

ST. JOHNS COUNTY

RESOLUTION NUMBER 2018- 305

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, RELATING TO THE TERMS AND CONDITIONS OF SPECIAL CONDITION 32(C) IN THE NOCATEE DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER; MUTUALLY AGREEING TO ACCELERATE THE REVERSION DATE IN ORDER FOR DEVELOPER TO ELECT TO PAY TO THE COUNTY THE SUM OF ONE MILLION SIX-HUNDRED AND FORTY THOUSAND DOLLARS (\$1,640,000.00) IN EXCHANGE FOR RELEASE OF THE CONVEYANCE OF 20 ACRES AND IN FULL SATISFACTION OF SPECIAL CONDITION 32(C); PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on May 17, 2016, the Board of County Commissioners approved Resolution 2016-133, File. No. DRIMOD 2015-5, an amendment to the Nocatee Development of Regional Impact (DRI) Development Order, originally approved in Resolution 2001-30, as amended;

WHEREAS, Resolution 2016-133 amended the Affordable Housing component of the Nocatee DRI and added Special Condition 32(c) to provide for a twenty (20) net-developable acre site within the Nocatee Town Center for the specific purpose of a private-post secondary educational institution as a component of the affordable housing obligations offered by Nocatee;

WHEREAS, DRIMOD 2015-5 provided that in exchange for forty (40) acres of deed restricted Affordable Housing land donation, the developer will donate or cause to be donated to a private post-secondary education institution or a private developer approximately twenty (20) net-developable acres ("20 Acres") within the Town Center District, as generally depicted on Exhibit 2 (Map H-1) of the Development Order;

WHEREAS, Special Condition 32(c) required donation of the 20 acres within sixty (60) days of written request by County to Developer ("the Conveyance Notice");

WHEREAS, the Conveyance Notice must have been provided to Developer prior to the Reversion Date, defined as five (5) years after approval of the DRI Modification (DRIMOD 2015-5) and expiration of the appeal period;

WHEREAS, if the Conveyance Notice is not provided, Developer shall elect to either: (i) pay the County or its designee the sum of \$1,640,000.00 and be released of any condition as to conveyance of the 20 Acres, or (ii) deed the 20 Acres to the County;

WHEREAS, as documented in the August 14, 2018 letter from PARC Group, the contemplated specific private post-secondary Educational Institution grantee has indicated the 20 Acre site in Nocatee is no longer the preferred location;

WHEREAS, due to the above documentation by the Educational Institution, the County and Developer mutually agree the terms of the Conveyance Notice as required by Special Condition 32(c) may not be met;

WHEREAS, PARC Group, as Developers of the Nocatee DRI, has requested the acceleration of the Reversion Date and election for PARC Group to pay the sum of \$1,640,000.00 to St. Johns County as contemplated in Special Condition 32(c);

WHEREAS, the payment of \$1,640,000.00 releases developer from conveyance of the 20 Acre site and is in full satisfaction of Special Condition 32(c);

WHEREAS, receipt of the payment of \$1,640,000.00 for release of the 20 Acre site shall be placed into a restrictive reserve for Affordable Housing as contemplated in the exchange of the forty (40) acres of the deed restricted Affordable Housing Land donation;

WHEREAS, acceleration of the Reversion Date and Developer's payment of \$1,640,000.00 to St. Johns County serves a public purpose and is in the best interest of the health, safety, and welfare of the citizens of St. Johns County.

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

Section 1. The above Recitals are incorporated into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. Pursuant to Special Condition 32(c) of the Nocatee DRI Development Order, Res. No. 2001-30, as amended, the Board of County Commissioners determines the following:

- A. Mutually agrees with the request by PARC group to accelerate the Reversion Date in advance of the five (5) year provision as provided for in Special Condition 32(c) to the Effective Date of this Resolution ("Accelerated Reversion Date");
- B. The Conveyance Notice contemplated in Special Condition 32(c) will not be provided by the Accelerated Reversion Date;
- C. Developer has elected to pay the County or its designee the sum of \$1,640,00 and be released of any condition as to conveyance of the 20 Acres, as provided for and in full satisfaction of the conditions in Special Condition 32(c);
- D. Upon payment by Developer of One Million Six-Hundred Forty Thousand Dollars (\$1,640,000.00) to St. Johns County and acceptance of such monies by St. Johns County, the County hereby releases Developer, successors or assigns, of any condition as to conveyance of the 20 Acres in full satisfaction of Special Condition 32(c);
- E. Receipt of the payment shall be placed in a restrictive reserve for Affordable Housing.

Section 3. To the extent that there are typographical or administrative errors, or both, that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. This Resolution shall have effect upon adoption by the Board of County Commissioners and filing with the Clerk.

