

RESOLUTION NUMBER: 200<sup>6</sup>~~2~~-25

**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 PHASE 2 ROADWAY IMPROVEMENTS 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 Phase 2 Roadway Improvements Master Development Plan 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 24<sup>th</sup> DAY OF January, 2006.

BOARD OF COUNTY COMMISSIONERS

BY: James L. Bryant  
James Bryant Chairman

ATTEST:

Robin L. Platt  
CLERK

EFFECTIVE DATE: 1-24-06

MASTER DEVELOPMENT PLAN

**PHASE II ROADWAY IMPROVEMENTS**

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

*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.**

**EXHIBIT A**

**LEGAL DESCRIPTION**

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

EXHIBIT "A"

("Property")

OR1462PG 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.

RECEIVED

NOV 14 2005

ST. JOHN'S  
PLANNING DEPARTMENT

**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° 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° 46' 44" West along said Westerly right of way line, a distance of 2,500.00 feet; run thence South 49° 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° 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.

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

("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.

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

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

0R1462PG 672

November 11, 1999

Work Order No. S98-354

**Legal Description**

**TRACT "E"**

**Parcel 2**

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

RECEIVED  
NOV 14 2005  
ST. JOHNS COUNTY  
PLANNING DEPARTMENT



**EXHIBIT "A" Continued**

**("Property")**

**OR 1462 PG 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.**

**RECEIVED**

**NOV 14 2005**

**ST. JOHNS COUNTY  
PLANNING DEPARTMENT**

**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")

OR 1462 PG 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

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

**EXHIBIT "A" Continued**

**("Property")**

**Page 8 of 8**

0 R 1462 P 6 676

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.

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

OR 1462 PG 677

**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.

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

**EXHIBIT B**

**MDP APPLICATION FORM**

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT



ST. JOHNS COUNTY
Application For Master Development Plan Review

Date: November 14, 2005

Project Name: PHASE II ROADWAY IMPROVEMENTS

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

Address: 14775 St. Augustine Road
Jacksonville, FL 32258

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

Email Address: bennetr@etminc.com

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

Address: 14775 St. Augustine Road
Jacksonville, FL 32258

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

E-mail Address: bennetr@etminc.com

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

Property Appraisers Parcel No: Portions of 023210-0000; 023230-0000; 023280-0000; 023400-0000; 068050-0000

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/ US 1

Present Use of Property: Timberland

Type of Development: Roadway & Associated Infrastructure Improvements

Acres: 91.59± acres (SIZE OF PROPERTY) Number of Lots/Units: N/A Sq. Footage: N/A (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: [Handwritten Signature]

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

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY PLANNING DEPARTMENT

**EXHIBIT C**

MDP TEXT

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT



Nocatee planned unit development

**Exhibit C**  
**Master Development Plan Text**  
**Phase II Roadway Improvements / Nocatee PUD**

**a. Introduction**

Phase II Roadway Improvements are located within the Nocatee Planned Unit Development (St. Johns County PUD 2002-02) approved pursuant to St. Johns County (SJC) Ordinance 2002-46. The Nocatee Development of Regional Impact (DRI) Development Order (DO) was approved for the St. Johns County portion of the DRI pursuant to SJC Board of County Commissioners Resolution 2001-20. The Phase II Roadway Improvements are planned as satisfaction of the transportation mitigation required by SJC DRI DO *Special Condition 25 (a) (ii) Racetrack Road Extension*, as well as to provide roadway infrastructure for the development.

The design for the Phase II Roadways is consistent with the guidelines outlined in the DRI DO and the PUD Ordinance and is consistent with the New Town Future Land Use designation and the requirements of Comprehensive Plan Policy A.1.19. For the purposes of development and compliance with PUD and Comprehensive Plan requirements, the overall PUD is considered a single site, with wetland impacts and other development considerations being monitored in the Tracking Tables submitted as a part of MDP review, and finalized at the time of construction plan review.

This Master Development Plan (MDP) for the Phase II Roadway Improvements and associated drainage infrastructure consists of the construction of Nocatee Parkway Interchange (in Duval County), completion of the North Perimeter Loop (portions in both Duval and St. Johns County), construction of a section of South Perimeter Road Extension (St. Johns County) and designating the area of existing CR 210 (St. Johns County) proposed for abandonment following completion of the roadway improvements construction.

The US 1 / Nocatee Parkway interchange lies wholly within Duval County; it is shown for reference purposes only and will be submitted to Duval County for review; it is not subject to review by St. Johns County. Additionally, portions of the US 1 interchange may require acquisition of additional land outside of the DRI / PUD boundary; these portions of the roadway and are shown for reference purposes and are not a part of the MDP. ~~Portions of the Roadway improvements that are within St. Johns County are to be constructed 'by others' as future work. These portions 'by others' are shown on the MDP for reference purposes in order to demonstrate proper highway functioning.~~

No residential or non-residential land development is associated with this request. Accordingly, a number of the St. Johns County Land Development Code MDP text and map requirements are not applicable. A portion of the roadway improvements lie within Duval County and are depicted for information purposes only.

Nocatee planned unit development

**b. Total Number of Acres**

The preliminary configuration of the proposed ROW is shown on the MDP map. All acreages are approximate until final surveying, jurisdictional permitting and engineering plans have been completed; tracking tables will be submitted during MDP review and with engineering plans to demonstrate compliance with PUD and Comprehensive Plan requirements. The approximate number of acres in St. Johns County within the boundary of Phase II Roadway ROW is 91.59193.27 acres.

**c. Total Number of Wetland Acres**

The approximate number of wetland acres in St. Johns County within the boundary of Phase II Roadway ROW is 27.27106.62± acres. Acreage is approximate and will vary based on final jurisdictional determinations.

It is anticipated that there will be 17.3116.73± acres of impacts associated with the roadway improvements; it is anticipated that there will be 9.9689.89± acres of wetlands preserved.

**d. Total Development Area**

No land development is associated with the Phase II Roadway Improvements.

**e. Residential Development**

No residential development is associated with the Phase II Roadway Improvements.

**f. Non-Residential Development**

No non-residential development is associated with the Phase II Roadway Improvements.

**g. Development Criteria**

No land development activities are proposed in association with the Phase II Roadway Improvements.

All construction procedures shall follow the Best Management practices outlined in the Stormwater Pollution Prevention Plan (SWPPP) incorporated into the DRI DO as per Special Condition 18.

**h. Infrastructure**

The proposed roadways are part of the infrastructure to serve the Nocatee project. The MDP shows the conceptual alignment of the Phase II Roadways and ponds. Water and sewer lines will be extended to serve the Nocatee development as part of this construction. Sidewalk and multi-use path routes will be constructed consistent with the PUD.

The Wildlife Underpass location is generally shown on the MDP. The wildlife underpass under the Nocatee Parkway bridge over Durbin Creek will be integrated into the roadway design at the

Nocatee planned unit development

1,600' foot long bridge that is proposed to span the wetlands system associated with Durbin Creek as shown on the MDP. The DRI DO requires a wildlife underpass with opening width of ten feet and/or a vertical clearance of at least six feet, and ~~that is~~ located landward of the jurisdictional wetland line. The 1,600' bridge that is serving as the wildlife underpass is in compliance with DRI DO Special Conditions 16(c).

The limited access portions of the roadway improvements will be fenced in accordance with DOT requirements. In addition, fencing will be added along the US 1 ROW as shown on Exhibit D-2 in order to direct wildlife to the US 1 bridge spanning Durbin Creek so that the bridge may serve as a continuation of the wildlife underpass system.

Maintenance of all improvements and infrastructure will be by the Developer during construction. Upon completion of all or portions of the construction, applicable portions of the project will be dedicated to the various governmental entities in accordance with the DRI DO.

**i. Water and Sewer Use**

No development is associated with this Master Development Plan.

**j. Soils Map**

Soils Maps and the corresponding classification description table are provided in *Exhibit E*.

**k. FLUCCS**

FLUCCS Maps are provided in *Exhibit E*.

**l. Significant Natural Communities Habitat & Listed Species**

The Longleaf Pine/ Xeric Oak habitat located within the boundary of the Phase II Roadway Improvements MDP (as shown on Map F-4 of the DRI DO) has been mitigated as a part of the DRI process pursuant to DRI DO Special Condition 16(d). The location of the proposed mitigation is generally shown on Exhibit 6 of the DRI DO; there are no mitigation sites within the boundary of the Phase II Roadway Improvements MDP. Mitigation for impacts to gopher tortoises and commensals will be handled in accordance with the Nocatee DRI. The Incidental Take Permit has been issued to the development by Florida Fish & Wildlife under Permit FLA-15, and the on-site gopher tortoise conservation area easement has been granted as defined in Permit FLA-15 per DRI DO Special Condition 16(d). The location of this conservation site is not within the boundary of the Phase II Roadway Improvements MDP.

**m. Historic Resources**

Map D of the DRI DO shows St. Johns County Archeological Site 8SJ3476 is within the boundary of the Phase II Roadway Improvements MDP. The Florida Department of State Division of Historical Resources has determined that documentation of the site has sufficiently mitigated any adverse effect to the site (letter dated May 9, 2000).

**n. Buffering & Landscaping**

## Nocatee planned unit development

In accordance with DRI DO Special Condition 17 and as shown on the MDP, ~~an minimum 100-foot~~ upland buffer is provided from Durbin Creek measured from the wetland jurisdictional line where the wetlands are adjacent to the mean high water line of the creek as graphically depicted on Exhibit 8 of the DO. No development will be allowed within this 100-foot buffer area except for utility ~~and road~~ crossings and the wildlife underpass. Other upland buffers will be provided as required by Section 7.4 of the PUD.

The use buffers adjacent to the roads shall be provided as defined in Section 5.5.9 of the PUD text, and shall be shown on the development parcels when Master Development Plans are filed for those parcels. The landscaping for the road shall be in conformance with the Land Development Code and the PUD.

Silvicultural practices within the area shown on the MDP may occur in compliance with the DRI DO and the PUD. As allowed by the PUD, a tree inventory will be made in lieu of a tree survey in order to determine the tree mitigation requirements for the projected construction.

**o. Special Districts**

The project is not within a special district as defined by Article III of the St. Johns County Land Development Code and the Nocatee PUD.

**p. Temporary Uses**

Temporary uses shall include construction trailers, staging areas for construction equipment and supplies, construction entrances and temporary access ways, stockpiling of materials, construction signage and directional signage, maintenance of traffic patterns, and similar activities related to the construction of major roadway and associated drainage infrastructure. These temporary uses shall be addressed on the construction plans either as notes or labeling on the plans. Construction trailers, construction staging and stockpiling areas shall be shown on the construction plans approved by St. Johns County. Construction trailers and staging equipment may be placed on site and moved as necessary but shall not be placed in wetland or upland preservation areas or any required buffers.

**q. Accessory Uses**

Accessory uses shall include retention areas. Dirt removed from ponds and other excavation areas may be stockpiled on-site or transported off-site.

**r. Phasing**

No land development is associated with the Phase II Roadway Improvements.

**s. Project Impacts and Benefits**

Justification for this project is as follows:

1. The proposed roadway projects will benefit St. Johns County through the provision of improved connections to local roads.
2. The proposed roadways are consistent with the approved DRI and PUD for Nocatee.

Nocatee planned unit development

3. The proposed roadways are consistent with Development Order *Special Condition 25 (a)(ii), Racetrack Road Extension*.

~~5.4.~~ The proposed cross section is consistent with the approved PUD. Sidewalk and multipath connections and the wildlife crossing are provided.

~~6.5.~~ The project will not adversely impact the orderly development of St. Johns County as embodied by the LDC and the St. Johns County Comprehensive Plan.

~~7.6.~~ The proposed roadway construction is compatible with the surrounding zoning and comprehensive plan, as well as the overall trend in the area.

~~8.7.~~ The project will not adversely affect the health, safety and welfare of the residents and workers in the area, will not be detrimental to the natural environment of the adjacent properties and will accomplish the objective standards and criteria set forth in the Land development Code.

~~9.8.~~ The proposed roadways are part of the infrastructure to serve the Nocatee development.

**t. Waivers, Variances or Deviations**

The project will be in accordance with Land Development Code requirements as they may have been modified by the approved PUD Ordinance. No additional waivers or deviations are requested.

**u. Future Land Use Designation**

The Nocatee PUD has a land use designation of New Town.

Authorized Signature

\_\_\_\_\_  
Rachael L. Bennett, Senior Planner  
England-Thims & Miller, Inc.  
Agent for Applicant

Nocatee planned unit development

**Exhibit C**  
**Master Development Plan Text**  
**Phase II Roadway Improvements / Nocatee PUD**

**a. Introduction**

Phase II Roadway Improvements are located within the Nocatee Planned Unit Development (St. Johns County PUD 2002-02) approved pursuant to St. Johns County (SJC) Ordinance 2002-46. The Nocatee Development of Regional Impact (DRI) Development Order (DO) was approved for the St. Johns County portion of the DRI pursuant to SJC Board of County Commissioners Resolution 2001-20. The Phase II Roadway Improvements are planned as satisfaction of the transportation mitigation required by SJC DRI DO *Special Condition 25 (a) (ii) Racetrack Road Extension*, as well as to provide roadway infrastructure for the development.

The design for the Phase II Roadways is consistent with the guidelines outlined in the DRI DO and the PUD Ordinance and is consistent with the New Town Future Land Use designation and the requirements of Comprehensive Plan Policy A.1.19. For the purposes of development and compliance with PUD and Comprehensive Plan requirements, the overall PUD is considered a single site, with wetland impacts and other development considerations being monitored in the Tracking Tables submitted as a part of MDP review, and finalized at the time of construction plan review.

This Master Development Plan (MDP) for the Phase II Roadway Improvements and associated drainage infrastructure consists of the construction of Nocatee Parkway Interchange (in Duval County), completion of the North Perimeter Loop (portions in both Duval and St. Johns County), construction of a section of South Perimeter Road Extension (St. Johns County) and designating the area of existing CR 210 (St. Johns County) proposed for abandonment following completion of the roadway improvements construction.

The US 1 / Nocatee Parkway interchange lies wholly within Duval County; it is shown for reference purposes only and will be submitted to Duval County for review; it is not subject to review by St. Johns County. Additionally, portions of the US 1 interchange may require acquisition of additional land outside of the DRI / PUD boundary; these portions of the roadway and are shown for reference purposes and are not a part of the MDP.

No residential or non-residential land development is associated with this request. Accordingly, a number of the St. Johns County Land Development Code MDP text and map requirements are not applicable. A portion of the roadway improvements lie within Duval County and are depicted for information purposes only.

**b. Total Number of Acres**

The preliminary configuration of the proposed ROW is shown on the MDP map. All acreages are approximate until final surveying, jurisdictional permitting and engineering plans have been completed; tracking tables will be submitted during MDP review and with engineering plans to demonstrate compliance with PUD and Comprehensive Plan requirements. The approximate

Nocatee planned unit development

number of acres in St. Johns County within the boundary of Phase II Roadway ROW is 193.27 acres.

**c. Total Number of Wetland Acres**

The approximate number of wetland acres in St. Johns County within the boundary of Phase II Roadway ROW is 106.62± acres. Acreage is approximate and will vary based on final jurisdictional determinations.

It is anticipated that there will be 16.73± acres of impacts associated with the roadway improvements; it is anticipated that there will be 89.89± acres of wetlands preserved.

**d. Total Development Area**

No land development is associated with the Phase II Roadway Improvements.

**e. Residential Development**

No residential development is associated with the Phase II Roadway Improvements.

**f. Non-Residential Development**

No non-residential development is associated with the Phase II Roadway Improvements.

**g. Development Criteria**

No land development activities are proposed in association with the Phase II Roadway Improvements.

All construction procedures shall follow the Best Management practices outlined in the Stormwater Pollution Prevention Plan (SWPPP) incorporated into the DRI DO as per Special Condition 18.

