curve concave Southerly, having a radius of 1925.00 feet; thence Easterly, along the arc of said curve, through a central angle of $28^{\circ}55'19''$, an arc length of 971.71 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $84^{\circ}33'45''$ East, 961.43 feet; thence Easterly, along the arc of a curve concave Northerly, having a radius of 1650.00 feet, through a central angle of $04^{\circ}17'17''$, an arc length of 123.49 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $72^{\circ}14'44''$ East, 123.46 feet; thence South $61^{\circ}51'46''$ East, 51.78 feet to a point on a curve concave Northerly, having a radius of 1662.00 feet; thence Easterly, along the arc of said curve, through a central angle of $06^{\circ}01'37''$, an arc length of 174.83 feet to a point on said

curve, said arc being subtended by a chord bearing and distance of South 79°08'45" East, 174.75 feet; thence South 35°49'33" West, 53.25 feet; thence South 55°40'46" East, 51.30 feet; thence South 18°59'30" East, 47.62 feet; thence South 12°32'51" West, 65.32 feet; thence South 58°51'44" West, 54.66 feet; thence South 30°11'49" West, 66.42 feet; thence South 86°57'21" West, 51.05 feet; thence South 84°32'29" West, 48.20 feet; thence South 06°24'21" West, 33.74 feet; thence South 52°27'59" West, 30.51 feet; thence South 36°11'44" West, 31.66 feet; thence North 52°37'35" West, 51.70 feet; thence North 17°18'36" West, 91.49 feet; thence North 37°37'11" West, 97.72 feet; thence North 18°01'20" East, 79.27 feet; thence North 26°32'44" West, 60.53 feet; thence South 23°21'12" West, 59.55 feet; thence South 38°27'41" West, 72.56 feet; thence South 40°21'58" West, 70.41 feet; thence North 73°32'29" West, 51.83 feet; thence South 27°33'03" West, 62.66 feet; thence South 50°53'30" West, 91.60 feet; thence South 26°51'07" East, 80.94 feet; thence South 03°40'27" East, 54.16 feet; thence South 59°04'57" West, 52.36 feet; thence South 17°18'17" West, 108.01 feet; thence North 72°12'33" East, 46.85 feet; thence South 18°55'57" East, 70.47 feet; thence South 25°23'40" East, 67.03 feet; thence South 01°15'48" East, 82.57 feet; thence North 77°58'01" East, 95.27 feet; thence South 59°36'22" East, 27.59 feet; thence North 87°22'59" East, 72.25 feet; thence South 68°00'19" East, 73.96 feet; thence South 89°00'44" East, 52.96 feet; thence South 80°49'09" East, 79.20 feet; thence South 03°41'02" West, 40.58 feet; thence South 08°22'03" East, 74.93 feet; thence South 72°34'10" East, 30.20 feet; thence South 41°12'58" East, 37.58 feet; thence South 61°35'47" East, 55.78 feet; thence South 55°12'43" East, 76.05 feet; thence South 74°44'36" East, 75.15 feet; thence South 71°38'20" East, 57.97 feet; thence North 81°57'07" East, 53.21 feet; thence South 72°58'08" East, 48.24 feet; thence South 86°27'36" East, 49.88 feet; thence South 89°00'40" East, 47.97 feet; thence South 80°50'00" East, 115.40 feet; thence South 33°00'00" East, 411.22 feet; thence Due South, 1821.21 feet; thence South 84°03'05" West, 180.00 feet; thence South 83°05'14" West, 785.45 feet; thence South 15°40'33" West, 23.34 feet; thence South 07°06'36" East, 45.71 feet; thence South 65°33'03" East, 85.95 feet; thence South 28°10'59" West, 57.24 feet; thence South 16°41'22" East, 64.10 feet; thence South 16°46'12" West, 71.73 feet; thence South 09°50'32" West, 52.93 feet; thence South 12°41'37" West, 40.09 feet; thence South 04°51'09" West, 76.94 feet; thence South 19°08'38" West, 83.67 feet; thence South 36°55'32" West, 61.46 feet; thence South 49°50'36" West, 50.69 feet; thence South 55°10'47" West, 11.63 feet; thence South 17°37'04" West, 111.97 feet; thence Due West, 52.46 feet; thence South 30°04'50" West, 20.00 feet; thence Due West, 1323.93 feet; thence North 33°18'38" West, 150.00 feet; thence North 06°00'32" West, 642.29 feet; thence North 00°53'43" East, 537.97 feet; thence North 18°26'06" West, 504.99 feet; thence North 05°16'11" West, 280.11 feet; thence Due West, 797.17 feet; thence North 12°12'51" West, 1304.64 feet; thence North 12°08'11" West, 252.52; thence North 14°28'20" West, 122.66 feet to a point on a curve concave Easterly, having a radius of 285.00 feet; thence Northerly, along the arc of said curve, through a central angle of 19°04'24", an arc length of 94.87 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 02°26'04" West, 94.44 feet; thence Northerly, along the arc of a curve concave Westerly, having a radius of 45.00 feet, through a central angle of 41°49'14", an arc length of 32.85 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 13°48'29" West, 32.12 feet; thence North 20°59'25" East, 297.82 feet; thence North 69°00'35" West, 78.91 feet; thence North 21°32'44" East, 225.28 feet to the Point of Beginning.

Containing 268.61 acres, more or less.

EXHIBIT B

MDP APPLICATION FORM



ST. JOHNS COUNTY
Application For Master Development Plan Review

Date: April 11 ~~October 21,~~
2005

RECEIVED

OCT 21 2005

Project Name: Town Center South Residential

Applicant: SONOC COMPANY, LLC / England-Thims & Miller, Inc. as Agent ST. JOHNS COUNTY PLANNING DEPARTMENT

Address: 14775 St. Augustine Road
Jacksonville, FL 32258

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

Email Address: bennetr@etminc.com

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

Address: 14775 St. Augustine Road
Jacksonville, FL 32258

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

E-mail Address: bennetr@etminc.com

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

Property Appraisers Parcel No: Portions of 070270-0000 & 068160-0000

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

Name of Overlay District if applicable: N/A

Location: _____

Census Tract: 020600 Property Appraiser's Map Sheet: 4CN & 4BS

911 Overall Address (if known) _____

Major Access: CR 210 / South Perimeter Loop Road

Present Use of Property: Timberland

Type of Development: Residential

Acres: 260,433.24 ± Number of Lots/Units: 611-539 Dwelling Sq. Footage N/A
(SIZE OF PROPERTY) Units (OF EACH BUILDING)

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

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

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signature:

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

EXHIBIT C

MDP TEXT

14

EXHIBIT C
Master Development Plan
TOWN CENTER SOUTH RESIDENTIAL

**Public Records of
St. Johns County, FL
Clerk # 2006070282,
O.R. 2785 PG 1889-1902
09/21/2006 at 09:04 AM,
REC. \$57.00 SUR. \$63.50**

A. DESCRIPTION

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

The design for this master development plan 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 Town Center South Residential project will be as per allowances for single-family and multi-family development within Town Center districts as specified in Nocatee PUD Ordinance 2002-46 as may be amended. Specifics of development not listed within this text will be allowable if stated as allowable in the Nocatee PUD Ordinance as may be amended.

The boundaries of Town Center South Residential are defined by the South Perimeter Loop Road right-of-way and wetlands geometry, with the Center Pass Greenway and the Snowden Greenway and wetlands systems surrounding the project boundaries south of the South Perimeter Loop Road. A portion of the proposed project boundary is overlaid by the existing CR 210 right-of-way.

The larger, contiguous portion of the project is designed as a cohesive neighborhood with central Neighborhood Commons accessible by pedestrian and bicycle travel from the single-family homes. This portion of the project is connected to the multi-family (condominium) portion of the project via a boardwalk across the Greenway wetlands system. A pedestrian boardwalk is also proposed to connect to the Town Center Community Park proposed to the east and to the Greenway Trailhead that is proposed to the west. The boardwalks and proposed pedestrian connections are shown on the MDP.

The Town Center South Residential community will have vehicular access from the South Perimeter Loop Road, with internal vehicular, bicycle and pedestrian interconnectivity as shown on the Master Development Plan. The configuration of the right-of-way for the South Perimeter Loop Road, including wetland impacts and future development roadway connections has been reviewed and approved under MDP 2003-09.

B. TOTAL NUMBER OF ACRES INCLUDED WITHIN THE PROJECT.

The Town Center South Residential MDP encompasses 334.24± acres.

C. TOTAL NUMBER OF WETLAND ACRES

There are 60.6± wetland acres within the Town Center South Residential project boundary. The wetland impacts are estimated to be a maximum of 8.4± acres, with ±122.45 acres of wetlands preserved.

D. DEVELOPMENT AREA AND LAND USE

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

As per Table 3-1 of the PUD Ordinance, Town Center as a whole has the following approvals:

	Approximate Development (Acres)	Preserved Wetlands (Acres)	Estimated Dwelling Units			OFFICE (SF)	COMMERCIAL (SF)	LIGHT INDUSTRIAL (SF)	HOTEL (Rooms)	ASSISTED LIVING (DU)	GOLF HOLES	PARKS (Acres)
			SF	MF	Total							
TOWN CENTER	1,100	61	800-1,100	1,500-2,500	2,300-3,500	2,757,000	778,000	100,000	485	540	0	86

The total area for the Town Center South Residential MDP is 261.8± 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 within limits allowed by LDC 5.03.05 and the PUD, and all land use proportions required by the PUD, the DRI DO and the Comprehensive Plan will be adhered to accordingly.

USE	ACRES
Residential	167.01
Wetland Impacts	9.6
Collector ROW	4.7
Total Developable	181.31
Wetlands Preserved	122.45
Buffers & Greenway Uplands	30.48
Total Undeveloped	152.93
Total Acres	334.24

E. TOTAL RESIDENTIAL UNITS AND DENSITY.

The density for residential development within Town Center South Residential is calculated in accordance with the Nocatee PUD.

Planned residential development is as follows:

USE	RESIDENTIAL			Net Acres ¹	Density ¹	Population ²	School Age Children ²
	Single Family	Multi Family	Total				
Residential	382	160	542	122.45	4.4	1,328	238
Total							
% of Total Residential Units³	70	30					

1. Density is calculated in compliance with the PUD Ordinance, based on Net Acreage=(Gross Acreage)-(Wetlands & Preservation lands)-(Ponds)-(Parks)-(Other Non-Residential uses).
2. The population is calculated as 2.45 persons per household. The estimate of school age children is calculated as .44 per household, consistent with the DRI.
3. As per Comprehensive Plan Policy A1.19.3, a minimum of 50% of the total residential units must be single-family, and a minimum of 30% must be multi-family. The Nocatee PUD, as a whole, meets this requirement.

F. TOTAL INTENSITY OF NON-RESIDENTIAL DEVELOPMENT

All non-residential development within Town Center South Residential will be accessory to the residential development within the project. Structures such as gazebos, decks, boardwalks, and other amenity structures associated with the development will be shown on the appropriate construction plans if permitting is required.

