

ST. JOHNS COUNTY  
RESOLUTION NUMBER 2012- 77

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE NOCATEE DRI DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY RESOLUTION 2001-30 DATED FEBRUARY 23, 2001, AND PREVIOUSLY MODIFIED BY RESOLUTION 2006-95 DATED MARCH 21, 2006, RESOLUTION 2007-127 DATED MAY 1, 2007, RESOLUTION 2007-305 DATED OCTOBER 16, 2007, RESOLUTION 2009-87 DATED APRIL 7, 2009, RESOLUTION 2009-356 DATED DECEMBER 1, 2009, AND RESOLUTION 2010-163 DATED AUGUST 3, 2010 TO RESTATE THE LEGAL DESCRIPTION; MODIFY THE NOCATEE DRI DEVELOPMENT ORDER REQUIREMENTS RELATING TO TRANSPORTATION, HURRICANE PREPAREDNESS, HOUSING, BIENNIAL REPORTING, TEMPORARY COMMUNITY EVENT PARKING AND RECREATION AND OPEN SPACE; ALLOW THE CARRY FORWARD OF ALL RESIDENTIAL UNITS INTO SUBSEQUENT PHASES; SET FORTH THE DRI DEVELOPMENT ORDER PHASING, BUILDOUT, TERMINATION AND EXPIRATION DATES AS PREVIOUSLY EXTENDED; MODIFY THE DOWNZONING PROTECTION DATE; ADD NEW DRI DEVELOPMENT ORDER SPECIAL CONDITION 33B (FUTURE CONVEYANCE TO COUNTY); UPDATE AGENCY NAMES; MODIFY TRANSPORTATION EXHIBITS; ADD NEW EXHIBIT 22 TO THE DEVELOPMENT ORDER; AND MODIFY THE MASTER PLAN AND THE MASTER CIRCULATION PLAN; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, SONOC Company, L.L.C., has submitted a Notice of Proposed Change to the Nocatee Development of Regional Impact (DRI) dated September 29, 2011, as amended on December 2, 2011, January 27, 2012, February 3, 2012, February 6, 2012 and as subsequently amended, requesting modification of portions of the Development Order described in the Notice of Proposed Change text dated September 29, 2011, as amended on December 2, 2011, January 27, 2012, February 3, 2012, February 6, 2012 and as subsequently amended (the "NOPC"); and

WHEREAS, the applicant submits that the changes proposed in the NOPC do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes and the applicant has provided evidence that such changes do not constitute a substantial deviation under any provision of Section 380.06(19) of the Florida Statutes; and

WHEREAS, the Board of County Commissioners has reviewed the NOPC and considered the evidence presented and whether the proposed modification constitutes a substantial deviation to the DRI requiring further DRI review at a public hearing held March 6, 2012, after required notice; and

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

1. The requested changes do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes because there is no change in either the number of development rights, or increase in impacts from those approved in the original Nocatee DRI Development Order, Resolution 2001-30, as amended, prior to this change.

2. The changes requested in the NOPC are consistent with the Land Development Code of St. Johns County, as amended.
3. The changes requested in the NOPC are consistent with and furthers the objectives of the St. Johns County Comprehensive Plan 2025.
4. The Nocatee DRI Development Order, Resolution 2001-30, as amended, is hereby modified by approval of the following specific changes:
  - a. Restate the Nocatee DRI Development Order legal description attached hereto as Exhibit 1.
  - b. Modification of General Conditions 3, 7, 10(xiii), 10(xxi), 10(xxv), and 10(xxvi) and Special Conditions 25 (Introductory), 25(b), 25(c)(i), 25(c)(ii), 25(d), 25(e), 25(l), 25(m), 27, 28, 31 and 33A and addition of new Special Condition 33B to the Nocatee DRI Development Order all as shown on Exhibit 2 attached hereto.
  - c. Revised Nocatee DRI Development Order Master Plan (Map H-1) and Master Circulation Plan (Map H-2) as shown on Exhibit 3 attached hereto.
  - d. Revised Nocatee DRI Development Order Exhibits 13 and 15 as shown on Exhibits 4 and 5, respectively attached hereto.
  - e. Add new DRI Development Order Exhibit 22 as shown on Exhibit 6 attached hereto.
5. Except as modified by this Resolution, the existing Nocatee DRI Development Order shall remain in full force and effect.
6. A certified copy of this Resolution, complete with all exhibits, shall be rendered by St. Johns County within ten (10) days of its adoption by certified mail, return receipt requested to the Developer, the Florida Department of Economic Opportunity, Division of Community Planning, and the Northeast Florida Regional Council.
7. This Resolution shall take effect upon its adoption.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 6<sup>th</sup> DAY OF March, 2012.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

RENDITION DATE 3/8/12

By: [Signature]  
Mark P. Miner, Chairman

ATTEST: Cheryl Strickland, Clerk

By: [Signature]  
Deputy Clerk

## **EXHIBIT 1**

Restated Nocatee DRI Development Order Legal Description

February 8, 2001  
Revised Boundary

Work Order No. SPB-354

Legal Description.

NOTICES

DIVAL COUNTY, FLORIDA

TRACT "A"

All of Sections 36, 46, and 53 and portions of Sections 25, 34, 35, 47, 48, 49, and 55, Township 4 South, Range 28 East, Dival County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the point of intersection of the Southerly boundary of Section 34, Township 4 South, Range 28 East, with the Northeastery right of way line of U.S. Highway 1, State Road No. 5, and run North  $41^{\circ}50'25''$  West along said right of way line, a distance of 925.00 feet to a point, run thence North  $75^{\circ}59'37''$  East, a distance of 4,715.0 feet to a point; run thence North  $00^{\circ}37'22''$  West, a distance of 3625.0 feet to a point; run thence North  $89^{\circ}34'10''$  East, a distance of 1,965.0 feet; run thence North  $34^{\circ}06'01''$  East, a distance of 3,495.66 feet to a point on the Northerly boundary of Section 49; run thence North  $75^{\circ}15'42''$  East along the Northerly boundary of Section 49 and 53, the same being Southerly boundary of Section 45 and along the Southerly boundary of Section 52, Township and Range aforementioned, and its Northeastery projection, a distance of 6,620.70 feet to a point on the East line of Section 25, said Township and Range, run thence South  $00^{\circ}54'07''$  East along last said Section line and along the East line of Section 36, a distance of 9,798.06 feet to its point of intersection with the Northwestery right of way line of Palm Valley Road, County Road No. 210; run thence South  $55^{\circ}21'56''$  West along said right of way line, a distance of 146.61 feet to a point on the South line of said Section 36; run thence South  $89^{\circ}37'49''$  West along the South line of Sections 34, 35 and 36, a distance of 14,298.23 feet to the Point of Beginning.

EXHIBIT 1

Page 1 of 26

August 6, 1999

Work Order No. 592-254

Legal Description

NOTICE

ST. JOHNS COUNTY, FLORIDA

TRACT "B"

Portions of Sections 19, 20, 22, 29, 30, 31, 32, 49, 50, 51, 55, 65, 66, and 67 Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Northwest corner of Section 30, said Township and Range and run North 18° 29' 56" East along the North line of said Section, a distance of 7650.0 feet; run thence North 62° 02' 54" East, a distance of 7,000.0 feet; run thence South 66° 36' 10" East, a distance of 3133.65 feet; run thence South 17° 06' 55" East, a distance of 5062.75 feet to the Northeastly corner of that certain parcel of land described in Official Records Volume 97, Page 751, Public Records of said County; run thence South 76° 09' 47" West, along the Northerly boundary of said parcel, a distance of 477.25 feet to the Northeastly corner of that certain tract of land described in Official Records Book 673, Page 636 and 637, public records of said county; run thence South 88° 13' 50" West along the Northerly boundary of said tract a distance of 622.02 feet to the Northwest corner thereof; run thence South 07° 59' 59" East along the Westerly line of said tract and along the Westerly line of that parcel described in Official Records Book 366, page 550, a distance of 532.17 feet to a point on the line dividing Sections 24 and 55, Township and Range aforementioned; run thence South 86° 48' 25" West along said Section line, a distance of 1,728.48 feet to the Northeast corner of that parcel identified as Parcel Six and described in documentation recorded in Official Records Volume 1084, Page 676, said public records; run thence South 11° 01' 31" East along the Easterly line of said Parcel Six, a distance of 600.76 feet to the Northwestly right of way line of Palm Valley Road, County Road No. 210; run thence South 55° 21' 50" West along said right of way line, a distance of 1,438.24 feet to its point of intersection with the Westerly line of Section 31, Township and Range aforementioned; run thence North 00° 54' 07" West along said Westerly section line and along the Westerly line of Section 30, a distance of 10,614.51 feet to the Point of Beginning; less and except from the above described lands, the Northeast 1/4 of the Southeast 1/4 of Section 30, said Township and Range.

EXHIBIT 1

Page 2 of 26

November 11, 1999

Work Order No. SPB-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 52, Township 4 South, Range 29 East, and run South 89° 27' 34" West, along the Southern line of said Township, a distance of 5245.88 feet to its point of intersection with the Southeastern right of way line of Palma Valley Road, County Road No. 210; run thence Northeasterly, along said right of way line, as follows: first course, North 55° 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° 15' 54" East and distance of 389.23 feet; third course, North 79° 09' 57" East, a distance of 1439.56 feet to the extreme Western corner of that certain tract described in deed recorded in Official Records 664, Page 1159, Public Records of said County; run thence South 15° 09' 43" East, departing said right of way line, a distance of 2653.45 feet; run thence South 82° 53' 46" East, a distance of 711.15 feet; run thence South 06° 41' 05" East, a distance of 4251.59 feet to a point on the said Southern line of Township 4 South, Range 29 East; run thence South 89° 27' 34" West, along said Township line, a distance of 8263.72 feet to the Point of Beginning.

LESS AND EXCEPT: These lands described in instrument recorded in Official Records Book 1097, Page 1072 and Official Records Book 1443, Page 1680, Public Records of said County.

May 6, 1999

Work Order No. 588-354

Legal Description

TRACT "D"

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

For Point of Reference, commence at the Southwest corner of Section 32, Township 4 South, Range 29 East and run North  $89^{\circ} 27' 34''$  East, along the Southerly line of said Township, a distance of 14,134.03 feet to its point of intersection with the Westerly right of way line of Florida East Coast Canal (Intracoastal Waterway) as recorded in Map Book 4, Pages 68 through 75, Public Records of St. Johns County, Florida and the Point of Beginning.

From the Point of Beginning thus described, run North  $25^{\circ} 46' 44''$  West along said Westerly right of way line, a distance of 2,500.00 feet; run thence South  $49^{\circ} 50' 45''$  West, departing said line, a distance of 3,546.61 feet to a point on aforesaid Southerly Township line; run thence North  $89^{\circ} 27' 34''$  East, along said Township line, a distance of 3,798.73 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 Tolomate River.

November 16, 1979

Work Order No. SBE-354

Legal Description

TRACT "B"

Parcel 1

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

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



November 11, 1899

Work Order No. 598-354

Legal Description

TRACT 57

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 879, Page 1807 and Official Records Book 879, Page 1810, Public Records of said County.

January 13, 2000

Work Order No. SFE-354

Legal Description

TRACT "F"

A tract of land comprised of the East 1/4 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 Hilders recorded in Map Book 3, Page 59, of the Public Records of said County.

Less and except the following described parcel:

A part of Section 13, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For the Point of Beginning, commences at the intersection of the Southerly right of way line of North East Second Street, a 40 foot right of way as shown on plat of Subdivision of Hilders, recorded in Map Book 3, Page 59 of the public records of said county, with the Northeastly right of way line of Fifth Avenue, a 40 foot right of way as shown on said plat of Subdivision of Hilders; thence South 52° 48' 30" West, along the Southerly right of way line, 588 feet to the Easterly line of those lands as described and recorded in Official Records Book 1230, Page 1153, of said public records; thence South 00° 43' 58" East, along said Easterly line, 222 feet to the Northerly line of those lands described and recorded in Official Records Book 703, Page 781, of said public records; thence North 88° 24' 40" East, along the Northerly lines of the lands described and recorded in said Official Records Book 703, Page 781, Official Records Book 704, Page 1135, Official Records Book 807, Page 1537, and Official Records Book 1185, Page 524, all being recorded in said public records, 944 feet to an intersection with the Southeastly prolongation of said Northeastly right of way line of Fifth Avenue; thence North 40° 54' 24" West, along said Southerly prolongation, 730 feet to the Point of Beginning.

September 10, 1998

Work Order No. SPB-354

TRACT "C"

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.

## TRACT "B"

## 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, 29, 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 Southeastly 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 Northwest corner of Section 40; run thence along the boundary of said Section 40 as follows: first course, South  $55^{\circ} 40' 39''$  East, a distance of 1887.08 feet; second course, South  $74^{\circ} 34' 02''$  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 Southwest corner of said Section; run thence South  $01^{\circ} 29' 54''$  East, along the Westerly line of Section 19, said 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 3131.80 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 255.41 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 1254.50 feet to a point on the Southerly boundary of a former 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 (Switzer Creek); run thence Northerly 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 waters edge being traversed as follows: first course, North  $07^{\circ} 25' 34''$  West, along said Westerly right of way

September 10, 1999

Work Order No. SPB-354

**TRACT "E"**  
Parcel 1

line of the Intracoastal Waterway, a distance of 1870.17 feet, more or less, North 36° 44' 53" East, continuing along said right of way line, a distance of 202.90 feet, more or less, North 14° 22' 05" East, a distance of 8564.35 feet to a point on said Westerly right of way line of the Intracoastal Waterway, bearing North 07° 59' 12" West along said right of way line, a distance of 740.00 feet, more or less, North 21° 43' 09" West along said right of way line, a distance of 3362.70 feet, more or less, North 25° 49' 05" West along said right of way line, a distance of 1899.53 feet to the point of termination of said traverse on the Northern 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 Governmental 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 1253, Page 1476, public records of said County.

