

**RESOLUTION NO. 2019 - 165**

**[Amended and Restated SilverLeaf DRI Development Order]**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, RESTATING, INCLUDING AND MODIFYING THE SILVERLEAF DRI DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY RESOLUTION NO. 2006-65; AS AMENDED BY RESOLUTION NO. 2006-338, AND RESOLUTION 2015-241; FINDING THE MODIFICATIONS ARE CONSISTENT WITH ST. JOHNS COUNTY COMPREHENSIVE PLAN 2025; ORDINANCE 2010-38 AND CONSISTENT WITH THE ST. JOHNS COUNTY LAND DEVELOPMENT CODE; ADDING APPROXIMATELY 571 ACRES IN NORTHWEST ST. JOHNS COUNTY TO THE DRI; ESTABLISHING REVISED MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS FOR TRANSPORTATION; AMENDING CERTAIN CONDITIONS OF THE DRI DEVELOPMENT ORDER; REVISING DEVELOPMENT PHASING AND BUILDOUT DATES; AND PROVIDING FOR AN EFFECTIVE DATE**

**RECITALS**

**WHEREAS**, the St. Johns County Board of County Commissioners (the "Board") considered the Application for Development Approval dated March 8, 2005, as amended by the ADA First Sufficiency Response dated June 30, 2005, and as further amended by the ADA Second Sufficiency Response dated November 30, 2005, and as further revised and amended through March 20, 2006 (together, the "ADA"), the Regional Report of the Northeast Florida Regional Council ("NEFRC") dated March '2, 2006, the recommendations of the St. Johns County staff, and the documents and comments upon the record made before the Board for the mixed use master planned community known as the SilverLeaf Plantation Development of Regional Impact (the "DRI") located on 7,290 acres in St. Johns County, Florida; and

**WHEREAS**, the Board duly noticed and on March 20, 2006 held a public hearing on the ADA as required by Section 380.06, Florida Statutes and afforded the public and all affected parties an opportunity to be heard and to present evidence; and

**WHEREAS**, a Development of Regional Impact Development Order (the “Development Order”) was issued by the Board pursuant to Resolution 2006-65 with an effective date of June 8, 2006 authorizing development of the property known as the SilverLeaf Plantation DRI (the “SilverLeaf DRI”); and

**WHEREAS**, the DRI required an amendment to the County’s Comprehensive Plan to change the Future Land Use Map, Northwest Sector Plan Map, 2015 Traffic Circulation Map and Capital Improvements Schedule, which was reviewed and adopted simultaneously with Resolution 2006-65 pursuant to Section 380.06(6)(b), and Chapter 163, Part II, Florida Statutes, and

**WHEREAS**, the Development Order was subsequently modified by the Board by adoption of Resolution 2006-338 on October 3, 2006 approving a non-substantial deviation to the Development Order pursuant to Section 380.06(19), Florida Statutes, that approved the addition of an approximately 16-acre outparcel known as the “Poli Tract” to the DRI and incorporated changes to the Development Order condition related to gopher tortoise mitigation; and

**WHEREAS**, the Development Order was subsequently modified by the Board by adoption of Resolution 2015-241 on August 18, 2015 with a Rendition Date of August 27, 2015 and an Effective Date (as tolled by litigation) of January 22, 2016 approving a non-substantial deviation to the Development Order pursuant to Section 380.06(19), Florida Statutes, that added approximately 825 acres of property known as the “Goodman Tract” to the DRI and to subject

the Goodman Tract to the terms and conditions of the SilverLeaf DRI and to, among other things, relocate the Town Center and other uses, reconfigure the road network, delete the First Coast Expressway (“FCE”) right-of-way reservation, add future County Road 2209 right-of-way reservation, incorporate legislative extensions, revise the transportation and school mitigation packages, change the affordable housing condition, add age restricted use to the land use exchange table and to change the name of the DRI from Silverleaf Plantation to the SilverLeaf; and

**WHEREAS**, the changes to the DRI under the NOPC required an amendment to the County’s Comprehensive Plan to change the Future Land Use Map (the “2015 Comprehensive Plan Amendment”), which was reviewed and adopted simultaneously with Resolution 2015-21 pursuant to Section 380.06(6)(b), and Chapter 163, Part II, Florida Statutes, and

**WHEREAS**, the name of the applicant of the ADA has changed by succession by merger to White’s Ford Timber, LLC (including its successors or assigns, the “Owner”) and the name of the DRI has been changed from Silverleaf Plantation to SilverLeaf; and

**WHEREAS**, the Owner now desires to add approximately 571 acres of property to the DRI that is known as the “Trout Creek Parcel”, the “Grande Creek Parcel”, the “St. Thomas East Parcel”, and the “St. Thomas West Parcel” (collectively referred to herein as the “Added Lands”) and to remove approximately 318 acres from the DRI that has been conveyed to the Florida Department of Transportation (FDOT) for the FCE right-of-way, which will result in a total of approximately 8,384 acres within the DRI, and to subject the Added Lands to the terms and conditions of the SilverLeaf DRI; and

**WHEREAS**, the Owner has submitted an Amendment to Development Order (“ADO”) to the DRI dated April 23, 2018 requesting modification of certain terms of the Development Order and Master Plan Map H of the Development Order; and

**WHEREAS**, the Board has reviewed the ADO and evidence presented at a duly noticed public hearing held on May 21, 2019 and afforded the public and all affected parties an opportunity to be heard and to present evidence; and

**WHEREAS**, the changes to the DRI under the ADO required an amendment to the County’s Comprehensive Plan to change the Future Land Use Map (the “2019 Comprehensive Plan Amendment”), which was reviewed and adopted simultaneously with this Development Order pursuant to Chapter 163, Part II, Florida Statutes, and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of St. Johns County, Florida that:

- A. The ADO is hereby approved and except as modified by this Resolution, the existing Development Order, as amended, shall remain in full force and effect.
- B. The Added Lands are incorporated into the boundary of the SilverLeaf DRI;
- C. The Master Plan (Map H) and the DRI legal description attached to this Resolution are hereby substituted for the currently approved Master Plan and DRI legal description.
- D. The DRI is subject to the following terms and conditions:

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

1. The DRI is not in an area designated as an Area of Critical State Concern pursuant to the provisions of Section 380.05, Florida Statutes.
2. The DRI is consistent with the State Comprehensive Plan.