G. DEVELOPMENT CRITERIA

The following development criteria are a part of the Nocatee PUD Ordinance; development within Town Center South Residential will include detached single-family, and townhome and condominium multi-family development. The residential development within Town Center South Residential will comply with the following standards:

	TOWN CENTER	TNR
RESIDENTIAL DENSITY (NET DU/ACRE) ³	3-50	
MAXIMUM BLDG. HEIGHT ¹	90'	45'
MINIMUM FLOOR AREA (SF)		
Accessory Apartments	400	400
SINGLE FAMILY	Allowable as TNR	
Minimum lot size		3,000 sf
Minimum lot width		30'
Setbacks: ²		
FRONT: Building		10'
Porch ⁵		5'
Garage-front facing		25'
Alley Front		3'

SIDE: Street Side/ Corner lots		5'
Other Sides		2'
Zero lot (side/other side)		2'/8'
REAR: Primary Structure		10'
Garages / Other Accessory structure) ⁶		3'
MULTI FAMILY	<i>allowable</i>	
Minimum Lot Size	2,000	
Minimum Lot Width	14	
Setbacks:		
FRONT: Building	0'	
Garages & Car Ports	25'	
Alley Front	3'	
SIDE	0'	
Side Street	0'	
REAR	0'	
Rear Garages / Other Accessory structure) ⁶	0'	

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

SINGLE FAMILY

Single-family development will follow the design criteria listed above. Parking will be supplied based on 2 parking spaces per dwelling unit. Parking may be as allowed by the PUD Ordinance

2002-46 as may be amended. The single-family neighborhood will be developed according to TNR standards as specified in the PUD text.

As per PUD Section 5.5.4, a maximum block length within the single-family residential may not exceed ten times the average lot width, up to 1,000 feet. Block lengths may be increased by no more than one and one-half of the maximum if one or more of the following conditions are met to preserve and design around environmentally sensitive lands; where parks or civic spaces are provided at the end of a block; where pedestrian and bicycle pathways connect to adjacent streets; or where other design elements including conservation areas are used to interrupt a continuous streetscape. Block length applies to all blocks with cross streets.

The single-family neighborhood will establish a variation in lot size by establishing differing base lot widths, and through variations in road form and geometry; thereby allowing for a natural variation in the perceived lot size and configuration at street frontage.

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

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

MULTI-FAMILY

Multi-family development will follow the design criteria listed above. Parking will be supplied based on 2 parking spaces per dwelling unit. Parking may be as allowed by the PUD Ordinance 2002-46 as may be amended. Multi-family development may be condominium, townhome, or other attached housing.

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

SITE CLEARING

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

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

Clearing and grading operations will be in compliance with the PUD, DRI DO and the LDC as applicable and best management practices shall be followed during construction activities

including the installation of erosion control measures that shall be placed at the limits of clearing or when deemed appropriate at the landward edge of the upland buffer.

SIGNS

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

FENCING

The developer, at his option, may erect a fence or wall up to 8 feet high along all or parts of the perimeter of the property in accordance with the PUD text and the Land Development Code. This fence or wall may be considered part of the perimeter screening in accordance with the land development regulations if such screening is required. Individual lot owners may construct fences in accordance with the Land Development Code and the Nocatee PUD Ordinance 2002-46.

H. INFRASTRUCTURE

- **DRAINAGE**

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

- **ROADS**

Access to the project development shown shall be from South Perimeter Loop Road. All local road rights-of-way shall be a minimum of 50 feet except where greater widths are shown on the MDP map. The roadway system within the MDP may be proposed for dedication to St. Johns County. The road locations shown on the MDP map are conceptual and subject to change on the construction plans in accordance with LDC Section 5.03.05.

Town Center South Residential 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 sidewalk/ multi-purpose path is being provided adjacent to South Perimeter Loop Road as shown on MDP 2003-09. The sidewalk along South Perimeter Loop Road is shown on the Town Center South Residential MDP for reference and to demonstrate pedestrian interconnectivity.

A system of sidewalks and pedestrian boardwalks is shown on the Town Center South Residential MDP map. This non-vehicular network provides interconnectivity between development areas, thereby reducing the need for vehicular travel. Bike racks shall be provided at the recreation facilities: location of bike racks will be specifically shown on construction plans.

The general location of future pedestrian connection to the Greenway Trail to the south of the project is shown on the MDP. The general location of the future pedestrian boardwalk connection to the community park east of the project site and to the Greenway Trail Head to the west of the site are shown on the MDP; the specific locations may be modified according to boardwalk plans, but such modification will be in compliance with LDC Section 5.03.05.

- **OPEN SPACE/ PARKS/ RECREATION/ COMMUNITY CENTERS**

The Town Center South Residential MDP includes two Neighborhood Commons (a minimum of one-acre each) which will include a multi-purpose field or court, playground, picnic area, and passive open space. This park may also include a swimming pool with associated restroom building and pavilion, and other accessory buildings. All lots within this MDP are within one half mile of a Neighborhood Commons.

Additional Neighborhood Parks are shown on the MDP. All residences are within ¼ mile of a neighborhood park, community park, or greenway. All dwelling units are within ½ mile of a neighborhood or community park.

Active recreation areas for multi-family development are provided (at 150 sf / DU) based on neighborhood commons, neighborhood parks, and active recreation centers within the development. The active recreation/ amenity area within the Condominium parcel is 0.6 acres minimum. Active recreation components for multi-family development will be within ¼ mile of the development.

- **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.

I. WATER AND SEWER

JEA or its designees, successors or assigns will provide water and sewer. Re-use will be the primary source of irrigation for multi-family development, common areas, and each single-family home. Reuse will consist of both metered treated effluent and stormwater ponds as sources for irrigation.

J. SOILS

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

K. UPLAND FOREST AND WETLANDS

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

L. SIGNIFICANT NATURAL COMMUNITIES HABITAT

The Nocatee PUD as a whole meets the requirement for conservation of Significant Natural Communities Habitat. The conservation areas approved pursuant to the DRI Development Order and the PUD Ordinance 2002-46 are not located within Town Center South Residential. The Xeric Habitat planned for conservation is outside the limits of the Town Center South Residential MDP, but is shown on the MDP map for reference.

M. KNOWN OR OBSERVED HISTORIC RESOURCES

The property within the Nocatee PUD underwent analysis for Historic Resources during the DRI review process. No Historic Sites were designated within Town Center South Residential. The archeological site shown on Exhibit 2 of the Nocatee PUD is within the Xeric Habitat/ Archeological Site area shown for reference on the Town Center South Residential MDP map.

N. BUFFERING AND LANDSCAPING**Upland Buffers**

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

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

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

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

When the upland buffer and the Greenway are collocated, the requirements of the upland buffer will prevail.

Landscaping

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

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

Roadway Buffers

A minimum twenty (20) foot buffer is provided between the residential development and the South Perimeter Loop Road in accordance with PUD Ordinance 2002-46 Section 5.5.9. The buffer is shown on the MDP.

O. PUDS IN SPECIAL DISTRICTS

The Town Center South Residential MDP is not located in a special district as defined by Land Development Code Article III.

P. TEMPORARY USES

Temporary Construction Trailer and/or Sales Trailer with associated temporary access and parking may be provided for each of the MDP "parcels", with access off the South Perimeter Loop Road. Temporary uses (including but not limited to construction trailers, sales offices, temporary signage, etc) shall be allowed to be placed on site and moved throughout the site as construction progresses in accordance with the LDC and the PUD Ordinance 2002-46 as may be amended. Temporary uses shall be removed within 30 days after the issuance of the final certificate of occupancy for the project.

Other permitted uses: the dirt removed from the stormwater ponds or wetland creation areas may be used on-site as fill for individual home sites, stockpiled anywhere within the boundaries of the site (except in the required buffer or preserved wetland areas) or transported off site. Excavation will be limited to those areas delineated on the construction plans and will be

performed only in areas with an approved development permit. Air curtain incinerators or burn sites may also be located within the project boundary. Silvicultural practices may occur in areas of the property where construction has not commenced (except in the upland buffer or preserved wetland areas) in accordance with the Section 7.5 of the PUD.

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

Model Homes may be located in a specifically designated area (i.e. "Model Bank") or may be located within the neighborhood. Model homes will provide parking to accommodate the model home and sales office, if applicable. Parking may be provided in the driveway of the model home or within a temporary parking area that may be located within a tract or platted lot. The parking area shall be stabilized with materials such as mulch, coquina, crushed stone, gravel, concrete, or asphalt, in a manner acceptable to the County Administrator. Model homes, including those with temporary sales centers, may remain within each development area until all homes within that area are sold. In the case of a "Model Bank", the homes may be used as models until all other homes within Town Center South Residential 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, boardwalks, docks, etc., as well as utility infrastructure structures and equipment will be shown on specific development permit plans and will be in compliance with all PUD and LDC requirements: such accessory structures and utility infrastructure improvements are not required to be shown on MDP maps.

R. PHASING SCHEDULE

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

USE	UNITS	MDP PHASE A 2005-2009
Residential		
Single Family	Lots	382
Multi-Family	DU	160
TOTAL		542
Active Recreation, Amenity & Neighborhood Parks	Acres	4.0

S. PROJECT IMPACT AND BENEFITS

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

Justification for this project is as follows:

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

T. WAIVERS, VARIANCES OR DEVIATIONS

Specific waivers to the Land Development Code were requested and approved under the Nocatee PUD Ordinance 2002-46 as may be amended. The Town Center South Residential 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 2002-46 as adopted by the St. Johns County Board of County Commissioners and as may be amended. The applicant, its successors and assigns also agree 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
SENIOR PLANNER

NOCATEE PLANNED UNIT DEVELOPMENT Master Development Plan Tracking Table PUD 2002-22: Ordinance 2002-46

Project Name / VILLAGE	SJC Application #	Application Date	Applicant	Project Engineer	Project Planner	Property Data						PARKS & OPEN SPACE								Other Uses								Site Totals / Density								
						Total Site Area (Acres)	Wetland Preserve (Acres)	Upland Buffers (Acres)	Wetland Impacts (Acres)	Town Center Residential		Village Residential (VR)		Village Center (VC)		Community Park (Acres)	Village Commons (Acres)	Neighborhood Commons (Acres)	Neighborhood Park (Acres)	Uplands Open Space (Acres)	Non-Uplands Open Space (Acres)	Commercial (Maximum SF)	Office (Maximum SF)	Light Industrial (SF)	Hotel (Rooms)	Assisted Living (d.u.)	Golf Holes	Total Dwelling Units	Total Park Area (Acres)	Open Space Total (Uplands + Non-Uplands)	PUD Site Density (Note 1)	Net Density Developable Acreage (Note 1)				
										Dwelling Units	Multi-Family Units	Dwelling Units	Multi-Family Units	Dwelling Units	Multi-Family Units																		Retail	Workplaces / Employment		
Old Bluff Road Village	MDP 2004-07/2004 / 28 / S/MADU / S/MADU / 02/23/05	10/7/2004	Sponc LLC	ETM	Proser Hillcock	750.52	265.47	60.88	22.56	883	0	110	101	11.63	1.00	8.20	12.85	60.88	287.25	10,000	10,000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	894	31.78	356.55	3.10	288.17		
Old Hammett Village	MDP 2003-08 / 21 / M/MADU / M/MADU / 05-4/7/2005	7/22/2004 / Sponc LLC	ETM	ETM	ETM	1018.97	238.71	117.50	17.25	1390	0	0	608	18.30	2.00	14.49	21.76	117.50	238.71	10,000	10,000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,998	56.55	356.21	4.47	448.56		
CR 218 Roadway	MDP 2003-08	10/7/2004	Sponc LLC	ETM	ETM	210.36	0.00	0.00	47.28	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
Study Ridge South	MDP 2004-41	10/7/2004	Sponc LLC	ETM	ETM	201.09	23.46	7.25	1.03	190	0	0	0	0.00	0.00	1.06	0.00	25.99	22.48	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	190	1.06	49.47	3.85	48.33		
Town Center South Residential	MDP 2005-12	4/8/2005	Sponc LLC	ETM	ETM	334.24	122.45	19.06	9.60	382	0	0	0	0.00	0.00	2.71	1.66	73.18	122.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	542	4.37	185.83	4.43	122.45		
CUMULATIVE PUD TOTALS						2,872.18	870.11	294.88	87.72	382	160	2283	0	110	709	29.83	3.00	24.46	36.37	27.55	67.88	20,000	20,000	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5,024	93.78	857.96	4.80	808.31