PASSED AND ADOPTED by the Board of County Commissioners this 18 day of September, 2018.

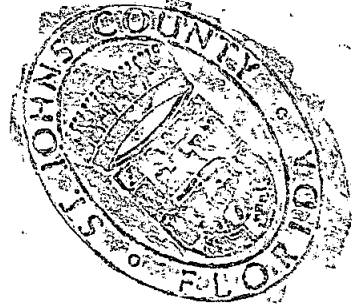
BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: Paul M. Waldron
Paul M. Waldron, Vice Chairman

ATTEST: Hunter S. Conrad, Clerk

By: Pam Gatterman
Deputy Clerk

RENDITION DATE 9/20/18





PARC
G R O U P

4314 Pablo Oaks Court
Jacksonville, FL 32224
904-992-9750

RECEIVED

August 14, 2018

AUG 15 2018

**Office of the
County Administrator**

Commissioner Henry Dean
St. Johns County Chairman
500 San Sebastian View
St. Augustine, Florida 32084

Dear Chairman Dean,

On May 17, 2016, various changes to the Nocatee DRI were approved by the St. Johns County Board of County Commissioners through a Notice of Proposed Change (NOPC). One of these changes resulted in the re-allocation of special purpose land to provide a twenty (20) acre site within the Nocatee Town Center for the specific purpose of attracting a Nova Southeast University Medical School campus to St. Johns County. As you will remember, this was a County Economic Development initiative and the identified site was an important component of the County's pursuit of the medical school.

The land set aside within the Nocatee Town Center as approved by the NOPC, is restricted specifically for a private, post-secondary educational institution. The NOPC contains a provision stating that in the event that this educational facility is not built within five (5) years, the developer can elect to pay the sum of \$1,640,000 to the county as a release from this obligation. In addition, the NOPC also provided that should the County and developer mutually agree, this release provision may occur earlier than the five (5) year period.

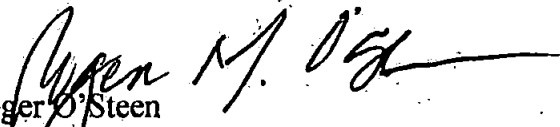
Beginning with our initial meetings with Nova Southeast University officials in early 2014, our collective team worked hard to make the vision of Nova Southeast University a reality in St. Johns County. Since the NOPC was approved in 2016, a benefactor has donated \$200 million to Nova Southeast University to fund a medical school in the Tampa-Clearwater area. As a result, while Nova Southeast University continues to express interest in establishing a campus in St. Johns County at some point in the future, the proposed site in Nocatee is no longer the preferred location for the next Nova Medical School.

In light of these circumstances, we believe it is important for us to proceed with the development of this site as an integral component within the Nocatee Town Center as originally planned. As such, consistent with our established agreement, we are prepared

to provide the County with the cash payment of \$1,640,000 as required to release the site and would ask that the Board of County Commissioners consider this request in advance of the five (5) year provision as provided for in the NOPC. We believe development of this site will benefit the residents of Nocatee and the County through added tax base and in no way will diminish our commitment to work with County staff to bring a future Nova Southeast University Medical School to St. Johns County when the timing fits within the scheduled development of their next medical school.

I thank you in advance for your consideration of this request.

Sincerely,


Roger O'Steen
Chairman
The PARC Group

Cc: Commissioner James K. Johns
Commissioner Jay Morris
Commissioner Jeb Smith
Commissioner Paul M. Waldron
~~County Administrator Mike Wanchick~~

End Recording.

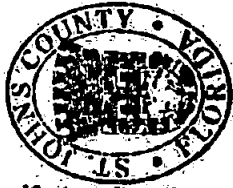
Additional Information

Resolution 2016-133

DRIMOD 2015-15

Nocatee Development of Regional Impact

ST. JOHNS COUNTY
RESOLUTION NUMBER 2016- 133



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 ST. JOHNS COUNTY BY RESOLUTION 2001-30 DATED FEBRUARY 23, 2001, AND AS 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, RESOLUTION 2010-163 DATED AUGUST 3, 2010, RESOLUTION 2012-77 DATED MARCH 6, 2012, AND RESOLUTION 2015-307 DATED OCTOBER 6, 2015, WHICH RESOLUTION AMENDED AND RESTATED THE NOCATEE DRI DEVELOPMENT ORDER, TO MODIFY THE NOCATEE DRI DEVELOPMENT ORDER AFFORDABLE HOUSING AND SOUTHERN ACCESS REQUIREMENTS, ADD NEW DRI DEVELOPMENT ORDER SPECIAL CONDITION 32(C), EDUCATION; MODIFY MAP H-1 (MASTER PLAN) AND MAP H-2 (MASTER CIRCULATION PLAN); MODIFY DRI DEVELOPMENT ORDER EXHIBIT 4 (CONVERSION TABLE); AND ADD NEW DRI DEVELOPMENT ORDER EXHIBITS 23 AND 24 (RELATED TO PINE ISLAND ROAD); FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF May 2016
ST. JOHNS COUNTY CLERK OF COURT
Ex-Officio Clerk of the Board of County Commissioners

BY: Jan Walker D.C.