**h. Infrastructure**

The proposed roadways are part of the infrastructure to serve the Nocatee project. The MDP shows the conceptual alignment of the Phase II Roadways and ponds. Water and sewer lines will be extended to serve the Nocatee development as part of this construction. Sidewalk and multi-use path routes will be constructed consistent with the PUD.

The Wildlife Underpass location is generally shown on the MDP. The wildlife underpass will be integrated into the roadway design at the 1,600' foot long bridge that is proposed to span the wetlands system associated with Durbin Creek as shown on the MDP. The DRI DO requires a wildlife underpass with opening width of ten feet and/or a vertical clearance of at least six feet, that is located landward of the jurisdictional wetland line. The 1,600' bridge that is serving as the wildlife underpass is in compliance with DRI DO Special Conditions 16(c).

The limited access portions of the roadway improvements will be fenced in accordance with DOT requirements. In addition, fencing will be added along the US 1 ROW as shown on Exhibit

Nocatee planned unit development

D-2 in order to direct wildlife to the US 1 bridge spanning Durbin Creek so that the bridge may serve as a continuation of the wildlife underpass system.

Maintenance of all improvements and infrastructure will be by the Developer during construction. Upon completion of all or portions of the construction, applicable portions of the project will be dedicated to the various governmental entities in accordance with the DRI DO.

**i. Water and Sewer Use**

No development is associated with this Master Development Plan.

**j. Soils Map**

Soils Maps and the corresponding classification description table are provided in *Exhibit E*.

**k. FLUCCS**

FLUCCS Maps are provided in *Exhibit E*.

**l. Significant Natural Communities Habitat & Listed Species**

The Longleaf Pine/ Xeric Oak habitat located within the boundary of the Phase II Roadway Improvements MDP (as shown on Map F-4 of the DRI DO) has been mitigated as a part of the DRI process pursuant to DRI DO Special Condition 16(d). The location of the proposed mitigation is generally shown on Exhibit 6 of the DRI DO; there are no mitigation sites within the boundary of the Phase II Roadway Improvements MDP. Mitigation for impacts to gopher tortoises and commensals will be handled in accordance with the Nocatee DRI. The Incidental Take Permit has been issued to the development by Florida Fish & Wildlife under Permit FLA-15, and the on-site gopher tortoise conservation area easement has been granted as defined in Permit FLA-15 per DRI DO Special Condition 16(d). The location of this conservation site is not within the boundary of the Phase II Roadway Improvements MDP.

**m. Historic Resources**

Map D of the DRI DO shows St. Johns County Archeological Site 8SJ3476 is within the boundary of the Phase II Roadway Improvements MDP. The Florida Department of State Division of Historical Resources has determined that documentation of the site has sufficiently mitigated any adverse effect to the site (letter dated May 9, 2000).

**n. Buffering & Landscaping**

In accordance with DRI DO Special Condition 17 and as shown on the MDP, an upland buffer is provided from Durbin Creek measured from the wetland jurisdictional line where the wetlands are adjacent to the mean high water line of the creek as graphically depicted on Exhibit 8 of the DO. No development will be allowed within this 100-foot buffer area except for utility crossings and the wildlife underpass. Other upland buffers will be provided as required by Section 7.4 of the PUD.



## Nocatee planned unit development

The use buffers adjacent to the roads shall be provided as defined in Section 5.5.9 of the PUD text, and shall be shown on the development parcels when Master Development Plans are filed for those parcels. The landscaping for the road shall be in conformance with the Land Development Code and the PUD.

Silvicultural practices within the area shown on the MDP may occur in compliance with the DRI DO and the PUD. As allowed by the PUD, a tree inventory will be made in lieu of a tree survey in order to determine the tree mitigation requirements for the projected construction.

**o. Special Districts**

The project is not within a special district as defined by Article III of the St. Johns County Land Development Code and the Nocatee PUD.

**p. Temporary Uses**

Temporary uses shall include construction trailers, staging areas for construction equipment and supplies, construction entrances and temporary access ways, stockpiling of materials, construction signage and directional signage, maintenance of traffic patterns, and similar activities related to the construction of major roadway and associated drainage infrastructure. These temporary uses shall be addressed on the construction plans either as notes or labeling on the plans. Construction trailers, construction staging and stockpiling areas shall be shown on the construction plans approved by St. Johns County. Construction trailers and staging equipment may be placed on site and moved as necessary but shall not be placed in wetland or upland preservation areas or any required buffers.

**q. Accessory Uses**

Accessory uses shall include retention areas. Dirt removed from ponds and other excavation areas may be stockpiled on-site or transported off-site.

**r. Phasing**

No land development is associated with the Phase II Roadway Improvements.

**s. Project Impacts and Benefits**

Justification for this project is as follows:

1. The proposed roadway projects will benefit St. Johns County through the provision of improved connections to local roads.
2. The proposed roadways are consistent with the approved DRI and PUD for Nocatee.
3. The proposed roadways are consistent with Development Order *Special Condition 25 (a)(ii), Racetrack Road Extension*.
4. The proposed cross section is consistent with the approved PUD. Sidewalk and multipath connections and the wildlife crossing are provided.
5. The project will not adversely impact the orderly development of St. Johns County as embodied by the LDC and the St. Johns County Comprehensive Plan.

Nocatee planned unit development

6. The proposed roadway construction is compatible with the surrounding zoning and comprehensive plan, as well as the overall trend in the area.
7. The project will not adversely affect the health, safety and welfare of the residents and workers in the area, will not be detrimental to the natural environment of the adjacent properties and will accomplish the objective standards and criteria set forth in the Land development Code.
8. The proposed roadways are part of the infrastructure to serve the Nocatee development.

**t. Waivers, Variances or Deviations**

The project will be in accordance with Land Development Code requirements as they may have been modified by the approved PUD Ordinance. No additional waivers or deviations are requested.

**u. Future Land Use Designation**

The Nocatee PUD has a land use designation of New Town.

Authorized Signature

\_\_\_\_\_  
Rachael L. Bennett, Senior Planner  
England-Thims & Miller, Inc.  
Agent for Applicant

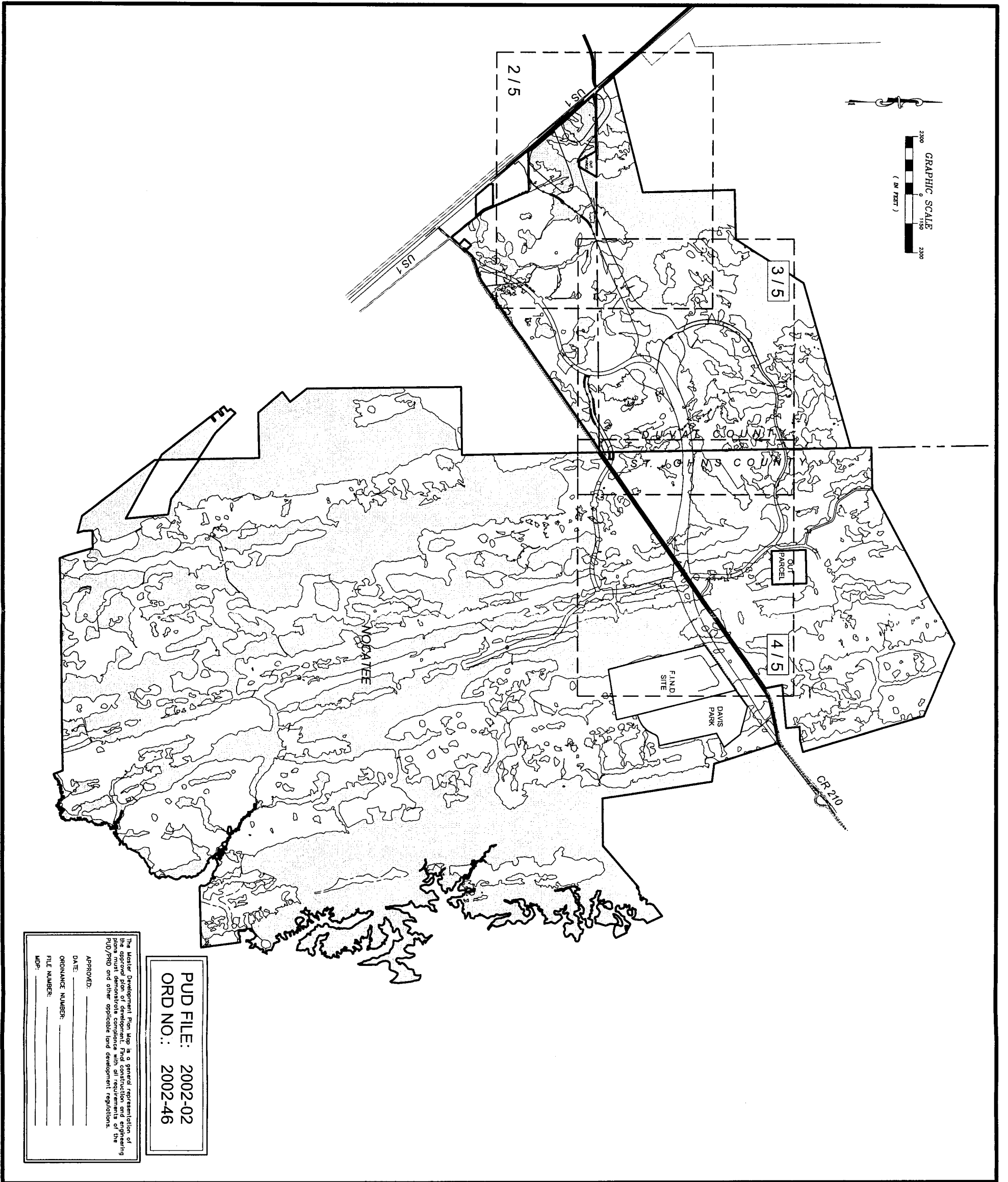
**EXHIBIT D**

MDP MAP

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT



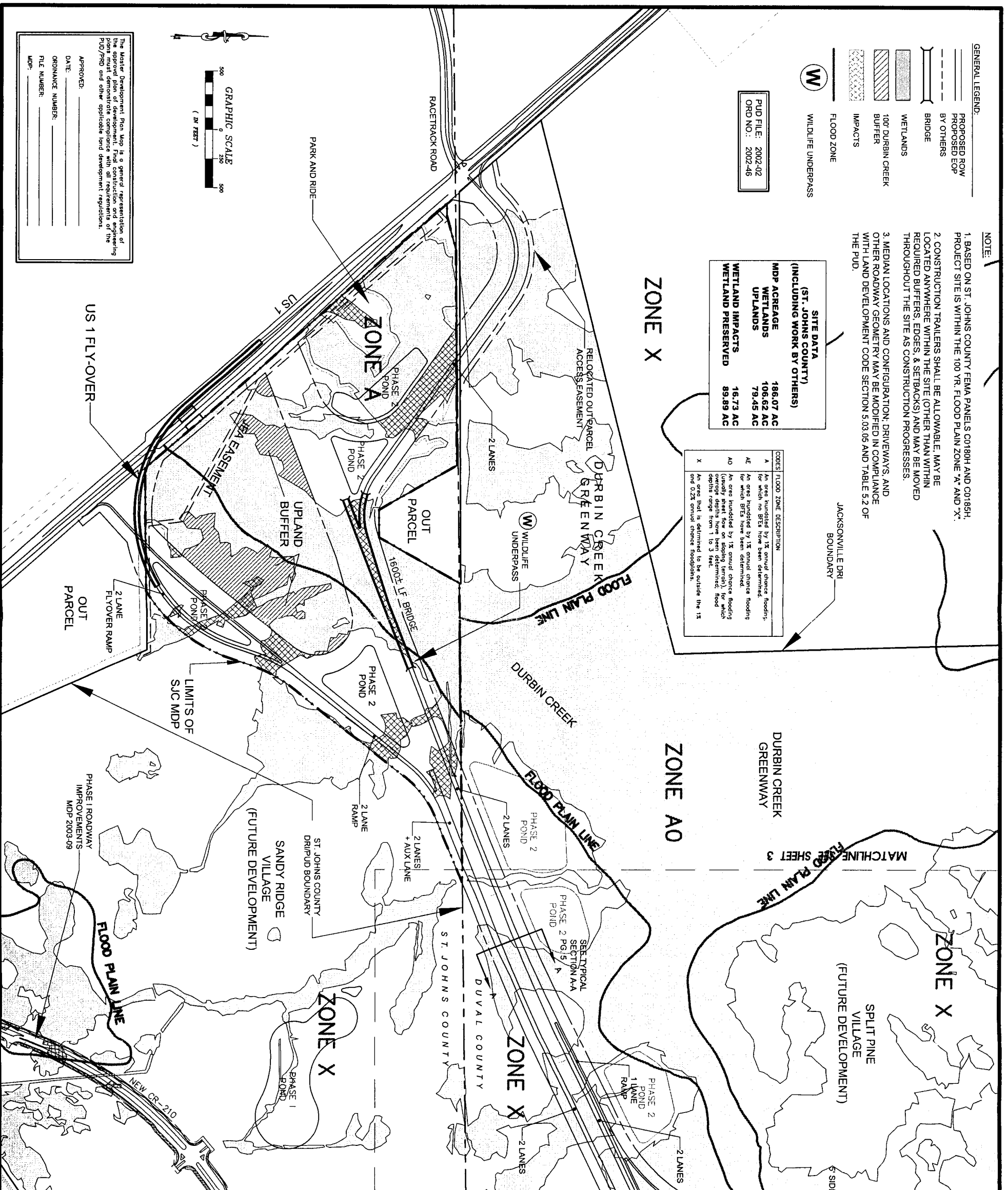
The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/Prd and other applicable land development regulations.

PUD FILE: 2002-02  
 ORD NO.: 2002-46

APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ORDINANCE NUMBER: \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_  
 MDP: \_\_\_\_\_

<b>1 OF 5</b> DRAWING NO.	 <b>England-Thimby &amp; Miller, Inc.</b> 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	<b>MASTER DEVELOPMENT PLAN</b> <b>NOCATEE - PHASE II ROADWAYS</b> <b>SONOC COMPANY, LLC</b> <b>ST. JOHNS COUNTY, FLORIDA</b>		ETM. NO. E 98-040-61 DRAWN BY: CEL/AD DESIGNED BY: RAM CHECKED BY: RLB DATE: Dec 19, 2005	REVISIONS: 1 - 12/20/05 2nd Submittal

**RECEIVED**  
**DEC 20 2005**  
 ST. JOHNS COUNTY  
 PLANNING DEPARTMENT



**GENERAL LEGEND:**

- PROPOSED ROW BY OTHERS
- BRIDGE
- WETLANDS
- 100' DURBIN CREEK BUFFER
- IMPACTS
- FLOOD ZONE
- WILDLIFE UNDERPASS

PUD FILE: 2002-02  
ORD NO.: 2002-46

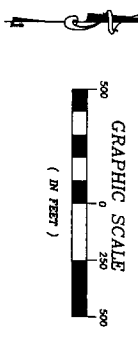
- NOTE:**
1. BASED ON ST. JOHNS COUNTY FEMA PANELS C0180H AND C0185H, PROJECT SITE IS WITHIN THE 100 YR. FLOOD PLAIN ZONE 'A' AND 'X'.
  2. CONSTRUCTION TRAILERS SHALL BE ALLOWABLE. MAY BE LOCATED ANYWHERE WITHIN THE SITE (OTHER THAN WITHIN REQUIRED BUFFERS, EDGES & SETBACKS) AND MAY BE MOVED THROUGHOUT THE SITE AS CONSTRUCTION PROGRESSES.
  3. MEDIAN LOCATIONS AND CONFIGURATION, DRIVEWAYS, AND OTHER ROADWAY GEOMETRY MAY BE MODIFIED IN COMPLIANCE WITH LAND DEVELOPMENT CODE SECTION 5.03.05 AND TABLE 5.2 OF THE PUD.