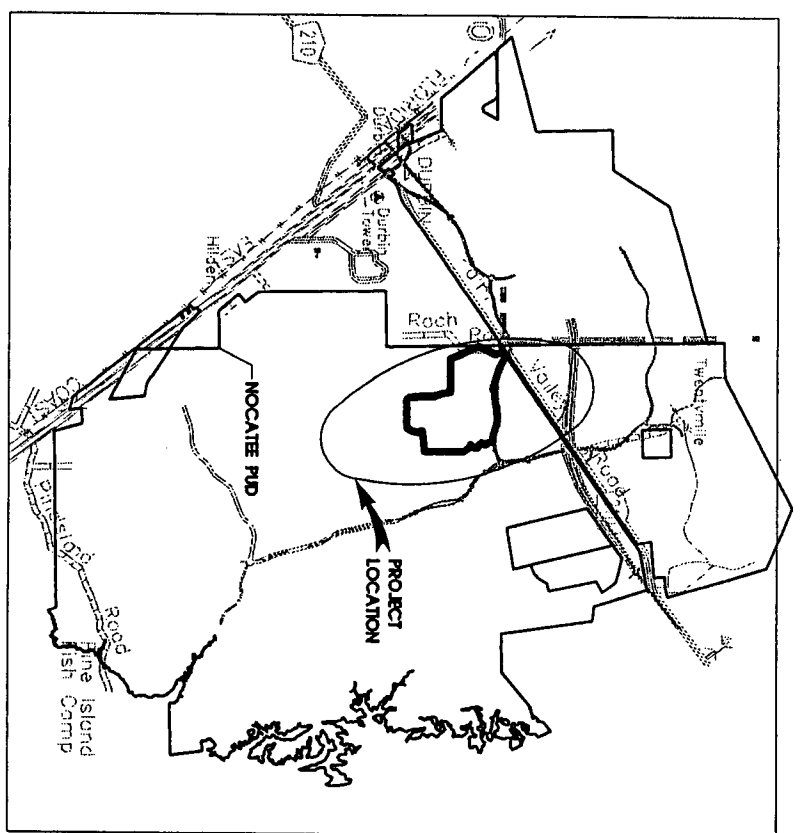
For the purposes of development, the NOCATEE PUD is considered a single premise. Quantities and calculations provided in the above table are presented in order to demonstrate that the PUD as a whole is in compliance with relevant requirements, and are not intended to be evaluated as each Master Development Plan is approved. Acreage shown on MDPs is approximate and may be modified by Engineering plans as allowed by the LDC, the PUD, and the DRI Development Order.

NOTE 1 for information on this sheet: Site Density calculation is based on (Total Dwelling Units) / (Net Residential Density Developable Acreage based on Net Density Developable Acreage = (Gross Acreage by Use) - (Wetlands & Preservation lands) - (Parks) - (Other Non-Residential Uses))

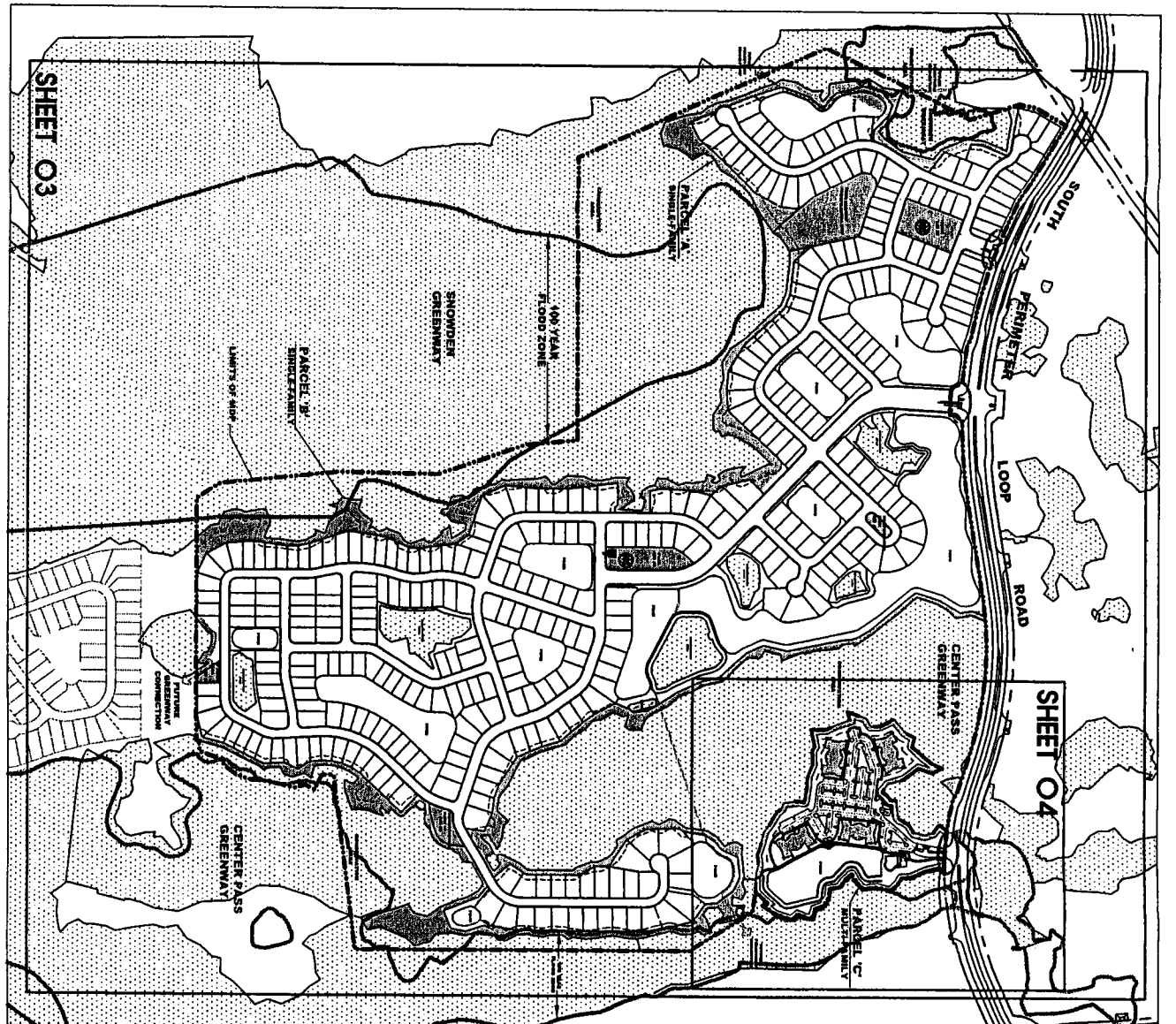
TABLE UPDATED January 18, 2006 BY ETM

EXHIBIT D

MDP MAP



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



Limits of Town Center South Residential MDP 334.2 AC
 Land area calculations:

- GENERAL LEGEND (ALL SHEETS):
- DEMOTES GENERAL LOCATION OF WETLANDS (CONSERVATION)
 - APPROPRIATE WETLAND JURISDICTIONAL LINE
 - GREENWAY BUFFER HATCH
 - 25' MINIMUM UP-LAND BUFFER (CONTIGUOUS PRESERVED WETLANDS) 25' MINIMUM UP-LAND BUFFER (ISOLATED PRESERVED WETLANDS)
 - 25' BUILDING SETBACK ADJACENT TO CONTIGUOUS UP-LAND BUFFER
 - PROPOSED WETLAND IMPACT (12.5 AC MAX.)
 - FLOOD ZONE - LOGOPLAN STORM WAS SUBMITTED AS PART OF THE MASTER PLAN APPLICATION APPROVED BY FEMA ON JUNE 9, 2005.
 - SEWERLAK
 - PARKS
 - PROJECT IDENTIFICATION SIGNAGE AREAS
 - CONDOMINIUM BLDG. 40 UNITS/BLDG
 - RESIDENTIAL CONDOS

Category	Parcel A Single Family	Parcel B Single Family	Parcel C Condos	Total
Preserved Wetlands	0.0	7.2	0.0	7.2 AC
Isolated Wetlands	21.9	93.4	0.0	115.3 AC
Greenway Wetlands	0.0	0.0	0.0	0.0
Butters (Uplands)				
Upland Buffer	2.4	14.4	2.4	19.2 AC
Roadway Buffer	0.3	0.3	0.0	0.6 AC
Other Greenway Uplands	3.9	6.4	0.0	10.3 AC
Developable Uplands*	21.4	146.9	13.3	181.6 AC
TOTAL				211.7 AC
Development:				
Single family	52	330	160	382 DU
Multi-family - Condos				160 DU
TOTAL				542 DU
Misc: (Included in Acres above)				
Ponds	2.3	27.8	2.4	32.5 AC
Parks/Amenity	1.5	2.3	0.6	4.4 AC
Impacts*	1.2	8.4	0.0	9.6 AC
Collector RD acres	0.0	4.7	0.0	4.7 AC
TOTAL				47.2 AC

*IMPACT ACRES IS INCLUDED IN "DEVELOPABLE UPLANDS" ACRES

NOTES:
 1. THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT. FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD/PMD AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

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



England-Thimby & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14776 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
 CERTIFICATE OF AUTHORIZATION NUMBER: 2584
 PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 646-9485

TOWN CENTER SOUTH RESIDENTIAL MASTER DEVELOPMENT PLAN
 NOCATEE PUD, PUD 2002-02, ORD 2002-46
 ST. JOHNS COUNTY, FL

ETM. NO. 98-040-39 02-050-44	REVISIONS: 1. 2nd SUBMITTAL 08/31/05 2. 3rd SUBMITTAL 10/21/05 3. 4th SUBMITTAL 01/11/06
DRAWN BY: AD	
DESIGNED BY: TBW	
CHECKED BY: RB	
DATE: Jan 10, 2006	

AN UPDATED LEGAL DESCRIPTION WILL BE SUBMITTED WHEN IT BECOMES AVAILABLE.