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

September 10, 1929

Work Order No. 98-354

TRACT 18  
Parcel 2

All of that portion of Government Lot 10, Section 19, Township 5 South Range 28 East, St. Johns County, Florida, being East of the Easement 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.



Robert M. Angus Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

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Revised May 28, 2008  
September 20, 2007  
Nocatee

Work Order No. 07-222.00  
File No. 119E-23

#### Hydric Parcel

A portion of Section 20, together with those portions of the Francis X. Sanchez Grant, Section 41, the Heirs of Thomas Fitch Grant, Section 48, the Pedro R. DeCala Grant, Section 49, the Ben Chairs Grant, Section 51, the Sabate or Chairs Grant, Section 65, the Paul Sabate Grant, Section 66, the Sabate or DeCala Grant, Section 67, the Sabate or F.X. Sanchez Grant, Section 68 and the Sabate or Fitch Grant, Section 69, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 30, said Township and Range, said point also being the Northwest corner of those lands described and recorded in Official Records Book 1462, page 711 of the public records of said county; thence Easterly, along the Northerly line of said lands, the following two courses: Course 1 - thence North  $88^{\circ}46'16''$  East, along the North line of said Section 30, a distance of 1650.00 feet; Course 2 - thence North  $62^{\circ}04'32''$  East, 7000.00 feet to the Point of Beginning.

From said Point of Beginning, thence continue North  $62^{\circ}04'32''$  East, departing said Northerly line of Official Records Book 1462, page 711, a distance of 2824.47 feet; thence North  $23^{\circ}32'02''$  East, 427.46 feet; thence North  $42^{\circ}46'52''$  East, 521.04 feet; thence North  $81^{\circ}27'40''$  East, 1033.05 feet to a point lying on the Westerly line of the Intracoastal Waterway, as recorded in Map Book 4, page 73 of the public records of said county; thence South  $26^{\circ}21'19''$  East, along said Westerly line, 5827.11 feet to the Northeastly corner of Palm Valley Harbour, as recorded in Map Book 24, page 19, said public records; thence South  $52^{\circ}34'17''$  West, along the Northerly line of said plat, 273.57 feet to the Northwestly corner thereof; thence South  $05^{\circ}18'59''$  East, along the Westerly line of said plat and its Southerly prolongation thereof, 1581.08 feet to a point on the Northerly line of those lands described and recorded in Official Records Book 2338, page 1135, said public records; thence Southwestly along said Northerly line the following ten courses: Course 1 - thence South  $54^{\circ}59'39''$  West, 149.54 feet; Course 2 - thence South  $53^{\circ}54'16''$  West, 25.61 feet to a point of curvature of a curve concave Southeastly, having a radius of 4077.25 feet; Course 3 - thence Southwestly, along the arc of said curve, through a central angle of  $5^{\circ}27'00''$ , an arc length of 387.83 feet to a point on said curve, said arc being subtended by a chord bearing said distance of South  $51^{\circ}10'46''$  West, 387.68 feet; Course 4 - thence North  $41^{\circ}32'37''$  West, 13.75 feet to a point on a curve concave Southeastly, having a radius of 4091.00 feet; Course 5 - thence Southwestly, along the arc of said curve, through a central angle of  $2^{\circ}17'59''$ , an

an arc length of 164.21 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 47°18'18" West, 164.20 feet; Course 6 - thence South 46°09'19" West, 126.97 feet to a point of curvature of a curve concave Southeastwardly, having a radius of 4045.00 feet; Course 7 - thence Southwestwardly, along the arc of said curve, through a central angle of 1°44'00", an arc length of 127.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 45°15'18" West, 127.07 feet; Course 8 - thence Southwestwardly, along the arc of a curve concave Southeastwardly, having a radius of 2025.00 feet, through a central angle of 7°14'59", an arc length of 256.23 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 50°22'13" West, 256.06 feet; Course 9 - thence South 45°44'44" West, 439.71 feet; Course 10 - thence South 05°45'14" East, 13.72 feet to a point lying on the Northernly right of way line of Palms Valley Road, County Road No. 210, a variable width right of way, thence South 52°47'44" West, along said Northernly right of way line, 1141.94 feet to the Southeastwardly corner of those lands described and recorded in Official Records Book 97, page 151, said public records, thence North 05°44'50" West, departing said Northernly right of way line and along the Easternly line of said lands, 555.42 feet to the Easternly most Southeastwardly corner of said lands of Official Records Book 1462, page 711; thence Northwardly along the Easternly line of said lands of Official Records Book 1462, page 711 the following 2 courses: Course 1 - thence North 16°26'54" West, 4948.37 feet; Course 2 - thence North 66°34'32" West, 3133.65 feet to the Point of Beginning.

Containing 544.46 acres, more or less.





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Land Surveyors, Planners and Civil Engineers  
Since 1924

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February 19, 2009  
Nocatee  
Page 1 of 2

Work Order No. 09-021.00  
File No. 120B-24

**Tolomato CDD U.S. Highway No. 1  
Annexation Parcel**

Being a portion of Tracts 9 and 10 of Durbin Farms, an Unrecorded Subdivision, lying in a portion of Sections 2 and 3, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 2, thence South  $01^{\circ}10'10''$  East, along the Easterly line of said Section 2, a distance of 2691.44 feet to the Southeast corner of the North 1/2 of said Section 2; thence South  $89^{\circ}16'07''$  West, along the Southerly line of said North 1/2 of Section 2, a distance of 5082.24 feet to a point lying on the Southwesterly right of way line of Old Dixie Highway, a 50 foot right of way as presently established, and the Point of Beginning.

From said Point of Beginning, thence South  $23^{\circ}06'23''$  East, along said Southwesterly right of way line of Old Dixie Highway, 327.06 feet to the Northeast corner of those lands described and recorded in Official Records Book 2790, page 134 of the public records of said county; thence South  $89^{\circ}18'24''$  West, departing said Southwesterly right of way line, and along the Northerly line of said Official Records Book 2790, page 134, a distance of 599.57 feet to the Northwest corner thereof; thence South  $23^{\circ}52'38''$  East, along the Westerly line of said lands, 99.93 feet to the Northeast corner of those lands described and recorded in Official Records Book 1497, page 1467 of said public records; thence Westerly, along the Northerly line of said Official Records Book 1497, page 1467, the following five (5) courses: Course one, thence South  $89^{\circ}18'59''$  West, departing said Westerly line, 380.52 feet; Course two, thence North  $41^{\circ}01'01''$  West, 88.31 feet; Course three, thence South  $48^{\circ}58'59''$  West, 99.92 feet; Course four, thence South  $40^{\circ}57'50''$  East, 49.92 feet; Course five, thence South  $49^{\circ}28'42''$  West, 125.00 feet to the Northerly most corner of those lands described and recorded in Official Records Book 2945, page 1207 of said public records; thence South  $41^{\circ}00'51''$  East, departing said Northerly line, and along the Northeasterly line of said Official Records Book 2945, page 1207, a distance of 208.78 feet to the Southeast corner thereof, said corner also lying on the Southerly line of said Official Records Book 1497, page 1467; thence North  $89^{\circ}23'18''$  East, along said Southerly line, 314.45 feet to the Easterly most corner of those lands described and recorded in Official Records Book 2744, page 1655 of said public records; thence South  $68^{\circ}56'58''$  West, departing said Southerly line of Official Records Book 1497, page 1467, along the Southerly line of said Official Records Book 2744, page 1655, and along the Southerly line of those lands described and recorded in Official

**EXHIBIT 1**

February 19, 2009  
Nocatee  
Page 2 of 2

Work Order No. 09-021.00  
File No. 120E-24

Tolomato CDD U.S. Highway No. 1  
Annexation Parcel (cont.)

Records Book 2918, page 1119 of said public records, a distance of 307.96 feet to a point lying on the Northeasterly right of way line of U.S. Highway No. 1 (State Road No. 5), a variable width right of way as presently established; thence along said Northeasterly right of way line the following three (3) courses: Course one, thence North  $41^{\circ}00'51''$  West, departing said Southerly line, 1016.99 feet; Course two, thence North  $89^{\circ}15'51''$  East, 33.00 feet; Course three, thence North  $41^{\circ}01'13''$  West, 78.66 feet to the Southwest corner of Tract 8, said Durbin Farms; thence North  $89^{\circ}16'07''$  East, departing said Northeasterly right of way line, and along the South line of said Tract 8, a distance of 1503.51 feet to the Southeast corner of said Tract 8, said corner also lying on said Southwesterly right of line of Old Dixie Highway; thence South  $23^{\circ}06'23''$  East, along said Southwesterly right of way line, 64.89 feet to the Point of Beginning.

Containing 14.73 acres, more or less.



Robert M. Angus Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 Old St. Augustine Road  
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June 11, 2007

Work Order No. 07-141  
Nocatee

County Road No. 210  
Abandonment Parcel 1

A portion of Section 2, Township 5 South, Range 26 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 2, thence South  $89^{\circ}05'52''$  West, along the Southeasterly line of said Section 2, a distance of 1763.12 feet, thence North  $09^{\circ}54'08''$  West, departing said Southeasterly line, 661.84 feet to a point lying on the Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence South  $71^{\circ}43'27''$  West, along said Southeasterly right of way line of County Road No. 210, a distance of 580.12 feet to a point lying on the Easterly right of way line of Coastal Ridge Boulevard, a variable width right of way as presently established, said point being a point on a curve concave Northwestwardly, having a radius of 2575.00 feet, thence Northeastwardly, departing said Southeasterly right of way line, along said Easterly right of way line, and along the arc of said curve, through a central angle of  $04^{\circ}09'50''$ , an arc length of 187.13 feet to a point on said curve, said point lying on the Northwestwardly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North  $39^{\circ}24'52''$  East, 167.09 feet; thence North  $71^{\circ}43'27''$  East, departing said Easterly right of way line and along said Northwestwardly right of way line, 125.35 feet to a point on a curve concave Northwestwardly, having a radius of 490.00 feet, said point lying on the Southeasterly right of way line of Palm Valley Road, a 100 foot right of way as presently established; thence Easterly, departing said Northwestwardly right of way line, along said Southeasterly right of way line, and along the arc of said curve, through a central angle of  $37^{\circ}15'28''$ , an arc length of 318.63 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $89^{\circ}38'49''$  East, 313.05 feet.

Containing 0.68 acres, more or less.



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June 11, 2007

Work Order No. 07-145  
Nocatee

County Road No. 210  
Abandonment Parcel 2

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida,  
being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South  $01^{\circ}10'10''$  East, along the Westery line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the Southeastery right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established; thence North  $55^{\circ}22'18''$  East, departing said Westery line and along said Southeastery right of way line, 30.12 feet; thence North  $55^{\circ}19'25''$  East, continuing along said Southeastery right of way line, 758.17 feet to a point lying on the Northerly right of way line of Preservation Trail, a variable width right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence North  $58^{\circ}25'07''$  West, departing said Southeastery right of way line of County Road No. 210 and along said Northerly right of way line of Preservation Trail, 24.96 feet to the point of curvature of a curve concave Southwestery, having a radius of 956.00 feet, thence Northwestery, continuing along said Northerly right of way line and along the arc of said curve, through a central angle of  $05^{\circ}09'39''$ , an arc length of 86.11 feet to a point on said curve, said point lying on the Northwestery right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North  $60^{\circ}59'56''$  West, 86.08 feet; thence North  $55^{\circ}19'25''$  East, departing said Northerly right of way line and along said Northwestery right of way line, 4378.81 feet to a point lying on the Southerly right of way line of Nocatee Parkway, a variable width right of way as presently established; thence South  $87^{\circ}28'14''$  East, departing said Northwestery right of way line and along said Southerly right of way line, 165.38 feet to a point lying on said Southeastery right of way line of County Road No. 210; thence South  $55^{\circ}19'25''$  West, departing said Southerly right of way line and along said Southeastery right of way line, 4462.31 feet to the Point of Beginning.

Containing 10.15 acres, more or less.