3. The DRI is consistent with the Strategic Regional Policy Plan adopted by the Northeast Florida Regional Council.
4. The DRI is consistent with the St. Johns County Comprehensive Plan, including the Northwest Sector Plan.
5. The DRI is consistent with the St. Johns County Land Development Code.

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**GENERAL CONDITIONS**

1. **Application for Development Approval.** The DRI shall be developed in accordance with the information, plans and commitments contained in (1) the SilverLeaf DRI Application for Development Approval dated March 20, 2005 as modified by the ADA First Sufficiency Response dated June 30, 2005, the ADA Second Sufficiency Response dated November 30, 2005; as modified by the Application for Notice of Proposed Change filed on July 12, 2006, as amended September 6, 2006 under Application No. NOPC 2006-07, and the Application for Notice of Proposed Change filed on April 2, 2014 under Application No. NOPC 2014-03, as amended, and the Application for ADO filed on April 23, 2018 under Application No. DRI MOD 2018-01, as amended, and the SilverLeaf DRI Master Plan, Map H, attached as Exhibit 1, all of which are incorporated by reference except to the extent of any conflict with the express terms and conditions of this Development Order in which event, the terms and conditions of this Development Order, as it may be amended from time to time, shall govern. Any applicable Northwest Sector Overlay Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan will be addressed as a component of the PUD zoning applicable to the project.
2. **Land Use Totals.** The DRI may be developed with the following uses: Up to 1,140,000 gross square feet of Retail; up to 300,000 gross square feet of General Office; up to 330,000 gross square feet of Light Industrial; up to 10,700 residential units (3,900 multi-family and 6,800 single family); an optional 18-hole golf course with normal accessory uses that may be constructed on any portion of Parcels 4, 7, 8, 9 or 33; public schools consistent with the terms of a modified agreement between the Owner and the St. Johns County School Board (the "School Agreement") and a possible college or university campus to serve the

community. The DRI shall include parks in accordance with SC-28. Finally, the DRI shall include approximately 3,690 acres of open space in the areas depicted on Map H. The Owner may increase or decrease the amount of a particular land use without filing application for amendment of the Development Order, provided that:

(a) Such changes are consistent with the Land Use Exchange Tables attached as Exhibit 2.

Exhibit 2 includes Table 10-1A, Land Use Equivalency Table which specifies the rate at which single family units may be exchanged for multi-family units and vice versa, single family and multi-family units may be exchanged for age-restricted residential units, and the rate at which the various non-residential uses may be exchanged for one another. Exhibit 2 also includes Table 10-1B which establishes minimum and maximum ranges of development allowable under the Land Use Equivalency Table 10-1A.

(b) At any time of election of a land use conversion under the Land Use Exchange Tables the Owner shall notify, in writing, St. Johns County of the election at least 30 days in advance of the change.

(c) So long as the conversion is consistent with the criteria contained in the Land Use Exchange Tables, Exhibit 2, and no change is made to the Master Development Plan, Map H, no additional DRI approvals shall be required for the conversion.

3. **Phasing, Build-Out and Expiration of DRI.** The DRI shall be developed in three (3) Phases, as described in Land Use Phasing Table attached as Exhibit 3. Each phase shall last five (5) years unless extended pursuant to Sections 380.06(19) or 252.363, Florida Statutes, or unless the Owner 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 shall not be affected by an acceleration of the beginning date.



Unused development rights from a particular phase shall carry over into subsequent phases until build-out. Physical development of the DRI commenced within four (4) years of the effective date of the Development Order. The projected build-out date for all development is May 27, 2039. The DRI termination and DRI Development Order expiration dates are established as May 27, 2044. Any extensions of the DRI build-out, termination or expiration dates shall be governed by the provisions of applicable local and state rules and regulations. The time period for commencement of physical development, build-out, termination, phasing dates, and deadlines shall be tolled during the period of any appeal or during the pendency of administrative or judicial proceedings relating to development permits and administrative or judicial proceedings relating to right of way acquisition for the regional roads in the transportation mitigation plan for the DRI.

4. **Effective Date.** Resolution 2006-65, as amended, and the DRI Development Order took effect upon the effective date of St. Johns County Comprehensive Plan Amendment 2005-02, St. Johns County Ordinance 2006-30 adopted simultaneously on June 8, 2006. This amendment to Resolution 2006-65, as amended, shall take effect upon the effective date of St. Johns County Comprehensive Plan Amendment 2018-04, St. Johns County Ordinance 2019-32 adopted simultaneously with this amended Development Order (5-21, 2019).
5. **Monitoring Official.** The St. Johns County Administrator or his or her designee shall be the local official responsible for monitoring the development for compliance by the Owner with this Development Order.
6. **Downzoning Protection.** In accordance with Section 380.06, Florida Statutes, the SilverLeaf DRI, as approved in this Development Order, shall not be subject to downzoning,

unit density reduction, or intensity reduction before May 27, 2044, unless the Owner consents to such change or unless St. Johns County demonstrates that the Development Order was based on substantially inaccurate information provided by the Owner or unless the change is clearly established by St. Johns County to be essential to the public health, safety, or welfare.

**7. Election Regarding Environmental Rules.** Pursuant to Section 380.06(5)(c), Florida Statutes, the Owner has elected to be bound by the rules adopted pursuant to Chapters 373 and 403 in effect when the development order is issued. The Rules adopted pursuant to Chapters 373 and 403 in effect at the time the development order is issued shall be applicable to all applications for permits pursuant to those chapters and which are necessary for and consistent with the development authorized in the development order, except that a later adopted rule shall be applicable to an application if:

1. The later adopted rule is determined by the rule adopting agency to be essential to the public health, safety, or welfare;
2. The later adopted rule is adopted pursuant to Section 403.061(27), Florida Statutes;
3. The later adopted rule is being adopted pursuant to a subsequently enacted statutorily mandated program;
4. The later adopted rule is mandating an order for the State to maintain delegation of a federal program; or
5. The later adopted rule is required by State or federal law.