Revised: October 4, 2004
June 21, 2004
Page 1 of 2
Work Order No. 04-137.00
Nocatee - Town Center South

Legal Description - Parcel "C"

A portion of Section 6, Township 5 South, Range 29 East, St. Johns County, Florida, also being a portion of the lands described and recorded in Official Records Book 1462, page 667, of the Public Records of said County, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 6, thence South 01°10'10" East, along the Western line of said Section 6, a distance of 38.64 feet to its intersection with the Southern right of way line of County Road 210 (Palm Valley Road), a 100 foot right of way as now established; thence North 55°22'18" East, departing said Western line and along said Southern right of way line, 30.12 feet; thence North 55°19'25" East, continuing along said Southern right of way line, 676.20 feet to a point on a curve, concave Southwesterly, having a radius of 881.00 feet; thence Southwesterly, departing said Southern right of way line, along the arc of said curve, through a central angle of 0°31'23", an arc length of 8.04 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 58°40'48" East, 8.04 feet; thence South 58°25'07" East, 327.46 feet to a point of curvature of a curve, concave Northwesterly, having a radius of 2550.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 40°36'18", an arc length of 1807.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 78°43'16" East, 1789.58 feet; thence North 80°58'35" East, 508.58 feet to a point of curvature of a curve, concave Southwesterly, having a radius of 2000.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 28°55'19", an arc length of 1009.57 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 84°33'45" East, 998.89 feet; thence South 19°53'55" West, 75.00 feet to a point on a curve concave Southwesterly, having a radius of 1650.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 4°17'17", an arc length of 123.49 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 72°14'44" East, 123.46 feet; thence South 61°51'46" East, 51.78 feet to a point on a curve concave Northwesterly, having a radius of 1662.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 6°01'37", an arc length of 174.83 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 79°08'45" East, 174.75 feet.

From said Point of Beginning, thence Easterly along the arc of a curve concave Northwesterly, having a radius of 1662.00 feet, through a central angle of 6°01'37", an arc length of 232.86 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 88°10'23" East, 232.87 feet; thence South

A portion of Section 6, Township 5 South, Range 29 East, St. Johns County, Florida, also being a portion of the lands described and recorded in Official Records Book 1462, page 667 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 6, thence South 01°10'10" East, along the Western line of said Section 6, a distance of 38.64 feet to a point lying on the Southern right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as now established; thence North 55°22'18" East, departing said Western line and along said Southern right of way line, 30.12 feet; thence North 55°19'25" East, continuing along said Southern right of way line, 599.13 feet to a point on a curve concave Southwesterly, having a radius of 806.00 feet; thence Southwesterly, departing said Southern right of way line and along the arc of said curve, through a central angle of 02°50'27", an arc length of 41.51 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 59°53'38" East, 41.50 feet; thence South 58°25'07" East, 327.46 feet to the point of curvature of a curve concave Northwesterly, having a radius of 2625.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of 10°02'10", an arc length of 459.80 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 63°28'11" East, 459.21 feet.

From said Point of Beginning, thence Southwesterly, continuing along the arc of said curve concave Northwesterly, having a radius of 2625.00 feet, through a central angle of 10°41'48", an arc length of 490.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 73°48'09" East, 489.33 feet; thence South 66°33'25" East, 52.73 feet to a point of curvature of a curve concave Northwesterly, having a radius of 2637.00 feet; thence Easterly, along the arc of said curve, through a central angle of 04°11'13", an arc length of 192.70 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 82°21'45" East, 192.06 feet; thence South 40°50'28" East, 50.36 feet; thence South 03°09'14" West, 23.93 feet; thence South 88°50'46" East, 150.00 feet; thence North 03°09'14" East, 35.93 feet; thence North 47°08'39" East, 50.36 feet to a point on a curve concave Northwesterly, having a radius of 2625.00 feet; thence Easterly, along the arc of said curve, through a central angle of 09°46'34", an arc length of 447.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 85°51'53" East, 447.35 feet; thence North 80°58'35" East, 508.58 feet to the point of curvature of a curve concave Southwesterly, having a radius of 1925.00 feet; thence Easterly, along the arc of said curve, through a central angle of 28°55'19", an arc length of 971.71 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 64°33'45" East, 961.43 feet; thence Easterly, along the arc of a curve concave Northwesterly, having a radius of 1650.00 feet, through a central angle of 04°17'17", an arc length of 123.49 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 72°14'44" East, 123.46 feet; thence South 61°51'46" East, 51.78 feet to a point on a curve concave Northwesterly, having a radius of 1662.00 feet; thence Easterly, along the arc of said curve, through a central angle of 06°01'37", an arc length of 174.83 feet to a point on said

Revised: October 4, 2004
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Page 2 of 2
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Nocatee - Town Center South

46°58'06" West, 35.03 feet; thence South 12°47'45" East, 77.87 feet; thence South 21°39'41" East, 89.29 feet; thence South 03°33'45" East, 48.49 feet; thence South 57°26'33" East, 86.89 feet; thence South 43°45'15" East, 60.19 feet; thence South 16°08'29" West, 75.10 feet; thence South 07°48'14" East, 79.01 feet; thence South 49°44'29" West, 83.24 feet; thence South 62°07'22" West, 38.72 feet; thence South 42°47'51" East, 59.16 feet; thence South 57°25'59" East, 37.78 feet; thence South 09°26'54" East, 55.62 feet; thence South 82°25'46" East, 47.84 feet; thence South 61°02'26" East, 59.37 feet; thence South 20°34'13" East, 49.79 feet; thence South 71°41'53" East, 56.77 feet; thence South 09°30'15" West, 33.32 feet; thence South 21°34'28" West, 48.33 feet; thence South 40°52'36" East, 44.86 feet; thence South 17°46'03" West, 92.59 feet; thence South 94°40'25" West, 88.14 feet; thence North 20°57'37" West, 9.04 feet; thence North 25°48'40" West, 23.34 feet; thence South 43°41'19" West, 46.07 feet; thence South 48°52'27" West, 45.99 feet; thence North 69°00'40" West, 47.97 feet; thence North 86°27'36" West, 49.88 feet; thence North 72°58'08" West, 48.24 feet; thence South 81°57'07" West, 53.21 feet; thence North 71°38'20" West, 57.97 feet; thence North 74°44'36" West, 75.15 feet; thence North 55°12'43" West, 76.05 feet; thence North 61°35'47" West, 55.78 feet; thence North 41°12'58" West, 37.58 feet; thence North 72°34'10" West, 30.20 feet; thence North 08°22'03" West, 74.93 feet; thence North 03°14'02" East, 40.58 feet; thence North 80°49'09" West, 79.20 feet; thence North 89°00'44" West, 52.96 feet; thence North 68°00'19" West, 73.96 feet; thence South 87°22'59" West, 72.25 feet; thence North 59°36'22" West, 27.59 feet; thence South 77°58'01" West, 95.27 feet; thence North 01°15'48" West, 82.57 feet; thence North 25°23'40" West, 67.03 feet; thence North 18°55'57" West, 70.47 feet; thence South 72°12'33" West, 46.85 feet; thence North 17°18'17" East, 108.01 feet; thence North 59°04'57" East, 52.36 feet; thence North 03°40'27" West, 54.16 feet; thence North 26°51'07" West, 80.94 feet; thence North 50°53'30" East, 91.60 feet; thence North 27°33'03" East, 62.66 feet; thence South 73°32'29" East, 51.83 feet; thence North 40°21'58" East, 70.41 feet; thence North 38°21'41" East, 72.56 feet; thence North 23°21'12" East, 59.55 feet; thence South 26°32'44" East, 60.53 feet; thence North 18°01'20" West, 79.27 feet; thence South 37°37'11" East, 97.72 feet; thence South 17°18'36" East, 91.49 feet; thence South 52°37'35" East, 51.70 feet; thence North 36°11'44" East, 31.66 feet; thence North 52°27'59" East, 30.51 feet; thence North 06°24'21" East, 33.74 feet; thence North 84°32'29" East, 48.20 feet; thence North 86°57'21" East, 51.05 feet; thence North 30°11'49" East, 66.42 feet; thence North 58°51'44" East, 54.66 feet; thence North 12°32'51" East, 65.32 feet; thence North 18°59'30" West, 47.82 feet; thence North 55°40'46" West, 51.30 feet; thence North 33°49'33" East, 53.25 feet to the Point of Beginning.

Containing 15.72 acres more or less.

curve, said arc being subtended by a chord bearing and distance of South 79°08'45" East, 174.75 feet; thence South 35°49'33" West, 53.25 feet; thence South 55°40'46" East, 51.30 feet; thence South 18°59'30" East, 47.82 feet; thence South 12°32'51" West, 55.32 feet; thence South 58°51'44" West, 54.66 feet; thence South 30°11'49" West, 66.42 feet; thence South 86°57'21" West, 51.05 feet; thence South 84°32'29" West, 48.20 feet; thence South 06°24'21" West, 33.74 feet; thence South 52°37'35" West, 30.51 feet; thence South 36°11'44" West, 31.66 feet; thence North 52°37'35" West, 51.70 feet; thence North 17°18'36" West, 91.49 feet; thence North 37°37'11" West, 97.72 feet; thence North 18°01'20" East, 79.27 feet; thence North 26°32'44" West, 60.53 feet; thence South 23°21'12" West, 59.55 feet; thence South 38°27'41" West, 72.56 feet; thence South 40°21'58" West, 70.41 feet; thence North 73°32'29" West, 51.83 feet; thence South 27°33'03" West, 62.66 feet; thence South 50°53'30" West, 91.60 feet; thence South 26°51'07" East, 80.94 feet; thence South 03°40'27" East, 54.16 feet; thence South 59°04'57" West, 52.36 feet; thence South 17°18'17" West, 108.01 feet; thence North 72°33'03" East, 46.85 feet; thence South 18°59'57" East, 70.47 feet; thence North 25°23'40" East, 67.03 feet; thence South 01°15'48" East, 82.57 feet; thence North 77°58'01" East, 95.27 feet; thence South 59°36'22" East, 27.59 feet; thence North 87°22'59" East, 72.25 feet; thence South 68°00'19" East, 73.96 feet; thence South 89°00'44" East, 52.96 feet; thence South 80°49'09" East, 79.20 feet; thence South 03°14'02" West, 40.58 feet; thence South 08°22'03" East, 74.93 feet; thence South 72°34'10" East, 30.20 feet; thence South 41°12'58" East, 37.58 feet; thence South 61°35'47" East, 55.78 feet; thence South 55°12'43" East, 76.05 feet; thence South 74°44'36" East, 75.15 feet; thence South 71°38'20" East, 57.97 feet; thence North 81°57'07" East, 53.21 feet; thence South 72°58'08" East, 48.24 feet; thence South 86°27'36" East, 49.88 feet; thence South 89°00'40" East, 47.97 feet; thence South 80°58'35" East, 115.40 feet; thence South 33°00'00" East, 411.22 feet; thence South 12°41'37" East, 115.40 feet; thence South 33°00'00" East, 411.22 feet; thence South 12°41'37" East, 115.40 feet; thence South 180.00 feet; thence South 83°05'14" West, 785.45 feet; thence South 15°40'33" West, 23.34 feet; thence South 07°06'36" East, 45.71 feet; thence South 65°33'03" East, 85.85 feet; thence South 28°10'59" West, 57.24 feet; thence South 16°41'22" East, 64.10 feet; thence South 16°46'12" West, 71.73 feet; thence South 09°50'32" West, 52.93 feet; thence South 12°41'37" West, 40.09 feet; thence South 04°51'09" West, 76.94 feet; thence South 19°08'38" West, 83.67 feet; thence South 36°55'32" West, 61.46 feet; thence South 49°50'36" West, 50.69 feet; thence South 55°10'47" West, 11.83 feet; thence South 17°37'04" West, 111.97 feet; thence South 33°18'38" West, 150.00 feet; thence North 06°00'32" West, 64.28 feet; thence North 00°53'43" East, 53.79 feet; thence North 18°26'06" West, 504.99 feet; thence North 05°16'11" West, 280.11 feet; thence Due West, 797.17 feet; thence North 12°12'51" West, 1304.64 feet; thence North 12°08'11" West, 2552.52 feet; thence North 14°28'20" West, 122.66 feet to a point on a curve concave Easterly, having a radius of 285.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 19°04'24", an arc length of 64.87 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 02°26'04" West, 94.44 feet; thence Northwesterly, along the arc of a curve concave Westerly, having a radius of 45.00 feet, through a central angle of 41°49'14", an arc length of 32.85 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 13°48'29" West, 32.12 feet; thence North 20°59'25" East, 297.82 feet; thence North 69°00'35" West, 78.91 feet; thence North 21°32'44" East, 225.28 feet to the Point of Beginning.