WHEREAS, SONOC Company, L.L.C. ("Applicant"), has submitted a Notice of Proposed Change ("NOPC") to the Nocatee Development of Regional Impact ("DRI") dated October 29, 2015, as subsequently amended, requesting modification of portions of the Development Order; 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 May 17, 2016, after required notice.

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

1. The following facts and conclusions of law are established by clear and convincing evidence to support this Resolution:
 - A. 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 Nocatee DRI Development Order, Resolution 2001-30, as amended, prior to this change.
 - B. The changes requested in the NOPC are consistent with the Land Development Code of St. Johns County, as amended.

- C. The changes requested in the NOPC are consistent with and further the objectives of the St. Johns County Comprehensive Plan 2025.
3. The Nocatee DRI Development Order, Resolution 2001-30, as amended (including Resolution 2015-307, which amended and restated the DRI Development Order), is hereby modified by approval of the following specific changes:
- a. Modification of Special Conditions 25(i), 28(a), and 28(b), deletion of Special Condition 25(j), and addition of new Special Condition 32(c) to the Nocatee DRI Development Order all as shown on Exhibit 1 attached hereto.
 - b. Revised Nocatee DRI Development Order Master Plan Map (Map H-1) and Master Circulation Map (Map H-2) as shown on Exhibit 2 attached hereto.
 - c. Revised Nocatee DRI Development Order Conversion Table (Exhibit 4) as shown on Exhibit 3 attached hereto.
 - d. Add new DRI Development Order Exhibits 23 and 24 as shown on Exhibits 4 and 5, respectively attached hereto.
4. Except as modified by this Resolution, the existing Nocatee DRI Development Order shall remain in full force and effect.
5. 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.
6. This Resolution shall take effect upon its adoption.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 17 DAY OF May, 2016.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

RENDITION DATE May 19, 2016

By: [Signature]
Jeb Smith, Chairman

ATTEST: Hunter S. Conrad, Clerk

By: [Signature]
Deputy Clerk

RENDITION DATE 5/19/16



EXHIBIT 1

Revised Special Conditions

A. Modify County DRI/DO Special Condition 25(i) as follows:

(i) **South Access.** Upon completion of the internal roadway network in Crosswater Village, the Developer shall connect the internal road system to Pine Island Road to provide a southern connection to U.S. 1 (the "Pine Island Connection"). Pine Island Road must be paved by the Developer from the point of connection with Nocatee to U.S. 1, prior to the provision of this connection. The limits of paving of Pine Island Road to U.S. 1 is shown on the Proposed Paving of Existing Pine Island Road Map Exhibit 23. The Pine Island Connection shall conform to standards that will allow for emergency evacuation, ~~as approved by the St. Johns County Public Works Department.~~ The design and construction of the paving of Pine Island Road shall generally be consistent with the Pine Island Road Paving Detail Exhibit 24.

B. Modify County DRI/DO Special Condition 28(a) as follows:

28. **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~~ providing affordable housing or developing shelter for homeless persons within St. Johns County. A cash payment of \$202,000 to the EADAF Fund has been made by the Developer. 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~~ a \$150,000 contribution to the St. Johns County Housing Fund pertaining to Phase II and will make an additional cash payment of \$650,000 upon approval of this DRI Modification (DRI MOD 2015-5) and expiration of the appeal period. ~~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

C. Modify County DRI/DO Special Condition 28(b) as follows:

28. Housing.

(b) Land Contribution. The Developer donated a 10-acre site to St. Johns County on July 28, 2006 for the purpose of constructing affordable housing. No additional land contribution for affordable housing will be required. ~~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 at mutually acceptable locations for the purpose of constructing affordable housing (the “Housing Locations”). 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. 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. 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.~~

D. Delete County DRI/DO Special Condition 25(j) as follows:

~~(j) — Connection to Lands to the South. Recognizing that St. Johns County may wish to provide for connectivity between Nocatee and lands located to the south of Nocatee, upon request of the County, the Developer shall allow for such Pine Island Connection to further connect to lands of others at the southerly boundary of Nocatee, provided that any direct connection at the southerly Nocatee boundary shall be limited to a road with a design capacity~~

~~consistent with that of the Nocatee connection from Crosswater Village and to development uses which are consistent with the residential character of Crosswater Village.~~