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June 11, 2007

Work Order No. 07-141  
Nocatee

County Road No. 210  
Abandonment Parcel B

A portion of Sections 31 and 32, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South  $01^{\circ}10'10''$  East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the Southeastery right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established; thence North  $55^{\circ}22'15''$  East, departing said Westerly line and along said Southeastery right of way line, 30.12 feet; thence North  $55^{\circ}19'25''$  East, continuing along said Southeastery right of way line, 6510.54 feet to a point lying on the Northerly right of way line of Nocatee Parkway, a variable width right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence Westerly, departing said Southeastery right of way line of County Road No. 210, along said Northerly right of way line of Nocatee Parkway, and along the arc of a curve concave Northerly, having a radius of 4890.01 feet, through a central angle of  $00^{\circ}08'41''$ , an arc length of 12.34 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $83^{\circ}43'27''$  West, 12.34 feet; thence South  $81^{\circ}28'32''$  West, continuing along said Northerly right of way line and along a non-tangent bearing, 213.56 feet to a point lying on the Northwesterly right of way line of said County Road No. 210; thence North  $55^{\circ}19'25''$  East, departing said Northerly right of way line and along said Northwesterly right of way line, 631.33 feet to a point on a curve concave Northerly, having a radius of 345.25 feet, said point lying on the Southerly right of way line of Palm Valley Road, an 80 foot right of way as presently established; thence Easterly, departing said Northwesterly right of way line, along said Southerly right of way line, and along the arc of said curve, through a central angle of  $43^{\circ}47'58''$ , an arc length of 243.92 feet to a point on said curve, said point lying on said Southerly right of way line of County Road No. 210; said arc being subtended by a chord bearing and distance of North  $78^{\circ}10'15''$  East, 257.55 feet; thence South  $55^{\circ}19'25''$  West, departing said Southerly right of way line and along said Southeastery right of way line, 606.13 feet to the Point of Beginning.

Containing 1.39 acres, more or less.

EXHIBIT 1

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Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 St. Augustine Road  
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Revised January 17, 2008  
December 7, 2007

Work Order No. 07-285.00  
File No. 1197-19(Parcel A)

Page 1 of 3

Neessee Business Park  
C.R. 210 Parcel A

A portion of Sections 2 and 11, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 979, page 1810 of the public records of said county, being more particularly described as follows:

For a Point of Reference, commence at the centerline of Old Dixie Highway, and its intersection with the former centerline of County Road No. 210 (Palm Valley Road), thence South  $39^{\circ}51'39''$  East, along said centerline of Old Dixie Highway, 145.16 feet; thence North  $46^{\circ}59'43''$  East, departing said centerline, 33.05 feet to the Point of Beginning, said point lying on the Southerly right of way line of Coastal Ridge Boulevard, County Road No. 210, a variable width right of way as shown on the plat of Coastal Ridge Boulevard - Western Segment, as recorded in Map Book 58, pages 18 through 25 of said public records.

From said Point of Beginning, thence Northeasterly, along said Southerly right of way line, the following seven courses: Course one, thence North  $00^{\circ}46'04''$  East, 53.01 feet; Course two, thence North  $41^{\circ}35'40''$  East, 158.73 feet; Course three, thence North  $55^{\circ}29'30''$  East, 49.96 feet; Course four, thence North  $41^{\circ}35'40''$  East, 406.91 feet; Course five, thence North  $48^{\circ}24'20''$  West, 12.00 feet; Course six, thence North  $41^{\circ}35'40''$  East, 575.75 feet to the point of curvature of a curve concave Northwesterly, having a radius of 2575.00 feet; Course seven, thence Northeasterly, along the arc of said curve, through a central angle of  $00^{\circ}05'53''$ , an arc length of 4.41 feet to a point on said curve, and its intersection with the former Southerly right of way line of Palm Valley Road, said arc being subtended by a chord bearing and distance of North  $41^{\circ}32'43''$  East, 4.41 feet; thence Northeasterly, departing said Southerly right of way line of Coastal Ridge Boulevard and along said former and present Southerly right of way line of Palm Valley Road, a 100 foot right of way, the following three courses: Course one, thence North  $71^{\circ}43'27''$  East, 707.53 feet to the point of curvature of a curve concave Northwesterly, having a radius of 909.92 feet; Course two, thence Northeasterly, along the arc of said curve, through a central angle of  $16^{\circ}21'09''$ , an arc length of 259.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}32'53''$  East, 258.81 feet; Course three, thence North  $55^{\circ}22'18''$  East, 349.95 feet to a point lying on the Westerly right of way line of Walden Chase Lane, a variable width right of way as presently established, said point also being the

EXHIBIT 1

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point of curvature of a curve concave Southwesterly, having a radius of 50.00 feet, thence Southwesterly, departing said Southerly right of way line and along said Westerly right of way line the following two courses: Course one, thence Southwesterly, along the arc of said curve, through a central angle of  $90^{\circ}43'03''$ , an arc length of 79.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $79^{\circ}16'18''$  East, 71.15 feet; Course two, thence South  $33^{\circ}54'39''$  East, 407.26 feet to a point on the Southerly boundary of Conservation Basement 1 as described and recorded in Official Records Book 2940, page 1944, said public records; thence Southwesterly, departing said Westerly right of way line of Walden Chase Lane and along said Southerly boundary the following four courses: Course one, thence South  $56^{\circ}05'21''$  West, 39.29 feet; Course two, thence South  $02^{\circ}32'49''$  East, 28.15 feet; Course three, thence South  $19^{\circ}19'41''$  West, 89.33 feet; Course four, thence South  $44^{\circ}28'24''$  West, 73.90 feet; thence South  $06^{\circ}38'51''$  West, departing said Southerly boundary, 134.48 feet to a point lying on the Northerly boundary of those lands described and recorded in Official Records Book 2958, page 65, said public records; thence the following five courses along said Northerly boundary: Course one, thence South  $06^{\circ}38'33''$  West, 11.16 feet; Course two, thence South  $70^{\circ}01'06''$  West, 15.74 feet; Course three, thence North  $63^{\circ}13'55''$  West, 39.11 feet; Course four, thence North  $81^{\circ}11'26''$  West, 59.91 feet; Course five, thence North  $37^{\circ}16'22''$  West, 31.67 feet to the Northerly line of those lands described and recorded in Official Records Book 2958, page 68, said public records; thence the following six courses along the Northerly and Westerly boundary of said lands: Course one, thence North  $03^{\circ}26'56''$  West, departing said Northerly boundary of Official Records Book 2958, page 65, a distance of 28.79 feet; Course two, thence North  $28^{\circ}49'11''$  East, 29.65 feet; Course three, thence North  $67^{\circ}22'38''$  West, 104.66 feet; Course four, thence South  $39^{\circ}20'38''$  West, 256.14 feet; Course five, thence North  $63^{\circ}51'34''$  West, 90.10 feet; Course six, thence South  $38^{\circ}37'35''$  East, 375.22 feet to a point lying on the boundary of that certain ingress and egress easement as described and recorded in Official Records Book 2958, page 83 and Official Records Book 2958, page 88, said public records, said point lying on a curve concave Northeasterly and having a radius of 60.00 feet; thence the following three courses along the Westerly and Southerly boundary of said easement: Course one, thence Southeasterly, departing said Westerly boundary of Official Records Book 2958, page 68 and along the arc of said curve, through a central angle of  $209^{\circ}32'41''$ , an arc length of 219.43 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $53^{\circ}23'56''$  East, 116.03 feet; Course two, thence Northeasterly, along the arc of a curve concave Southeasterly and having a radius of 30.00 feet, through a central angle of  $48^{\circ}11'23''$ , an arc length of 25.23 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ}55'25''$  East, 24.49 feet; Course three, thence North  $70^{\circ}01'06''$  East, 392.18 feet to a point lying on said Westerly right of way line of Walden Chase Lane; thence the following six courses along said Westerly right of way line: Course one, thence South  $19^{\circ}58'54''$  East, departing said Southerly easement line, 9.95 feet to a point on a curve concave Southerly and having a radius of 50.00 feet; Course two, thence Southeasterly, along the arc of said curve, through a central angle of  $58^{\circ}02'03''$ , an arc length of 50.64 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $80^{\circ}57'51''$  East, 48.51 feet; Course three, thence Southeasterly, along the arc of a curve

concave Northeastly and having a radius of 120.00 feet, through a central angle of  $26^{\circ}04'07''$ , an arc length of 54.60 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $64^{\circ}58'53''$  East, 54.13 feet; Course four, thence Southeastly, along the arc of a curve concave Southwestly and having a radius of 50.00 feet, through a central angle of  $58^{\circ}02'03''$ , an arc length of 50.64 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $48^{\circ}59'55''$  East, 48.51 feet; Course five, thence South  $19^{\circ}58'54''$  East, 353.77 feet to the point of curvature of a curve concave Westly and having a radius of 285.00 feet; Course six, thence Southeastly, along the arc of said curve, through a central angle of  $30^{\circ}12'35''$ , an arc length of 150.27 feet to a point on said curve, said point lying on the Northely boundary of Walden Chase Phase I ~ Unit Three, as recorded in Map Book 47, Pages 6 through 14, said public records, said arc being subtended by a chord bearing and distance of South  $04^{\circ}52'36''$  East, 148.53 feet; thence South  $69^{\circ}58'56''$  West, departing said Westly right of way line of Walden Chase Lane and along said Northely plat boundary, 1186.17 feet to the Southeastly corner of those lands described and recorded in Official Records Book 1058, page 166, said public records; thence the following two courses along the Northeastly and Northwestly boundary lines of said lands: Course one, thence North  $41^{\circ}02'29''$  West, 760.00 feet; Course two, thence South  $48^{\circ}57'32''$  West, 947.13 feet to a point lying on the Northeastly right of way line of said Old Dixie Highway; thence the following three courses along said Northeastly right of way line: Course one, thence North  $39^{\circ}51'39''$  West, departing said boundary of Official Records Book 1058, page 166, a distance of 84.23 feet; Course two, thence North  $50^{\circ}08'21''$  East, 8.00 feet; Course three, thence North  $39^{\circ}51'39''$  West, 476.68 feet to the Point of Beginning.

Containing 59.32 acres, more or less.





Robert M. Angas Associates, Inc.  
LEAD SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
SINCE 1924

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December 7, 2007

Work Order No. 07-285-00  
File No. 119F-19 (Parcel B)

Notates Business Park  
C.E. 210 Parcel B

A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 979, page 1810 of the public records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southeastly right of way line of Palm Valley Road (formerly County Road No. 210), a 100 foot right of way as presently established, and its intersection with the East line of said Section 2; thence South  $00^{\circ}39'22''$  East, along said East line of Section 2, a distance of 1350.00 feet to the Northerly right of way line of Enderleigh Lane, an 80 foot right of way as recorded in plat of Walden Chase Phase One, Map Book 38, pages 87 through 104 of the public records of said county; thence South  $70^{\circ}01'06''$  West, departing said East section line and along said Northerly right of way line, 484.45 feet to a point of curvature of a curve concave Northerly and having a radius of 50.00 feet, said point lying on the Easterly right of way line of Walden Chase Lane, a variable width right of way as recorded in said plat of Walden Chase Phase One; thence the following seven courses along said Easterly right of way line: Course one, Westerly, along the arc of said curve, through a central angle of  $58^{\circ}02'03''$ , an arc length of 50.64 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $80^{\circ}57'51''$  West, 48.51 feet; Course two, thence Northwesterly, along the arc of a curve concave Southwesterly and having a radius of 120.00 feet, through a central angle of  $26^{\circ}04'07''$ , an arc length of 54.60 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $64^{\circ}58'53''$  West, 54.13 feet; Course three, thence Northwesterly, along the arc of a curve concave Northeasterly and having a radius of 50.00 feet, through a central angle of  $58^{\circ}02'03''$ , an arc length of 50.64 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ}59'55''$  West, 48.51 feet; Course four, thence North  $19^{\circ}58'54''$  West, 203.40 feet to a point of curvature of a curve concave Southwesterly and having a radius of 540.00 feet; Course five, thence Northwesterly along the arc of said curve, through a central angle of  $13^{\circ}55'45''$ , an arc length of 131.28 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $26^{\circ}56'46''$  West, 130.96 feet; Course six, thence North  $33^{\circ}54'39''$  West, 493.97 feet to a point of curvature of a curve concave Southeastly and having a radius of 50.00 feet; Course seven, thence Northeasterly, along the arc of said curve, through a central angle of  $89^{\circ}16'57''$ , an arc length of 77.91 feet to a point of tangency, said point lying on said Southeastly right of way line of Palm Valley Road, said arc being subtended by a chord bearing and distance of North  $10^{\circ}43'50''$  East, 70.27 feet;

EXHIBIT 1

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thence North 55°22'18" East, departing said Easterly right of way line of Walden Chase Lane and along said Southeastely right of way line of Palm Valley Road, 117243 feet to the Point of Beginning.

Containing 21.50 acres, more or less.

A PART OF SECTION 28; TOGETHER WITH A PART OF THE MIRANDA GRANT, SECTION 55, ALL IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE BEN CHAIRES GRANT, SECTION 51, OF SAID TOWNSHIP AND RANGE; THENCE S.84°58'31"W., ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 28.00 FEET TO THE POINT OF BEGINNING; THENCE S.05°44'50"E., ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 368, PAGE 550, A DISTANCE OF 322.33 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF PALM VALLEY ROAD, COUNTY ROAD NO.210 (A 100 FOOT RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE S.79°05'53"W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 226.42 FEET; THENCE N.05°44'50"W., ALONG THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 405, PAGE 791, A DISTANCE OF 345.52 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 28 (THE SAME BEING THE NORTH LINE OF SECTION 55); THENCE N.84°58'31"E., ALONG SAID LINE DIVIDING SECTIONS 28 AND 55, A DISTANCE OF 128.52 FEET TO THE NORTHEAST CORNER OF THE AFORESAID LANDS DESCRIBED IN BOOK 405, PAGE 791; THENCE N.05°44'50"W., ALONG THE WEST LINE OF THE AFORESAID LANDS DESCRIBED IN BOOK 368, PAGE 550, A DISTANCE OF 104.36 FEET TO ITS NORTHWEST CORNER; THENCE N.84°58'31"E., ALONG THE NORTH LINE OF THE LAST SAID LANDS; A DISTANCE OF 97.00 FEET TO ITS NORTHEAST CORNER; THENCE S.05°44'50"E., ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 104.36 FEET TO THE POINT OF BEGINNING.