Containing 268.61 acres, more or less.

LEGAL DESCRIPTION

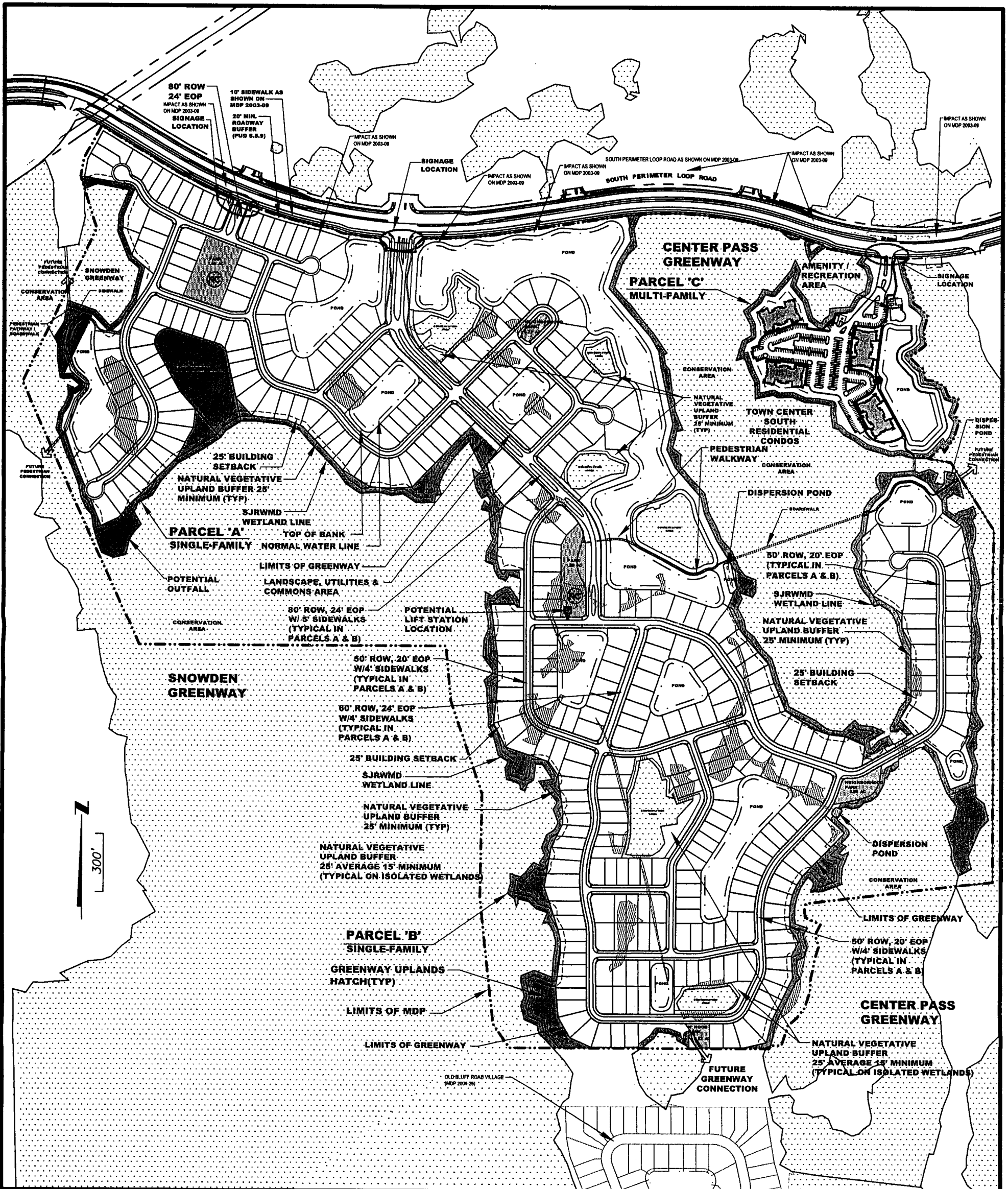
ETM. NO.	88-040-39 92-050-44
DRAWN BY:	AD
DESIGNED BY:	TBW
CHECKED BY:	RB
DATE:	Jan 10, 2006

REVISIONS:	1. 2nd SUBMITTAL 08/31/05 2. 3rd SUBMITTAL 10/21/05 3. 4th SUBMITTAL 01/11/06
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TOWN CENTER SOUTH RESIDENTIAL MASTER DEVELOPMENT PLAN
NOCATEE PUD, PUD 2002-02, ORD 2002-46
ST. JOHNS COUNTY, FL

England-Thimby & Miller, Inc.
ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
CERTIFICATE OF AUTHORIZATION NUMBER: 2584
PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 646-9485

DRAWING NO.
02 of 04



03 of 04

DRAWING NO.



England-Thimby & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS

14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
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**TOWN CENTER SOUTH RESIDENTIAL
 MASTER DEVELOPMENT PLAN**

NOCATEE PUD, PUD 2002-02, ORD 2002-46

ST. JOHNS COUNTY, FL

ETM. NO. 98-040-39
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DRAWN BY: AD

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USE	UNIT	QUANTITY	PARKING RATIO / UNIT	SPACES REQUIRED	SPACES PROVIDED*
Multi-Family	DU	160	2 spaces / DU	320	340
PARKING TOTALS				320	340
* 19 HC parking spaces included					
* Required parking will be provided. Additional spaces are at the option of the developer.					

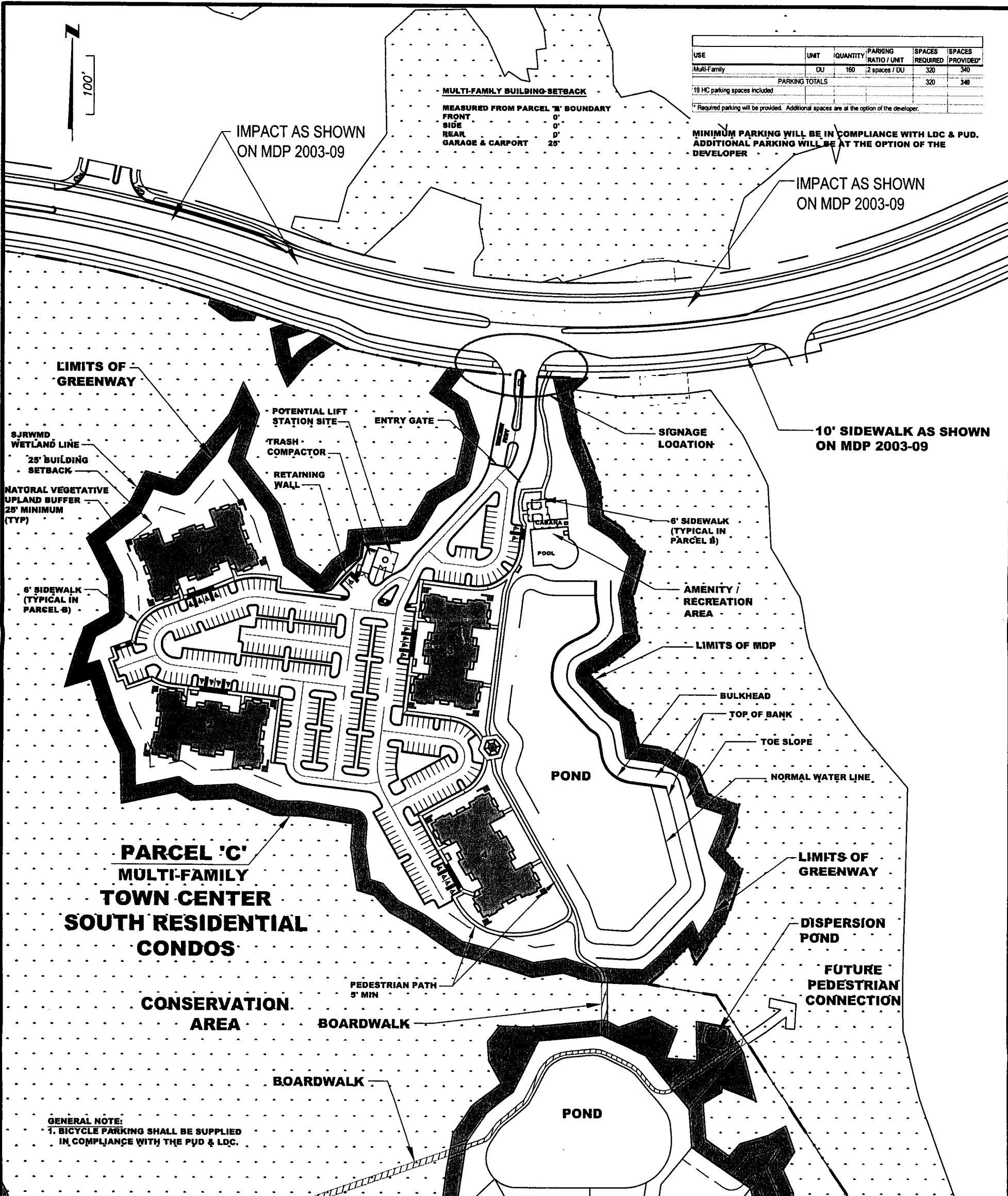
MULTI-FAMILY BUILDING-SETBACK
 MEASURED FROM PARCEL 'B' BOUNDARY
 FRONT 0'
 SIDE 0'
 REAR 0'
 GARAGE & CARPORT 25'

MINIMUM PARKING WILL BE IN COMPLIANCE WITH LDC & PUD. ADDITIONAL PARKING WILL BE AT THE OPTION OF THE DEVELOPER

IMPACT AS SHOWN ON MDP 2003-09

IMPACT AS SHOWN ON MDP 2003-09

10' SIDEWALK AS SHOWN ON MDP 2003-09



LIMITS OF GREENWAY

SJRWMD WETLAND LINE
 25' BUILDING SETBACK
 NATURAL VEGETATIVE UPLAND BUFFER 25' MINIMUM (TYP)

POTENTIAL LIFT STATION SITE
 ENTRY GATE
 TRASH COMPACTOR
 RETAINING WALL

SIGNAGE LOCATION

8' SIDEWALK (TYPICAL IN PARCEL B)

8' SIDEWALK (TYPICAL IN PARCEL B)

AMENITY / RECREATION AREA

LIMITS OF MDP

BULKHEAD
 TOP OF BANK

TOE SLOPE

NORMAL WATER LINE

**PARCEL 'C'
 MULTI-FAMILY
 TOWN CENTER
 SOUTH RESIDENTIAL
 CONDOS**

LIMITS OF GREENWAY

DISPERSION POND

FUTURE PEDESTRIAN CONNECTION

CONSERVATION AREA

PEDESTRIAN PATH 5' MIN

BOARDWALK

BOARDWALK

GENERAL NOTE:
 1. BICYCLE PARKING SHALL BE SUPPLIED IN COMPLIANCE WITH THE PUD & LDC.