E. Add County DRI/DO Special Condition 32(c) as follows:

32. Education

(c) Upon and subject to the terms below, the Developer will donate or cause to be donated to a private post-secondary educational institution or a private developer therefor (the "Educational Institution") approximately twenty (20) net-developable acres within the Town Center District, as generally depicted on Exhibit 2 (Map H-1) to this Development Order. The donation shall occur within sixty (60) days of written request by the County to Developer (the "Conveyance Notice"). The Conveyance Notice shall (i) be delivered after the submittal by the Educational Institution of an application for master development plan approval to the County for development of such land, (ii) identify the specific Educational Institution grantee, and (iii) include the number of square feet of office development rights (up to a maximum of 200,000) required for full buildout of such land and to be assigned at the closing. The Developer shall provide a legal description sufficient for use in preparing and submitting the aforementioned master development plan application within sixty (60) days of written request by the County to Developer. Such land shall be conveyed by Special Warranty Deed subject to Tolomato Community Development District (CDD) assessments corresponding with the amount of assigned development rights, with Developer to pay all real estate taxes and annual CDD assessments for such land as to the period of time up to the closing date with the Educational Institution. Such land shall be deed restricted for use only for a private post-secondary educational institution and subjected to covenants generally applicable to development within Nocatee, including Developer architectural review. The deed shall also include a Reversion

Date, defined as five (5) years after the approval of this DRI Modification (DRI MOD 2015-5) and expiration of the appeal period, and provide that if bona fide vertical construction of improvements has not commenced on the land by the Reversion Date, then ownership of such land shall revert and be deeded back to the Developer at its option. The deed shall provide that the reversion option must be exercised by written notice from Developer to the County and Educational Institution given within one (1) year of the Reversion Date or it is deemed waived, in which event the County may require that the Educational Institution deed such land to the County for no monetary consideration (whereupon the use restriction in such deed shall automatically terminate). Upon exercise of the reversion option, the reconveyance shall occur within thirty (30) days of such exercise, whereupon all such office development rights shall be assigned back to Developer and all use restrictions imposed in the initial conveyance to the Educational Institution shall be revoked and the Developer shall pay the County or its designee the sum of \$1,640,000 in full satisfaction of the conditions of this paragraph. If the Conveyance Notice is not provided to Developer in accordance with the above provisions by the Reversion Date, then Developer shall elect to either (i) pay the County or its designee the sum of \$1,640,000 and be released of any condition as to the conveyance of such land, or (ii) to deed such land to the County (which deed shall include such generally applicable covenants but shall not include a use restriction), in either case in full satisfaction of the conditions of this paragraph. If Developer elects clause (ii) in the preceding sentence, the County will be assigned development rights under the Development Order of up to a maximum of 200,000 square of office rights or its equivalent through the Development Order conversion table. If the County takes title to such land pursuant to this paragraph and only for so long as the County owns such land, no CDD assessments may be imposed against the County in contravention of applicable

law. Notwithstanding the above, should the County and Developer mutually agree, the Reversion Date referenced above may be accelerated.