Further, in order for the Owner to apply for permits pursuant to this provision, the application must be filed within five (5) years from the issuance of the final development order and the

permit shall not be effective for more than eight (8) years from the issuance of the final development order. Nothing in this paragraph shall be construed to alter or change any permitting agency's authority to approve permits or to determine applicable criteria for longer periods of time:

8. **Level of Service Standards.** The development authorized by this Development Order will mitigate its impacts by payment of its proportionate share as authorized by Section 163.3180(5) of the Florida Statutes. As a result, development under this Development Order shall be deemed to meet the provisions of the County's concurrency management system (Land Development Code, Article XI) with regard to transportation and schools.
9. **Biennial Reporting.** The Owner or its successors or assigns shall submit traffic reports to St. Johns County no later than June 1 of every other year, commencing on June 1, 2020 and every other year thereafter until the road improvements to be constructed pursuant to Special Condition 24 of this Development Order have been completed. The following information shall be included:
  - (i) A description of current development by land use, type, location, number of residential units and amount of square footage of non-residential, together with the proposed construction schedule for the ensuing reporting period, and appropriate maps.
  - (ii) A description of any new or improved roadways, traffic control devices or other transportation facility improvements to be constructed or provided by Owner to accommodate the total existing and anticipated traffic demands.
  - (iii) Traffic counts, turning movements and level of service data for the following roads:

- CR 16A from SR 13 to SR 16
- CR 210 from I-95 to CR 16A
- International Golf Parkway from U.S. 1 to SR 16
- CR 2209 from CR 210 to SR 16 Connector
- SR 16 Connector from CR 2209 to SR 16
- St. Johns Parkway from CR 210 to Race Track Road
- SR 16 from SR 13 to I-95
- I-95 from I-295 to CR 210

Note: Actual FDOT or St. Johns County traffic counts shall be used where possible. FDOT seasonal adjustment factors shall be used when adjusting traffic counts.

10. **Notice of Adoption.** Notice of adoption of this Development Order or any subsequent amendment to it shall be recorded by the Owner in accordance with Section 380.06(15)(f), Florida Statutes, with the Clerk of the Circuit Court of St. Johns County. The recording of this notice shall not constitute or provide actual or constructive notice of a lien, cloud or encumbrance of the DRI property. The conditions of this Development Order shall run with the land and bind the successors and assigns of the Owner of the DRI property. Any contract or agreement for sale of those interests by the Owner for all or any part of the property subject to this Development Order shall contain a legend substantially in the following form clearly printed or stamped thereon:

**THE PROPERTY DESCRIBED IN THIS AGREEMENT IS PART OF THE SILVERLEAF DEVELOPMENT OF REGIONAL IMPACT AND IS SUBJECT TO A DEVELOPMENT ORDER, NOTICE OF WHICH IS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WHICH IMPOSES CONDITIONS, RESTRICTIONS AND LIMITATIONS UPON THE USE AND DEVELOPMENT OF THE SUBJECT**

**PROPERTY WHICH ARE BINDING UPON EACH SUCCESSOR AND ASSIGN OF WHITE'S FORD TIMBER, LLC. THE DEVELOPMENT ORDER DOES NOT CONSTITUTE A LIEN, CLOUD OR ENCUMBRANCE OF REAL PROPERTY OR CONSTITUTE ACTUAL OR CONSTRUCTIVE NOTICE OF SAME. A COPY OF THE DEVELOPMENT ORDER MAY BE REVIEWED AT THE OFFICE OF THE PLANNING DEPARTMENT, ST. JOHNS COUNTY, FLORIDA, OR AT THE OFFICE OF THE DEPARTMENT OF ECONOMIC OPPORTUNITY, TALLAHASSEE, FLORIDA.**

- 11. Application For Proposed Changes.** The Owner shall comply with provisions of the Florida Statutes in effect at the time of proposed changes to the DRI with regard to the process of making such changes. The Owner acknowledges that any change in the DRI may be required to comply with the State and County Comprehensive Plans in effect at the time of the requested change depending upon the nature of the requested change. The County acknowledges that the use of the conversion tables included in this Development Order shall not be deemed a change in the Development Order. The County acknowledges that a change that affects only one portion of the DRI shall not trigger a review of the entire DRI for consistency with changes in the State or County Comprehensive Plans since the date of the original enactment of the DRI. Only the portion or the specific provisions of the DRI or Development Order specifically affected by the change may be required to meet consistency with changes in the State and County Comprehensive Plans since the date of the original enactment of the DRI. In reference to this Section, the County and the Owner intend to comply with the requirements of law with regard to changes in the DRI and Development Order and no party waives its right to contest the applicability of any purported requirement of law to any particular proposed change in the future.
- 12. Status of Development Rights.** The County acknowledges that the Owner has, by virtue of this Development Order, made substantial commitments to mitigate for impacts of proposed

development pursuant to this Development Order. The Owner will also make substantial investments in construction and development of the infrastructure required under this Development Order, all in reliance upon realization of all development rights granted pursuant to this Development Order. Accordingly, the rights of the Owner to construct the development as set forth in General Conditions 2 and 3 are intended to be vested rights and shall not be subject to downzoning or unit density reduction or intensity reduction, except as provided in General Condition 6 of this Development Order. Future modifications to the St. Johns County Land Development Code and other laws or regulations of the County affecting development shall apply to the development approved pursuant to this Development Order except to the extent that (a) such application would be inconsistent with Section 163.3167(8), Florida Statutes, (b) such future modifications, laws or regulations conflict with specific provisions, conditions or commitments set forth in this Development Order and substantially diminish the development rights granted in this Development Order, or (c) such modifications require mitigation for development impacts which have been reviewed under Section 380.06, Florida Statutes, and addressed in this Development Order. The Owner does not waive any statutory or common law vested right or equitable estoppel right they now have or may acquire in the future to complete any portion of the DRI in accordance with the applicable state and local laws and ordinances in effect at the time this Development Order becomes effective.

13. **Subsequent Requests for Development Permits.** Subsequent requests for development permits shall not require further review pursuant to Section 380.06, Florida Statutes, unless it is found by the St. Johns County Board of County Commissioners, after due notice and hearing, that one or more of the following is present:

- (a) substantial deviation from the terms or conditions of this Development Order, or other changes to the approved development, which create a reasonable likelihood of adverse regional impacts which were not evaluated in the review by St. Johns County; or
- (b) termination of this Development Order.