04 of 04



England-Thimby & Miller, Inc.
 ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS
 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258
 CERTIFICATE OF AUTHORIZATION NUMBER: 2584
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**TOWN CENTER SOUTH RESIDENTIAL
 MASTER DEVELOPMENT PLAN**

NOCATEE PUD; PUD 2002-02; ORD 2002-46

ST. JOHNS COUNTY, FL

ETM. NO. 98-040-39
 02-050-44

DRAWN BY: AD

DESIGNED BY: TBW

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DATE: Jan 10, 2006

REVISIONS:
 1. 2nd SUBMITTAL 08/31/05
 2. 3rd SUBMITTAL 10/21/05
 3. 4th SUBMITTAL 01/11/06

1/10/2006 1:47:47 PM Devlans

NOCATTEE PLANNED UNIT DEVELOPMENT Master Development Plan Tracking Table PUD 2002-22; Ordinance 2002-46

Project Name / VILLAGE	SJC Application #	Application Date	Applicant	Project Engineer	Project Planner	Total Site Area (Acres)	Wetland Preserve (Acres)	Upland Buffers (Acres)	Wetland Impacts (Acres)	Dwelling Units			PARKS & OPEN SPACE									Other Uses							Site Totals / Density			
										Town Center Residential	Village Residential (VR)	Village Center (VC)	Community Park (Acres)	Village Commons (Acres)	Neighborhood Commons (Acres)	Neighborhood Park (Acres)	Uplands Open Space (Acres)	Non-Uplands Open Space (Acres)	Commercial (Maximum SF)	Office (Maximum SF)	Light Industrial (SF)	Hotel (Rooms)	Assisted Living (d.u.)	Golf Holes	Total Dwelling Units	Total Park Area (Acres)	Open Space Total (Uplands + Non-Uplands)	PUD Site Density (Note 1)	Net Density Developable Acreage (Note 1)			
Old Bluff Road Village	MDP 2004-26 / SMAJ "TBD"	6/7/2004 / 8/22/2005	Sonoc, LLC	ETM	Prosser Hallock	750.52	285.47	60.88	22.56			683	0	110	101	11.63	1.00	6.20	12.95	60.88	287.25	10,000	10,000	0.00	0.00	0.00	0.00	894	31.78	356.55	3.10	288.17
Oak Hammock Village	MDP 2004-29 / MINMCD 05-08	7/2/2004 / 4/7/2005	Sonoc, LLC	ETM	ETM	1016.97	238.71	117.50	17.25			1390	0	0	608	18.30	2.00	14.49	21.76	117.50	238.71	10,000	10,000	0.00	0.00	0.00	0.00	1,988	56.55	356.21	4.47	446.56
CR 210 Roadway	MDP 2003-09		Sonoc, LLC	ETM	ETM	270.36	0.00	0.00	47.28			0	0	0	0	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0.00	0.00	0.00	0.00	0	0.00	0.00	0.00	0.00
Sandy Ridge South	MDP 2004-41	10/7/2004	Sonoc, LLC	ETM	ETM	201.09	23.48	7.25	1.03			190	0	0	0	0.00	0.00	1.06	0.00	25.99	23.48	0	0	0.00	0.00	0.00	0.00	190	1.06	49.47	3.85	49.33
Town Center South Residential	MDP 2005-12	4/8/2005	Sonoc, LLC	ETM	ETM	334.24	122.45	19.06	9.60			382	160	0	0	0.00	0.00	2.71	1.86	73.18	122.45	0.00	0.00	0.00	0.00	0.00	0.00	542	4.37	195.63	4.43	122.45
CUMULATIVE PUD TOTALS						2,573.18	670.11	204.69	97.72	362	160	2263	0	110	709	29.93	3.00	24.46	36.37	277.55	671.89	20,000	20,000	0.00	0.00	0.00	0.00	3,624	93.76	957.86	4.00	906.51
<p>NOTE 1 for information on this sheet: Site Density calculation is based on (Total Dwelling Units) / (Net Residential Density Developable Acreage) based on Net Density Developable Acreage = (Gross Acreage by Use) - (Wetlands & Preservation lands) - (Ponds) - (Parks) - (Other Non-Residential Uses)</p>						TABLE UPDATED January 18, 2006 BY ETM																										

For the purposes of development, the NOCATTEE PUD is considered a single premise. Quantities and calculations provided in the above table are presented in order to demonstrate that the PUD as a whole is in compliance with relevant requirements, and are not intended to be evaluated as each Master Development Plan is approved. Acreage shown on MDPs is approximate and may be modified by Engineering plans as allowed by the LDC, the PUD, and the DRI Development Order.

NOTE 1 for information on this sheet: Site Density calculation is based on (Total Dwelling Units) / (Net Residential Density Developable Acreage) based on Net Density Developable Acreage = (Gross Acreage by Use) - (Wetlands & Preservation lands) - (Ponds) - (Parks) - (Other Non-Residential Uses)

TABLE UPDATED January 18, 2006 BY ETM

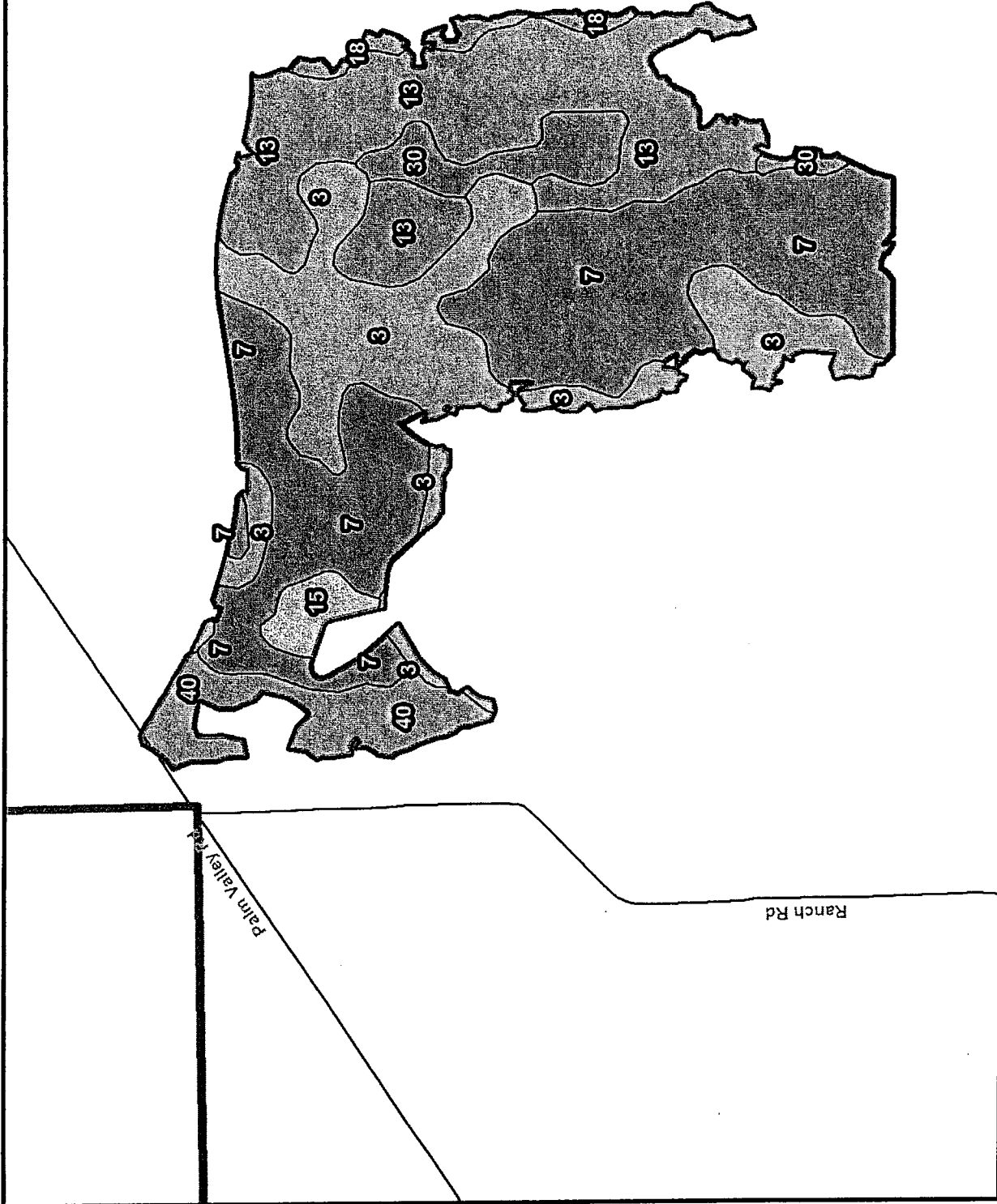
EXHIBIT E

MAP EXHIBITS

MAP EXHIBITS

SOILS MAP & TABLE
FLUCCS MAP

ENGLAND-THIMS & MILLER, INC.



SOILS MAP

TOWN CENTER SOUTH EAST

England-Thims & Miller, Inc.
 ENGINEERS • PLANNERS • G.I.S. • LANDSCAPE ARCHITECTS • SURVEYORS

INCLUDES INFORMATION OF THE MAP IS SUBJECT TO CONTRACT SPECIFICATIONS AND OTHERS. INCLUDE, THIS, AND MILLER, INC. MAKES NO WARRANTY, EXPRESS OR IMPLIED, AS TO THE ACCURACY, COMPLETENESS, OR SUITABILITY OF THE INFORMATION OR MATERIALS PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS MAP.