SEZER WEDDI  
DURDEN LAND SURVEYORS  
1071528 DWG. 6-124

February 5, 2001

Work Order No. 598-354

TRACTS "A", "B", "C", "D", "E" (Parcel 1 and Parcel 2), "F", "G", "H" (Parcel 1 and Parcel 2) described above and less and except the following described Nocatee Preserve Parcel:

A parcel of land lying in a portion of unsurveyed Section 34 and a portion of Section 57, the William Trevers Grant all lying within Township 4 South, Range 29 East, St. Johns County, Florida, together with all of fractional Sections 3 and 10, and all of Section 66, the William Trevers by Smith Grant, together with a portion of fractional Sections 4, 9, 15, and 16, unsurveyed Sections 3, 10 and 15, a portion of Section 39, the Hannah Smith Grant, a portion of Section 62, the William Trevers Grant, a portion of Section 65, the William Trevers Grant, all lying within Township 5 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows:

For a Point of Reference, commence at the corner common to Sections 19, 20, 29 and 30 of said Township 5 South, Range 29 East, thence North 89°09'44" East, along the dividing line of said Sections 20 and 29, a distance of 200.00 feet to a point, thence North 00°53'59" West, departing said dividing line, a distance of 71,013.50 feet, thence North 89°28'18" East, 7845.55 feet to the Point of Beginning.

From the Point of Beginning continue thence North 89°28'18" East, 2002.82 feet to a point, thence North 49°45'40" East, 2486.26 feet more or less to a point lying on the Westerly Mean High Water Line of the Tolomato River, thence Northwesterly along the meanderings of said Westerly Mean High Water Line, 1,536 feet, more or less to a point which bears North 49°45'40" East and lies 891.44 feet distant from last said point, thence continue North 49°45'40" East, 558.42 feet more or less to a point lying on the Westerly line of the Florida East Coast Canal (Intracoastal Waterway) as depicted on plat thereof, recorded in Map Book 4, Pages 68 through 78 of the Public Records of said County, thence South 25°27'19" East, along said Westerly line, 658.77 feet more or less to an intersection with said Westerly Mean High Water Line of the Tolomato River, thence, departing said Westerly canal line, Southwesterly, Southerly and Northeasterly, along meanderings of said Westerly Mean High Water Line, 4890 feet, more or less to an intersection with said Westerly line of said canal which bears South 25°27'19" East and lies 882.67 feet distant from last said point, thence South 25°27'19" East, along said Westerly canal line, 475.74 feet more or less to an intersection with said Westerly Mean High Water Line of the Tolomato River, thence Southerly along the meanderings of said Westerly Mean High Water Line, 33,500 feet more or less, to its convergence with the Northerly Mean High Water Line of the Northerly prong of Smith Creek which bears South 12°08'19" West and lies 6736.66 feet distant from last said point, thence Northwesterly, along the meanderings of said Northerly Mean High Water Line of Smith Creek, 6340 feet more or less to its convergence with the Southerly Mean High Water Line of said Northerly prong of Smith Creek which bears North 50°08'35" West and lies 2947.90 feet distant from last said point, thence Southeasterly, along the meanderings of said Southerly Mean High Water Line, 4590 feet more or less to its convergence with the Northerly Mean High Water Line of the Southerly prong of said Smith Creek which bears South 44°01'31" East and lies 2750.85 feet distant from last said point, thence Southwesterly, along said Northerly Mean High Water Line, 3210 feet more or less to its convergence with the Southerly Mean High Water Line of said Southerly prong of Smith Creek which bears South 58°59'47" West and lies 1535.26 feet distant from last said point, thence Northeasterly, along the meanderings of said Southerly Mean High Water Line, 4,950 feet more or less to its convergence with said Westerly Mean High Water Line of said Tolomato River which bears North 78°09'08" East and lies 2072.17 feet distant from last said point, thence Southerly along the meanderings of said Westerly mean high water line, 50,020 feet, more or less, to its intersection with the Northeasterly line of that portion of the Intracoastal Waterway described and recorded in Deed Book 193, Page 387 (Parcel RWN 231-B) of the Public Records of St. Johns County, Florida which bears South 11°08'21" East and lies 7496.56 feet distant from last said point, thence North 53°26'01" West, along said Northeasterly line, 128.75 feet, more or less, to an intersection with said Westerly mean high water line, thence Northerly, Northwesterly and Southwesterly departing said Northwesterly line of Parcel RWN 231-B, and along said Westerly Mean High Water Line of the Tolomato River, 390 feet, more or less, to an intersection with the Northwesterly line of said parcel which bears South 56°09'33" West and lies 132.37 feet distant from last said point, thence South 36°33'59" West, along said Northwesterly line of Parcel RWN 231-B, 78.19 feet, more or less, to the

EXHIBIT 1

Northwesterly corner thereof, thence South 07° 36' 28" East, along the West line of said parcel, 72.81 feet, more or less, to an intersection with said Westerly Mean High Water Line of the Tolomato River, thence Northwesterly, Southwesterly, Southerly and Easterly along the meanderings of said Westerly mean high water line, 2025 feet, more or less, to an intersection with said West line of Parcel RWN 231-B which bears South 07° 36' 28" East and lies 228.65 feet distant from last said point, thence continue South 07° 36' 28" East, departing said Westerly Mean High Water Line of the Tolomato River, along said West line of Parcel RWN 231-B, a distance of 1558.54 feet, more or less, to the Southwest corner of said parcel, said point also lying on the Easterly prolongation of the line dividing said Section 15 and Section 22 of said Township 5 South, Range 29 East, thence South 88° 59' 50" West, along said Easterly prolongation and along said line dividing Sections 15 and 22, a distance of 2392.50 feet more or less to its intersection with the Northerly Mean High Water Line of Deep Creek, thence Northwesterly, along the meanderings of said Northerly Mean High Water Line, 969 feet, more or less to a point which bears North 40° 12' 46" West and lies 661.31 feet distant from last said point, thence North 03° 47' 40" East, departing said Northerly Mean High Water Line of Deep Creek, 163.23 feet more or less, thence sequentially, along the following ninety-five (95) line courses to the Point of Beginning:

LINE	BEARING	LENGTH
L1	N07°27'28"E	176.12
L2	N41°27'20"W	352.83
L3	N08°17'15"E	136.83
L4	N44°47'01"W	261.77
L5	N20°02'05"E	91.20
L6	N45°35'36"W	85.27
L7	N75°55'17"W	468.71
L8	S86°20'22"W	106.82
L9	N12°11'19"E	583.25
L10	N36°20'28"W	725.76
L11	N15°13'44"E	166.80
L12	N08°17'36"W	207.53
L13	S64°12'00"W	42.65
L14	N09°38'46"W	88.80
L15	N09°27'26"W	504.23
L16	N17°50'28"W	277.85
L17	N01°54'17"E	200.02
L18	N10°56'17"E	85.52
L19	N06°48'57"W	06.35
L20	N01°10'17"E	72.16
L21	N08°07'43"W	227.82
L22	N05°54'04"W	126.63
L23	N06°38'37"W	531.52
L24	N14°36'55"E	221.67
L25	N34°25'51"W	286.66
L26	N01°38'42"E	176.26
L27	N07°18'54"W	267.72
L28	N00°24'46"E	917.48
L29	N22°27'02"E	88.49
L30	N13°35'58"W	380.21
L31	N08°37'32"W	50.36
L32	N08°01'33"E	60.80
L33	N05°25'47"W	101.39
L34	N05°18'40"W	675.85
L35	N09°16'15"W	120.59
L36	N53°01'04"E	94.74
L37	N27°35'22"W	128.62
L38	N07°45'28"W	113.84
L39	N16°14'00"W	192.26
L40	S71°42'35"W	245.26
L41	N29°38'13"W	170.11
L42	S57°28'13"W	228.06
L43	S57°15'12"W	58.07
L44	S45°53'18"W	71.55
L45	N07°33'54"W	309.23
L46	N07°02'47"W	256.36
L47	N07°06'57"W	155.90
L48	N41°36'31"E	142.02
L49	N55°17'37"W	356.21

LINE	BEARING	LENGTH
L50	N34°20'54"W	72.28
L51	N28°17'07"E	163.56
L52	S08°25'49"E	385.09
L53	N58°14'42"E	316.46
L54	N67°45'56"E	80.85
L55	N28°23'33"E	135.81
L56	N04°15'06"W	215.89
L57	N07°38'00"W	108.96
L58	N14°28'02"W	161.52
L59	N37°32'55"E	207.63
L60	N07°00'17"W	88.89
L61	N08°21'17"W	391.08
L62	S22°45'13"W	116.23
L63	S02°11'47"W	157.42
L64	N14°30'40"W	168.01
L65	S28°45'15"W	258.82
L66	N05°15'15"W	206.16
L67	N05°20'26"W	703.84
L68	N02°19'38"E	316.84
L69	S01°16'54"E	674.32
L70	N18°25'44"E	558.14
L71	N74°30'16"E	264.64
L72	S59°31'20"E	407.34
L73	N57°20'55"E	373.46
L74	N17°45'10"E	235.13
L75	N05°13'07"E	283.33
L76	N52°13'35"E	81.66
L77	N04°04'39"W	351.09
L78	N07°40'13"E	67.63
L79	N17°33'05"W	376.62
L80	N21°30'57"W	66.58
L81	N09°14'46"W	288.76
L82	S05°32'58"W	356.10
L83	N01°17'15"W	70.04
L84	N01°17'42"E	68.55
L85	N07°18'48"E	265.21
L86	N04°38'31"W	233.03
L87	N04°42'48"W	155.02
L88	N20°30'15"E	228.79
L89	N21°40'21"E	643.89
L90	N07°45'35"W	69.85
L91	N41°21'00"E	128.60
L92	N26°31'41"W	138.08
L93	N16°40'47"W	67.35
L94	N05°45'41"W	278.99
L95	N15°06'36"E	227.49

Less and except any portions thereof lying within the lands described and recorded in Deed Book 193, Page 387 (Parcel RWN 231-B), and the lands depicted in Map Book 4, Pages 66 through 78 of the Public Records of said county.

EXHIBIT 1

## EXHIBIT 2

### Revised General Conditions and Special Conditions

A. Modify County DRI/DO Section 3 as follows:

**Section 3. Phasing, Buildout and Expiration of DRI.** The DRI shall be developed in five (5) Phases, as described in Land Use Phasing Tables attached as Exhibit 3. ~~Each Phase shall last five (5) years~~ The Phasing Schedule is as follows: Phase I (October 21, 2003 – October 20, 2015); Phase II (October 21, 2015 – October 20, 2020); Phase III (October 21, 2020 – October 20, 2025); Phase IV (October 21, 2025 – October 20, 2030); and Phase V (October 21, 2030 – October 20, 2035), unless extended pursuant to section 380.06(19), Florida Statutes (2000), (or as otherwise provided by law) or unless the Developer elects to accelerate the beginning date of a subsequent phase or phases, provided that all mitigation requirements for the particular phase to be accelerated are met. The end date of a phase would not be affected by an acceleration of the beginning date. At least ten percent (10%) of the total residential units in Phases I and II must be constructed in the Town Center Village, and all development taking place during Phases I and II (other than infrastructure) must be located in the Town Center Village or in villages adjacent to the Town Center Village. Unused residential and nonresidential development rights from a particular phase carry over into subsequent phases until buildout. ~~For residential uses, up to fifty percent (50%) of the residential development rights that remain after phase expiration may be extended into the subsequent phase.~~ Prior to issuance of residential building permits for more than 1,880 dwelling units within the Nocatee DRI, a minimum of 50,000 square feet of retail commercial uses shall be constructed within the Nocatee DRI. Prior to issuance of residential building permits for more than 2,780 dwelling units within the Nocatee DRI, a minimum total of 100,000 square feet of retail commercial uses (cumulative

with the initial 50,000 square feet) shall be constructed within the Nocatee DRI. Physical development of the DRI shall commence within three (3) years of the effective date of this Development Order; however, this time period and for purposes of calculating when buildout, termination or any phase date has been exceeded, the time shall be tolled during the period of any appeal pursuant to section 380.07, Florida Statutes (2000), or during the pendency of administrative or judicial proceedings relating to development permits. The projected buildout date for all development is October 20, ~~2034~~ 2035. The DRI termination and DRI Development Order expiration dates are established as October 20, ~~2035~~ 2039. Any extensions of the DRI buildout, termination or expiration dates shall be governed by the provisions of section 380.06(19)(c), Florida Statutes (2000) or as otherwise provided by law.

B. Modify County DRI/DO Section 7 as follows:

7. **Downzoning Protection.** In accordance with section 380.06(15), Florida Statutes (2000), the Nocatee DRI, as approved in this Development Order, shall not be subject to downzoning, unit density reduction, or intensity reduction before ~~December 31, 2025~~ October 20, 2034, unless the Developer consents to such change or St. Johns County demonstrates that substantial changes in the conditions underlying the approval of this Development Order have occurred or that the Development Order was based on substantially inaccurate information provided by the Applicant, or that the change is clearly established by St. Johns County to be essential to the public health, safety and welfare.