Upon a finding that (a) is present, the St. Johns County Board of County Commissioners shall order compliance with Sections 380.06(7), Florida Statutes, and development within the DRI may continue, as approved, during the DRI review in those portions of the development which are not affected by the proposed change. Upon a finding that (b) is present, the St. Johns Board of County Commissioners shall order a termination of all development activity (except development activity authorized under Section 380.06(4), Florida Statutes) until such time as a new DRI application for development approval has been submitted, reviewed and approved in accordance with Section 380.06, Florida Statutes.

**14. Limitation of Approval.** The approval granted by this Development Order is limited. Such approval shall not be construed to obviate the duty of the Owner to comply with all other applicable local or state permitting procedures.

## SPECIAL CONDITIONS

15. **Vegetation and Wildlife.** Most of the project site has been and will continue to be used for silvicultural and agricultural purposes. Land uses allowable within the Rural/Silvicultural land use classification of the Comprehensive Plan may continue within the portion of the DRI that remains designated Rural/Silvicultural on the St. Johns County Future Land Use Map except that no residential units or non-residential structures may be developed within the portion of the DRI that is designated Rural/Silvicultural on the St. Johns County Future Land Use Map except for two recreational cabins with accessory barns. Silvicultural and agricultural activities within parcels outside of the areas designated Rural/Silvicultural may continue until the commencement of development of each such parcel excluding areas designated as conservation or preservation and provided that an average 25-foot natural vegetative upland buffer around the contiguous jurisdictional wetlands is maintained. All silvicultural and agricultural activities shall comply with the requirements of Policies E.2.2.2 and E.2.2.3 of the 2015 Comprehensive Plan (May 2000) where applicable.

(a) **Gopher Tortoises.** Based on a Gopher Tortoise Survey conducted by Environmental Services, Inc. in January 2005, the original SilverLeaf DRI property contained approximately 481 acres of occupied Gopher Tortoise habitat. The habitat area is depicted on Map G, Significant Wildlife, incorporated in the ADA Second Sufficiency Response. Prior to development within the Gopher Tortoise habitat area depicted as occupied, the Owner obtained a Gopher Tortoise Incidental Take Permit from the Florida Fish and Wildlife Conservation Commission (“FFWCC”) under permit number STJ-80. A copy of the Gopher Tortoise Incidental Take Permit was provided to St. Johns County. Mitigation was paid to the FFWCC Land Acquisition



Trust Fund as impacts to the Gopher Tortoise and its habitat in the amount of \$519,400.00 as required under the Incidental Take Permit. In addition, the Owner voluntarily relocated the tortoises. Based on a Gopher Tortoise Survey for the Goodman Tract conducted by Carter Environmental Services in December 2013, no gopher tortoises or their appropriate habitats exist within the Goodman Tract. As a result, this condition is satisfied as to the original DRI, as previously amended. The Wildlife surveys conducted by Carter Environmental Services in connection with the Added Lands in 2018 found a gopher tortoise population located only on the Grande Creek Parcel. With regard to the Grande Creek Parcel, a gopher tortoise survey will be performed, a FWC gopher tortoise relocation permit will be obtained, and all gopher tortoises located within the footprint of development will be relocated to a designated off-site recipient site prior to commencement of construction on the site.

(b) **Wildlife Crossings**. The Owner has installed wildlife underpasses for wetland dependent species at the time of construction of the project's Regional roads in the two locations identified on Exhibit 1 (Map H). Each wildlife underpass within SilverLeaf consists of prefabricated and arched concrete structures, with an opening of a minimum of ten (10) feet wide and a vertical clearance of approximately six (6) feet, and shall include a contiguous dry portion equal to the lesser of six (6) feet or twenty-five percent (25%) (but not less than four (4) feet) of the total underpass which is above base flow of the drainage system. These wildlife underpasses have been installed and this requirement of the DRI has been satisfied. The Owner shall install a non-underpass type wildlife crossing in the location of the local road shown on Map H. There may be other, non-underpass type, wildlife crossings within

SilverLeaf installed for other local roads not yet depicted on Map H. Wildlife crossing signs and reduced speed limit designations will be posted on the project roads in the vicinity of these non-underpass type wildlife crossings. In addition, any roads that cross preservation areas or buffers will incorporate non-underpass wildlife crossings meeting the requirements of Policy B.1.6.13.

(c) **Discovery of Eagle's Nests.** There is one known eagle's nest within the DRI and another eagle's nest near the DRI that may be impacted by development within the DRI. The nest within the DRI is located on the Trout Creek Parcel and the off-site nest near the DRI is located on property west of the Grande Creek Parcel. . Bald Eagle Management Plans for protection of the nests will be prepared and submitted during the Planned Unit Development rezoning process that will demonstrate "equal to or better than protection" than currently exists for the nests in compliance with the requirements of the St. Johns County Land Development Code. If any other Eagle's nests are discovered within the DRI, the Owner shall comply with all requirements of law, including applicable provisions of the St. Johns County Land Development Code, with regard to such Eagle's nests.

## 16. **Wetlands.**

(a) **Wetland Conservation and Wetland Impacts.** Jurisdictional wetlands within areas depicted on Map H as Open Space shall be conserved except that areas that remain within the Rural/Silvicultural land use designation on the Future Land Use Map or areas subject to recorded conservation easements may continue to be used for silvicultural activities subject to compliance with applicable law and the terms of the conservation easements. Logging and other similar silvicultural operations within wetland areas remaining in the

Rural/Silvicultural land use designation shall terminate when the existing timber lease expires or is terminated except for activities associated with permitted borrow pits, permitted wetland creation, restoration or enhancement projects and fire prevention and control approved by the St. Johns River Water Management District (“SJRWMD” or the “District”). The wetlands to be conserved shall be protected by recordation of conservation easements prior to or at the time of platting of adjacent upland areas in accordance with the terms of the applicable Environmental Resource Permit (“ERP”) issued by the SJRWMD. No logging or other similar silvicultural operations shall be conducted within the wetland areas to be conserved or within the required upland buffer areas adjacent to the wetlands to be conserved except for environmental enhancement activities and fire prevention and control as approved by the SJRWMD but not affecting the Upland Buffers required by St. Johns County. Wetland impacts for the entire DRI shall not exceed 398 acres (including impacts within the Goodman Tract and impacts associated with the construction of CR 2209). Mitigation for proposed wetland impacts shall be subject to approval by the District and the United States Army Corps of Engineers (“ACOE”). Upland buffers consistent with St. Johns County Land Development Code Section 4.01.06 shall be provided. Wetland mitigation will include wetland and upland preservation and may include wetland restoration, enhancement, and creation and upland buffer enhancement as part of the mitigation plan under the District and ACOE permits. The exact boundaries of wetland areas to be conserved shall be determined in connection with wetland permitting by the District and ACOE. The limits of conserved wetlands shall be delineated on engineering plans submitted for approval by St. Johns County. All engineering plans submitted to St. Johns County for approval

shall be consistent with the requirements of applicable permits issued by the District and other applicable state and federal agencies, if any. All turf areas associated with golf courses and contiguous (non-isolated) wetlands within golf courses shall have a minimum upland buffer of 25 feet measured from the District wetland jurisdictional line.