Map Document: (M:\Project\898-040-3\PMXD\soils_8k11.mxd)
 2/1/2008

Legend

Soils

- 3 Myakka Fine Sand
- 7 Immokalee Fine Sand
- 13 St. Johns Fine Sand
- 15 Pomello Fine Sand
- 18 Floridana Fine Sand
- 30 Wesconnett Fine Sand
- 40 Pottsburg Fine Sand

- St. Johns County Street Centerlines
- Town Center South East

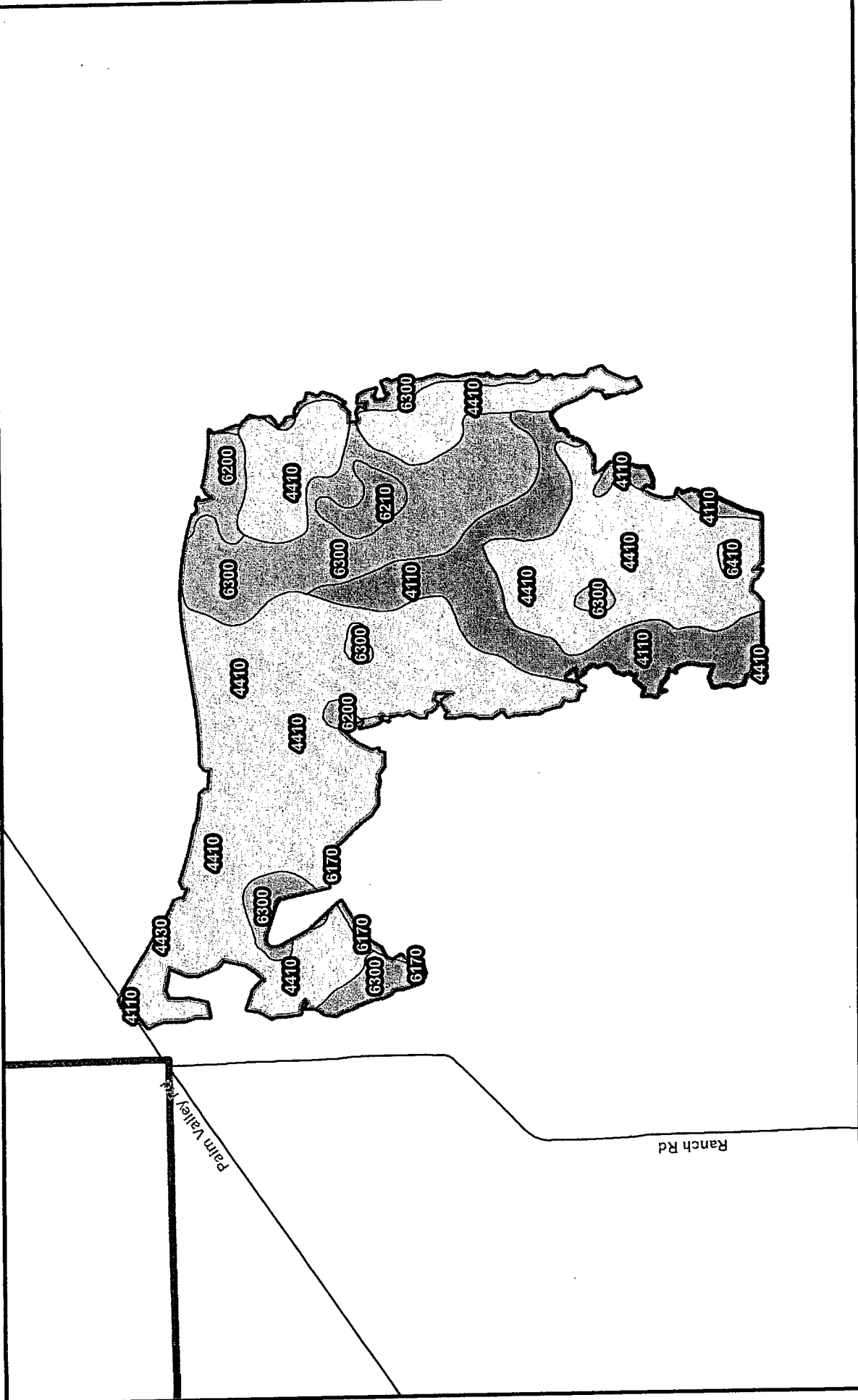


1 inch equals 1,000 feet



Source: St. Johns County GIS Department

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



Source: St. Johns County GIS Department

TOWN CENTER SOUTH EAST

FLUCCS MAP

England-Thims & Miller, Inc.
ENGINEERS • PLANNERS • G.I.S. • LANDSCAPE ARCHITECTS • SURVEYORS

4110 Pine Flatwoods
 4410 Pine Plantations
 4430 Forest Regeneration
 6170 Mixed Wetland Hardwoods

6200 Wetland Coniferous
 6210 Cypress
 6300 Wetland Forested Mixed
 6410 Freshwater Marshes

St. Johns County Street Centerlines
 Town Center South East

1 inch equals 1,000 feet

Map Document: (M:\P\proj\1998-040-39\KXDP\LUCCS_0411.mxd)
 2/14/2008

EXHIBIT F

OWNER'S AUTHORIZATION



Owner's Authorization for Agent

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

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

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

Signature of Owner

Print Name

Telephone Number

State of Florida County of St. Johns

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

By Harry D. Francis

Identification verified: personally known

Oath sworn: _____ Yes _____ No

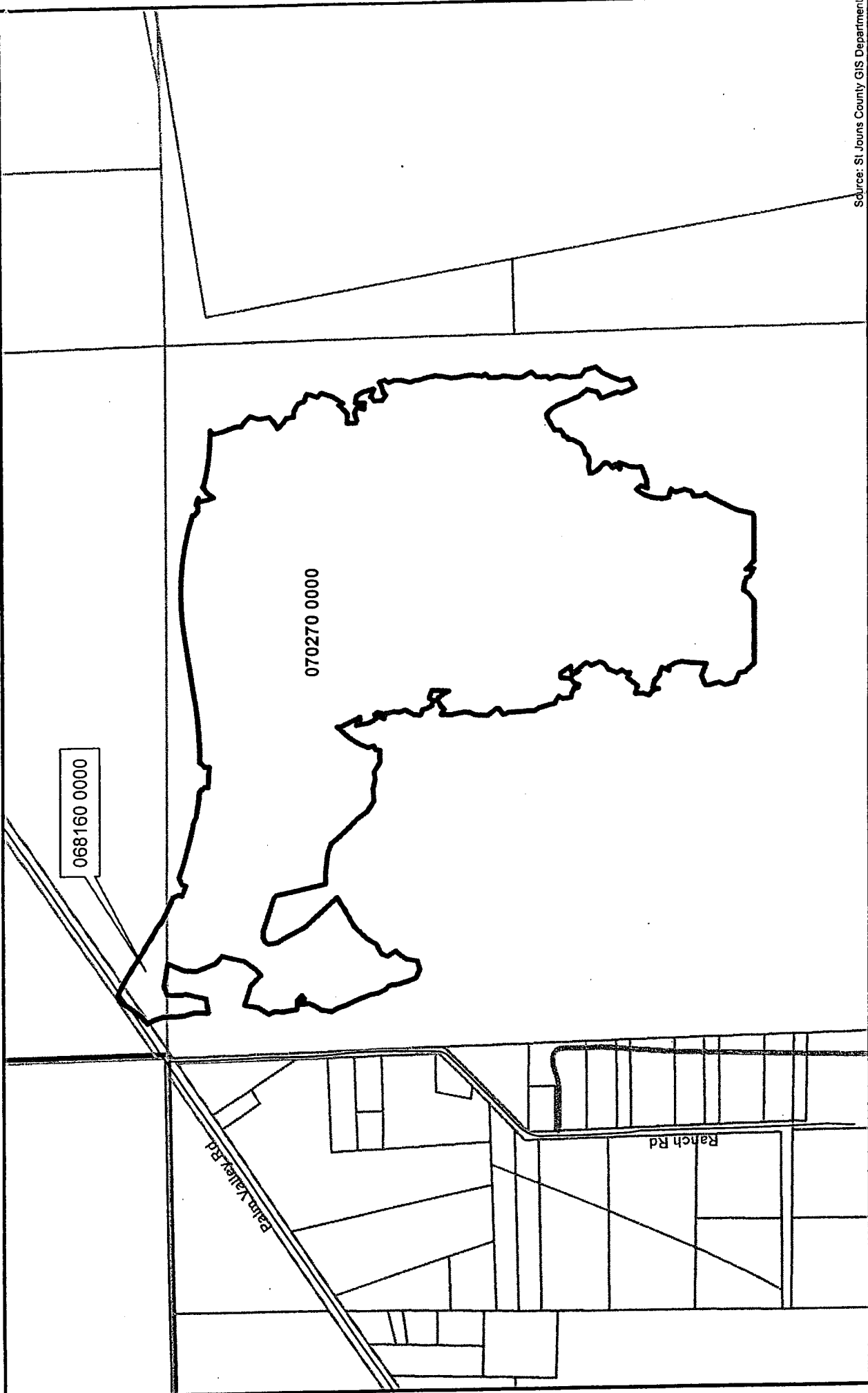
Lauren L. Owens
 Notary Signature

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



EXHIBIT G

PROOF OF OWNERSHIP

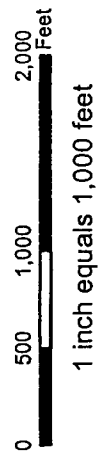


Source: St Johns County GIS Department

TOWN CENTER SOUTH EAST

Legend

-  St Johns County Street Centerlines
-  St Johns County Parcels
-  Town Center South East



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

THIS DOCUMENT IS THE PROPERTY OF ENGLAND-THIMS & MILLER, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ENGLAND-THIMS & MILLER, INC.

Map Document: (M:\Projects\08-000-39\XDP\area1_8r11.mxd)
 2/14/2008

Detailed Information on 070270 0000

PIN: 070270 0000		Physical Address				
Owner's Name		PONTE VEDRA BLVD S				
SONOC COMPANY		Map Page				
Mailing Address		4CN				
4310 PABLO OAKS CT		Sec/Town/Range				
JACKSONVILLE,FL 32224		6/5/29				
Values						
Land	0	Building Sketch	click here			
Extra Features	0	Heated/Cooled Area				
Building Value		Adjusted Area				
Market	228860	Year Built				
Assessed	228860	Tax District	300			
Exempt	0	Neighborhood Code	218700			
Taxable	228860	Use Code/Description	5500/TIMBERLAND			
Legal Description						
1 ALL 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 068160 0000

PIN: 068160 0000						
Owner's Name	Physical Address					
SONOC COMPANY	PALM VALLEY RD					
Mailing Address	Map Page					
4310 PABLO OAKS CT	4BS					
	Sec/Town/Range					
JACKSONVILLE,FL 32224	32/4/29					
Values						
Land	0	Building Sketch	click here			
Extra Features	0	Heated/Cooled Area				
Building Value		Adjusted Area				
Market	233820	Year Built				
Assessed	233820	Tax District	300			
Exempt	0	Neighborhood Code	216600			
Taxable	233820	Use Code/Description	5500/TIMBERLAND			
Legal Description						
2 ALL SECS 58 & 64 & PTS OF SECS 29 31 32 55 57 59 60 61 & 63 LYING S OF CR210 -TRACT "C"						
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 JENKS MILLER & REINSCH, P.A.
200 WEST FORSYTH STREET, SUITE 1400
JACKSONVILLE, FLORIDA 32202-4327

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.I., INC., a Florida corporation

[Signature]
Print Name: Robert A. Lepley

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

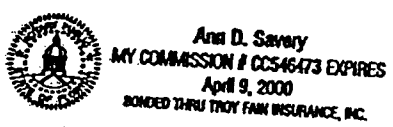
[Signature]
Print Name: ANN D. SAVERY



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.I., INC., a Florida corporation, on behalf of the corporation.