C. Modify County DRI/DO Section 10(xiii) as follows:

(xiii) Traffic reports, which shall be submitted to the Florida Department of Transportation (“FDOT”) District Urban Office in Jacksonville, as well as to the Jacksonville Planning and Development Department, ~~First Coast Metropolitan~~ North Florida Transportation Planning Organization (“MTPO”), St. Johns County Planning Division, NEFRPC, and ~~DCA~~ the state land planning agency. The first traffic report shall be due concurrently with the first biennial Monitoring Report and then biennially thereafter until project buildout, unless otherwise specified by the NEFRPC. The following information shall be included:

(a) A description of current development by land use, type, location, and amount of square footage, together with an external p.m. peak hour transportation tracking spreadsheet which includes this information and the cumulative external p.m. peak hour project trips generated to date (the “Spreadsheet”) and along with the proposed construction schedule and a projected Spreadsheet for the ensuing ~~12~~ 24-month period, and appropriate maps.

(b)

(i) Current ~~Traffic~~ counts, ~~turning movements,~~ volumes and levels of service ~~actual for the past 12 months and projected projections~~ for the ensuing ~~12~~ 24 months, including traffic estimates for the ~~following~~ roads listed below, including intersections. Applicant shall distinguish between project-related traffic and total traffic volumes:

~~C.R. 210~~

~~Rosee to Town Center Loop Road East~~



~~———— Town Center Loop Road East to Town Center Loop Road West~~

~~———— Town Center Loop Road West to U.S. 1~~

~~———— U.S. 1 to I-95~~

~~———— Roscoe Boulevard to Mickler Road~~

~~- Racetrack Road Extension~~

~~- U.S. 1:~~

~~———— Racetrack Road to St. Augustine Road~~

~~———— Racetrack Road to C.R. 210~~

~~———— C.R. 210 to Pine Island Road~~

~~———— Pine Island Road to International Golf Parkway~~

~~- Mickler Road:~~

~~———— C.R. 210 to State Road A1A~~

~~- Nocatee Parkway~~

~~US-1 to Valley Ridge Boulevard (CR-210)~~

~~Valley Ridge Boulevard (CR-210) to Crosswater Parkway~~

~~Crosswater Parkway to Davis Park Road~~

~~- CR-210 (West)~~

~~I-95 to US-1~~

- Valley Ridge Boulevard (CR-210)

US-1 to Nocatee Parkway (CR-210)

- Palm Valley Road (CR-210)

Davis Park Drive to Roscoe Boulevard

Roscoe Boulevard to Mickler Road

- US-1

International Golf Parkway to CR-210 (West)

CR-210 (West) to Valley Ridge Boulevard (CR-210)

Valley Ridge Boulevard to Race Track Road

Race Track Road to Old St. Augustine Road

- Mickler Road

Palm Valley Road (CR-210) to SR A1A

Note: Actual FDOT, City of Jacksonville, or St. Johns County traffic counts shall be used where possible. If actual FDOT, City or County counts are not available for a particular road or intersection, Developer shall retain, at his expense, a traffic engineering firm to collect the necessary counts. FDOT seasonal adjustment factors shall be used when adjusting traffic counts.

(ii) At the time the projected Spreadsheet for the ensuing 24 months estimates that the project will generate more than 7.500 external trips, the

Spreadsheet shall be provided to the City and County with submittal of each plat for single-family and townhome development and with submittal of each construction plan for multi-family and nonresidential development.

(c) A description of any new and/or improved roadways, traffic control devices or other transportation facility improvements to be constructed or provided by Developer or governmental entity to accommodate the total existing and anticipated traffic demands.

(d) The monitoring reports will determine if air quality monitoring is warranted pursuant to the FDEP Guidelines for Indirect Sources.

(e) A copy of the annual Consumer Price Index for all Urban Consumers (CPI-U) (1982-84=100) for the applicable year.

D. Modify County DRI/DO Section 10(xxi) as follows:

(xxi) A statement certifying that the Northeast Florida Regional ~~Planning~~ Council (with appropriate filing fee), the Florida Department of ~~Community Affairs~~ Economic Opportunity, Community Planning and Development Division, St. Johns County, City of Jacksonville, Department of Environmental Protection, St. Johns River Water Management District, and the Florida Fish and Wildlife Conservation Commission have been sent copies of the ~~annual~~ biennial Monitoring Report in conformance with subsections 380.06(15) and (18), Florida Statutes (2000).

E. Modify County DRI/DO Section 10(xxv) as follows:

(xxv) ~~Results of the traffic study required under section 25(c)(ii),~~  
~~if applicable to the reporting year. Intentionally omitted.~~

F. Modify County DRI/DO Section 10(xxvi) as follows:

(xxvi) A summary of activities undertaken by the Nocatee TMA  
~~Transportation Management Association~~ under section 25(m) ~~after the beginning of Phase II.~~

G. Modify County DRI/DO Introductory Transportation Section 25 as follows:

**25. Transportation.** Pursuant to the requirements of Chapter 163 section 163.3180(12), Florida Statutes (2000), the Developer will contribute up to \$99,741,366 in cash payments and funded transportation improvements to offset the impacts of the Nocatee development upon the regional transportation system, as described below. These contributions are sufficient to pay for or construct one or more required improvements as set forth herein which will benefit regionally significant transportation facilities. Actual payments shall be adjusted from and after the year 2000 up to the date of payment using the Consumer Price Index for all Urban Consumers (CPI-U) (1982-84=100), with the amounts stated in this section expressed in year 1999 dollars. The ~~off-site~~ improvements to be constructed by the Developer or identified for funding by the Developer are graphically depicted on Exhibit 13.

H. Modify County DRI/DO Section 25(b) as follows:

**(b) Other Specific Off Site Improvement Contributions.** The Developer shall be obligated to provide funds for additional off-site regional transportation improvements within the timeframe as specified below.

**(i) Philips Highway.** ~~No later than year 4 of Phase IV of development~~ Coincident with the Final Payment (as defined below) and on the Final Payment Due Date (as defined below), the Developer shall contribute \$9,429,491 to be paid to the FDOT or as directed by FDOT to be applied for widening of Philips Highway from Racetrack Road to St. Augustine Road from the existing four (4) lanes to six (6) lanes. Developer shall donate adequate right-of-way along the western portion of Nocatee bordering U.S. 1 for this improvement within sixty (60) days of a written request and accompanying legal description from FDOT.

I. Modify County DRI/DO Section 25(c)(i) as follows:

**(c) Other Off-Site Improvement Contributions.**

**(i) PD&E Study for East-West Parkway.** The Developer has ~~initiated, at its cost,~~ contributed to St. Johns County the cost for the Project Development and Environmental (PD&E) Study for the proposed East-West Parkway from Racetrack Road to its interchange with the S.R. 9B extension. ~~This study will be conducted in accordance with FDOT's most current PD&E manual, and it will result in an approved environmental document. The Developer shall coordinate this study and the conceptual design of the roadway with FDOT, St. Johns County, the City of Jacksonville and the First Coast Metropolitan Planning~~

~~Organization (MPO) and any other directly affected developers/property owners including, but not limited to, representatives from the Cummer Trust property. Prior to proceeding with the study, the Developer shall obtain written approval of the scope of the study and of the engineering consulting firm performing the study from FDOT. The estimated cost of the study is \$500,000. The Developer shall be credited for the cost of this study against the project's proportionate share. In the event that the cost of the study exceeds \$500,000, as agreed upon by FDOT, the amount of excess costs shall be applied as a credit against the Developer's proportionate share payment due under sub-section 25(b)(i) above, to be applied prior to Phase IV.~~

J. Modify County DRI/DO Section 25(c)(ii) as follows:

**(c) Other Off-Site Improvement Contributions.**

**(ii) ~~Traffic Study and Application of Proportionate Share~~**

**Final Payments in Phases IV and V.** ~~Not later than January 4, 2013 and every three (3) years thereafter through completion of Phase III, the Developer shall be responsible for providing transportation reviewing agencies, as part of the biennial Monitoring Report for that particular year, with a comprehensive analysis of the actual internal trip capture rate exhibited by development in Nocatee. The purpose of these studies is to allow the Developer to compile a data set of observed external trip generation figures as a basis for determining the necessary improvements for the Phase IV and V~~ Not later than the issuance of (i) final plat approval as to single family and townhome development and (ii) final construction plan approval as to multi-family and nonresidential development which in the aggregate generate 9,045 external p.m. peak hour trips within the Nocatee DRI (the "Final Payment Due Date"), the Developer shall pay the

final mitigation proportionate share payment of \$43,392,528 (in 1999 dollars) (the “Final Payment”). ~~Prior to any development in Phases IV and V, the Developer shall conduct a traffic study that incorporates updated traffic data from the special studies. The study shall determine the improvements to be made with the Developer’s allocated proportionate share of \$43,392,528 (as adjusted for inflation) and the timing of this contribution and the necessary improvements, which shall be incorporated into amendments to the Nocatee Development Order, as a non-substantial deviation to the Development Order. The final decision as to the allocation of the Final Payment funds for improvements shall be determined by FDOT, St. Johns County, the City of Jacksonville, the NEFRC, and the North Florida TPO (the “Agency” or “Agencies”). The Developer shall provide the Agencies with written notice not less than one-hundred eighty (180) days prior to the Developer making the Final Payment (the “Developer Notice”). The Agencies shall direct the Developer in writing as to which of such Agency(ies) qualifying as a governmental entity under Section 334.03(12), Florida Statutes, (a “Governmental Entity”) shall receive the Final Payment or portions of the Final Payment within one-hundred eighty (180) days of receipt of the Developer Notice. The Final Payment shall be adjusted for inflation by the CPI-U as identified in this section 25. In determining those improvements which should be made from the Final Payment and allocation of the Final Payment, the Agencies as a condition to development of Phases IV and V, acknowledge that the improvements shall be to the regional transportation network significantly impacted by the Nocatee development and priority should be given to (1) the construction of the proposed East-West Parkway from the Racetrack Road Extension to S.R. 9B, (2) the widening of C.R. 210 from U.S. 1 to I-95, (3) a grade separated intersection at U.S. 1 and C.R. 210, and (4) the 6-laning of the Racetrack Road Extension in determining the improvements to be made with the remaining proportionate share. Other~~

roadway improvements should also be considered if part of the regional transportation network and if determined to be significantly impacted by Nocatee development. However, transportation options other than roadway widening, such as transit improvements, improvements to accommodate light rail, etc., should also be considered in determining the application of the Final Payment mitigation of Phases IV and V. The Agencies NEFRC, St. Johns County, City of Jacksonville, FDOT and the North Florida TPO recognize that the total contribution of the Developer shall be limited to the dollar amount set forth in this condition as adjusted for inflation as provided for in this sub-section. ~~Conversely, the sum shall not be subject to reduction if the study demonstrates lesser impacts from the development than those anticipated in the transportation section of the ADA, its supporting documents, and agency analysis.~~ If the Agencies are unable to agree which Governmental Entity shall receive the Final Payment within the time period specified above, then the Developer may deposit the Final Payment with an escrow agent selected by the NEFRC not later than the Final Payment Due Date. The Developer's payment of the Final Payment to the Governmental Entity as provided for herein or deposit of the Final Payment with an escrow agent as provided for herein shall fully satisfy the conditions set forth in this sub-section and all remaining Development Order conditions related to payment of proportionate share transportation mitigation.

K. Modify County DRI/DO Section 25(d) as follows:

(d) **Trip Generation Methodology.** For purposes of subsections ~~(a) and (b)~~ (c) above, measurement of external p.m. peak hour trips generated for building permits land uses issued within the Nocatee DRI shall be based upon application of a methodology for trip generation which shall use the trip generation tables attached as Exhibit 15 to determine the



external p.m. peak hour trips generated by land use (~~i.e. e.g.~~, office, commercial, light industrial, single family residential, multi-family residential, golf course, ~~parks~~, civic uses, or schools). ~~The Developer shall provide this methodology to the County and the City of Jacksonville within 180 days of the adoption date of this Development Order.~~

L. Modify County DRI/DO Section 25(e) as follows:

(e) **Acceptance of Proportionate Share Payments.** Payment for those improvements selected by the Agencies as provided for refereneed in section 25(c)(ii) shall be made by the Developer or escrow agent, as provided for in subsection 25(c)(ii), to the Ggovernmental Eentity as defined in section 334.03(12), Florida Statutes, with maintenance authority for such improvements, ~~or as directed by such governmental entity~~

M. Modify County DRI/DO Section 25(l) as follows:

**Transit.** Transit passenger shelters and transit loading bays shall be constructed where necessary to facilitate any future operations of on-site and off-site transit service. Transit bays and areas for shelters shall be required to be constructed once transit service is provided for Nocatee. Siting of any transit facilities shall be approved by the Jacksonville Transportation Authority (“JTA”) or any other provider of fixed-route service for the Nocatee development. The Developer shall ~~provide convey land for~~ one park-and-ride lot on-site as shown on the Nocatee site plan within ninety (90) days of written request from the County Administrator and Growth Management Director and JTA (the “Transit Entities”), which written request shall designate the entity to receive such conveyance. Provided, however, if such written request has not been delivered by the Transit Entities to the Developer prior to commencement of Phase V, the

Developer shall provide the Transit Entities written notice by certified mail of its intention to make conveyance of the park-and-ride lot (the "Conveyance Notice"). The Transit Entities shall have one-hundred and eighty (180) days from the Conveyance Notice to provide written notice of the acceptance of the park-and-ride lot conveyance and direct the Developer as to which entity shall receive the conveyance (the "Acceptance Notice"). The Developer shall be released of any condition to provide land for the park-and-ride lot if the Transit Entities do not provide the Acceptance Notice or otherwise make the request as provided for herein. Furthermore, the Developer shall provide tenants and residents of Nocatee with information concerning the Metropolitan Commuter Assistance Program (MCAP) administered by the North Florida TPO ~~First Coast Metropolitan Planning Organization (MPO)~~. Future transit (when available) and current ridesharing information shall be prominently displayed in all public gathering areas, in employment centers, and in commercial center areas.