**(b) Upland Buffers.** The Owner shall comply with St. Johns County Land Development Code Section 4.01.06 established pursuant to the Comprehensive Plan Policy E.2.2.4 and St. Johns County Land Development Code Section 4.01.06 requires a natural vegetative upland buffer averaging 25 feet for contiguous wetlands within the DRI. The minimum upland buffer shall be 10 feet in width, except for those areas adjacent to unavoidable wetland impacts as set forth in Section 4.01.06 of the St. Johns County Land Development Code.

**(c) Conservation Easements.** Conserved wetlands and the adjacent natural vegetative upland buffer shall be protected by recorded conservation easements meeting the requirements of Section 7.04.06, Florida Statutes.

**17. Stormwater Pollution Prevention.** Construction activity within the SilverLeaf DRI shall be conducted in accordance with a stormwater pollution prevention plan developed pursuant to the National Pollution Discharge Elimination System (“NPDES”) permitting program. The model Stormwater Pollution Prevention Plan for SilverLeaf is attached as Exhibit 4. Prior to commencement of any construction which will be adjacent to a conserved wetland, the contractor shall be required to install silt fencing on the landward edge of the natural vegetated upland buffer or landward of the natural vegetated upland buffer at the physical limits of construction to protect the conserved wetlands. The silt fencing shall be inspected

at least once a week and repairs to fallen or damaged sections shall be made immediately upon discovery. All contractors working within the SilverLeaf DRI shall be notified of the requirement for a stormwater pollution plan developed pursuant to the NPDES permit program and shall be advised of the requirements for silt fencing set forth in this Special Condition. In addition, the Owner agrees to incorporate practices such as the use of slow release fertilizer and other Best Management Practices into its property management contracts to further improve surface water quality.

**Water Quality – Golf Course.** If the 18-hole golf course is constructed within the SilverLeaf DRI, it shall comply with the Integrated Pesticide/Nutrient Management Plan attached as Exhibit 7 (the “IPMP”). Any changes to the IPMP required by the SJRWMD, the Northeast District of the Florida Department of Environmental Protection (“FDEP”) or any other applicable agency with jurisdiction may be made to the IPMP without the necessity of a Development Order Amendment or other modification of the DRI. Petroleum or chemical storage tanks associated with operation of the golf course shall not be stored closer than 200 feet from wetlands or water bodies unless secondary containment is provided.

18. **Water Quality Monitoring.** The Owner shall establish two water quality monitoring stations for Trout Creek, TC-1 and TC-2 in the locations depicted in the Water Quality Monitoring Plan attached as Exhibit 5. Sampling and testing of water quality at the monitoring stations and reporting of the results shall be conducted in accordance with a water quality monitoring plan approved by the FDEP. The water quality monitoring plan may be

amended with the consent of FDEP and the Owner without the need to file an application for Development Order Amendment.

**19. Floodplains.** All construction within the 100-Year Floodplain shall comply with applicable federal, state and local laws and regulations. No permits for residential, commercial or public buildings will be issued for construction within any portion of the 100-Year Floodplain where the base flood elevation has not been established until the Owner has provided to St. Johns County data on the site-specific base flood elevation. All road crossings and finished floor elevations of buildings within the 100-Year Floodplain shall comply with St. Johns County Land Development Code, Part 3.03.00, Flood Damage Control Regulations.

**20. Water Supply.**

(a) Development shall occur concurrent with the provision of adequate central potable water service meeting the adopted level of service in the St. Johns County Comprehensive Plan. The St. Johns County Utility Department will provide central water service to the majority of the DRI and the JEA will provide water service to the portions of the DRI within its service area.

(b) Irrigation demands for the portion of the DRI in the St. Johns County Utility Service Area will be met with reuse water. Wastewater effluent treated to public access standards will be the primary source of irrigation for the portion of the project within the St. Johns County Utility Service Area (including any golf course within the DRI) with stormwater detention ponds serving as a source of irrigation for common areas. Groundwater shall only be permitted as a backup source to the foregoing reuse supply system. Distribution lines for reuse will be installed concurrent with development of the portion of the project within the St. Johns County Service Area for all uses in the

project (residential and non-residential, including the golf course if constructed).

Reuse water shall consist of the following sources:

- (i) Wastewater effluent treated to public access standards and delivered to the end user by the utility provider;
- (ii) Stormwater.

JEA cannot provide reuse water within its service area.

- (c) Water conservation strategies, including the encouragement of xeriscape landscape techniques and low-flow plumbing fixtures shall be incorporated in the construction, operation, and maintenance phases of the development and shall be included in the covenants and restrictions.
- (d) The Owner shall display information on xeriscaping, native vegetation, drought tolerant vegetation, water conservation guides and IFAS Cooperative Extension Services' Florida Yards and Neighborhoods in a prominent location within the SilverLeaf sales offices. The Owner shall cooperate with the District to promote its "water star" program. The Owner shall also cooperate with FP&L to promote its "build smart" program.
- (e) Common areas within the SilverLeaf DRI will be landscaped using a water wise approach that uses drought tolerant or native vegetation varieties as 50% of the landscape vegetation. Slow release fertilizer shall be used within common areas and on any golf course within the DRI and the Owner will encourage homeowners to use slow release fertilizer on their yards. The requirement for 50% drought tolerant or native vegetation varieties shall be calculated over the entire landscaped area for the entire project. This Special Condition does not require each individual parcel to meet

the 50% water wise landscaping requirement. Native or drought resistant plants, including those in the District *Water Wise Florida Landscapes*, the Florida Native Plants Society's list of native landscape plants for St. Johns County, *A Gardner's Guide to Florida Native Plants* or comparable guidelines shall provide the information for the water wise landscaping. The Owner shall utilize at least 70% of fertilizer use in slow release/organic form throughout developer-maintained areas (or any entities that may take over in the future). These areas include golf courses and common areas serving commercial areas and residences. Fertilizers applied to turf grasses within the golf course and common landscape areas may be applied through time release granular form or the golf course irrigation system. Prior to fertilizer being applied with the irrigation system, a Best Management Practices document for fertigation shall be prepared by the Owner and approved by St. Johns County.