**SITE DATA (ST. JOHNS COUNTY) (INCLUDING WORK BY OTHERS)**

MDP ACREAGE	186.07 AC
WETLANDS	106.62 AC
UPLANDS	79.45 AC
WETLAND PRESERVED	16.73 AC
	89.89 AC

**CONEST. FLOOD ZONE DESCRIPTION**

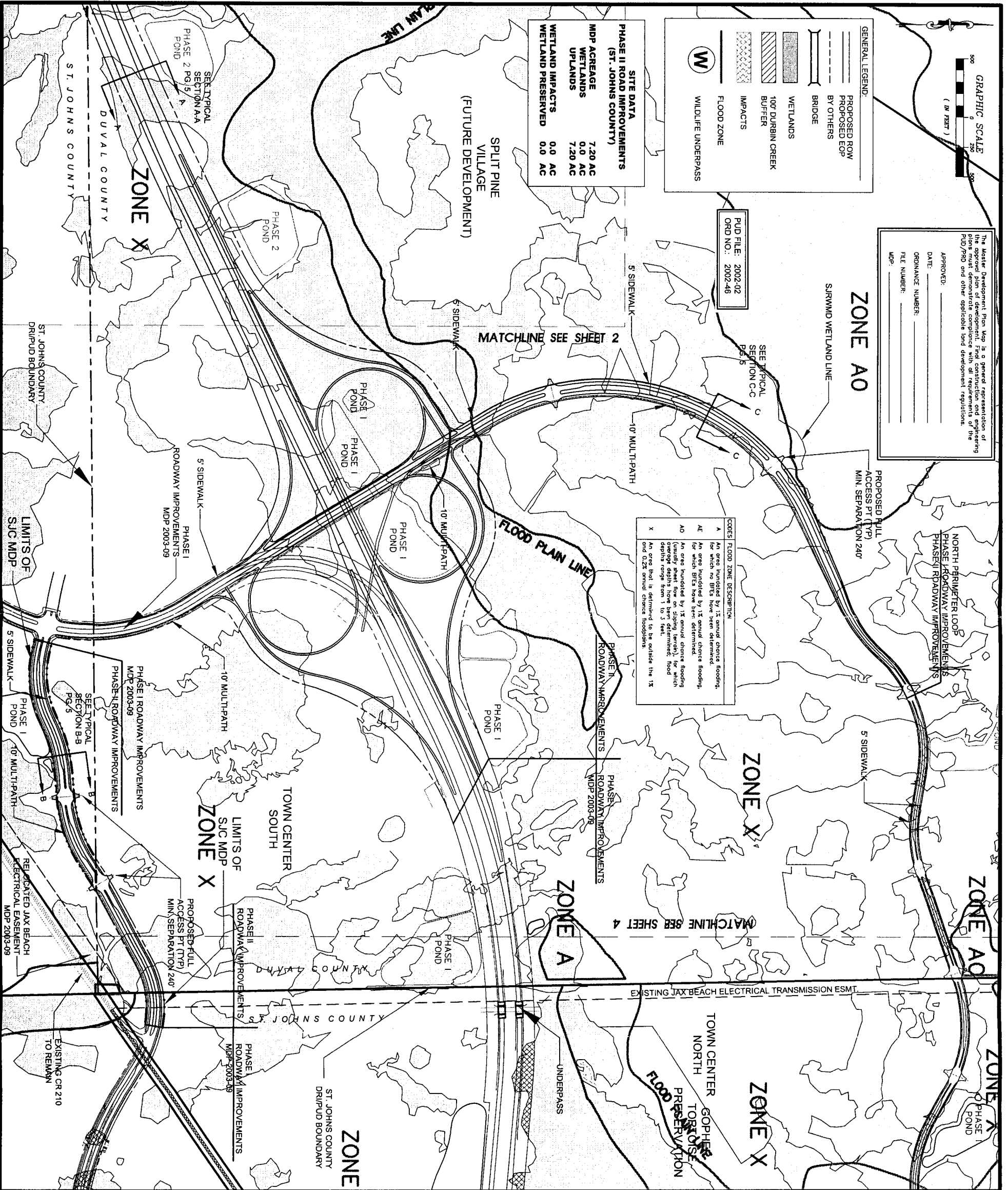
A	An area inundated by 1% annual chance flooding, for which no DFES have been determined.
AE	An area inundated by 1% annual chance flooding for which DFES have been determined.
AO	An area inundated by 1% annual chance flooding (usually street flow on sloping terrain), for which depths range from 1 to 3 feet.
X	An area that is determined to be outside the 1% and 0.2% annual storm frequency.



The Master Development Plan Map is a general representation of the proposed project. It is not intended to be used as a legal document. All plans must demonstrate compliance with all requirements of the PUD/PUD and other applicable land development regulations.

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ORDINANCE NUMBER: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_  
MDP: \_\_\_\_\_

<p><b>2 OF 5</b></p> <p>DRAWING NO.</p>	<p><b>England-Thimby &amp; Miller, Inc.</b> ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32256 CERTIFICATE OF AUTHORIZATION NUMBER: 2584 PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 646-9485</p>	<p><b>MASTER DEVELOPMENT PLAN</b> <b>NOCATEE - PHASE II ROADWAYS</b> <b>SONOC COMPANY, LLC</b> <b>ST. JOHNS COUNTY, FLORIDA</b></p>		<p>ETM. NO. E 98-040-61</p> <p>DRAWN BY: CEL/AD</p> <p>DESIGNED BY: RAM</p> <p>CHECKED BY: RLB</p> <p>DATE: Dec 19, 2005</p>	<p>REVISIONS: 1 - 12/20/05 2nd Submittal</p>
		<p><b>2 OF 5</b></p>			



**GENERAL LEGEND:**

[Symbol]	PROPOSED ROW BY OTHERS
[Symbol]	BRIDGE
[Symbol]	WETLANDS
[Symbol]	100' DURBIN CREEK BUFFER
[Symbol]	IMPACTS
[Symbol]	FLOOD ZONE
[Symbol]	WILDLIFE UNDERPASS

**SITE DATA**  
**PHASE II ROAD IMPROVEMENTS**  
 (ST. JOHNS COUNTY)

MDP ACREAGE	7.20 AC
WETLANDS	0.0 AC
UPLANDS	7.20 AC
WETLAND IMPACTS	0.0 AC
WETLAND PRESERVED	0.0 AC

The Master Development Plan, Map, is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/POD and other applicable land development regulations.

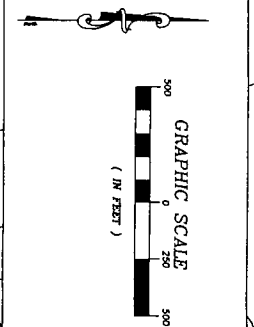
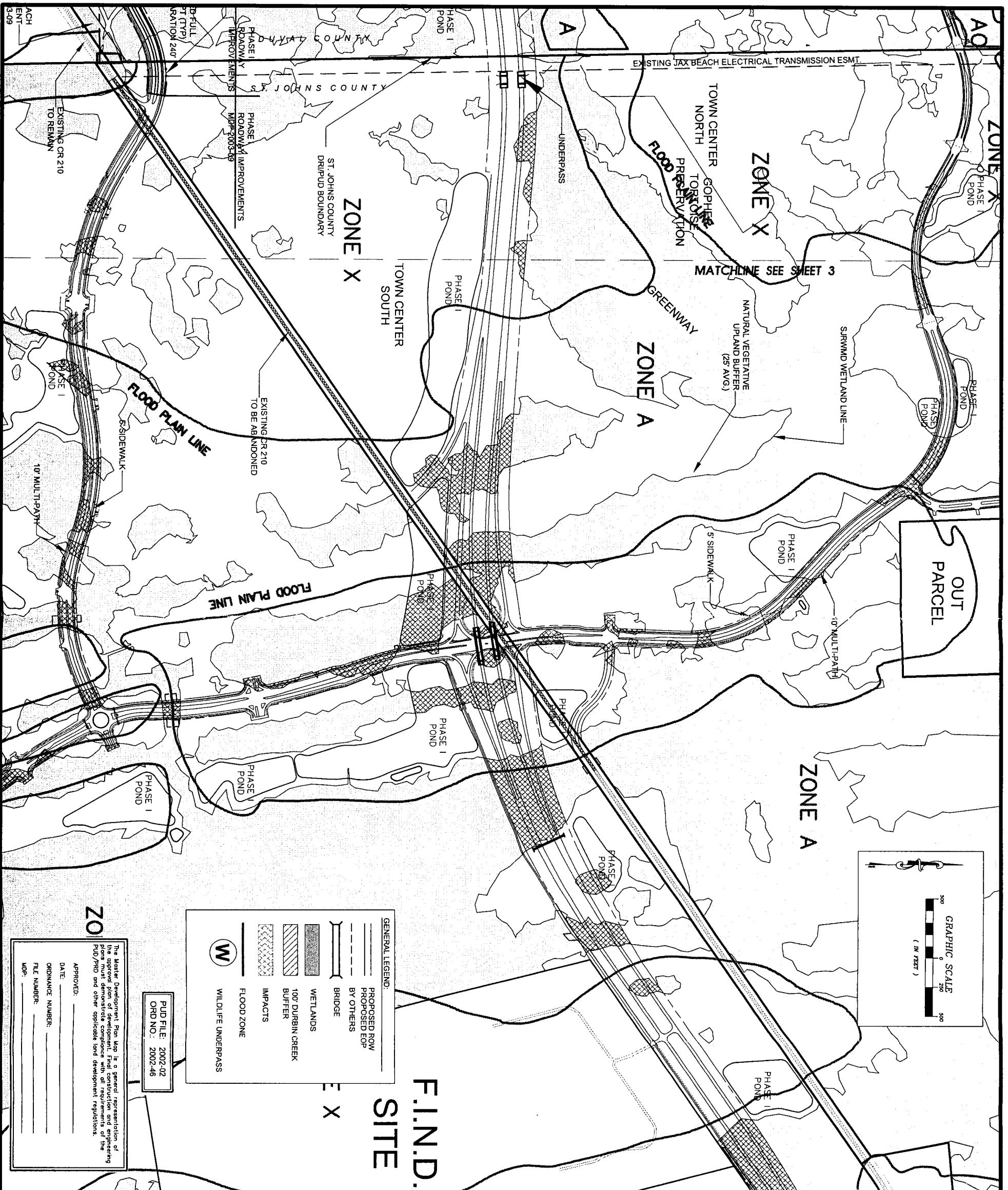
APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ORDINANCE NUMBER: \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_  
 MDP: \_\_\_\_\_

PUD FILE: 2002-92  
 ORD NO.: 2002-46

**COSES FLOOD ZONE DESCRIPTION:**

A	An area inundated by 1% annual chance flooding, for which no BRs have been determined.
AE	An area inundated by 1% annual chance flooding, for which BRs have been determined.
X	An area inundated by 1% annual chance flooding (usually sheet flow on sloping terrain) for which coverage depths have been determined; flood depths range from 1 to 3 feet.
AO	An area that is determined to be outside the 1% and 0.2% annual chance floodplains.

 <b>England-Thimby &amp; Miller, Inc.</b> 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	<b>MASTER DEVELOPMENT PLAN</b> <b>NOCATEE - PHASE II ROADWAYS</b> <b>SONOC COMPANY, LLC</b> <b>ST. JOHNS COUNTY, FLORIDA</b>	ETM. NO. E 98-040-61 DRAWN BY: CEL/AD DESIGNED BY: RAM CHECKED BY: RLB DATE: Dec 19, 2005	REVISIONS: 1 - 12/20/05 2nd Submittal
	<b>3 OF 5</b> DRAWING NO.		



**GENERAL LEGEND:**

	PROPOSED ROW BY OTHERS
	BRIDGE
	WETLANDS
	100' DUBBIN CREEK BUFFER
	IMPACTS
	FLOOD ZONE
	WILDLIFE UNDERPASS

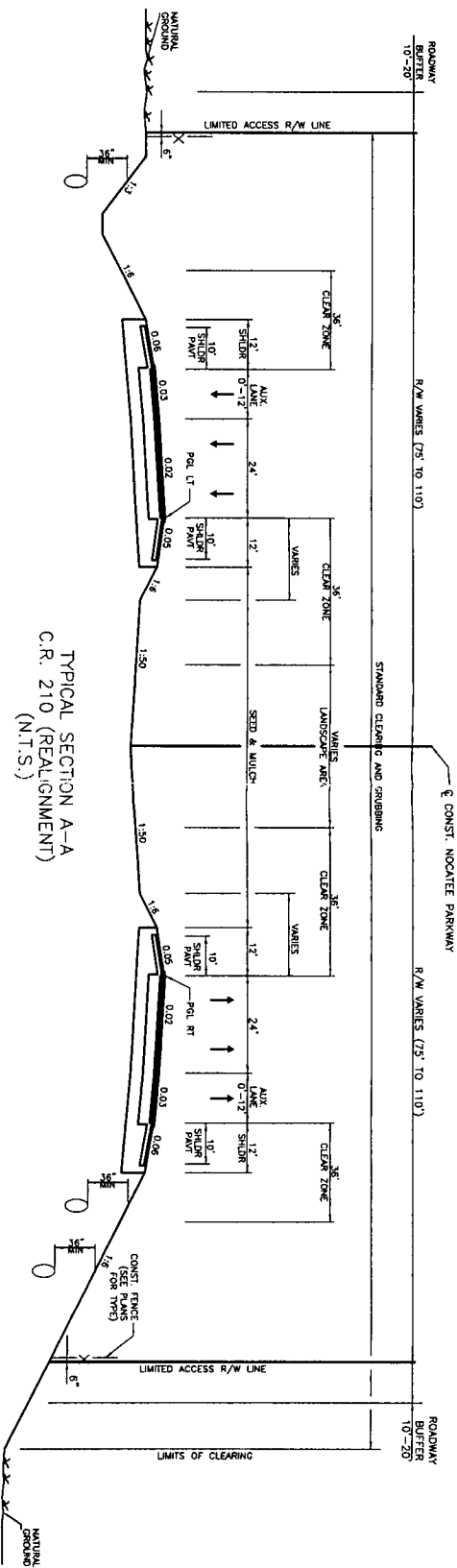
The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of the PUD/RSD and other applicable land development regulations.