EXHIBIT 2

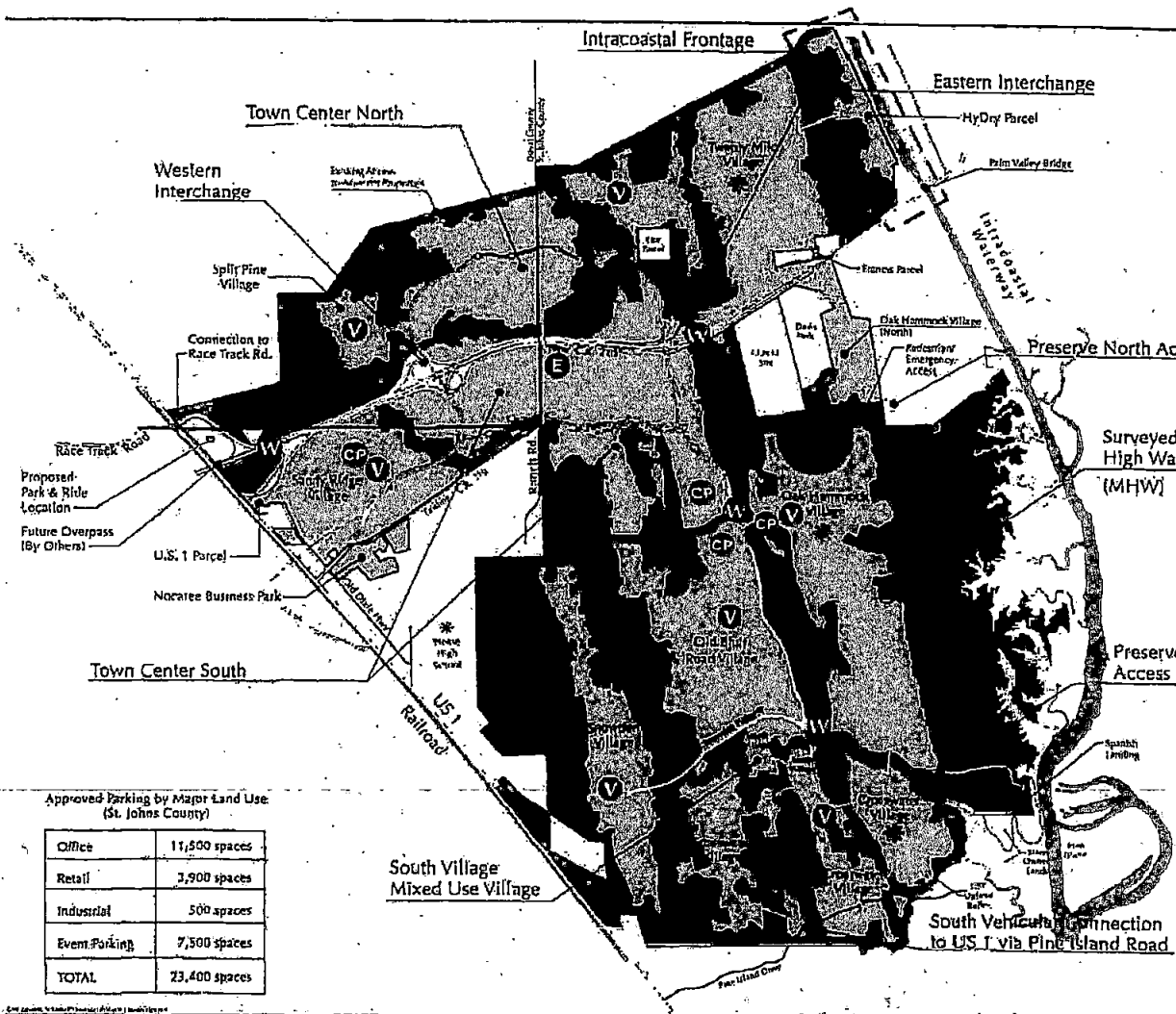
Revised Nocatee DRI Development Order Master Plan Map (Map H-1)
and Master Circulation Map (Map H-2)

TOWN OF NOCATEE

St. Johns County MASTER PLAN

Map H-1

December 2015



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

LEGEND

- Coastal Elevation (5 Feet)
- Canals
- Nocatee Parkway (Not Subject to Nocatee DR)
- Vague Delineations
- Town Center
- Village Center
- Major Waterways
- Community Park
- Educational Institutions