- (f) Active wells within the DRI may continue to be used for agricultural purposes in accordance with District rules and consumptive use permits issued by the District so long as such agricultural practices continue. Any well no longer required for the agricultural activities within the DRI shall be properly plugged and abandoned in accordance with District rules and regulations when the area around such well is developed.

## **21. Wastewater Management.**

- (a) Development of the SilverLeaf DRI shall proceed concurrent with the provision of adequate central sewer service meeting the adopted level of service standards in the St. Johns County Comprehensive Plan. Provision of sanitary sewer service shall be



provided by both JEA and St. Johns County Utility. St. Johns County will serve the majority of the DRI and JEA will serve the portion of the DRI within its service area.

(b) Septic systems may only be used in connection with remote recreational amenities.

When a central sewer system is installed within 200 feet of a temporary septic system, the septic system shall be removed and central sewer and water service shall be provided to the recreational amenity.

22. **Stormwater Management.** The surface water management system for the SilverLeaf DRI shall be designed in accordance with applicable SJRWMD and St. Johns County Land Development Code requirements. Development within the DRI shall use Best Management Practices for Erosion Control as required by the applicable National Pollution Discharge Elimination System (NPDES) permit.

23. **Solid Waste.** The SilverLeaf DRI shall meet the level of service standard established in the St. Johns County Land Development Code. The Project shall participate in the St. Johns County recycling program.

#### **TRANSPORTATION RESOURCE IMPACTS**

24. **Transportation.** Pursuant to Section 163.3180(5), Florida Statutes, the Owner will contribute \$78,528,877.00 (the "Transportation Mitigation") in funded transportation improvements to offset the impacts of the DRI to the regional transportation system, as described below. The County and the Owner agree that the Transportation Mitigation is deemed sufficient to fully mitigate for all the transportation impacts of the DRI for the development rights and configuration approved in this Development Order through full buildout. Additionally, these contributions are sufficient to pay for and construct required improvements which will benefit regionally significant transportation facilities and meet

proportionate share contribution requirements as set forth in Section 163.3180(5), Florida Statutes, as authorized by this Development Order. The Transportation Mitigation is sufficient to pay for or construct one or more required improvements which will benefit regionally significant transportation facilities and meets the requirements set forth in Section 163.3180(5), Florida Statutes. The improvements to be constructed by the Owner and identified for funding by the Owner are set forth on attached Exhibit 6 and are described below.

(a) **Proportionate Share Contribution Improvements.** SilverLeaf shall pay for and construct the following transportation improvements, including right of way acquisition costs within the phase and time-frame specified below.

- (i) CR 2209/Phase 1: The Owner, or its successor or assigns, shall be responsible for the design and construction of CR 2209 (“St. Johns Parkway”) as a four-lane road from the end of the existing pavement of CR 2209 at its intersection with the entrance to the Johns Creek PUD (“Johns Creek Parkway”) to the SR 16 Connector (“SilverLeaf Parkway”). The portion of the road from Johns Creek Parkway to the point at which the road enters the DRI shall be constructed within a 200-foot wide right of way. Owner has previously conveyed a separate 50-foot wide tract to St. Johns County for possible future expansion of CR 2209. The portion of the road from the northern boundary of the SilverLeaf DRI to the SR 16 Connector shall be constructed within a 250-foot wide right of way. The SilverLeaf DRI shall be responsible for all construction costs, including the cost of wetland mitigation, and all right of way costs. These

improvements, including the cost of a 12-foot wide multi-use path from CR 210 to the SR 16 Connector, have an allocated cost of \$31,910,538.00, which includes the value of 150 feet of right of way width for a 4-lane divided typical roadway section.<sup>1</sup> These improvements shall be commenced prior to final plat approval for single-family development or building permits for a commercial or multi-family development within SilverLeaf. Also, prior to final plat approval for single-family development or building permits for a commercial or multi-family development within SilverLeaf, the Owner shall provide financial assurance to St. Johns County in the form of a cash deposit, bond, letter of credit, three-party agreement or funded commitment from a Community Development District (or a similar entity) that the improvement will be completed within two years of the requested approval or permit. Any state of emergency legislative extensions granted after the Effective Date of this Development Order shall not operate to extend the improvement's two-year completion date. The design criteria for the portion of CR 2209 to be constructed by the Owner shall be as follows:

- a. the SilverLeaf stormwater management system, including outfall structures and pond sizes, shall be designed and permitted by SilverLeaf to accommodate a six lane CR 2209 from Johns Creek Parkway to International Golf Parkway even though SilverLeaf

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<sup>1</sup> The value of the additional right of way for possible future six-laning is included in the Phase 2 Transportation Mitigation amount.

will only build four lanes from Johns Creek Parkway to the SR 16 Connector.

- b. The portion of CR 2209 from Johns Creek Parkway to approximately the access to Parcel 4 as shown on Map H, approximately one to one and a half (1 to 1.5) miles, will be built as an urban four lane road with future expansion to six lanes by others planned to occur on the outside of the 200-foot wide right of way.
  - c. The portion of CR 2209 from approximately the access to Parcel 4 as shown on Map H south to the SR 16 Connector shall be built as a four-lane modified rural/suburban road within a 250-foot wide right of way.
  - d. the design speed shall be 55 mph in modified rural sections and 50 mph in urban sections;
  - e. posted speed shall be 50 mph in modified rural sections and 45 mph in urban sections;
  - f. the Access Management Class shall be Class 3;
  - g. the road will include a 12-foot wide multi-use path as described in Specific Condition 28(c).
- (ii) SR 16 Connector/Phase 1: The Owner, or its successors or assigns, shall be responsible for the design and construction of the SR 16 Connector from CR 2209 to SR 16 as a modified rural/suburban four lane road within a 150-foot wide right of way. This improvement shall include funding of

construction of the intersection improvement at the intersection of the SR 16 Connector and SR 16. This road will also include a 12-foot wide multi-use path. The allocated cost of this improvement is \$17,449,500.00. This cost includes the value of the 150-foot right of way required for a four-lane typical roadway section. This improvement shall be commenced prior to final plat approval for single-family development or building permits for a commercial or multi-family development within SilverLeaf. Also, prior to final plat approval for single-family development or building permits for a commercial or multi-family development within SilverLeaf, the Owner shall provide financial assurance to St. Johns County in the form of a cash deposit, bond, letter of credit, three-party agreement cash deposit or funded commitment from a Community Development District (or similar entity) that the improvement will be completed within two years. Any state of emergency legislative extensions granted after the Effective Date of this Development Order shall not operate to extend the improvement's two-year completion date.