PUD FILE: 2002-02  
ORD NO.: 2002-46

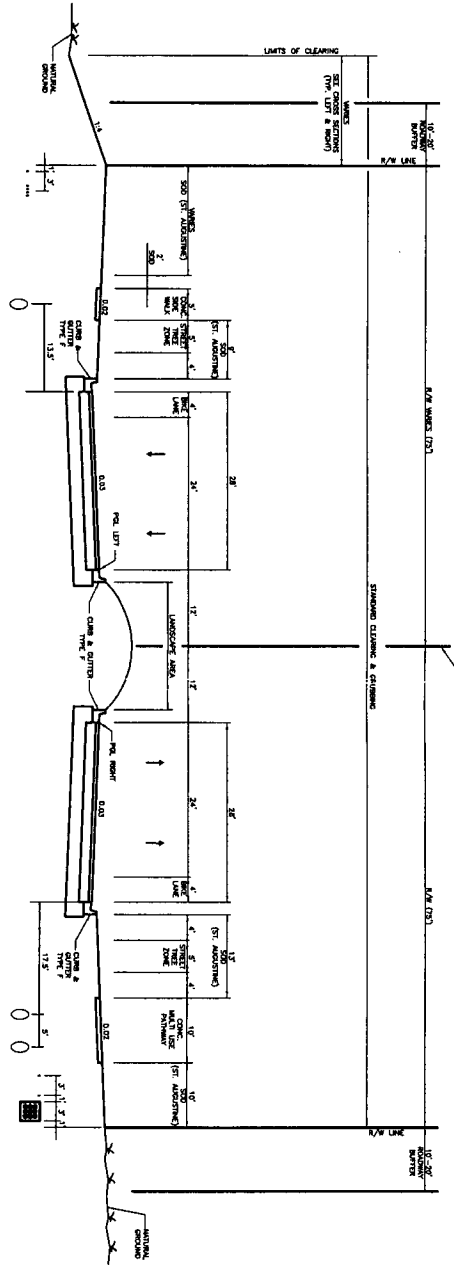
APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
ORDINANCE NUMBER: \_\_\_\_\_  
FILE NUMBER: \_\_\_\_\_  
MDF: \_\_\_\_\_

**F.I.N.D. SITE**

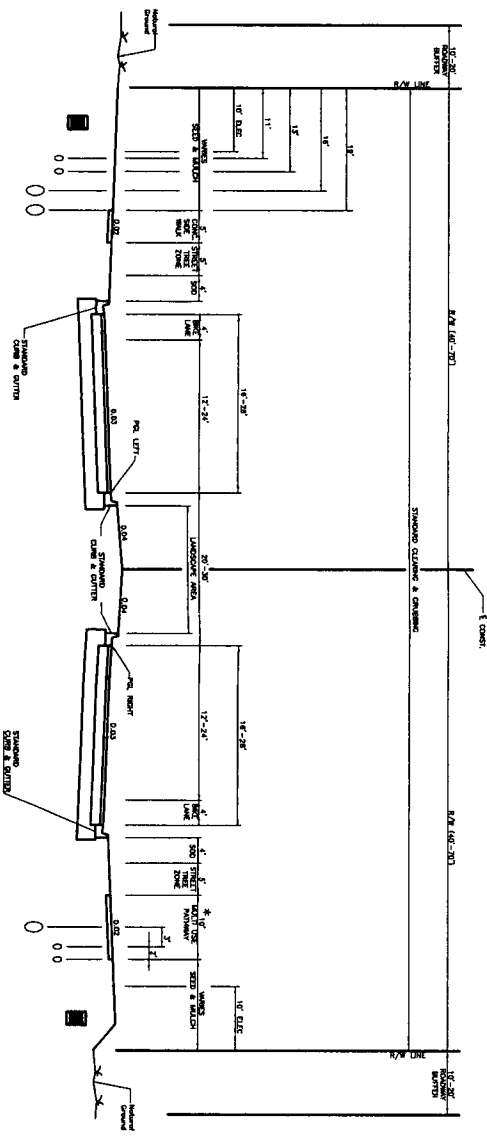
 <b>England-Thimby &amp; Miller, Inc.</b> ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258 CERTIFICATE OF AUTHORIZATION NUMBER: 2584 PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 646-9485	<b>MASTER DEVELOPMENT PLAN</b> <b>NOCATEE - PHASE II ROADWAYS</b> <b>SONOC COMPANY, LLC</b> <b>ST. JOHNS COUNTY, FLORIDA</b>		ETM. NO. E 98-040-61 DRAWN BY: CEL/AD DESIGNED BY: RAM CHECKED BY: RLB DATE: Dec 19, 2005	REVISIONS: 1 - 12/20/05 2nd Submittal
	<b>4 OF 5</b> DRAWING NO.			



TYPICAL SECTION A-A  
C.R. 210 (REALIGNMENT)  
(N.T.S.)



TYPICAL SECTION B-B  
SOUTH PERIMETER ROAD  
(N.T.S.)



TYPICAL SECTION C-C  
NORTH PERIMETER ROAD  
(N.T.S.)

\* 5' WALK ALONG TWO-LANE SECTION

REVISIONS:  
1 - 12/20/05 2nd Submittal

ETM. NO. E 98-040-61  
DRAWN BY: CEL/AD  
DESIGNED BY: RAM  
CHECKED BY: RLB  
DATE: Dec 19, 2005

**MASTER DEVELOPMENT PLAN**

**NOCATEE - PHASE II ROADWAYS**  
**SONOC COMPANY, LLC**  
**ST. JOHNS COUNTY, FLORIDA**

**England-Thimby & Miller, Inc.**

ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS  
14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32256  
CERTIFICATE OF AUTHORIZATION NUMBER: 2584  
PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 646-9485





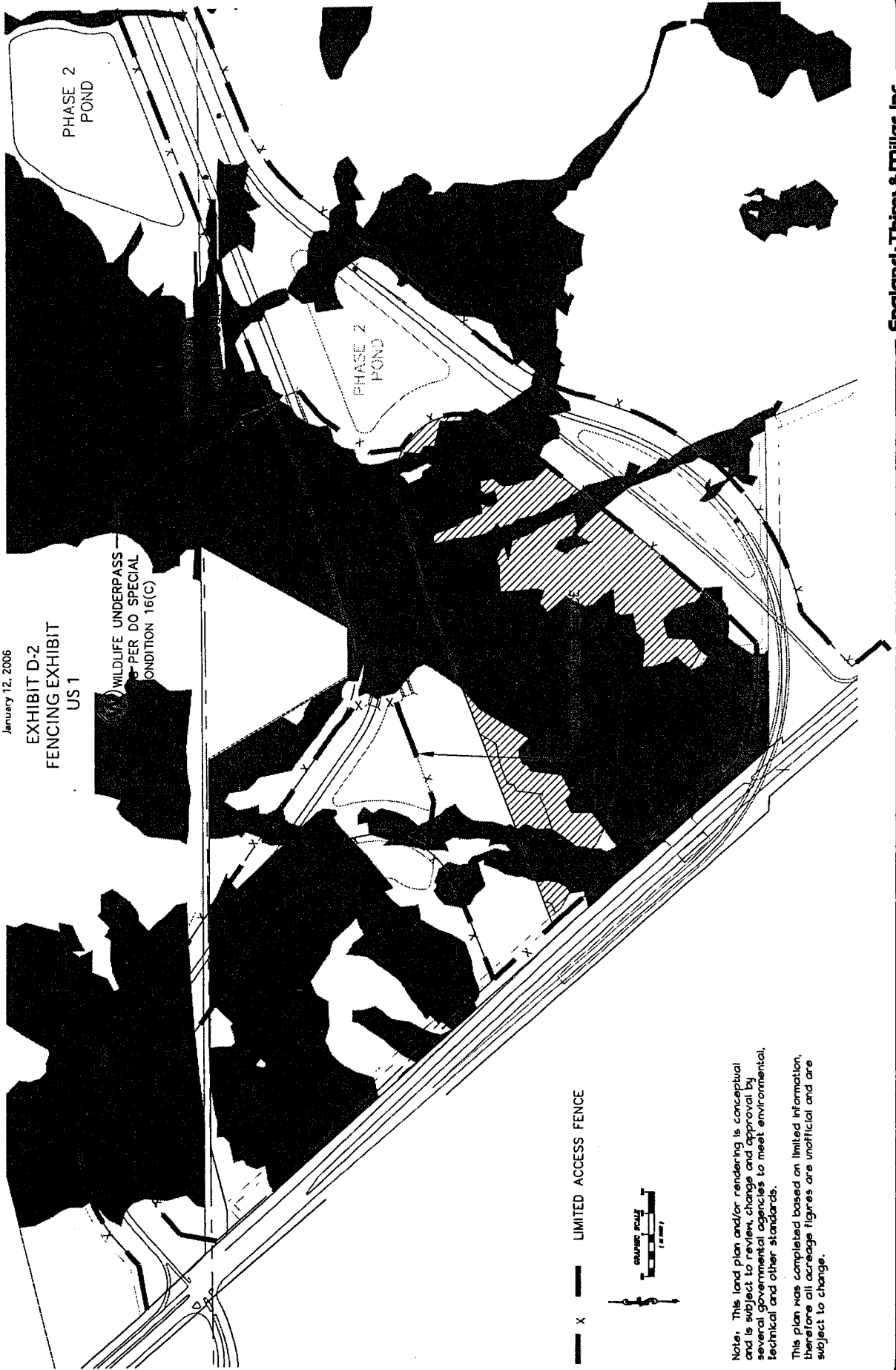
# Racetrack Road Extension

St. Johns County, Florida

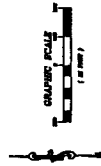
January 12, 2006

EXHIBIT D-2  
FENCING EXHIBIT  
US 1

WILDLIFE UNDERPASS  
PER DO SPECIAL  
CONDITION 16(C)



X LIMITED ACCESS FENCE



Note: This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards.

This plan was completed based on limited information, therefore all acreage figures are unofficial and are subject to change.

**EXHIBIT E**  
MAP EXHIBITS

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

MAP EXHIBITS

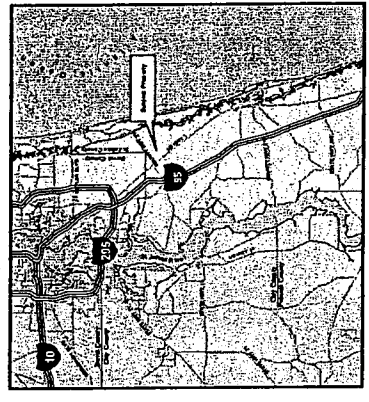
SOILS MAP & TABLE  
FLUCCS MAP

**Nocatee Phase II  
Roadway Improvements/  
St. Johns County**

**St. Johns County  
FLUCCS Map**

- Source: S.J.R/WMD
- LEGEND**
- Roadways of Interest
  - Additional Right of Ways
  - FLUCCS
  - Nocatee DRI/PUD

- KEY**
- 2150 Field Crops
  - 3300 Mixed Rangeland
  - 4120 Longleaf Pine
  - 4300 Upland Mixed Coniferous Hardwood
  - 4410 Pine Plantations
  - 5410 Pine Plantations with less than 10 Ac.
  - 6150 River/Stream
  - 6210 Cypress
  - 6300 Wetland Forested Mixed

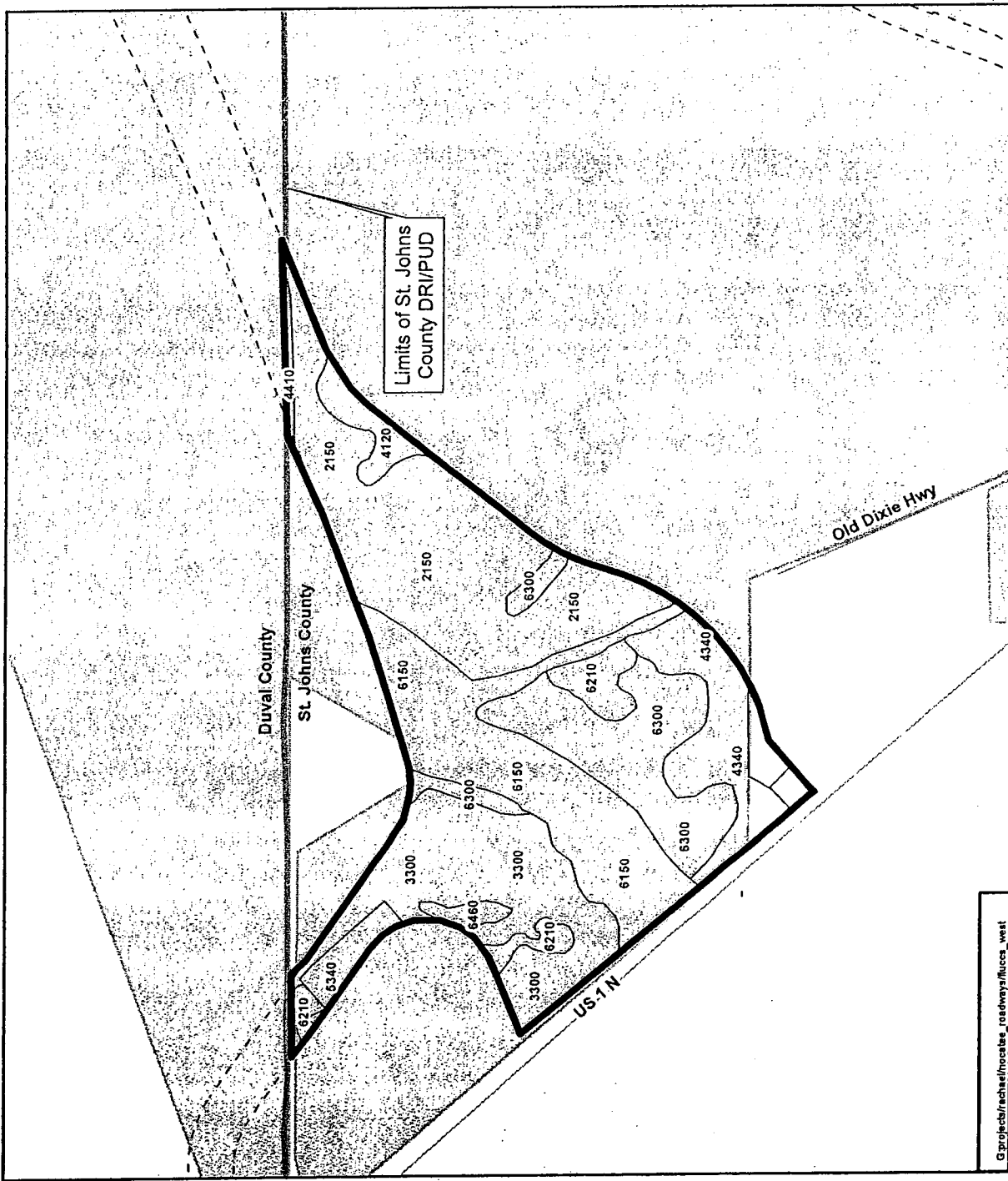


VICINITY MAP

0 300 600 1,200 Feet  
1 inch equals 600 feet

**England-Thims & Miller, Inc.**  
Engineers • Planners • G.I.S. • Landscape Architects • Surveyors

THIS MAP IS THE PROPERTY OF ENGLAND-THIMS & MILLER, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND AREA SPECIFICALLY IDENTIFIED HEREON. ANY REPRODUCTION OR TRANSMISSION OF THIS MAP IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF ENGLAND-THIMS & MILLER, INC. IS STRICTLY PROHIBITED.