N. Modify County DRI/DO Section 25(m) as follows:

**(m) Transportation Management Association.** The Developer and major employers within Nocatee shall participate in a Transportation Management Association established by the County, City or other public transportation planning entity or if no such public Transportation Management Association has been created, the Developer shall establish a Transportation Management Association comprised of major employers within Nocatee prior to the commencement of Phase IV of the DRI (the "Nocatee TMA"). ~~Once permits are issued for any development in Phase II of Nocatee, a Transportation Management Association (TMA) comprised of major employers within Nocatee shall be established and~~ If established, the Nocatee TMA shall become actively involved in discussions with review agencies to facilitate

transit improvements and transportation demand management strategies such as transit subsidies (including those for the transportation disadvantaged), van pools, joint ventures with public agencies to provide for mass transit facilities and service, telecommuting and flexible work hours, employee transit, and the establishment of shuttle systems within the Nocatee project. Cooperation and coordination with off-site employers and ~~TMA~~s Transportation Management Associations established for other DRIs in St. Johns County and Jacksonville shall be encouraged for the Nocatee TMA if established. The efforts of the Nocatee TMA shall be summarized in each biennial ~~annual~~ Monitoring Report ~~and shall be detailed in the traffic study required under section 25(e)(ii).~~

O. Modify County DRI/DO Special Condition 27 as follows:

**Hurricane Preparedness.**

(a) **Category 4 Zone.** Nocatee is located within a Category 4 evacuation zone as determined by the Statewide Regional Evacuation Study Program for Northeast Florida prepared by the Northeast Florida Regional Planning Council.

~~(b) **Safe Room Requirement. Hurricane Education.** Any single-family residential detached dwelling unit within Nocatee (in both St. Johns and Duval County) shall be constructed with a safe room. Single family attached units, such as townhouses, may be constructed with a safe room or be engineered and constructed to meet a 130-mile per hour wind load. Safe rooms shall be designed by a Florida Registered Professional Engineer generally in accordance with the design guidelines found in FEMA publication "TAKING SHELTER FROM THE STORM," First Edition: October, 1998, on file with the Northeast Florida Regional Planning Council, except as follows:~~

~~Live Load: 150 MPH minimum.~~

~~Room Size: 48 Square feet minimum (see FEMA publication for occupancy  
above 4 persons).~~

~~Property Covenants will provide basic information about safe rooms and prohibit alterations that will negate the safe room function. Education information concerning safe rooms shall be maintained and distributed by Housing Developers and/or Community Development Districts within the Noeatee Development. The Community Development District (CDD), the Developer or a property owners association shall ensure A~~all residents of this development shall be provided with information regarding the vulnerability of the development to the impacts of hurricanes. This information shall take the form of educational materials designed to increase evacuation participation.

(c) **Storm Surge Elevation.** No residential units shall have a finished floor elevation below 9.3 feet NGVD, 1929 datum. No residential units shall be developed within the category 1, 2, or 3 storm surge inundation zone, based on the final survey and referenced with the storm surge levels indicated in the 1998 Northeast Florida Hurricane Storm Surge Atlas Series.

(d) **Shelter Contribution.** ~~By the commencement of Phase II, a sum shall be provided by T~~the Developer has contributed \$215,000 to St. Johns County ~~equal to~~ for the increased costs of constructing a gymnasium or cafeteria portion of a public school ~~within Noeatee to shelter standards required by the Florida Department of Education. Similarly, by the commencement of Phase IV, a sum shall be provided by the Developer to St. Johns County equal to the increased cost of constructing a gymnasium or cafeteria portion of a public school within Noeatee to shelter standards required by the Florida Department of Education.~~ From and after

the date the Nocatee Notice of Proposed Change application with County Application No. 2011000003 is adopted by the County Board of County Commissioners, an additional fee shall be charged by St. Johns County equal to \$300.00 at the time of issuance of a building permit for construction of single family dwelling units within Nocatee located in St. Johns County (the "Public Shelter Fee"). The Public Shelter Fee shall be collected by St. Johns County and deposited into the general fund for the purpose of upgrading of existing secondary and primary hurricane shelters within the County located outside of the identified hurricane vulnerability zone to meet the demands for hurricane shelter from Nocatee until such time as the total Public Shelter Fees collected are equal to \$1,381,000.

P. Modify County DRI/DO Section 28 as follows:

**Housing.**

(a) **Contribution of Funds.** The Developer shall fund an Employer-Assisted Downpayment Assistance Fund (EADAF) to the City of Jacksonville and an affordable housing contribution to St. Johns County. The EADAF program is the result of the City of Jacksonville's recent designation as an "Alliance Community" by the Freddie Mac Corporation, a designation that will provide funding for home ownership products. As a Development of Regional Impact, Nocatee is anticipated to become a designated employer assisted home ownership area which will allow employers within Nocatee to match local government and/or EADAF downpayment assistance forgivable loans to qualifying households within Nocatee. Payments shall also be made to a 501(c)(3) corporation, other fund or County agency designated by St. Johns County (the "St. Johns County Housing Fund") which payments shall be used for the purposes of developing affordable housing or developing shelter for homeless persons within

St. Johns County (the "St. Johns County Housing Fund"). A cash payment of \$202,000 to the EADAF Fund has been made by the Developer shall be made no later than thirty (30) days after the Commencement Date. Within thirty (30) days of the beginning of Phases II, III, IV and V, respectively, Developer shall pay \$200,000 to the EADAF Fund. Payments made to the St. Johns County Housing Fund shall be made within thirty (30) days of the commencement of Phases II, III, IV and V as follows. The Developer has made the \$150,000 contribution pertaining to Phase II. Commencement shall mean the date of construction plan approval for the initial units within that Phase.

Phase II	\$150,000
Phase III	\$200,000
Phase IV	\$200,000
Phase V	\$250,000

**(b) Land Contribution.** The Developer will donate to the County or a 501(c)(3) corporation designated by the St. Johns County Board of County Commissioners 50 net developable acres within at mutually acceptable locations for the purpose of constructing affordable housing (the "Housing Locations"), which The Housing Locations shall allow for multifamily or single family uses in five increments of 10 contiguous acres each and may be consolidated into one (1) or more affordable housing sites as provided for herein. ~~to a 501(e)(3) corporation designated by the St. Johns County Board of County Commissioners for purposes of constructing affordable housing. The 10-acre donations shall not be located in close proximity to each other.~~ The first 10 acres was donated on July 28, 2006. The remaining 40 acres of affordable housing sites shall be located in South Village, Crosswater Village or Snowden Village as depicted on Map H (the "Villages"). The donations for the remaining 40 acres shall

occur as follows (i) not later than 18 months after issuance of the first building permit in the Villages, the Developer shall donate not less than 20 acres as provided for herein (the "Second Housing Donation") and (ii) not later than five years after the Second Housing Donation, the Developer shall donate the remaining portion of the 40 acres not previously donated as provided for herein. ~~will be donated when the first building permit is issued within Phase I followed by four additional donations, one (1) every five years thereafter. Neither St. Johns County nor any other party shall solicit proposals for development or commence development upon the donated sites prior to four (4) years after issuance of the first building permit for vertical development within Phase I of the Nocatee DRI. The sites to be contributed by the Developer shall be conveyed free and clear of liens and encumbrances. The County may convey such sites at its discretion, but they shall be deed restricted to use for development of moderate, low and very low income housing (as defined by the Florida Housing Finance Corporation and within their applicable program income limits) for rental and/or for sale housing and shall be donated to the County subject to the Nocatee PUD and uniform covenants generally applicable to development within Nocatee, including architectural review. As used in this Development Order, the term, "net developable" refers to acreage that is exclusive of jurisdictional wetlands or the Greenway or other designated conservation easement areas.~~

Q. Modify County DRI/DO Section 31 as follows:

**31. Recreation and Open Space.**

(a) ~~By the end of each Phase, t~~The Developer shall have constructed and opened for use within St. Johns County neighborhood and community parks simultaneous with residential development within each Phase. As to the County Town Center North Park, as

defined below. the obligation of the Developer to the County shall be as set forth in this sub-section. in the following amounts: (1) during Phase I, 82.5 acres; (2) during Phase II, 33.3 acres; (3) during Phase III, 42.6 acres; (4) during Phase IV, 44.4 acres; and (5) during Phase V, 47.2 acres, for a total of 250 acres. Neighborhood parks shall be Of these acreages at least 100 150 acres in total at buildout shall be community parks, with the remainder in neighborhood parks. Community park acreage shall be 5 acres per 1,000 population (calculated at 2.43 persons per residential unit) in total acres at buildout. As a condition to development under this DRI/DO, the Developer shall convey to the County approximately 41 acres within Town Center North as depicted on DRI/DO Exhibit 22 for improvement by the County as a park and/or event parking as provided for in Section 33A below (the "County Town Center North Park"), upon request by the County. Upon conveyance of the Town Center North Park, the Developer shall receive credit towards the DRI/DO park acreage requirements set forth herein for 18 acres of community parks and 23 acres of neighborhood parks.

Park improvements may include recreation facilities such as tennis and swim centers, YMCA facilities, sports academies, and training centers, athletic complexes, playgrounds, community centers, trails, public parks, and squares, and passive parks and do not include the Nocatee Greenway and Preserve. Neighborhood and community parks (other than the County Town Center North Park) will be constructed simultaneously with residential development within each Phase. The Developer shall seed and grade each park (other than the County Town Center North Park), and provide for sufficient parking for the community parks (other than the County Town Center North Park). The Developer shall be responsible for providing any park improvements such as ballfields, playgrounds, etc., as determined necessary by the Director of the St. Johns County Department of Parks, Recreation and Entertainment, excluding park



improvements within the County Town Center North Park which shall be the obligation of the County.

(b) The St. Johns County portion of the Town Center Village ~~shall~~ contains a minimum 75 acre community park with athletic facilities, including soccer fields, ~~which was constructed. This park will be constructed~~ by the Developer during Phase I. ~~South Village shall contain a minimum 25 acre community park, and Old Bluff Village shall contain a~~ minimum 10 acre community park.

(c) Community parks will contain active recreation areas and may include athletic fields, tennis and swim centers, athletic complexes, YMCA facilities, sports academies and training centers, playgrounds, community centers, trails, public parks, and squares, and passive parks. The County agrees that in consideration of the conveyance of such community park lands that any park lands conveyed to the County will be continuously owned by the County and will be limited to the above listed uses or, as to the County Town Center North Park, such uses may also include temporary event parking as provided for in Section 33A below. Smaller neighborhood parks will be located throughout the neighborhoods located within villages. Neighborhood parks may be ballfields, play areas, tot lots, playgrounds, passive open space or a combination of such elements. Greenways and conservation areas in villages are *not* considered parks. Notwithstanding anything in this section 31 to the contrary, any conveyance of park sites by the Developer to the County shall be prohibited from the temporary event parking use, as described in Section 33A below, other than the County Town Center North Park. All dwellings within Nocatee shall be within one quarter (1/4) mile walking distance of a neighborhood park, community park or a greenway. No dwelling unit shall be more than one-half (1/2) mile from a neighborhood or a community park. However, the 1/4 and 1/2 mile

requirements may be met by portions of the Greenway, neighborhood parks, or community parks located in Duval County.

(d) Neighborhood parks will be owned and maintained by the Developer, Community Development District (CDD) or a property owners association, except for the County Town Center North Park. The County may opt to own and maintain the community parks, and the County shall own the County Town Center North Park. Should the County forego ~~this~~ the opportunity to own and maintain community parks, then community parks, other than the County Town Center North Park, shall be owned and maintained by the Developer or its assignee, a CDD, or property owners association. ~~The Developer shall locate community parks adjacent to proposed school sites, whenever possible, in order to meet co-location criteria set forth in section 163.3177(6)(a), Florida Statutes.~~

R. Modify the County DRI/DO to reflect the current name of any governmental agency, which name has been changed by the agency or by a rule or regulation.