[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")

OR 1462 PG 669

Page 1 of 8

November 11, 1999

Work Order No. S98-354

Legal Description

TRACT "C"

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

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

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

EXHIBIT "A" Continued

("Property")

Page 2 of 8

May 6, 1999

Work Order No. S98-354

Legal Description

TRACT "D"

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

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

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

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

("Property")

Page 3 of 8

November 16, 1999

Work Order No. S98-354

Legal Description

TRACT "E"

Parcel 1

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

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

EXHIBIT "A" Continued

0 R 1462 P G 672

("Property")

Page 4 of 8

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")

0R1462PG 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

OR1462PG 676

September 10, 1999

Work Order No. S98-534

Page 2

TRACT "H"

Parcel 1

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

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

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

EXHIBIT "B"

[Permitted Exceptions]

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

Record and return to:

Robert A. Leapley, Esq.
Farras Metcalf Jenks Miller & Reimsch, 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
O.R. 1462 PG 678
11:59AM 12/20/1999
REC \$13.00 SUR \$2.00

I, EDWARD J. FREEL, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:
"DDI TRUST I", A DELAWARE BUSINESS TRUST,
WITH AND INTO "SONOC COMPANY, LLC" UNDER THE NAME OF "SONOC COMPANY, LLC", A LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE THE TWENTY-FOURTH DAY OF NOVEMBER, A.D. 1999, AT 9 O'CLOCK A.M.

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



Edward J. Freel
Edward J. Freel, Secretary of State

3127974 8100M
991504017

AUTHENTICATION: 0102757
DATE: 11-24-99

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

To the Secretary of State
State of Delaware

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

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

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

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

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

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

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

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

Signed on November 23, 1999

SONOC COMPANY, LLC, a Delaware limited liability company

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

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

STATE OF FLORIDA)
COUNTY OF DUVAL)ss.

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

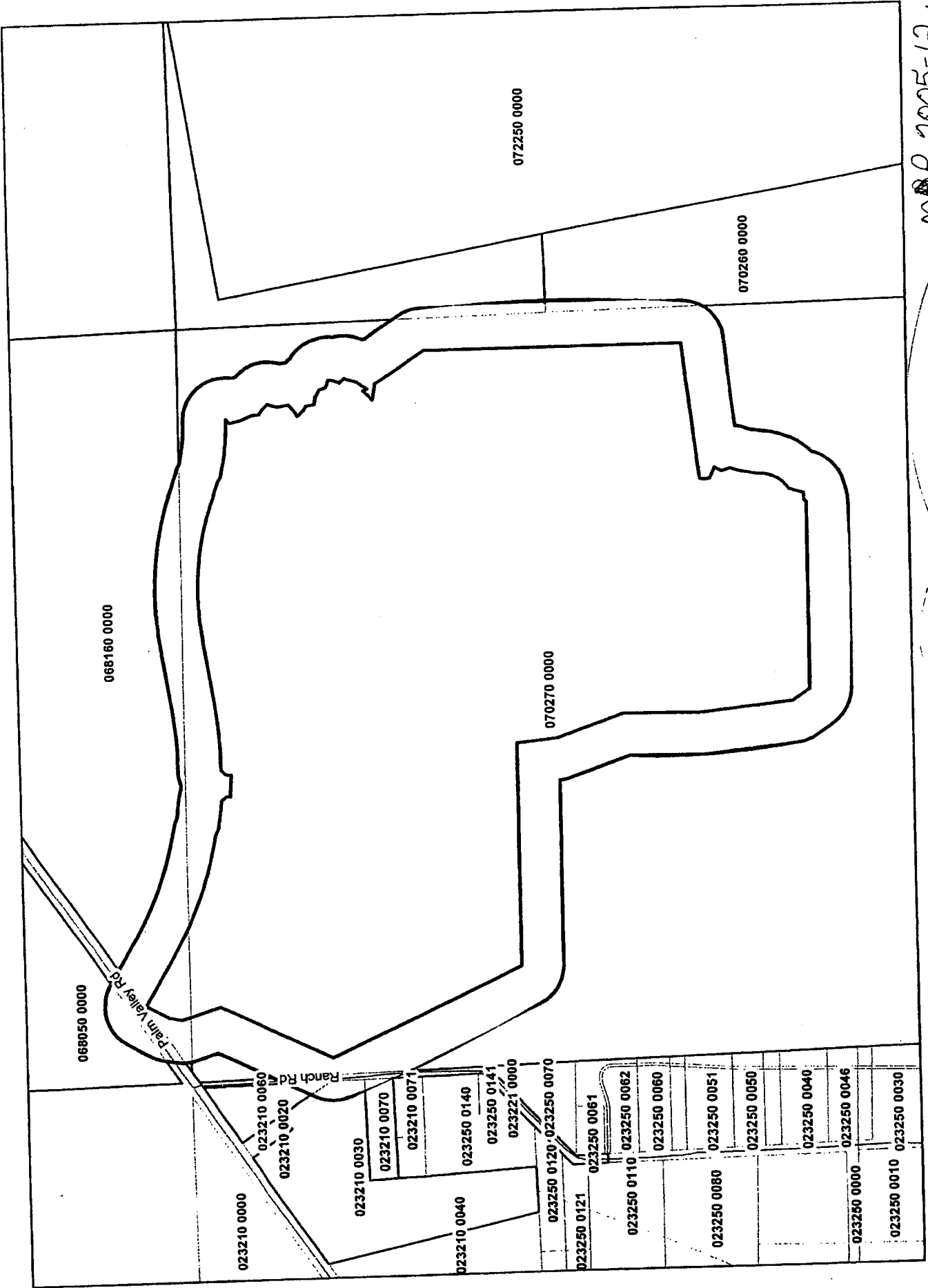


"OFFICIAL SEAL"
Lori A. Goddard
My Commission Expires 4/27/2002
Commission #CG 72887

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



MOP 2005-12

Map Prepared: 10/21/2005

Parcels within 300' of Town Center South Residential



MDP 2005-12
Town Center South

St. Johns County PIN	GIS Division	10/21/2005 9:49:24 AM	ADDRESS	ADDRESS 2	CITY, ST, ZIP	LEGAL DESCRIPTION
023210 0030	HORD JACK C., SUSANNE H	% PALM VALLEY GOLF CLUB	1075 PALM VALLEY RD	PONTE VEDRA BEACH FL 32082-4319	1-3 PART OF E2065.77FT LYING S OF RD 210 - 905.51FT ON RD OR 774/725 & 1309/1634(C/D)	
023210 0060	MULLEN GEORGE E, KIMBERLY JAN	1145 PALM VALLEY RD		PONTE VEDRA BEACH FL 32082-4321	1-6 PT OF E2065.77FT LYING S OF RD 210 485.44FT ON RD & 400 FT ON CO RD OR 944/1574	
023210 0070	BAXTER SANDRA G	215 RANCH RD		PONTE VEDRA BEACH FL 32082-4376	1-7 PT OF E2066FT LYING S OF CR210 & W OF RANCH RD - 200FT ON 60FT RD X 699.3FT & 200FT X	
068050 0000	SONOC COMPANY	4310 PABLO OAKS CT		JACKSONVILLE FL 32224- 9631	1 PORTIONS OF SECS 29 19 20 28 30 31 32 49 50 51 55 65 66 & 67 LYING N OF CR210 - TRACT B	
068160 0000	SONOC COMPANY	4310 PABLO OAKS CT		JACKSONVILLE FL 32224- 9631	2 ALL SECS 58 & 64 & PTS OF SECS 29 31 32 55 57 59 60 61 & 63 LYING S OF CR210 - TRACT "C"	
070260 0000	SONOC COMPANY	4310 PABLO OAKS CT		JACKSONVILLE FL 32224- 9631	1 & 2 ALL FRACTIONAL OR LOTS 1 2 & 3 OR 636/611 635 & 641	
070270 0000	SONOC COMPANY	4310 PABLO OAKS CT		JACKSONVILLE FL 32224- 9631	1 ALL OR 636/611 635 & 641	

MDP 2005-12

St Johns County
GIS Division
10/21/2005 9:49:20 AM

HORD JACK C,SUSANNE H
% PALM VALLEY GOLF CLUB
1075 PALM VALLEY RD
PONTE VEDRA BEACH FL 32082-4319

MULLEN GEORGE E,KIMBERLY JAN
1145 PALM VALLEY RD
PONTE VEDRA BEACH FL 32082-4321

BAXTER SANDRA G
215 RANCH RD
PONTE VEDRA BEACH FL 32082-4376

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

Town Center South Residential
England-Thims & Miller, Inc.
Created on 10/27/2005 9:41 AM

FirstName	LastName	Company	Address1	City	State	PostalCode
Rachael L.	Bennett	England-Thims & Miller, Inc	14775 St. Augustine Road	Jacksonville	FL	32258
Thomas M, Lorraine E	Short		275 Ranch Road	Ponte Vedra Beach	FL	32082-4376
William A.	Martin		255 Ranch Road	Ponte Vedra Beach	FL	32082-4376

MDP 2005-12
Town Center South

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

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 MDP 05-12 TOWN CTR S was published in said newspaper in the issues of JANUARY 9, 2006.

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 he 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 10TH day of JANUARY, 2006.

by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Patricia A. Bergquist]

(Signature of Notary Public)



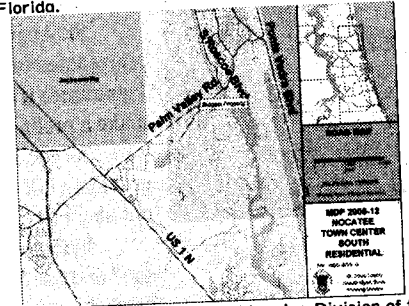
Patricia A. Bergquist My Commission DD275991 Expires December 18, 2007

(Seal)

PATRICIA A BERGQUIST

NOTICE OF A PROPOSED MASTER DEVELOPMENT PLAN

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, January 24, 2006 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 Town Center South Residential (Nocatee). The subject property is generally located within the Nocatee Planned Unit Development on South Perimeter Loop Road, 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 the County's ADA Coordinator at (904) 209-0650 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 5 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 appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedures. It is anticipated that one or more County Commissioners may attend this meeting. 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 notified 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 JAMES BRYANT, CHAIRMAN FILE NUMBER: MDP 2005-12 Town Center South Residential (Nocatee) L080-6 Jan 9, 2006