G:\project\rechas\nocatee\_roadways\lucca\_west





**RECEIVED**  
**NOV 14 2005**  
ST. JOHNS COUNTY  
PLANNING DEPARTMENT

**Nocatee Phase II  
Roadway Improvements/  
St. Johns County**

**St. Johns County  
FLUCCS Map**

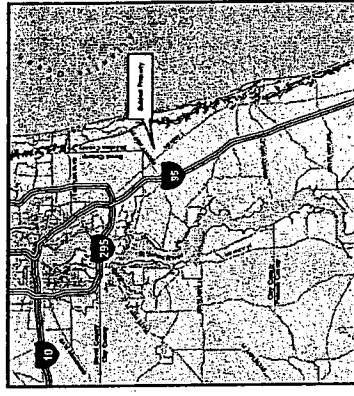
Source: LRRWMD

**LEGEND**

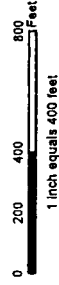
-  Roadways of Interest
-  FLUCCS
-  Additional Right of Ways
-  Nocatee DR/PUID

**KEY**

- 3300 Mixed Rangeland
- 4110 Mastic Flakwoods
- 4430 Pine Plantations
- 4430 Hardwood Conifer Mixed
- 7400 Disturbed Land
- 8320 Electrical Power Lines

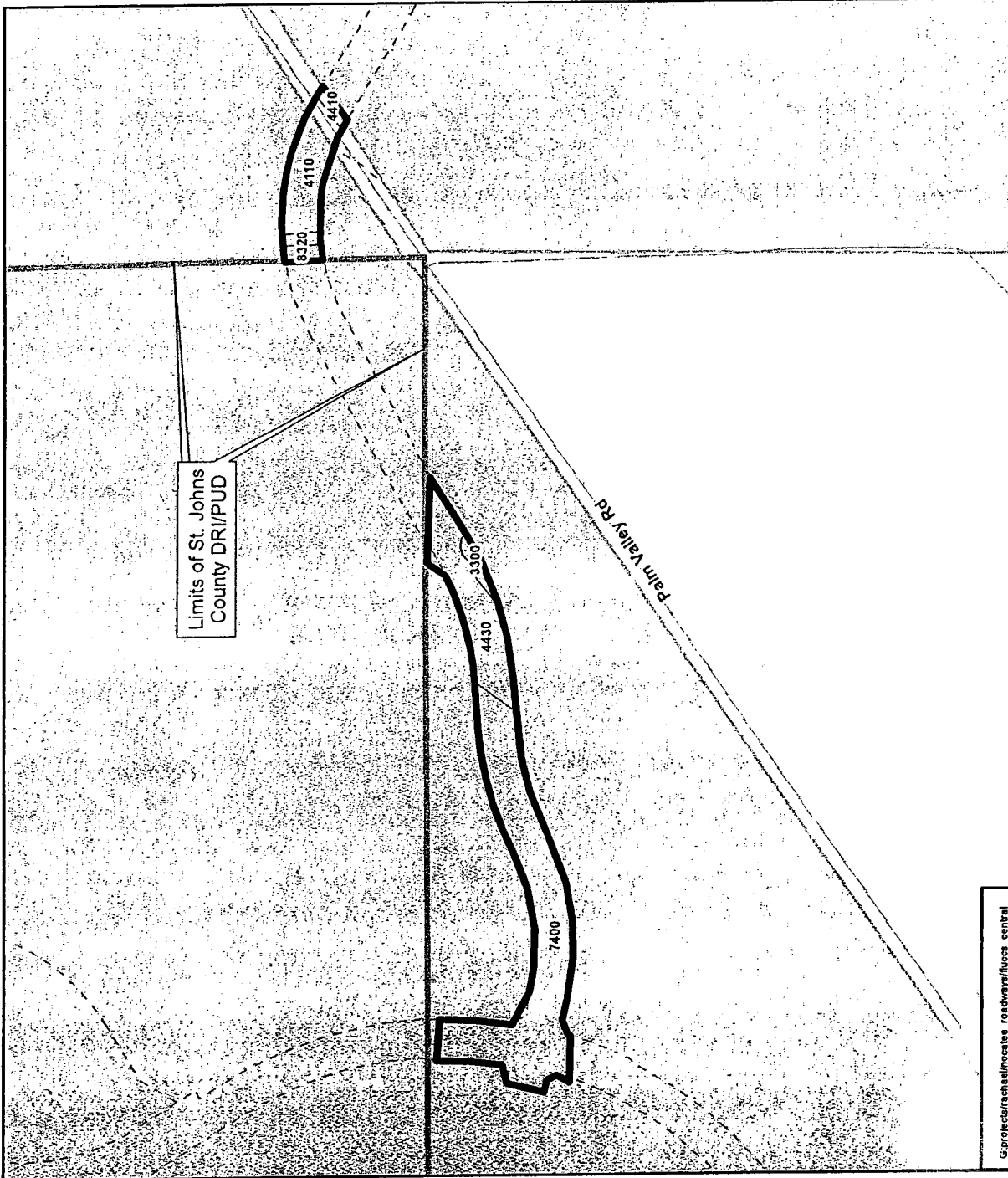


VICINITY MAP



**England-Thims & Miller, Inc.**  
Surveyors • Planners • Architects • Landscape Architects • Engineers

This map was prepared by England-Thims & Miller, Inc. for the use of St. Johns County. It is not to be used for any other purpose without the written consent of England-Thims & Miller, Inc. The information contained herein is based on the best available information and is not a guarantee of accuracy. The user assumes all liability for any errors or omissions. The user also assumes all liability for any damages, including consequential damages, arising from the use of this map. The user agrees to hold England-Thims & Miller, Inc. harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this map. The user also agrees to indemnify and hold England-Thims & Miller, Inc. harmless from and against all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this map.



G:\projects\rachael\nocatee\_roadways\fluccs\_central

RECEIVED

NOV 14 2005





ST. JOHNS COUNTY  
PLANNING DEPARTMENT

**Nocatee Phase II  
Roadway Improvements/  
St. Johns County**

**St. Johns County  
FLUCCS Map**

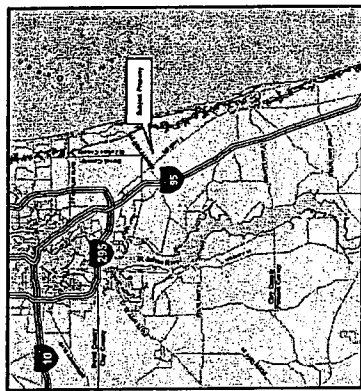
Source: S. J. RWWD

**LEGEND**


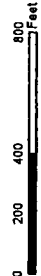
-  Roadways of Interest
-  FLUCCS
-  Additional Right of Ways
-  Nocatee DRI/PUD

**KEY**

- 4110 Mesic Flatwoods
- 4410 Pine Plantations
- 6170 Mixed Wetland Hardwoods
- 6200 Wetland Coniferous Forests
- 8320 Electrical Power Lines



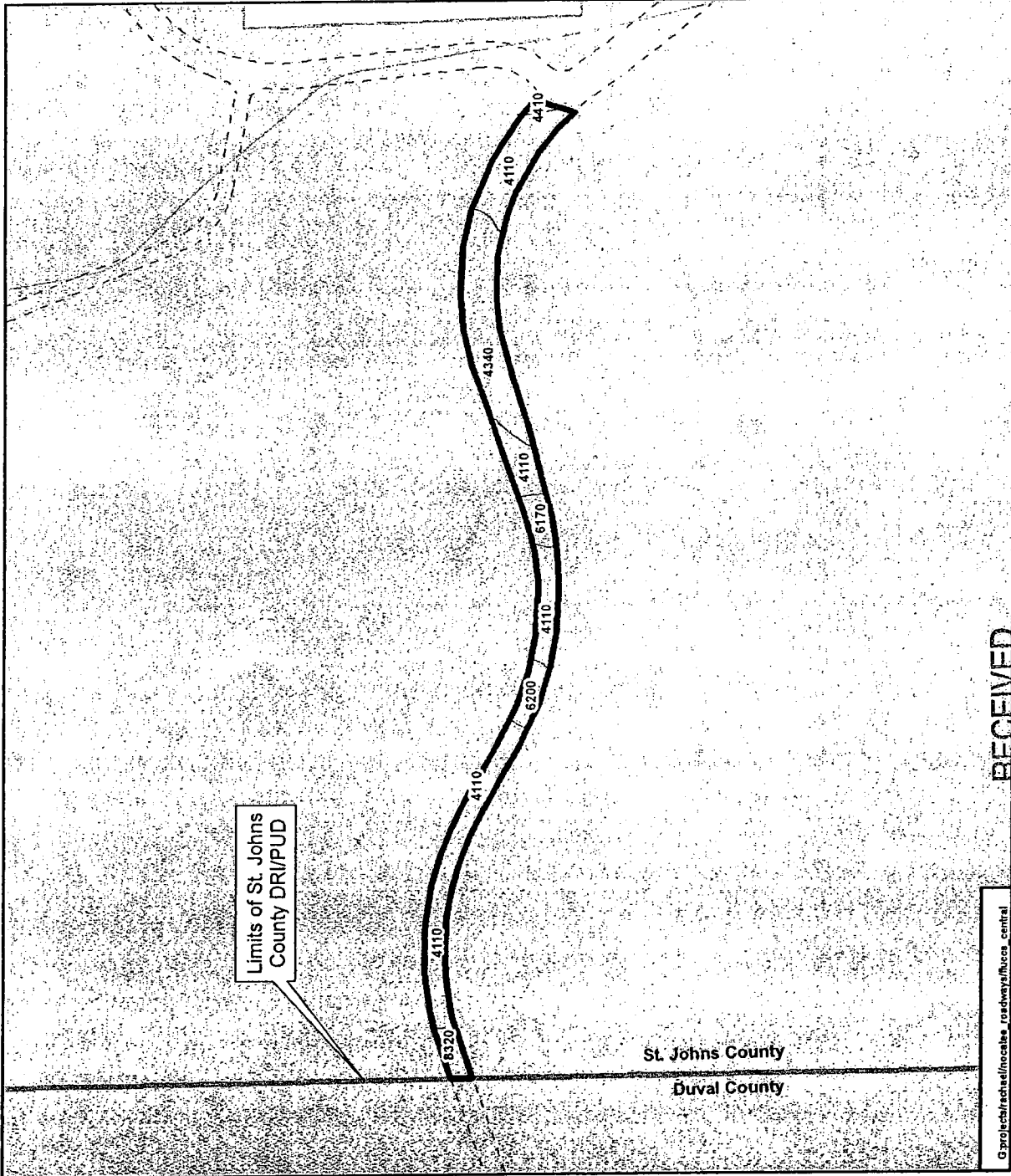
VICINITY MAP

1 inch equals 400 feet



**England-Thims & Miller, Inc.**  
 ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS  
 10000 W. BIRCHWOOD DRIVE, SUITE 100, WILMINGTON, NC 28403  
 TEL: 910.342.1000 FAX: 910.342.1001 WWW.ETMILLER.COM



Limits of St. Johns  
County DRI/PUD

St. Johns County  
Duval County

G:\projects\trachee\trachee\_roadways\fluccs\_central

RECEIVED

NOV 14 2005





ST. JOHNS COUNTY  
PLANNING DEPARTMENT

**Nocatee Phase II  
Roadway Improvements/  
St. Johns County**

**St. Johns County  
Soils Map**

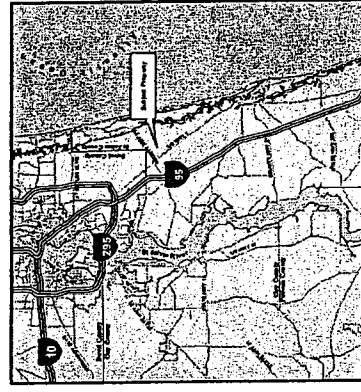
Source: SRVWD

**LEGEND**

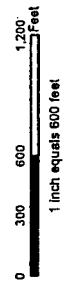
-  Roadways of Interest
-  Soils
-  Nocatee DRI/PUD
-  Additional Right of Ways

**KEY**

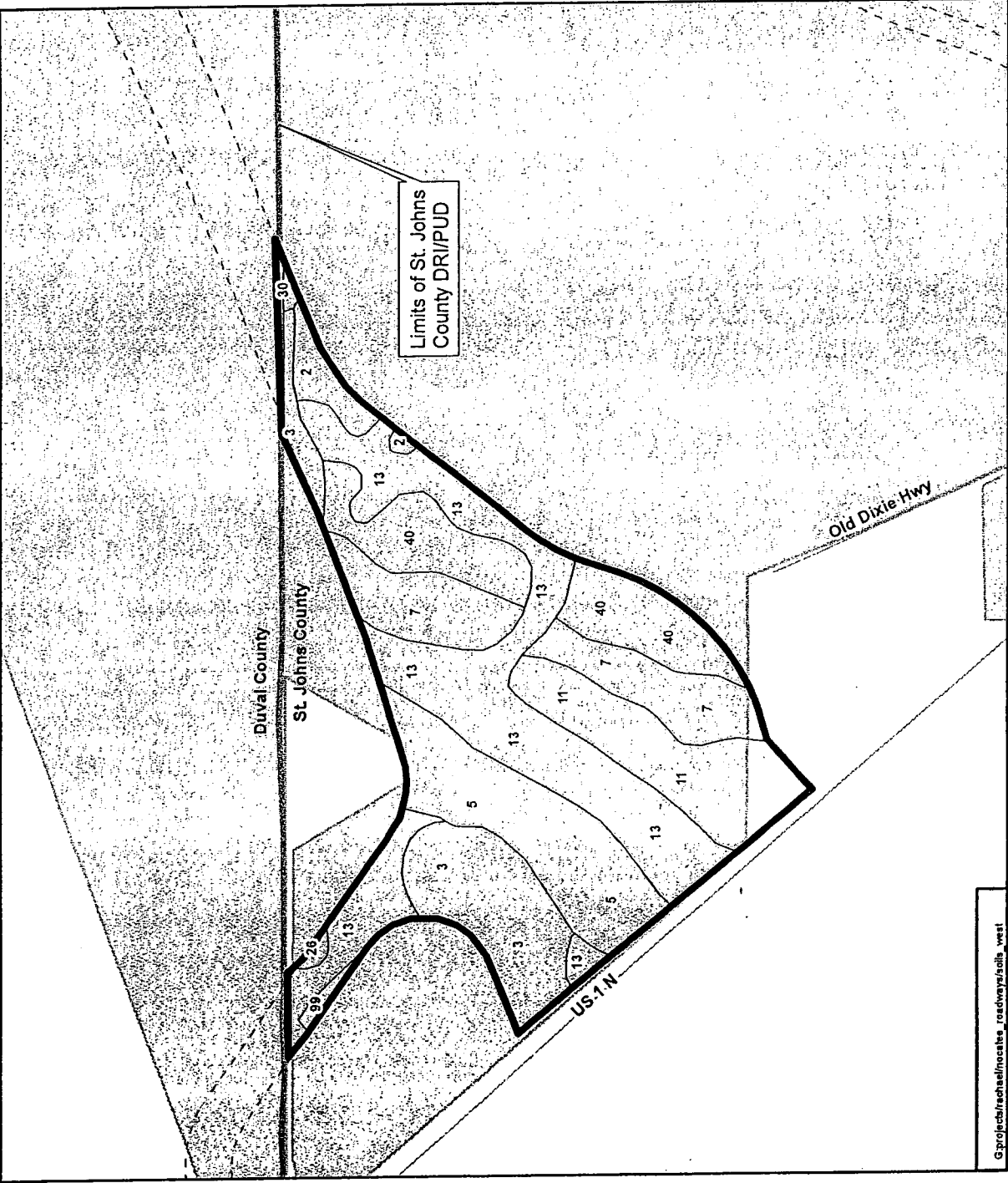
- 2 Astatula Fine Sand
- 3 Myakka Fine Sand
- 5 St. Johns Fine Sand
- 7 Immokalee Fine Sand
- 11 Snyrna Fine Sand
- 13 St. Johns Fine Sand
- 26 Samsula Muck
- 30 Wesconnett Fine Sand
- 40 Pottsburg Fine Sand
- 99 Water



VICINITY MAP




**England-Thims & Miller, Inc.**  
ENGINEERS • PLANNERS • SURVEYORS • LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS



G:\projects\rachel\nocatee\_roadways\soils\_west

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

**Nocatee Phase II  
Roadway Improvements/  
St. Johns County**

**St. Johns County  
Soils Map**

Author: E. J. RWWD

**LEGEND**

▭ Roadways of Interest

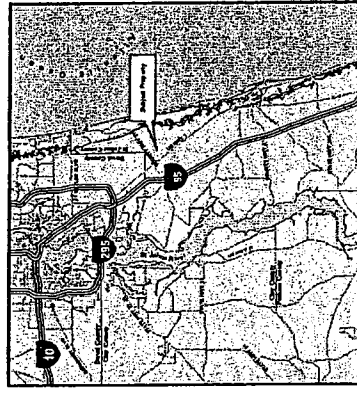
▭ Soils

- - - Additional Right of Ways

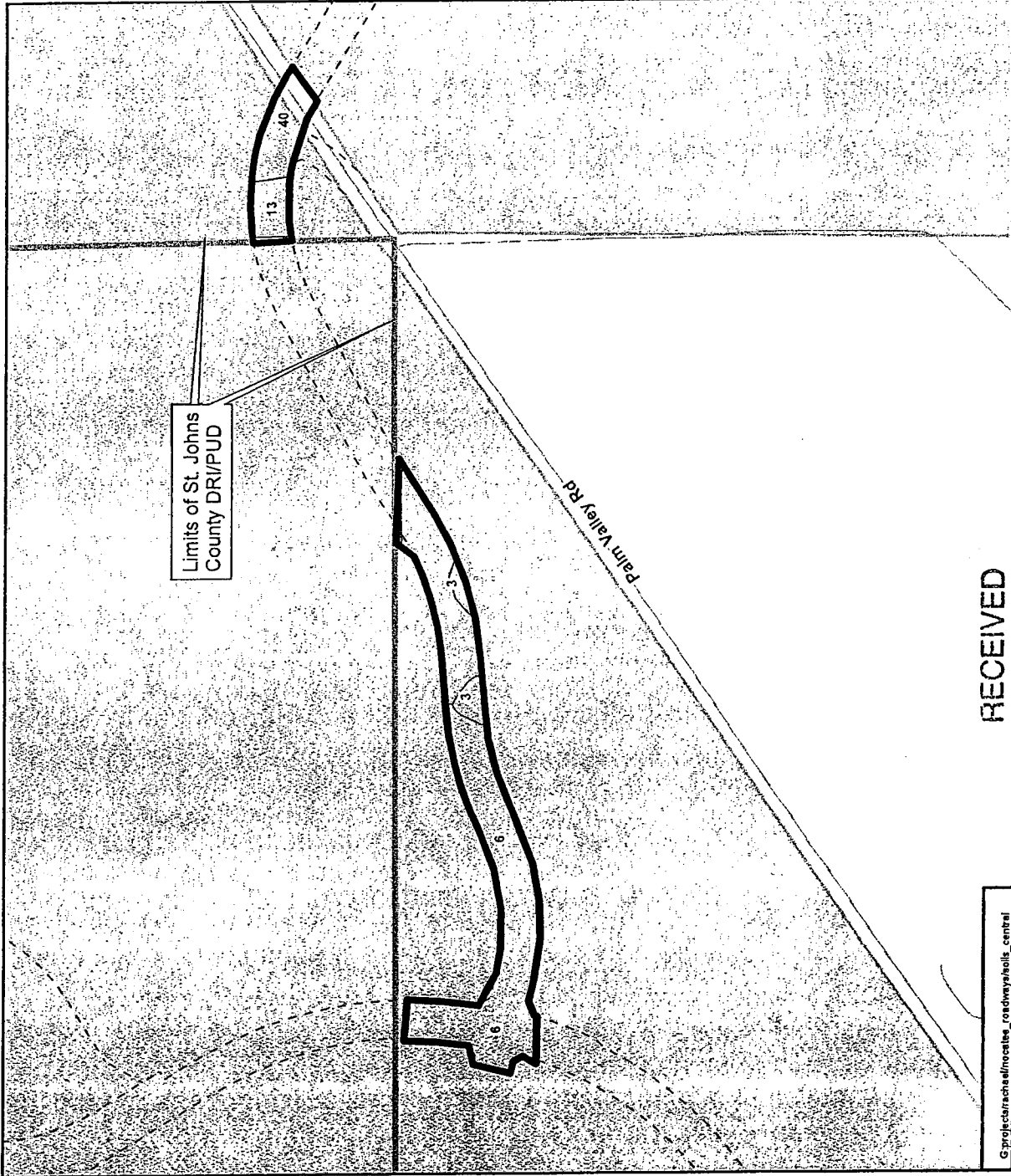
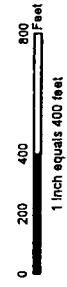
▨ Nocatee DRI/PUD

**KEY**

- 3 Myakka Fine Sand
- 6 Tavares Fine Sand
- 13 St. Johns Fine Sand
- 40 Pottsburg Fine Sand



VICINITY MAP



RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

G:\projects\stjohns\nocatee\_roadways\soils\_central

**Nocatee Phase II  
Roadway Improvements/  
St. Johns County**

**St. Johns County  
Soils Map**

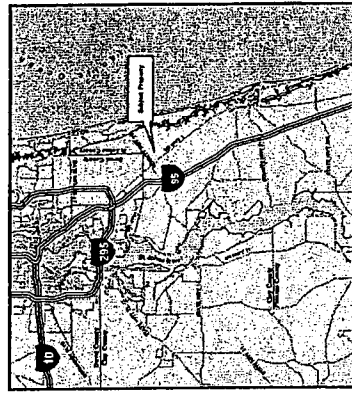
Series: 8/19/04

**LEGEND**

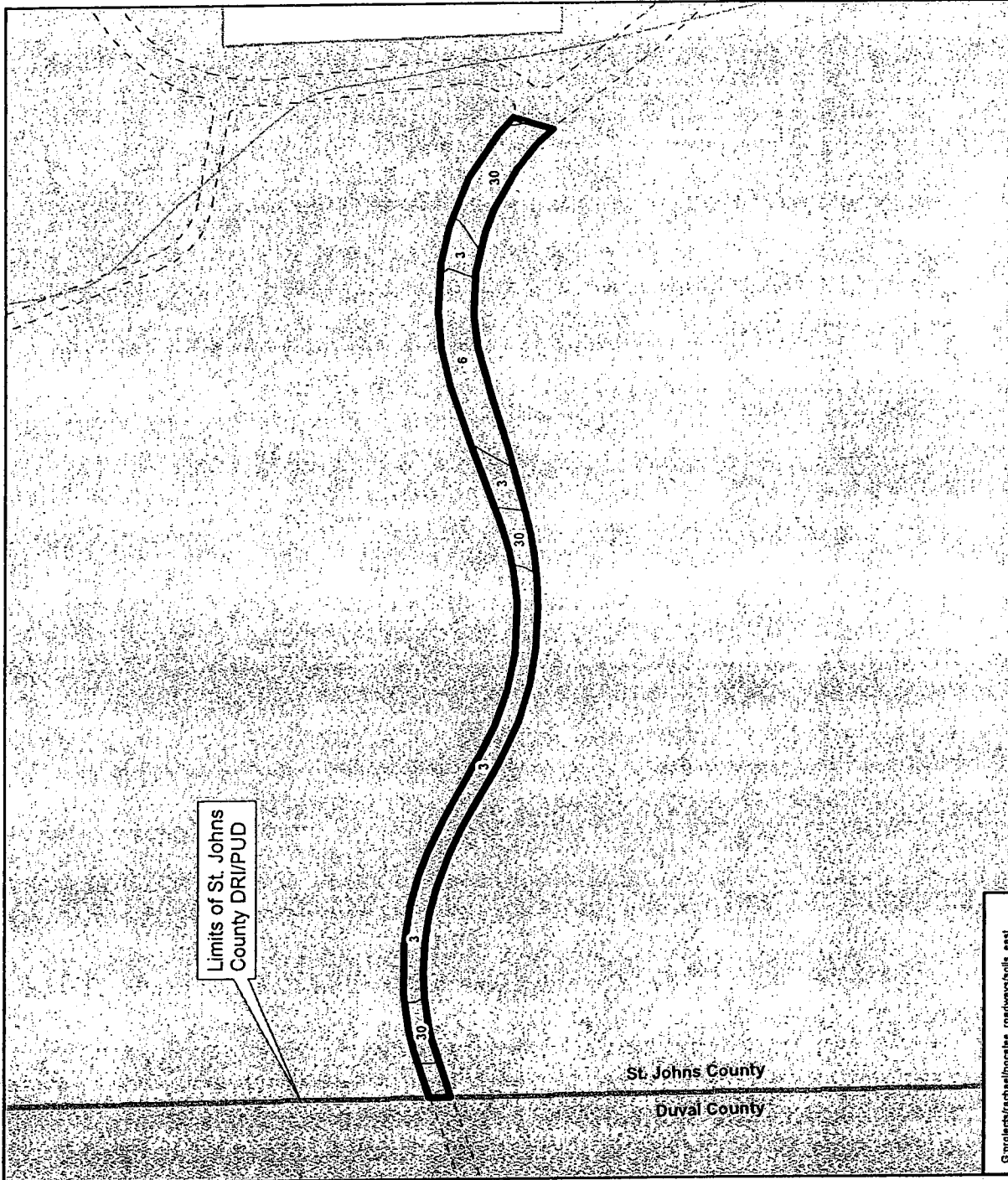
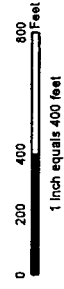
-  Roadways of Interest
-  Soils
-  Nocatee DRI/PUD
-  Additional Right of Ways

**KEY**

- 3 Myakka Fine Sand
- 6 Tavares Fine Sand
- 30 Wescommett Fine Sand



VICINITY MAP



G:\projects\cheel\nocatee\_roadway\soils\_east

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT



**Exhibit E**  
**Soils Analysis**

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)			
2	Astula Fine Sand	An excessively drained, nearly level to sloping soil on knolls and narrow to broad ridges.	>6	12	>20	Very High Potential	Severe; seepage, piping
3	Myakka Fine Sand	A nearly level, poorly drained soil that occurs in the flatwoods and formed in marine deposits of sandy material. Slopes range from 0 to 2%	<0.75'	1-4	6-20	Medium potential due to wetness	Severe: seepage, wetness
5	St. Johns Fine Sand; Depressional	A very poorly drained, nearly level soil in depressions in the flatwoods. Slopes are less than 1%.	0 (Standing water)	6-12	6-20	Very low potential due to standing water.	Severe: seepage, wetness, ponding
6	Tavares Fine Sand; 0-5% Slopes	A moderately well drained, nearly level to gently sloping soil on narrow to broad low ridges and knolls. Slopes are convex.	3.3-6.6	6-8	6-20	Very High Potential	Severe: seepage, piping, wetness
7	Immokalee Fine Sand	Poorly drained, nearly level soil on broad flats and low knolls in the flatwoods	<1	2	6-20	Medium potential due to water table	Severe: seepage, wetness
11	Smyrna Fine Sand	A poorly drained, nearly level soil on broad areas in the flatwoods. Slopes range from 0-2%.	<.75	1-4	6-20	Medium potential due to high water table level	Severe: seepage, wetness
13	St. Johns Fine Sand	Poorly drained, nearly level soil in broad flatwoods and landscapes adjacent to drainage ways. Slopes 0 to 2%	0-1	2-6	6-20	Medium potential due to wetness	Severe: seepage, piping, wetness
26	Samsula Muck	A very poorly drained soil in narrow to broad swamps and depressional areas in the flatwoods. Slopes are less than 1% and are concave.	0	12	6-20	Very low potential due to standing water and low soil strength	Severe: excess humus, ponding
30	Wesconnett Fine Sand; Frequently Flooded	A very poorly drained, nearly level soil on flood plains and in broad, weakly defined drainage ways. Slopes range from 0-2%.	<0.75	6-12	6-20	Very low potential due to flooding	Severe: seepage, wetness
40	Pottsburg Fine Sand	Poorly drained nearly level soil in the flatwoods	<1	4-Feb	6-20	Medium potential due to water table	Severe: seepage, wetness

Source: Soil survey of St. Johns County, USDA1988

RECEIVED  
NOV 14 2005  
PLANNING DEPARTMENT

**EXHIBIT F**

**OWNER'S AUTHORIZATION**

RECEIVED  
NOV 14 2005  
ST. JOHNS COUNTY  
PLANNING DEPARTMENT



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:

- Minor Modification (checked), Zoning Variance, Appeal, Concurrency, Special Use Permit, Non-Zoning Variance, Overlay District Review, Other (checked)

BY: [Signature] as Agent
Signature
HARRY D. FRANCIS
Print Name
904 223 7511
Telephone Number

State of Florida County of St. Johns

Signed and sworn before me on this 30 day of MARCH, 2005

By HARRY D. FRANCIS

Identification verified: PERSONALLY KNOWN

Oath sworn: Yes [checked] No

[Signature]
Notary Signature LOZI A. GODDARD

My Commission expires: APRIL 27, 2006



RECEIVED

NOV 14 2005

ST. JOHNS COUNTY PLANNING DEPARTMENT

**EXHIBIT G**

**PROOF OF OWNERSHIP**

RECEIVED  
NOV 14 2005  
ST. JOHNS COUNTY  
PLANNING DEPARTMENT

**Property Ownership**

The parcels identified on the following Parcel Maps are listed below. All information is from the St. Johns County Property Appraiser database.

<i>PIN</i>	<i>Owner</i>	<i>Use Descrip</i>	<i>Owners Address</i>	<i>City</i>	<i>State</i>	<i>Zip</i>
023210 0000	SONOC COMPANY	TIMBERLAND	4310 PABLO OAKS CT	JACKSONVILLE	FL	322249631
023230 0000	SONOC COMPANY	TIMBERLAND	4310 PABLO OAKS CT	JACKSONVILLE	FL	322249631
023280 0000	SONOC COMPANY	TIMBERLAND	4310 PABLO OAKS CT	JACKSONVILLE	FL	322249631
023400 0000	SONOC COMPANY	TIMBERLAND	4310 PABLO OAKS CT	JACKSONVILLE	FL	322249631
068050 0000	SONOC COMPANY	TIMBERLAND	4310 PABLO OAKS CT	JACKSONVILLE	FL	322249631

RECEIVED

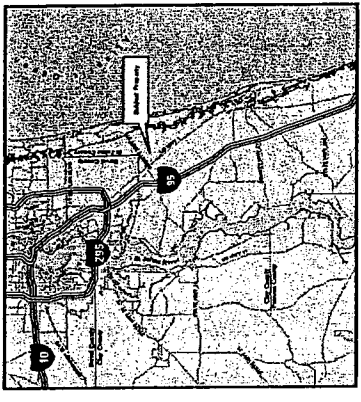
NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

**Nocatee Phase II  
Roadway Improvements/  
St. Johns County**

**St. Johns County  
Parcel Map**

- Source: St. Johns County
- LEGEND**
- Parcel Lines
  - Roadways of Interest
  - Additional Right of Ways
  - Nocatee DRI/PUD

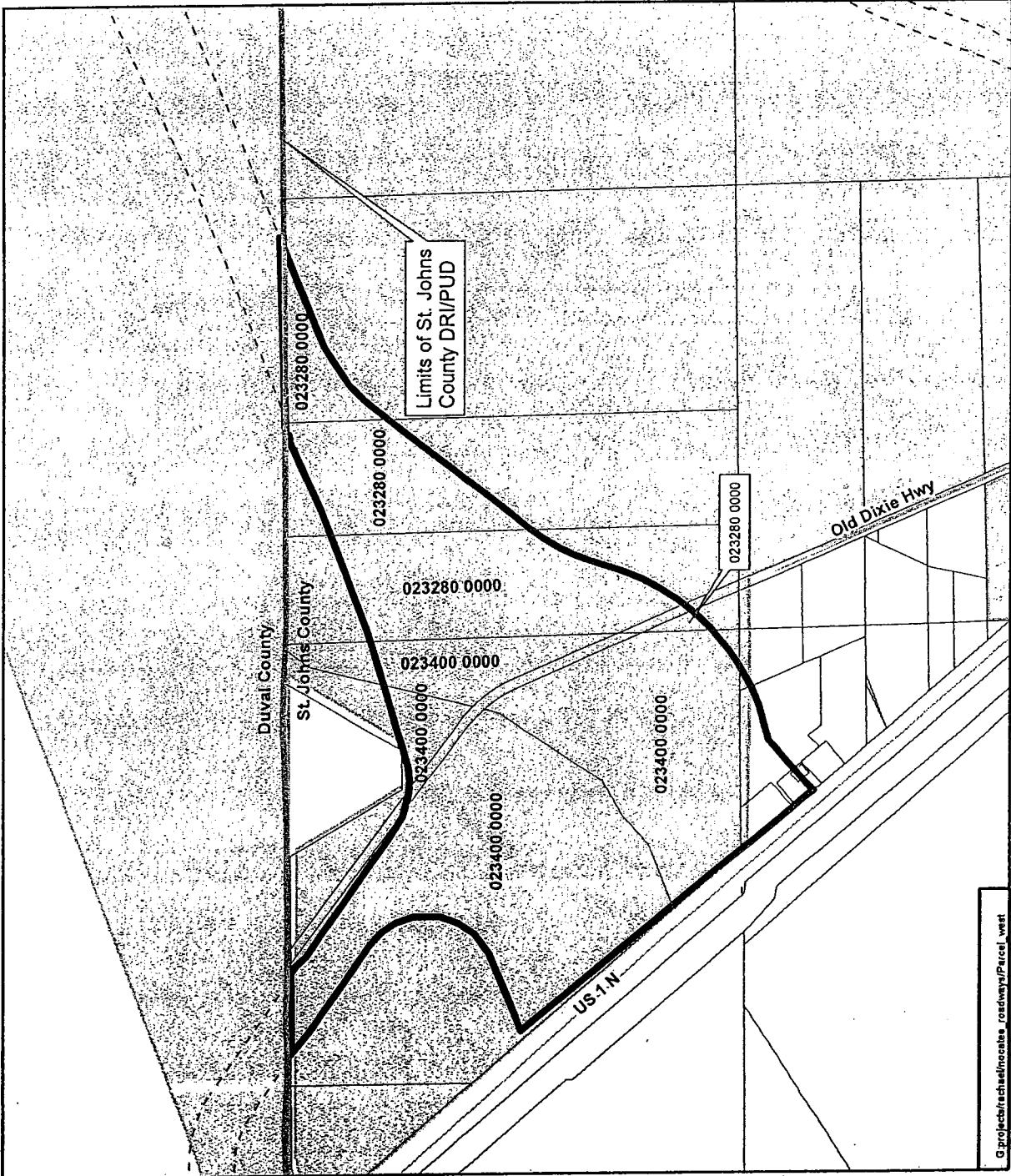


VICINITY MAP

0 300 600 1,200 Feet  
1 inch equals 600 feet

**England-Thimbs & Miller, Inc.**  
ENGINEERING • PLANNING • SURVEYING • LANDSCAPE ARCHITECTURE • SURVEYING

THIS MAP WAS PREPARED BY THE ENGINEER AND SURVEYOR IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE ENGINEERING AND SURVEYING PROFESSIONS. THE ENGINEER AND SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED IS ACCURATE AND COMPLETE. THE ENGINEER AND SURVEYOR HAS NOT CONDUCTED A FIELD SURVEY OF THE SITE AND HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED. THE ENGINEER AND SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED. THE ENGINEER AND SURVEYOR HAS NOT BEEN ADVISED OF ANY CHANGES TO THE INFORMATION PROVIDED.