S. Modify County DRI/DO Section 33A as follows:

~~The Players Championship~~ Temporary Community Event Parking. Temporary community ~~Event~~ parking accommodating up to 7,500 vehicles may only be provided within Nocatee at the County Town Center North Park, as defined in Section 31 of the County DRI/DO for The Players Championship, a professional golf tournament held in Ponte Vedra Beach. ~~Event parking may be co-located within a Community Park and owned by the PGA Tour, a not for-profit affiliate, the developer, CDD, homeowners association, or St. Johns~~

~~County and if constructed, it shall be deemed to count towards the minimum community parks requirements for Nocatee. This community park The County Town Center North Park may be closed for up to sixty (60) days ~~three weeks~~ per year to provide for temporary community event parking for The Players Championship golf tournament. Additional lands may be used for event parking associated with The Players Championship within Nocatee.~~

T. Add County DRI/DO Section 33B as follows:

Future Conveyance to County. The County agrees that all conveyances of lands to the County on behalf of Developer as provided for under this Development Order (other than the County Town Center North Park and up to 8.47 acres located adjacent to the County Town Center North Park) shall contain a deed restriction which shall incorporate the following restriction:

“Without the prior written consent of the grantor, which may be granted or withheld in the grantor’s sole and absolute discretion, the lands conveyed herein shall not be used for event parking purposes on a temporary or permanent basis to serve events held upon lands located outside of the boundaries of the Nocatee DRI for a period of thirty (30) years from the date of this deed of conveyance.”

In consideration of the conveyance of the Town Center North Park to the County, the County agrees that it shall not effect any modification to this Section 33B of the Development Order without the consent of Sonoc Company, LLC.

## **EXHIBIT 3**

Revised Nocatee DRI Development Order  
Master Plan (Map H-1) and Master Circulation Plan (Map H-2)

# TOWN OF NOCATEE

St. Johns County  
PROPOSED  
MASTER PLAN

## Map H-1

August, 2011

### LEGEND

- Gear Corres Permitted (By Villages)
- GREENWAYS
- Nocatee Preserve (Not Part of Nocatee DRI)
- VILLAGE DEVELOPMENTS
- TOWN CENTER
- VILLAGE CENTER
- MACON WILDLIFE UNDERPASSES

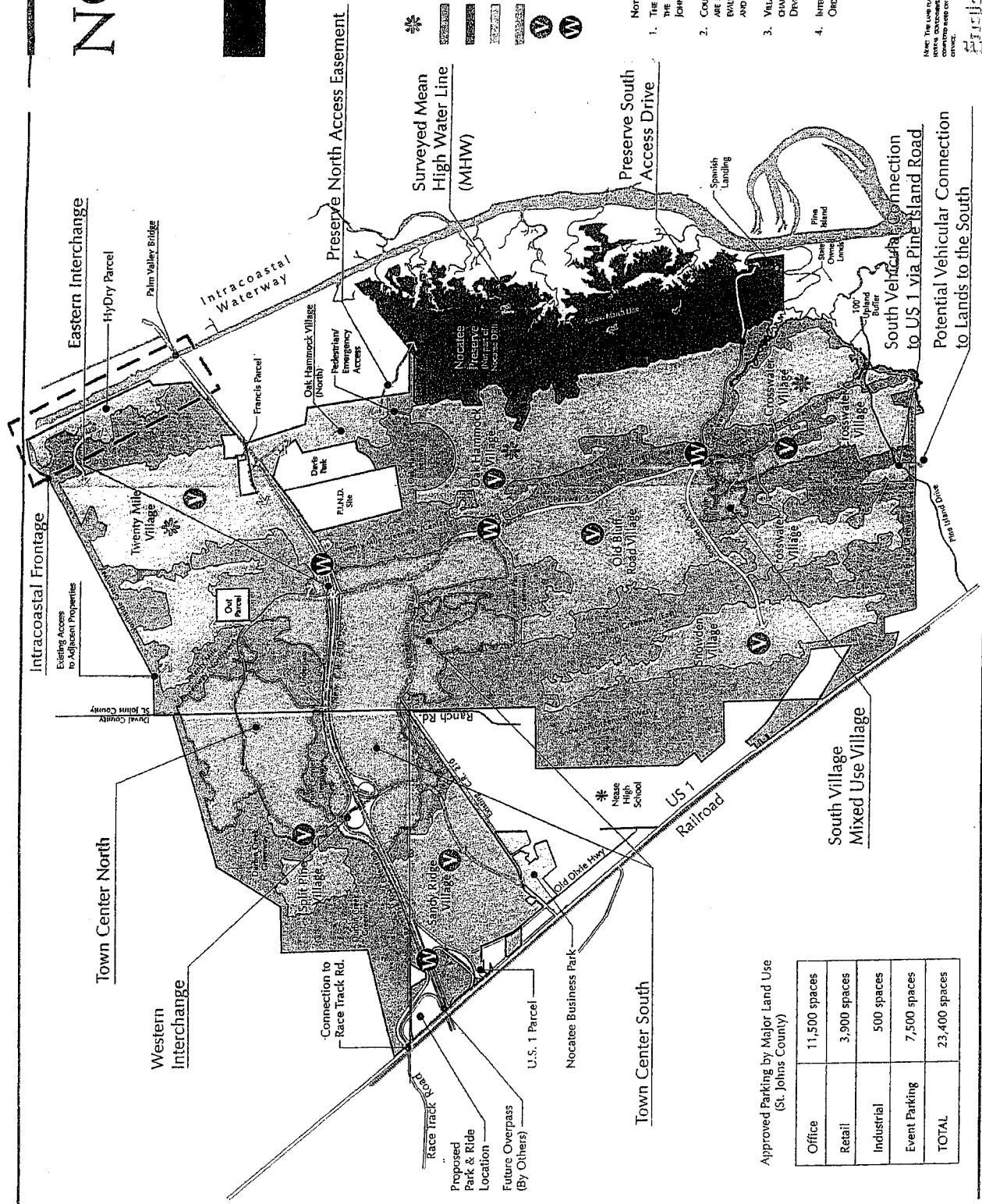
### Notes:

1. THE PRECISE BOUNDARIES OF THE GREENWAY MAY BE ADJUSTED AT THE TIME CONSTRUCTION EASEMENTS ARE CONVERTED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SRWMD).
2. COUNTY ROAD 210 ALIGNMENT AND OTHER ROADWAY GEOMETRY ARE SUBJECT TO REGULATORY APPROVAL, ENGINEERING DESIGN AND EVALUATION, PERMITTING, AND SITE PLAN REFINEMENT. LOCATION AND NUMBER OF ACCESS POINTS MAY VARY.
3. VILLAGE CENTER LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE, AND WILL BE IDENTIFIED ON THE PUD VILLAGE MASTER DEVELOPMENT PLAN.
4. INTERCHANGE DESIGN SHALL BE CONSISTENT WITH DEVELOPMENT ORDER ORDER 14.



Note: The user must make reference to the Nocatee Master Plan for a complete understanding of the plan. The user must also refer to the Nocatee Master Plan for a complete understanding of the plan. The user must also refer to the Nocatee Master Plan for a complete understanding of the plan.

Engineering Firm: [Firm Name]



Approved Parking by Major Land Use (St. Johns County)

Office	11,500 spaces
Retail	3,900 spaces
Industrial	500 spaces
Event Parking	7,500 spaces
TOTAL	23,400 spaces

# TOWN OF NOCATEE

St. Johns County  
MASTER  
CIRCULATION PLAN

## Map H-2

August 2011

### LEGEND

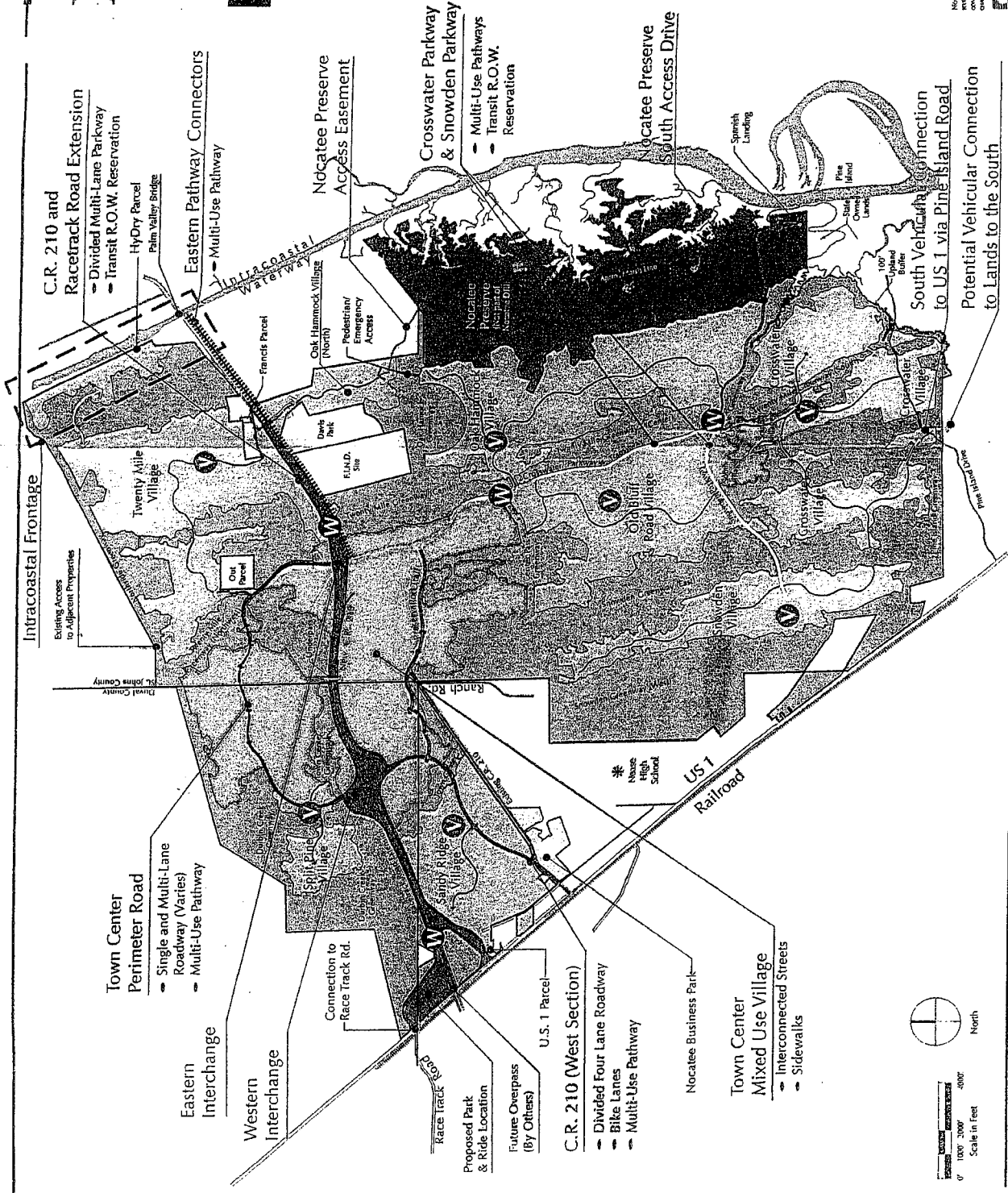
- CROSWATER PARKWAY AND SNOWDEN PARKWAY
- EXISTING C.R. 210
- NEW C.R. 210 (WEST SECTION)
- NEW C.R. 210 AND RACE TRACK ROAD EXTENSION
- TOWN CENTER PERIMETER ROAD
- NOCATEE PRESERVE ACCESS EASEMENT
- GREENWAY PATHS AND TIE-INS
- PATHWAY CONNECTOR
- INTERVAL VILLAGE PATHS
- WILDLIFE CROSSING
- VILLAGE CENTER

### Notes

1. THE PRESE BOUNDARIES OF THE GREENWAY MAY BE ADJUSTED AT THE TIME THE CONSERVATION EASEMENTS ARE CONVERTED TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SRWMD).
2. COUNTY ROAD 210 ALIGNMENT AND OTHER ROADWAY GEOMETRY ARE SUBJECT TO REGULATORY APPROVAL, ENGINEERING DESIGN AND EVALUATION, PERMITTING, AND SITE PLAN SUBMITTAL. LOCATION AND NUMBER OF ACCESS POINTS MAY VARY.
3. VILLAGE CENTER LOCATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE, AND WILL BE IDENTIFIED ON THE FUD VILLAGE MASTER DEVELOPMENT PLAN.
4. INTERCHANGE DESIGN SHALL BE CONSISTENT WITH DEVELOPMENT CODES EXHIBIT 14.
5. THE GREENWAY PATHS AND TIE-INS ON THIS MAP ARE CONCEPTUAL AND SUBJECT TO CHANGE. FINAL GREENWAY PATHS AND TIE-INS LOCATIONS WILL BE APPROVED THROUGH INCREMENTAL MASTER DEVELOPMENT PLANS.

Note: This map is of a conceptual nature and is intended to provide a general overview of the project. It is not intended to be used for any other purpose, including but not limited to, engineering, construction, or other professional services. The user is advised to consult with the engineer of record for any specific project requirements.

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



**C.R. 210 and Race Track Road Extension**  
 - Divided Multi-Lane Parkway  
 - Transit R.O.W. Reservation

**Eastern Pathway Connectors**  
 - Multi-Use Pathway

**Nocatee Preserve Access Easement**

**Crosswater Parkway & Snowden Parkway**  
 - Multi-Use Pathways  
 - Transit R.O.W. Reservation

**Nocatee Preserve South Access Drive**

**Town Center Perimeter Road**  
 - Single and Multi-Lane Roadway (Varies)  
 - Multi-Use Pathway

**Eastern Interchange**  
**Western Interchange**

Connection to Race Track Rd.