Notes

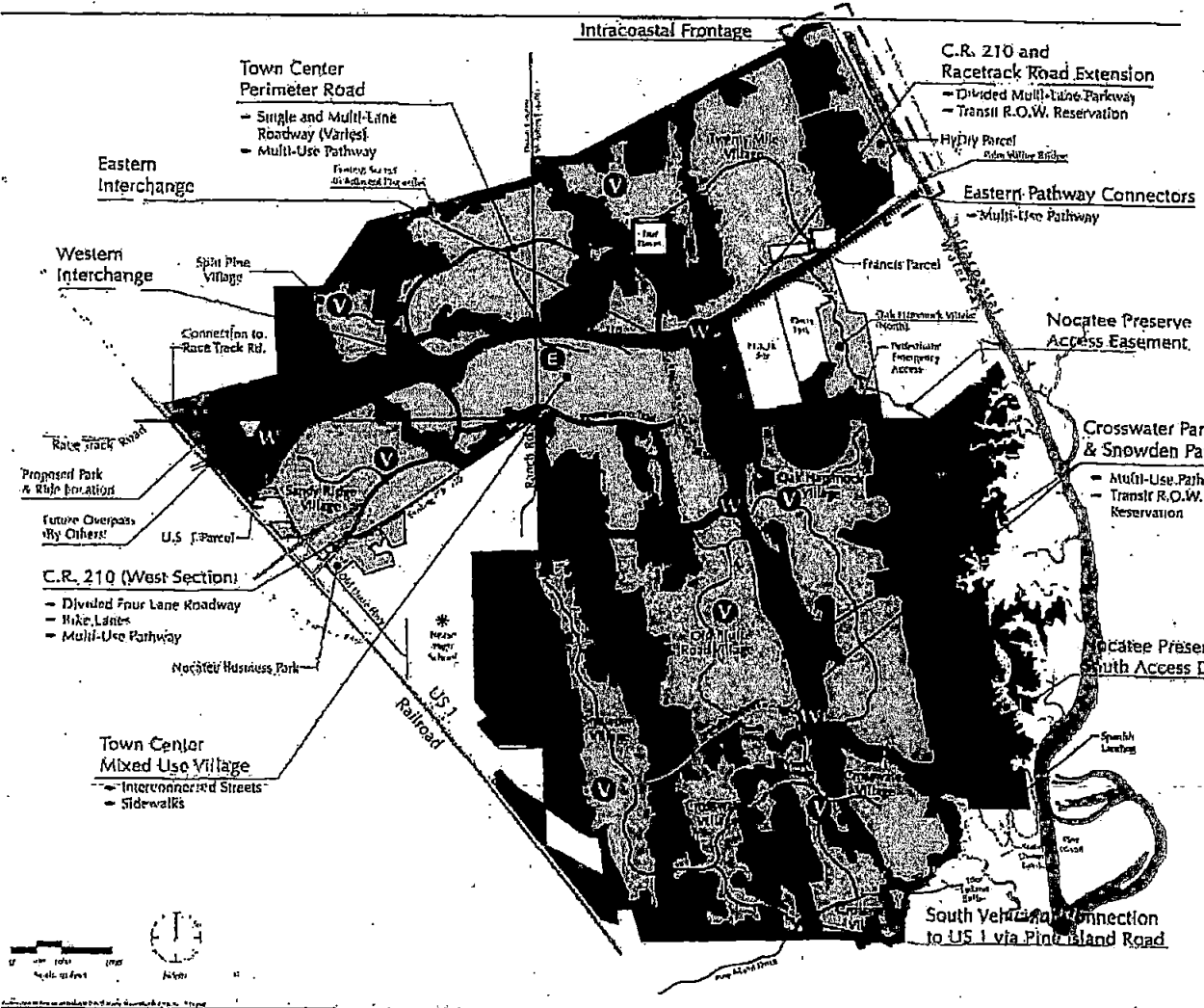
1. The town is a village of the County and is not subject to the State Water Management District (SWMD).
2. County Road 210 alignment is shown for reference and is not to be used as a basis for any future development. The SWMD is the authority for any future development.
3. Vague Delineations are shown for reference and are not to be used as a basis for any future development. The SWMD is the authority for any future development.
4. Information shown is for reference only. Development should be based on the SWMD's requirements.

Scale

0 100 200 300 Feet

North

ETM
 Environmental Technology
 10000 N. US Highway 1, Suite 100
 Jacksonville, FL 32256
 Phone: 904.251.1111
 Fax: 904.251.1112
 www.etm.com



TOWN OF
NOCATEE
 St. Johns County
 MASTER
 CIRCULATION PLAN
 Map H-2
 December 2015

- LEGEND**
- Crosswater Parkway and Snowden Parkway
 - New C.R. 210 (Various Use Overlay)
 - Existing C.R. 210
 - New C.R. 210 (West Section)
 - New C.R. 210 and Racetrack Road Extension
 - Town Center Perimeter Road
 - Nocatee Preserve Access Easement
 - Easement Pairs and Trails
 - Pathway Connection
 - Internal Valley Paths
 - Wetland Crossing
 - Village Center
 - International Investigation
- Notes**
1. The above transportation plan is intended to be used in conjunction with the St. Johns County Master Management Plan (SMMMP).
 2. County Road 210 is shown as a multi-use pathway, but it is not intended to be a multi-use pathway. It is a multi-use pathway for the purpose of this plan only.
 3. Village Center locations are shown as a multi-use pathway, but it is not intended to be a multi-use pathway. It is a multi-use pathway for the purpose of this plan only.
 4. International Investigation is shown as a multi-use pathway, but it is not intended to be a multi-use pathway. It is a multi-use pathway for the purpose of this plan only.
 5. The Easement Pairs and Trails are shown as a multi-use pathway, but it is not intended to be a multi-use pathway. It is a multi-use pathway for the purpose of this plan only.

ETM
 Engineering & Technical Management
 10000 N. US Highway 1, Suite 100
 Jacksonville, FL 32256
 Phone: 904.251.1111
 Fax: 904.251.1112
 www.etm.com