G:\projects\ncatee\ncatee\_roadways\Parcel\_west





**RECEIVED**  
**NOV 14 2005**  
ST. JOHNS COUNTY  
PLANNING DEPARTMENT

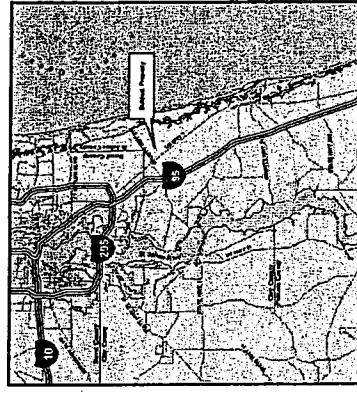
**Nocatee Phase II  
Roadway Improvements/  
St. Johns County**

**St. Johns County  
Parcel Map**

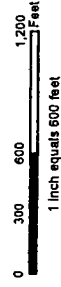
Enter: St. Johns County

**LEGEND**

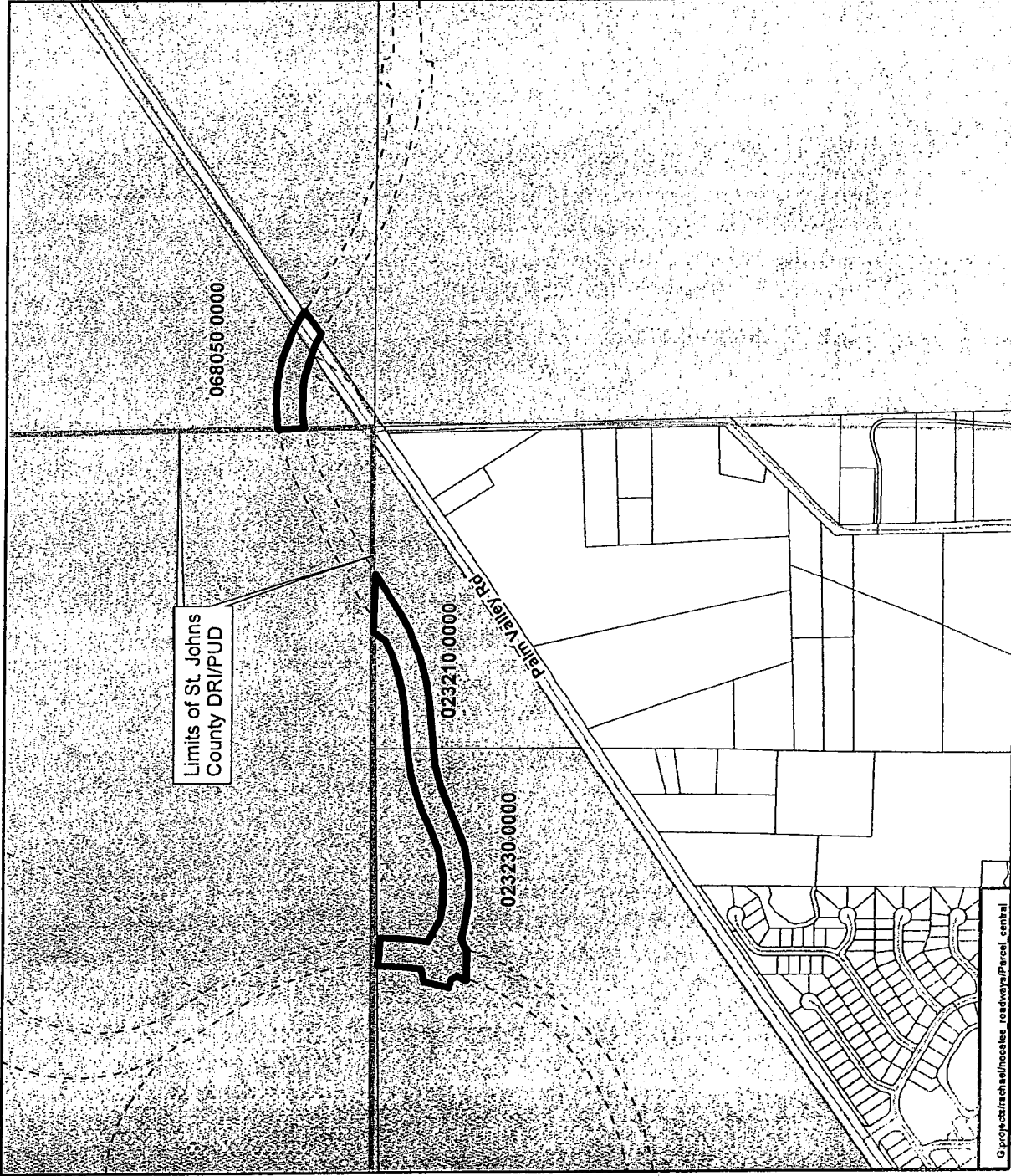
-  Roadways of Interest
-  Parcel Lines
-  Additional Right of Ways
-  Nocatee DR/PU/D



**VICINITY MAP**



**England-Thims & Miller, Inc.**  
 Engineers • Planners • A.S.C. • Landmark • Architecture • Surveyors  
 1000 Peachtree Street, N.E., Suite 1000, Atlanta, Georgia 30309  
 Phone: 404.525.1100 • Fax: 404.525.1101 • Website: www.english-thims.com



G:\project\trache\nocatee\_roadways\Parcel\_central





**RECEIVED**  
**NOV 14 2005**  
 ST. JOHNS COUNTY  
 PLANNING DEPARTMENT

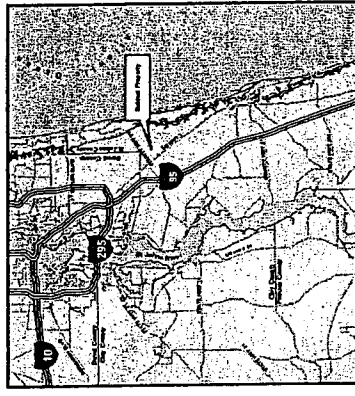
**Nocatee Phase II  
Roadway Improvements/  
St. Johns County**

**St. Johns County  
Parcel Map**

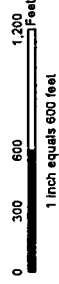
Source: St. Johns County

**LEGEND**

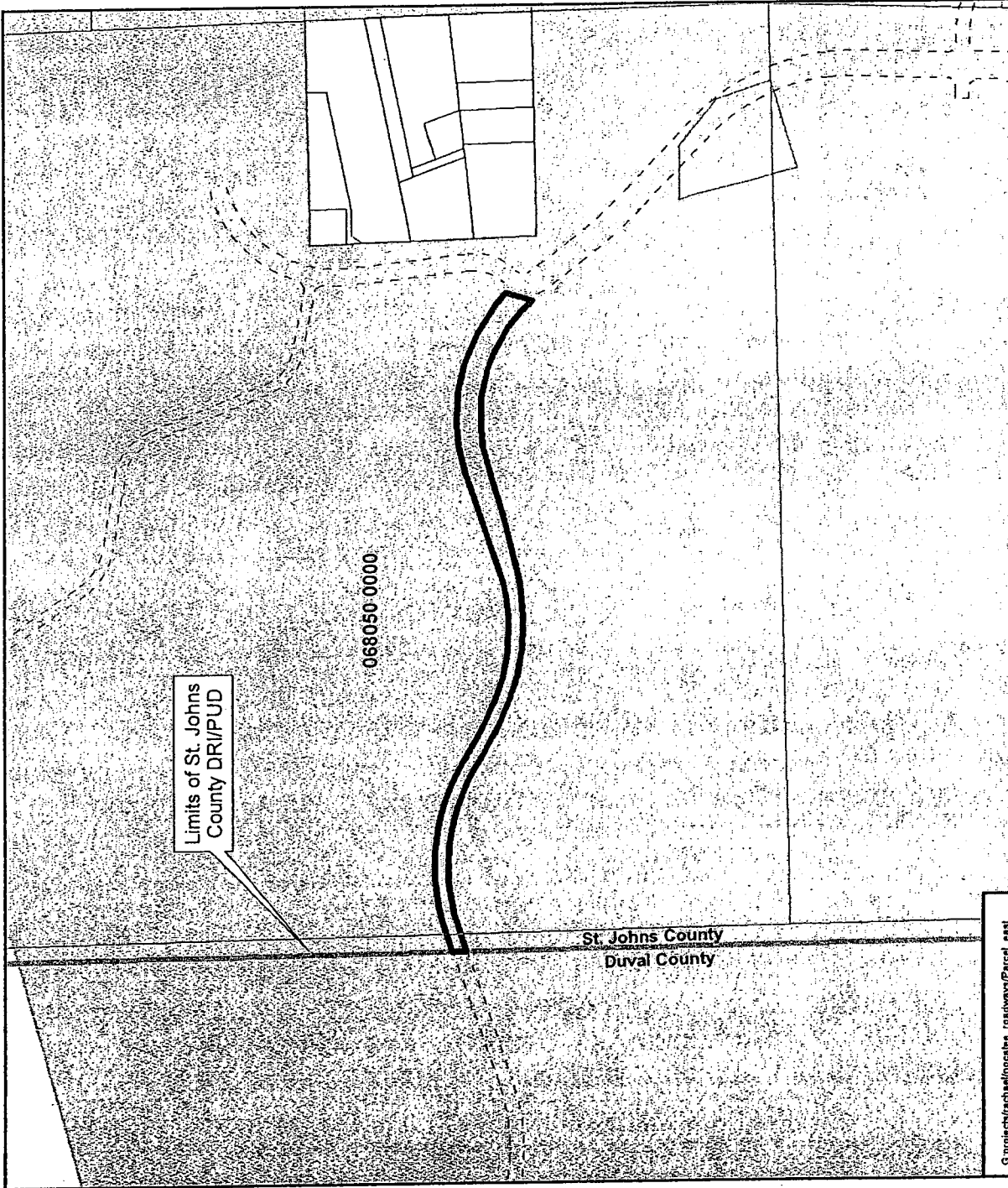
-  Parcel Lines
-  Roadways of Interest
-  Additional Right of Ways
-  Nocatee DRI/PUD



VICINITY MAP



**England-Thims & Miller, Inc.**  
INCORPORATED IN FLORIDA • 10000 N.W. 11TH AVENUE, SUITE 200, MIAMI, FL 33157 • (305) 551-1100



RECEIVED  
 NOV 14 2005  
 ST. JOHNS COUNTY  
 PLANNING DEPARTMENT



EXHIBIT "A"

("Property")

OR 1462PG 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.

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

## 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° 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° 46' 44" West along said Westerly right of way line, a distance of 2,500.00 feet; run thence South 49° 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° 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.

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

("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.

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

**EXHIBIT "A" Continued**

0 R 1 4 6 2 P 6 6 7 2

**("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.**

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

**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.**

**RECEIVED**

**NOV 14 2005**

**ST. JOHNS COUNTY  
PLANNING DEPARTMENT**

**EXHIBIT "A" Continued**

**OR 1462 PG 674**

**("Property")**

**Page 6 of 8**

**September 10, 1999**

**Work Order No. 98-354**

**TRACT "G"**

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

**RECEIVED**

**NOV 14 2005**

**ST. JOHNS COUNTY  
PLANNING DEPARTMENT**

EXHIBIT "A" Continued

("Property")

OR1462PG 675

Page 7 of 8

September 10, 1999

Work Order No. S98-534

**TRACT "H"**

**Parcel 1**

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

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

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

**EXHIBIT "A" Continued**

**("Property")**

**Page 8 of 8**

0 R 1 4 6 2 P 6 6 7 6

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.

RECEIVED

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT



OR1462PG 677

**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.

NOV 14 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

**EXHIBIT H**

**ADJACENT PROPERTY OWNER LIST**

RECEIVED

NOV 14 2005

ST. JOHN'S COUNTY  
PLANNING DEPARTMENT



# NOCATEE

## MASTER PLAN

### Map H-1

#### Legend

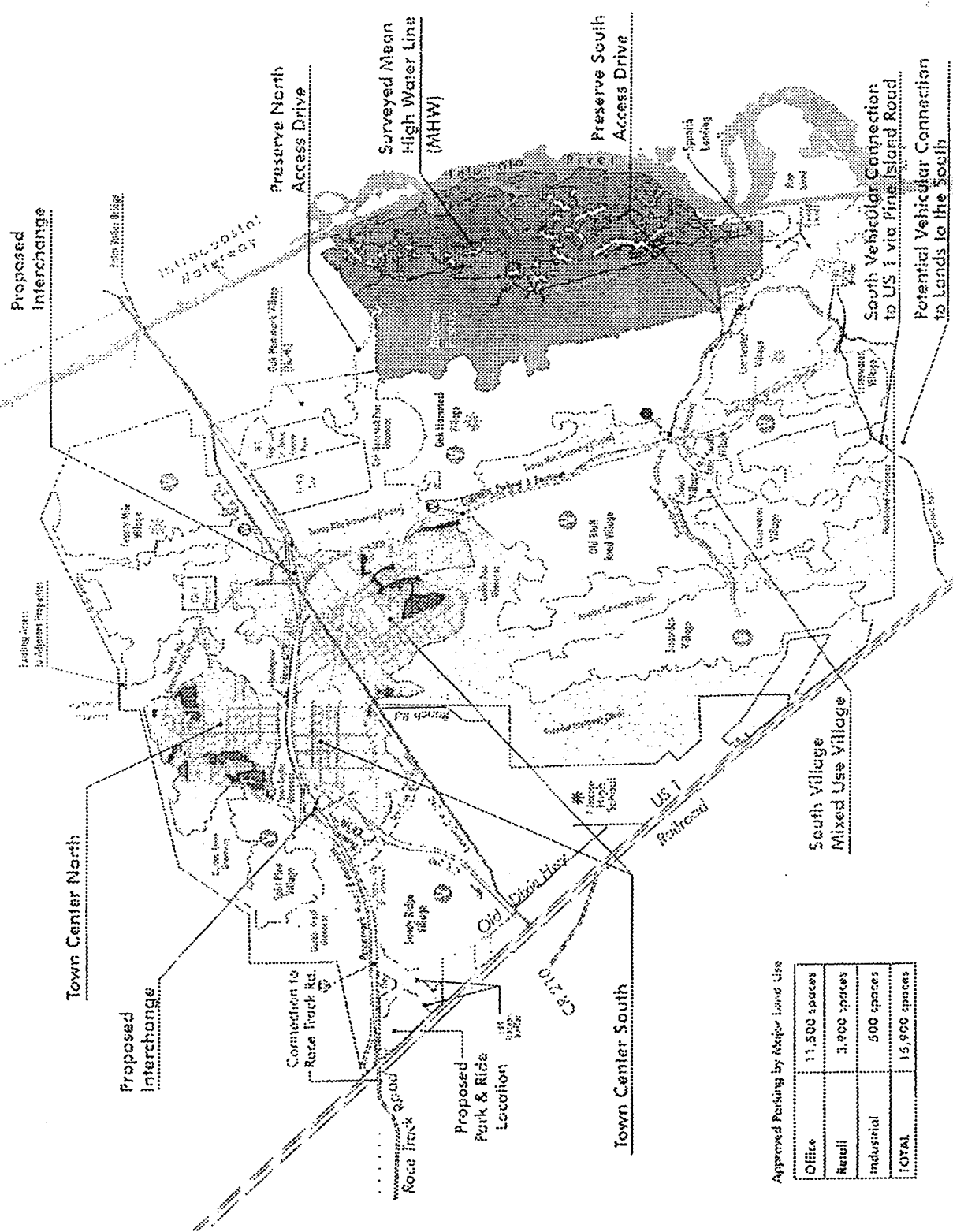
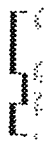
- Deft Courses Permitted
- Villages
- CR 210 Alignment (Phase One)
- Greenways
- Nocatee Preserve (Area of Conservation)
- Town Center Wetlands
- Village Center
- Major Wildlife Underpasses

#### NOTES

1. The preserve boundaries in this document are preliminary and subject to change. The final boundaries will be determined by the NWRI.
2. CR 210 alignment and other village greenways are subject to change in response to engineering and construction, permitting and the planning of the village location and final access points to village greenways.
3. Village Center locations are preliminary and subject to change and will be determined by the Village Master Development Plan.
4. Interchange design will be subject to review by the State of Florida.