- (iii) CR 2209/Phase 1(a): The Owner shall convey to St. Johns County the right of way for the future six lane segment of CR2209 from the SR16 Connector to International Golf Parkway (the "IGP Connector") together with preliminary engineering plans, an environmental resource permit and dredge and fill permit, wetland mitigation and a stormwater easement agreement for the DRI to accept and treat the stormwater from the future six lane facility upon completion and acceptance by the County of CR

2209 from Johns Creek Parkway to the SR 16 Connector. The value of the additional approximately 125 acres of right of way and the plans, permits, wetland mitigation and stormwater easement agreement is \$29,168,840.

(b) **Right of Way Dedication.** The Owner shall convey right of way for CR 2209 from the SR 16 Connector to International Golf Parkway to St. Johns County free of charge and free of liens but subject to deed restrictions limiting it to use as a road right of way and subject to a requirement that CR 2209 be constructed within the right of way. The deed may reserve to the Owner easements for access and drainage and be subject to covenants and restrictions that do not interfere with the intended use of the right of way.

(c) **Limitation of development within proposed First Coast Expressway alignment.** Subsequent to the approval of Resolution 2015-241, the First Coast Expressway has been removed from the DRI. The Owner, by separate agreement with the Florida Department of Transportation and St. Johns County, has the right to construct certain improvements, including CR 2209, (the "Initial Improvements") within the proposed Northern Alignment of the First Coast Expressway as depicted in Exhibit 9. The Initial Improvements consist of the following:

- (i) CR 16A relocation and associated drainage/utilities.
- (ii) Collector road and associated drainage utilities.
- (iii) Drainage improvements. Temporary ditch by SilverLeaf, culverts by FDOT.
- (iv) CR 2209 and associated drainage/utilities.
- (v) Drainage improvements. Temporary ditch by SilverLeaf, culverts by FDOT.

(vi) Drainage improvements. Temporary ditch by SilverLeaf, culverts by FDOT.

(d) **Right of Way Acquisition.** The County acknowledges that the improvements contemplated to be completed by the Owner set forth above contain improvements identified in the County's Capital Improvements Plan and which have been identified as priorities for the County's infrastructure needs. As such, the acquisition of right of way to accomplish such improvements is a public purpose. In the event the Owner is unable to obtain the necessary right of way for the improvements set forth above, and the County does not confer on a Community Development District, to be formed by the Owner, the limited authority to acquire right of way for such improvements by the power of eminent domain, the County agrees to cooperate with the Owner in the initiation and prosecution of eminent domain proceedings for such acquisition. The eminent domain proceedings shall be at the Owner's sole expense including, but not limited to, the amount of the award to the property owner(s), attorneys' fees (including as may be awarded to the property owners and to be paid by the condemning authority), court costs, expert witness fees and court costs. The Owner currently owns all of the right of way for the contemplated improvements except for the right of way that may be needed for the possible improvements at the intersection of the SR 16 Connector and SR 16.

(e) **Transit.** In the event that public transit service is provided to SilverLeaf, transit passenger shelters and transit bays shall be constructed within the Town Center Parcels shown on Map H to facilitate transit service. These facilities shall be constructed within the rights of way of the applicable roadways. If St. Johns County identifies a specific needed transit facility improvement serving the DRI during Phase I of the retail development (as

defined in Table 10-1 on Exhibit 3 of the Development Order) , the Owner shall donate up to \$75,000 during Phase 1 to fund the identified need and up to \$50,000 to fund the identified need during Phase 2 of the retail development as defined in Table 10-1 on Exhibit 3 of the Development Order.

(f) **Master Transportation and Circulation Plan.** The project Master Transportation and Circulation Plan shall be substantially as shown on Exhibit 1 (Map H). However, the alignment of the roads shown on Map H may be adjusted by the Owner without modifying this Development Order. Further, any modification to the alignment or design of CR 2209 or other roads required by the District or ACOE to avoid wetlands or recorded conservation easements shall not require further DRI review.

(g) **Intersection Improvements.** The Owner will construct a traffic signal at the intersection of St. Johns Parkway and SilverLeaf Parkway no later than the time of vertical construction within Parcel 30 shown on Map H. The owner will construct a traffic signal at the intersection of St. Johns Parkway and Silver Lake Drive prior to the completion and dedication of Silver Lake Drive to the County. The owner will fund or construct a traffic signal at SilverLeaf Parkway and SR 16 prior to the completion and dedication of SilverLeaf Parkway to the County. Additional signals, if any, will be installed in accordance with the requirements of Section 6.04.05 of the Land Development Code. In addition, the Owner's connections of regional roads to existing state and county roads will include intersection improvements such as signals and turn lanes to accommodate the transportation improvements in accordance with County or FDOT standards, as applicable.



(h) **Transportation Management Organization.** The Owner shall, at the request of the County, participate in any Transportation Management Organization (TMO) sponsored by the County, Northeast Florida Regional Council, or other transportation authority.

25. **Air Quality.** The following dust control measures shall be required during all construction within SilverLeaf:

- (i) Contractors will moisten soil or use resinous adhesives on barren areas, which shall include, at a minimum, all roads, parking lots, and material stockpiles;
- (ii) Contractors will use mulch, liquid resinous adhesives with hydro-seeding or sod on all landscape areas;
- (iii) Contractors will remove soil and other dust-generating material deposited on paved streets by vehicular traffic, earth moving equipment, or soil erosion; and
- (iv) Contractors will use the best operating practices in conjunction with any burning resulting from land clearing, which may include the use of air curtain incinerators.