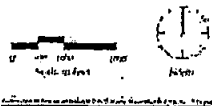


EXHIBIT 3

Revised Nocatee DRI Development Order Exhibit 4

EXHIBIT 4

Conversion Table

Conversion Table Land Uses – St. Johns County

Land Use	Proposed Amount	Minimum Allowable ²	Maximum Allowable ²	ITE Code	ITE Trip Rate PM Peak Hour	Per
Golf Course (Holes)	54	N/A	72	430	2.74	Hole
Hotel (Rooms)	485	350	600	310	0.61	Room
Light Industrial (SF)	250,000	N/A	350,000	110	0.98	1000 sf
Office (SF)	2,872,000	2,250,000	3,000,000	750	1.5	1000 sf
Single-Family (Units)	8,811	6,000	11,000	210	1.01	Unit
Multi-Family (Units)	3,228	2,500	4,000	220	0.62	Unit
Retail Commercial (SF)	968,000	675,000	1,210,000	820	3.74	1000 sf
Assisted Living (Unit)	540	0	800	252	0.17	Unit

Conversion Table – St. Johns County

	Golf Course	Per	Hotel	Per	Light Industrial	Per	Office	Per
Golf Course (Holes)	N/A	N/A	4.81	Rooms	3.30	000 SF	2.37	000 SF
Hotel (Rooms)	0.21	Holes	N/A	N/A	0.69	000 SF	0.49	000 SF
Light Industrial (1000 SF)	0.30	Holes	1.46	Rooms	N/A	N/A	0.72	000 SF
Office (1000 SF)	0.42	Holes	2.03	Rooms	1.39	000 SF	N/A	N/A
Single-Family (Units)	0.29	Holes	1.38	Rooms	0.94	000 SF	0.68	000 SF
Multi-Family (Units)	0.19	Holes	0.91	Rooms	0.62	000 SF	0.45	000 SF
Retail Commercial (1000 SF)	1.05	Holes	5.05	Rooms	3.46	000 SF	2.49	000 SF
Civic (1000 SF)	1.76	Holes	8.45	Rooms	5.79	000 SF	4.17	000 SF
Assisted Living (Units)	0.16	Holes	0.28	Rooms	0.17	000 SF	0.11	000 SF
	Single-Family	Per	Multi-Family	Per	Retail Commercial	Per	Assisted Living	Per
Golf Course (Holes)	3.49	Units	5.31	Units	0.95	000 SF	16.12	Units
Hotel (Rooms)	0.73	Units	1.10	Units	0.20	000 SF	3.59	Units
Light Industrial (1000 SF)	1.06	Units	1.61	Units	0.29	000 SF	5.76	Units
Office (1000 SF)	1.47	Units	2.24	Units	0.40	000 SF	8.82	Units
Single-Family (Units)	N/A	N/A	1.52	Units	0.27	000 SF	5.94	Units

Multi-Family (Units)	0.66	Units	N/A	N/A	0.18	000 SF	3.65	Units
Retail Commercial (1000 SF)	3.67	Units	5.58	Units	N/A	N/A	22.00	Units
Assisted Living (Units)	0.17	Units	0.27	Units	0.05	000 SF	N/A	N/A

1. Land uses which are consistent with this Conversion Table shall take precedence over any acreage amounts by land use set forth in the Development Order.
2. The minimum and maximum allowable amounts of development are for purposes of land use conversions only.