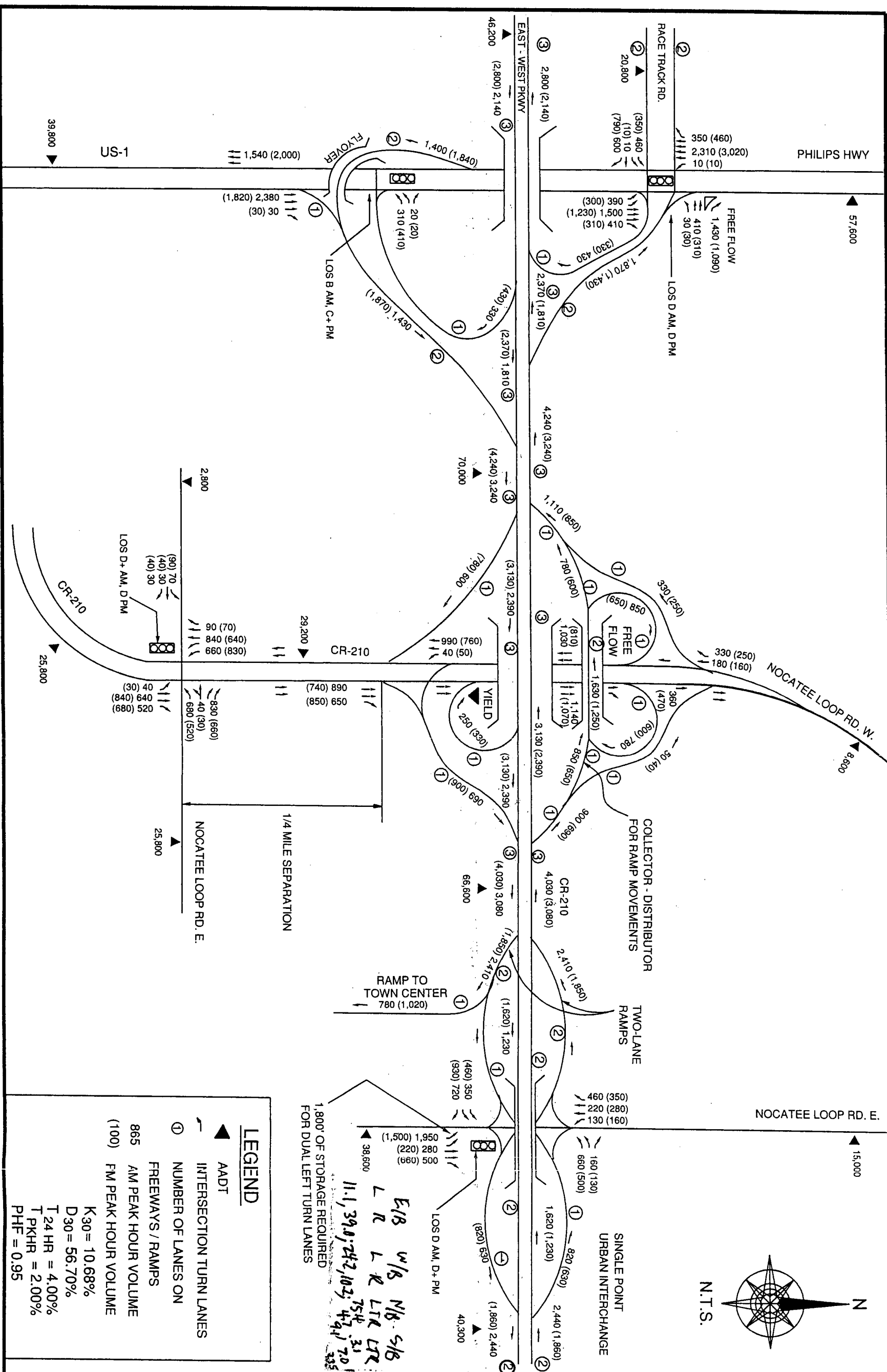


Prosser Hallock  
ARCHITECTS & PLANNERS



Approved Parking by Major Land Use

Office	11,500 spaces
Retail	3,900 spaces
Industrial	500 spaces
<b>TOTAL</b>	<b>15,900 spaces</b>



**King + Robinson**

6272 Dupont Station Court  
Jacksonville, FL 32217  
(904)636-6755

CR 210 / EAST - WEST PARKWAY  
FROM US-1 TO INTRACOASTAL WATERWAY  
DESIGN TRAFFIC REPORT  
2025 DIRECTIONAL DESIGN HOUR TRAFFIC

NEW TOWN TRACKING TABLE

Project Name / VILLAGE	SJC Application #	Application Date	Applicant	Project Engineer	Project Planner	NEW TOWN TRACKING TABLE																																																					
						OVERALL MIX OF USES						ENVIRONMENTAL CONSIDERATIONS				SPECIFIC USE STANDARDS			TOWN CENTER VILLAGE			TOWN CENTER VILLAGE MIXED-USE CORE			VILLAGE CENTERS																																		
						Total Site Area (Acres)	Open Space / Conservation / Greenway Lands (Acres)	Total Net Developable Acres (Note 1)	New Town Land Uses			Residential Uses			Greenway Uplands (Acres)	Uplands Open Space (Acres)	Total Open Space / Conservation Uplands	Uplands as % of Total Open Space Area	Greenway Wetlands Conserved	Non-Uplands Open Space (Acres)	Non-Uplands as % of Open Space	Retail (SF)		Workplace (SF)	Civic (SF)	Residential Use Mix		Non-Residential Use Mix		Use Mix			Use Mix																										
Residential Net Developable Acres (Note 1)	Residential as % of Total Net Developable Acres (Note 1)	Workplace Net Developable Acres (Note 1)	Workplace as % of Total Net Developable Acres (Note 1)	Total Residential Units	Single Family Units				Single Family as % of Total Residential Units	Multi-Family Units	Multi-Family as % of Total Residential Units	Commercial (Maximum SF)	Office (Maximum SF)	Light Industrial (SF)								Civic (SF)	Single Family Units	Single Family as % of Total Dwelling Units	Multi-Family Units	Multi-Family as % of Total Dwelling Units	Retail / Personal Services (SF)	Retail/Personal Services as % of Total Non-Residential	Office (SF)	Office as % of Total Non-Residential	Total Net Developable Acres (Note 1)	Total Non-Residential Developable Acres (Note 1)	Non-Residential as % of Total Developable Acres	Total Residential Net Developable Acres (Note 1)	Residential as % of Total Developable Acres (Note 1)	Total Non-Residential Square Footage	Retail / Personal Services (SF)	Retail/Personal Services as % of Total Non-Residential	Office (SF)	Office as % of Total Non-Residential	Total Upland Acres	Non-Residential Acres (Note 2)	Non-Residential as % of Total Upland Acres	Residential Acres (Note 2)	Residential as % of Total Upland Acres														
																		NEW TOWN Land Use Comprehensive Plan Policy																																									
																								POLICY A.1.19.3						POLICY A.1.19.5						POLICY A.1.19.9						POLICY A.1.19.10						POLICY A.1.19.11						POLICY A.1.19.13					
Old Bluff Road Village	MDP 2004-28 / S/MAJU TBD 8/22/2005	8/7/2004	Sonoc, LLC	ETM	Prosser Haddock	750.52	346.35	404.17	402.15	99	0.00	0	894	793	89	101	11	0.00	60.88	60.88	17	0.00	285.47	83	10,000	10,000	0	4,800														55.77	27.3	49	28.5	51													
Oak Hammock Village	MDP 2004-29 / M/MAJOD 2005-26	9/27/2005	Sonoc, LLC	ETM	ETM	1017.12	504.21	512.91	441.65	86	3.80	1	2,164	1,232	56	952	44	12.70	244.78	257.48	51	0.00	246.73	49	10,000	10,000	0	42,500																150.00	67.5	45	82.5	65											
CR 210 Roadway	MDP 2003-09		Sonoc, LLC	ETM	ETM	270.36	0.00	270.36	0.00	0	0.00	0	0	0	0	0	0	0.00	0.00	0.00	0	0.00	0.00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	270.36	270.36	100	0	0						
Sandy Ridge South	MDP 2004-41	10/7/2004	Sonoc, LLC	ETM	ETM	201.09	49.47	82.12	82.12	100	0.00	0	190	190	100	0	0	14.18	25.99	49.47	52	5.39	23.48	47	0	0	0	0																0.00	0.00	0.00	0.00	0.00											
																		Acreage given for SANDY RIDGE SOUTH for all areas other than overall gross acreage is calculated based on the 112.69 gross acre area INSIDE the development boundary as shown on the MDP																																									
Town Center South Residential	MDP 2005-12	4/8/2005	Sonoc, LLC	ETM	ETM	280.10	79.30	180.80	180.80	100	0.00	0	611	329	54	282	46	22.30	4.80	27.10	34	44.20	52.20	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0.00	0.00	0.00	0.00								
Phase II Roadway Improvements	MDP 2005-37	11/15/2005	Sonoc, LLC	ETM	ETM	193.27	121.58	71.69											31.69	31.69	26		88.89	74																																			
<b>CUMULATIVE PUD TOTALS</b>						<b>2,662.46</b>	<b>1,100.91</b>	<b>1,522.05</b>	<b>1,106.72</b>	<b>73</b>	<b>3.80</b>	<b>0</b>	<b>3,879</b>	<b>2,544</b>	<b>66</b>	<b>1,335</b>	<b>34</b>	<b>49.18</b>	<b>368.14</b>	<b>417.22</b>	<b>38</b>	<b>49.59</b>	<b>697.77</b>	<b>63</b>	<b>20,000</b>	<b>20,000</b>	<b>0</b>	<b>47,200</b>	<b>329</b>	<b>54</b>	<b>282</b>	<b>46</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>476.13</b>	<b>365.2</b>	<b>77</b>	<b>111.0</b>	<b>23</b>										

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 this sheet: Net Developable Acreage for Residential and Workplace calculation is based on the following: Net = (Gross Acreage of the Use) - (Acreage of land in Open Space / Conservation)  
 NOTE 2 for this sheet: Per NOCATEE PUD: Village Center Use Acreage: Residential Use = (Gross Uplands) - (Parks) - (Ponds/Retention) - (Collector Roads) - (Wellands/Conservation Lands) - (Other Non-Residential Uses) // Non-Residential Use = (Gross Uplands) - (Residential Use)

TABLE UPDATED December 20, 2005 BY ETM

RECEIVED

DEC 20 2005

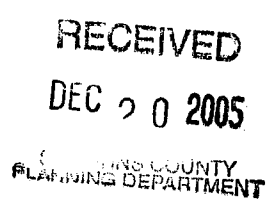
**NOCATEE PLANNED UNIT DEVELOPMENT Master Development Plan Tracking Table PUD 2002-22; Ordinance 2002-46**

Project Name / VILLAGE		Submittal Data				Property Data				Town Center Residential			Village Residential (VR)			Village Center (VC)			PARKS & OPEN SPACE									Other Uses							Site Totals / Density			
		SJC Application #	Application Date	Applicant	Project Engineer	Project Planner	Total Site Area (Acres)	Wetland Preserve (Acres)	Upland Buffers (Acres)	Wetland Impacts (Acres)	Single Family Units	Multi-Family Units	Single Family Units	Multi-Family Units	Single Family Units	Multi-Family Units	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 / SMADJ "TBD"	6/7/2004 / 8/22/2005	Sonoc, LLC	ETM	Posser Hallock	750.52	285.47	60.88	22.56			693	0	110	101	11.53	1.00	6.20	12.95	60.88	287.25	10,000	10,000	0.00	0.00	0.00	0.00	0.00	894	31.78	356.55	3.10	288.17					
Oak Hammock Village	MDP 2004-29 MAJMOD 2005-26	9/27/2005	Sonoc, LLC	ETM	ETM	1,017.12	246.73	81.31	17.25			1,232	0	0	952	11.53	2.00	14.22	11.17	257.48	246.73	10,000	10,000	0.00	0.00	0.00	0.00	0.00	2,184	33.40	504.21	4.95	441.65					
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	0.00	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	355.60	135.70	27.10	8.40			329	282	0	0	0.00	0.00	2.33	1.67	39.10	135.70	0.00	0.00	0.00	0.00	0.00	0.00	611	4.00	174.80	3.88	166.10						
★ Phase II Roadway Improvements	MDP 2005-37	11/15/2005	Sonoc, LLC	ETM	ETM	193.27	89.89	17.78	16.73											31.69	89.89							0	0.00	121.58	0.00	0.00						
<b>CUMULATIVE PUD TOTALS</b>						2,787.96	781.27	194.32	113.25	329	282	2,105	0	110	1,053	23.26	3.00	23.81	25.79	415.14	783.05	20,000	20,000	0.00	0.00	0.00	0.00	3,879	70.24	1,206.61	4.10	945.25						

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) - (Ponds) - (Parks) - (Other Non-Residential Uses)

TABLE UPDATED December 20, 2005 BY ETM



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 05-37 PHASE II RDWAY

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)



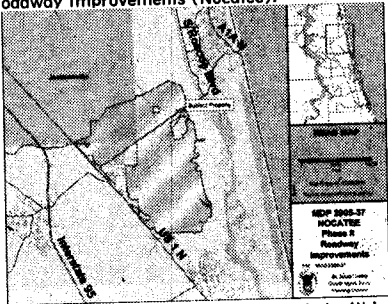
Patricia A. Bergquist My Commission DD275991 Expires December 18, 2007

(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 Phase II Roadway Improvements (Nocatee).



The subject property is generally located within the Northwest Quadrant of the Nocatee Planned Unit Development known as Race Track Road Extension, 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 proceedings 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 noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085.

**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JAMES BRYANT, CHAIRMAN**

FILE NUMBER: MDP 2005-37 Phase II Roadway Improvements (Nocatee)  
L079-6 Jan 9, 2006