Proposed Park & Ride Location  
 Future Overpass (By Others)  
 U.S. 1 Parcel

**C.R. 210 (West Section)**  
 - Divided Four Lane Roadway  
 - Bike Lanes  
 - Multi-Use Pathway

**Town Center Mixed Use Village**  
 - Interconnected Streets  
 - Sidewalks



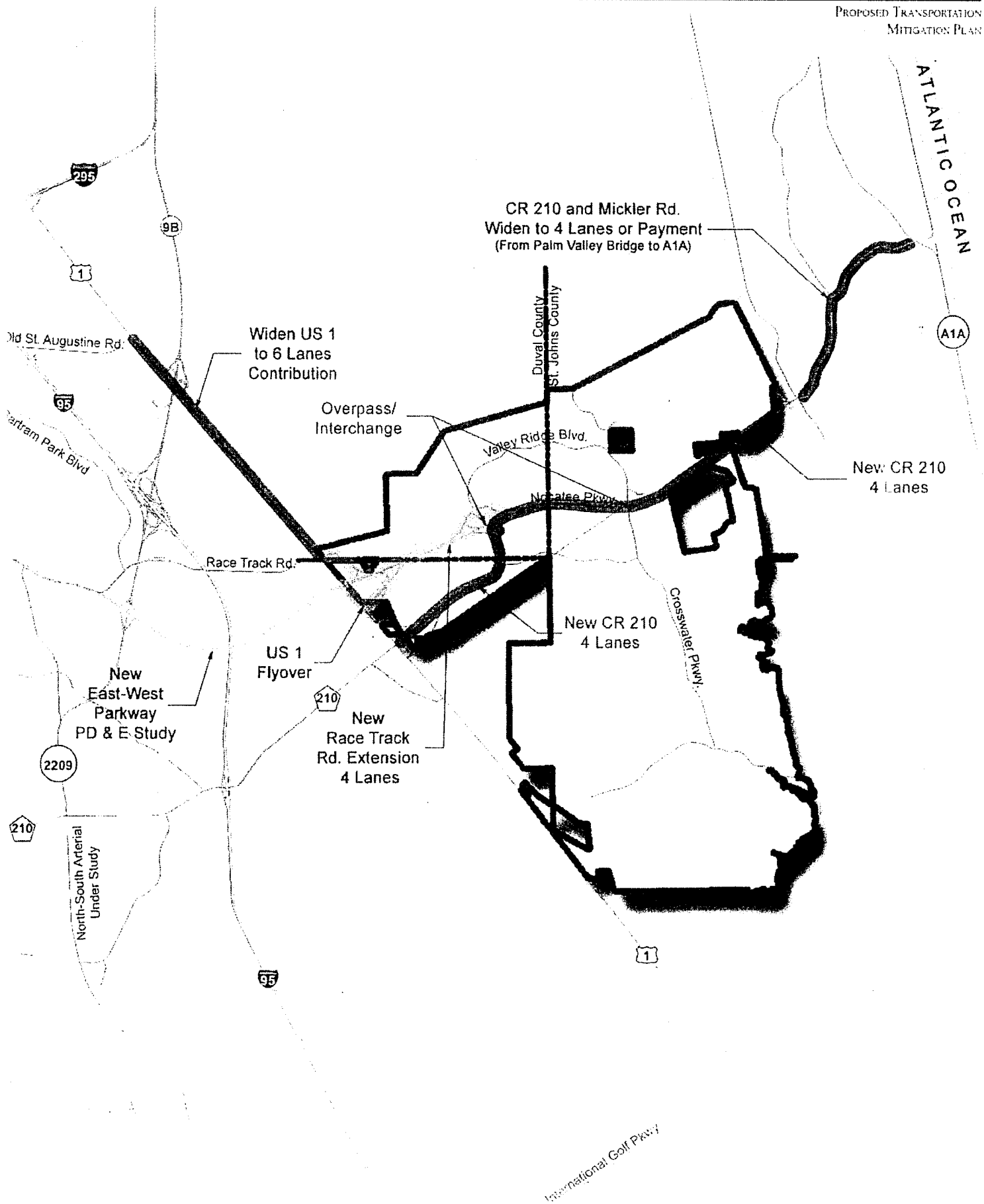
Scale in feet  
 0 1000 2000 4000

## **EXHIBIT 4**

Revised Nocatee DRI Development Order Exhibit 13

# NOCATEE

PROPOSED TRANSPORTATION  
MITIGATION PLAN





## **EXHIBIT 5**

Revised Nocatee DRI Development Order Exhibit 15

Nocatee External Trip Generation Rate Calculations at Trigger

Land Use	Quantity		Units	External Trips	Average Trip Rate	Unit
	St Johns	Duval				
Single Family	6,475	1,187	DU's	3,901	0.509	DU's
Retirement Residential Detached	1,720	-	DU's	268	0.156	DU's
Apartments	2,608	729	DU's	1,068	0.320	DU's
Retirement Residential Attached	268	-	DU's	37	0.138	DU's
Asst Living (Cong. Care) Facility	180	-	DU's	17	0.094	DU's
Hotel	425	-	Rooms	114	0.268	Rooms
Light Industrial	110,000	-	Sq. Ft.	81	0.736	1,000 Sq. Ft.
Golf Course	36	-	Hole	44	1.222	Hole
Church	5	3	Church	51	6.375	Church
Private School	-	1	School	78	78.000	School
General Office	2,445,000	1,030,000	Sq. Ft.	2,324	0.669	1,000 Sq. Ft.
Commercial	887,000	32,000	Sq. Ft.	1,061	1.155	1,000 Sq. Ft.

Source: Trip Generation, 6th Edition, ITE.

Table 21-7A, Nocatee DRI Notice of Proposed Change-Sufficiency Response Nov. 16, 2011.

Note: These trip generation rates are only to be used to determine when the Philips Highway and the final payments are triggered.

## **EXHIBIT 6**

New County DRI/DO Exhibit 22  
County Town Center North Park Location Map

# TOWN OF NOCATEE

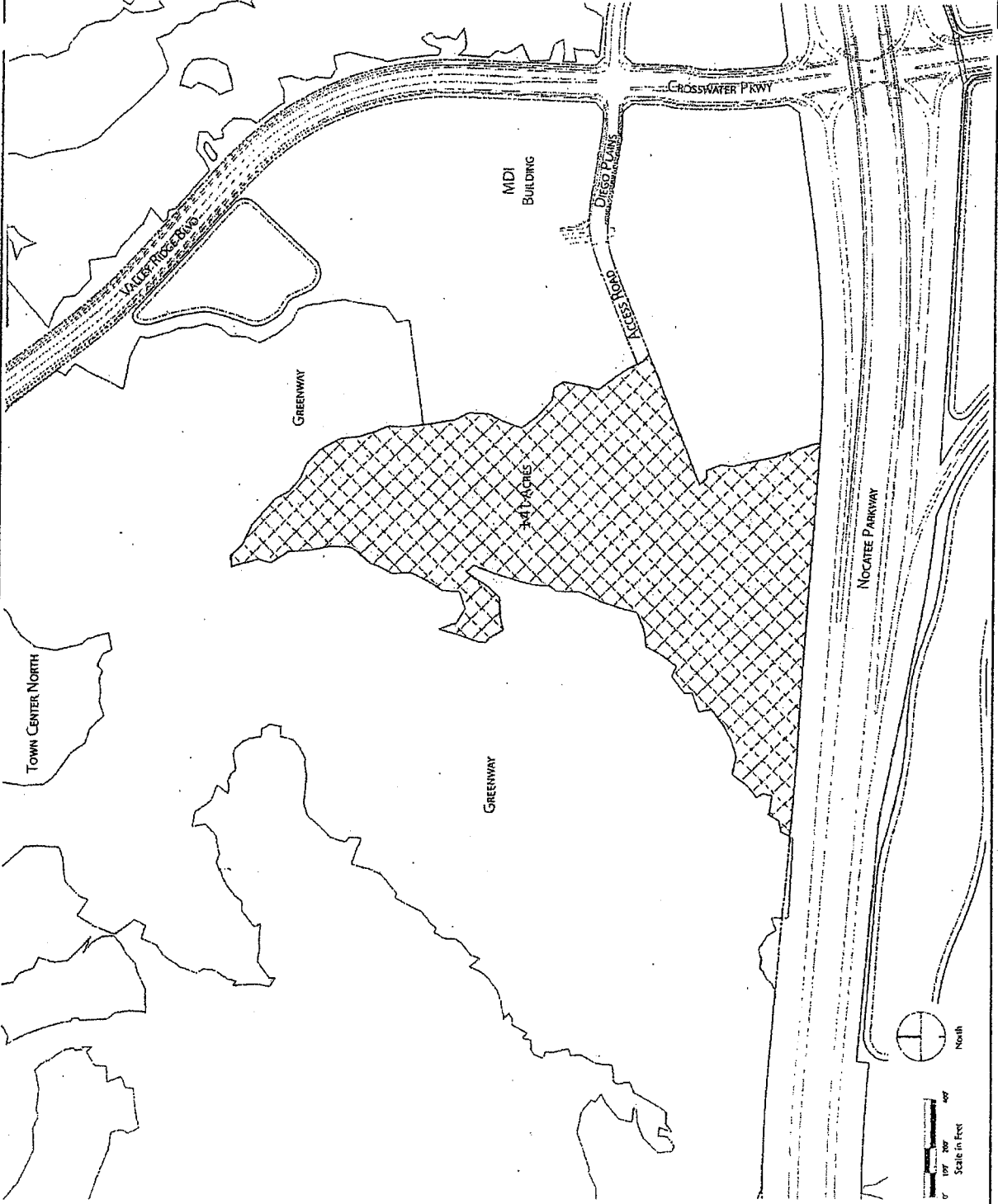
St. Johns County  
COMMUNITY  
PARK

## Exhibit 22

January 2012

### LEGEND

--- COUNTY TOWN CENTER NORTH PARK



This plan was prepared by the Town of Nocatee and is not intended to be used for any purpose other than the project for which it was prepared. The Town of Nocatee does not warrant the accuracy of the information provided herein. The Town of Nocatee reserves the right to modify this plan at any time without notice and without liability.



GUNSTER YOAKLEY AND STEWART  
225 WATER ST STE 1750  
JACKSONVILLE FL 32202

Ref.#: L264-12  
P.O.#: NOCATEE

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SHAWNE' H ORI**  
who on oath says that he/she is an Employee of the St. Augustine Record,  
a daily newspaper published at St. Augustine in St. Johns County, Florida,  
that the attached copy of advertisement being a **NOTICE OF HEARING**  
In the matter of **NOPC 2011-03 - NOCATEE - HGS FEB 16, MAR 6**  
was published in said newspaper on **01/27/2012**

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 has 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/she has neither paid nor promised any person, firm or corporation any discount,  
rebate, commission or refund for the purpose of securing the advertisement for  
publication in the said newspaper.

Sworn to and subscribed before me this 5<sup>th</sup> day of March 2012

by Shawne' H Ori, who is personally known to me  
or who has produced as identification

Sabina L Woods  
(Signature of Notary Public)

**SABINA L WOODS**  
MY COMMISSION # EE023372  
EXPIRES September 06, 2014  
(407) 398-0153 FloridaNotaryService.com  
(Seal)

**NOTICE OF RESCHEDULING A PUBLIC HEARING TO CONSIDER A  
PROPOSED CHANGE TO THE NOCATEE DRI**

**NOTICE IS HEREBY GIVEN** that a public hearing that was to be held on  
Thursday, February 2, 2012 at 1:30 p.m. by the St. Johns County Planning  
and Zoning Agency and Tuesday, February 21, 2012 at 9:00 a.m. has been  
rescheduled for Thursday, February 16, 2012 at 1:30 by the St. Johns County  
Planning and Zoning Agency and Tuesday, March 6, 2012 at 9:00 a.m. by the  
Board of County Commissioners in the County Auditorium, County Adminis-  
tration Building, 500 San Sebastian View, St. Augustine, Florida, to consider  
a proposed change to the previously approved Nocatee DRI, under the pro-  
vision of subsection 360.06 (19), Florida Statutes.

The subject property is the Nocatee DRI, located within St. Johns County,  
Florida.



Interested parties may appear at the meeting and be heard with respect to  
the proposed Notice of Proposed Change.

This file is maintained in the Planning & Zoning Division of the Growth Man-  
agement Services Department, at the Permit Center, 4040 Lewis Speedway,  
St. Augustine, Florida, and may be examined by interested parties prior to  
said public hearing.

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 proceed-  
ings 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.

**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 inter-  
preter to participate in this proceeding should contact the County's ADA  
Coordinator at (904) 209-0450 or at the County Administration Building, 500  
San Sebastian View, St. Augustine, Florida, 32085. For hearing impaired  
individuals, call Florida Relay Service at 1-800-935-8770, no later than 5 days  
prior to the date of this meeting.

**PLANNING AND ZONING AGENCY  
ST. JOHNS COUNTY, FLORIDA  
BRAD NELSON, CHAIRMAN**

**BOARD OF COUNTY COMM-  
ISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
MARK P. MINER, CHAIRMAN  
FILE NUMBER: NOPC 2011-03 Nocatee  
L264-12 Jan 27, 2012**