EXHIBIT 4

New County DRI/DO Exhibit 23
Proposed Paving of Existing Pine Island Road Map

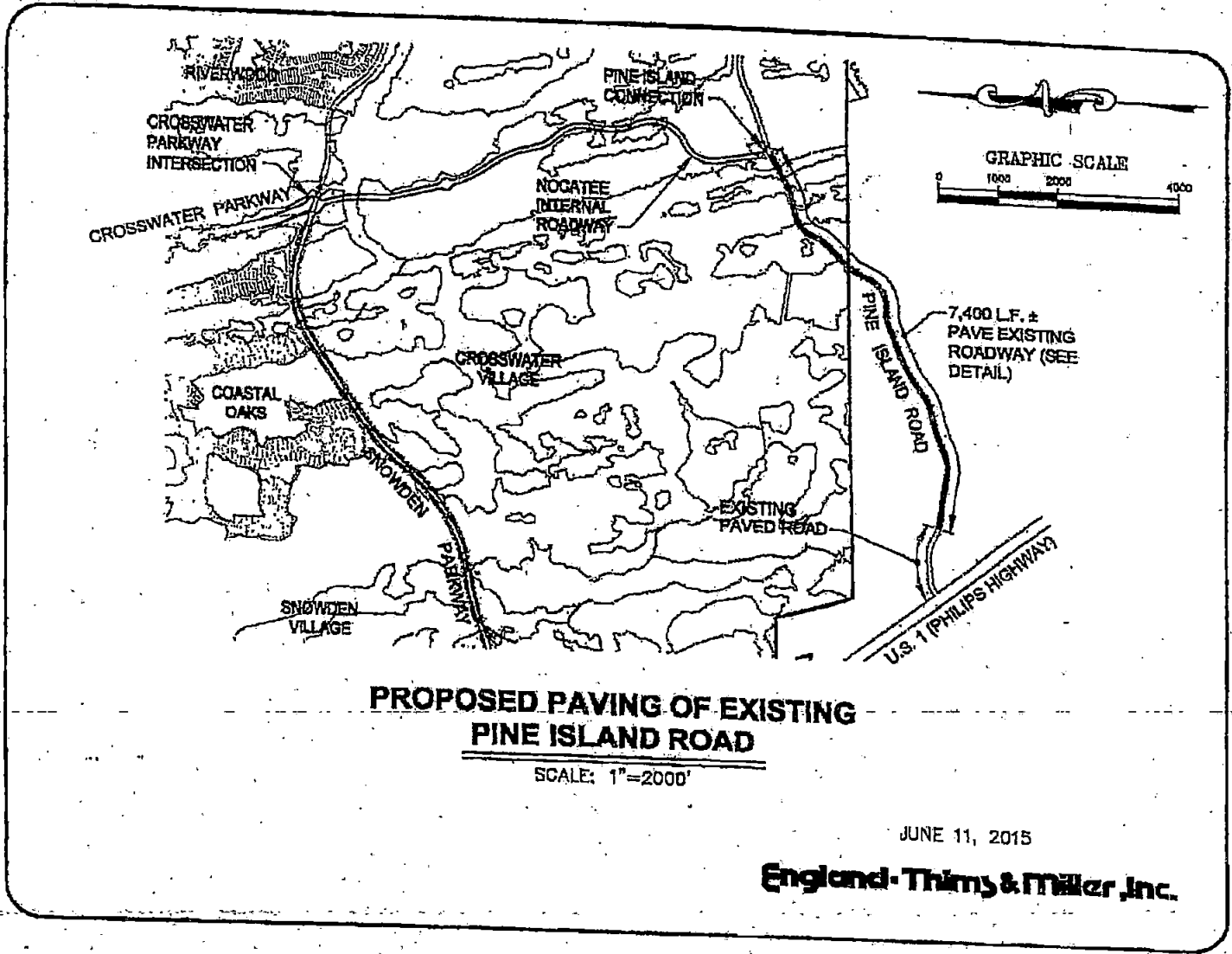
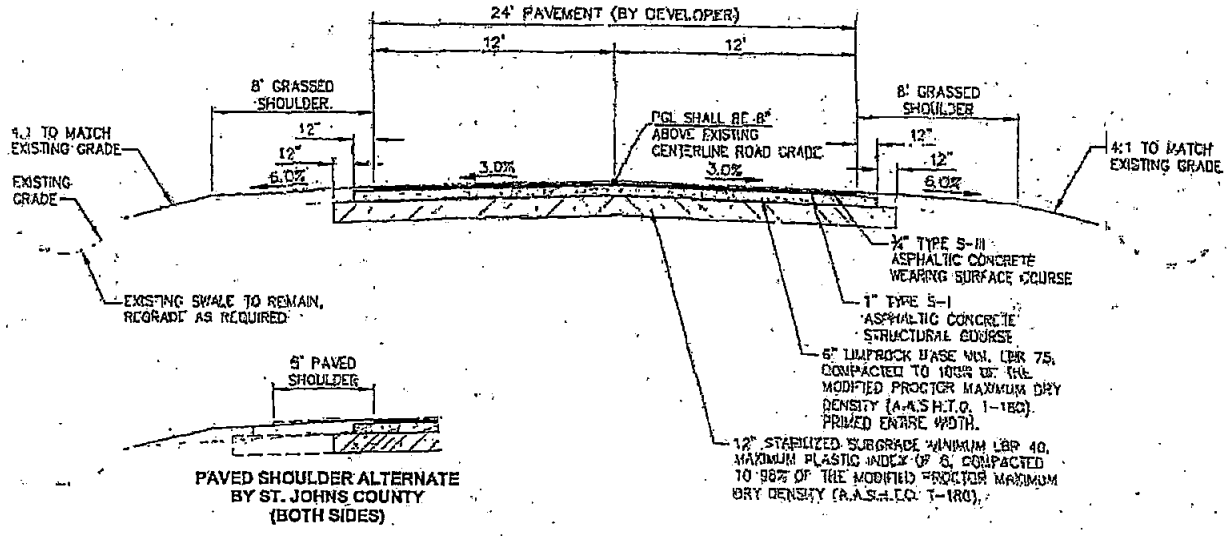


EXHIBIT 5

New County DRI/DO Exhibit 24
Pine Island Road Paving Detail

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**PROPOSED PAVING OF EXISTING
PINE ISLAND ROAD**

SCALE: 1"=5'

EXHIBIT "A-2"

JANUARY 15, 2016

England-Thimny & Miller, Inc.