26. **Affordable Housing.** The Housing Study Summary in Tables 24-4 and 24-5 of the Application for Development Approval shows that there is no adverse impact on affordable housing as a result of the SilverLeaf project. Notwithstanding that result, the Owner voluntarily donated to St. Johns County 200 platted lots within the Armstrong Estates subdivision on October 23, 2006 pursuant to the Deed of Dedication recorded at Official Records Book 2804, page 1161 of the public records of St. Johns County, Florida. The donation was accepted by the County under Resolution 2006-344. The lots shall be used by St. Johns County to provide housing for very low and below very low-income levels (70% of the lots) to low and moderate income (30% of the lots). Residents of the Armstrong neighborhood participating in the County's Homebuyer Program will receive a preference

to purchase homes to be built on the donated lots. The County will work with Habitat for Humanity of St. Johns County to develop homes to serve very low-income residents of the Armstrong neighborhood. In addition, all Retail, Light Industrial, and Office development within the SilverLeaf project shall contribute \$.70 per square foot to St. Johns County at the time of issuance of a building permit for such square footage which shall be used by St. Johns County for down payment assistance, improvement of existing substandard housing and/or for the development and construction of very low and below income housing within the Armstrong neighborhood. In the alternative to the above contribution of \$.70 per square foot, the Board of County Commissioners and the Owner, at their discretion, may enter into an agreement for the Owner to contribute the present value, as agreed upon by the County and the Owner, of the \$.70 per square foot contribution for all Retail, Light Industrial and Office Development as a reasonable and proportional mitigation for this requirement. The present value contribution shall be used for one or more projects for down payment assistance, improvement of existing substandard housing and/or the development and construction of very low and below income housing or associated infrastructure in a location agreed upon by the County and the Owner, which may be located outside the Armstrong Neighborhood. A minimum of \$200,000 of the present value contribution shall be spent within the Armstrong Neighborhood. The programs instituted shall be sensitive to the current economic and cultural demographics of the community.

- 27. Fire and Police Protection.** The Owner shall, within 60 days of a request by St. Johns County donate an upland site to St. Johns County for construction of a police station and fire station within Parcel 19 at the location identified on Map H. The land to be conveyed to St. Johns County under this Special Condition shall be large enough to accommodate a 10,000

square foot police station and the prototype fire station and horizontal site design improvements being used by the County as of the date of this Development Order taking into account the drainage and retention requirements for the fire station and the police station. The site is anticipated to be approximately three (3) to five (5) acres in size. In addition to conveyance of the land for the fire station and police station, the Owner or Community Development District shall either construct a stormwater treatment system on land outside of the site conveyed to the County that would accommodate the drainage and retention requirements from the police station and fire station or enlarge the site as needed to accommodate the required drainage and retention systems. The location of the police station site and the location of the fire station site may be changed by agreement between the Owner and the Sheriff and the Owner and Director of Fire Services, respectively, without the need for modification of the DRI.

**28. Recreation and Open Space.** In accordance with Policy F.1.3.1 of the Comprehensive Plan, a total of 130.5 acres of Neighborhood and Community Parks are required to serve the residents of the DRI at full build-out, which shall be demonstrated on incremental development plans approved for the SilverLeaf PUD. The recreation components described in this Special Condition 28 shall comply with and satisfy the requirements of Policy F.1.3.1 of the Comprehensive Plan for Community Parks and shall count toward satisfaction of the active recreation requirements of Section 5.03.03.E of the Land Development Code for the project. The SilverLeaf PUD shall meet or exceed the active recreation requirement of Section 5.03.03.E of the Land Development Code. Parcel 11 currently shown on Map H as Community Recreation may be substituted for other land within the DRI without the need to

amend Map H or the Development Order and may then be developed in accordance with its underlying comprehensive plan designation, which is Residential-C.

(a) To satisfy the Community Parks requirement of Policy F.1.3.1 of the Comprehensive Plan, the Owner shall convey approximately 40 acres on County Road 16A (“the CR 16A Recreation Parcel”) within 120 days of the County’s request, to be given no sooner than 90 days after the Effective Date of this Development Order. The Owner’s conveyance of the CR 16A Recreation Parcel to the County will satisfy approximately 40 of the 50 acres required of Community Parks. The remaining approximately 13 acres of Community Parks (public or private parks/amenity centers) required under Policy F.1.3.1 of the Comprehensive Plan will be constructed by the Owner within the DRI before the end of Phase 2 of the DRI. The level of service for Neighborhood Parks (approximately 81 acres) will be met neighborhood by neighborhood and will be demonstrated on approved construction plans. The location of the parks will be shown on incremental Master Development Plans or construction plans approved by the County.

(b) Through an impact fee agreement adopted by the Board of County Commissioners, park impact fee credits shall be allowed for the CR 16A Recreation Parcel and for any public parks constructed and dedicated within SilverLeaf in accordance with the applicable St. Johns County Impact Fee Ordinance. The County and the Owner agree that the impact fee credits to be awarded for the CR 16A Recreation Parcel shall be equal to the appraised value of the site to be determined and agreed to by the Owner and the County at the time of conveyance of the site to the County and the approval of an impact fee credit agreement approved by the Board of County Commissioners (the “CR 16A IFCs”). However, the CR 16A IFCs may not be used or collected by the Owner until after certificates of occupancy

have been issued for 2,000 residential units following the conveyance and acceptance by Resolution of the Board of County Commissioners of the CR 16A Recreation Parcel. After the issuance of the 2,000<sup>th</sup> residential unit certificate of occupancy has been issued, the CR 16A IFCs may be applied to impact fees assessed for residential units until the balance of the CR 16A IFCs has been exhausted. The Owner shall be entitled to impact fee credits for any other public Community Parks constructed by the Owner and conveyed to the County within the DRI which shall be available for use and collection by the Owner without restriction upon the approval of an impact fee agreement for such conveyance.

(c) The Owner shall convey to St. Johns County within 60 days of its request Parcel 13B for the County's use as a passive Regional, Community or District park. Parcel 13B contains a segment of the Trout Creek Greenway as depicted on Map H. Parcel 13B shall include the existing bridge in the location of the historic tram road and raised road bed adjacent to the bridge, together with signage explaining the historic significance of the tram. No impact fees shall be awarded for the conveyance of Parcel 13B.

(d) Any park dedicated to St. Johns County shall be accessible to the public at large and shall not be located within limited access or gated areas controlled by private entities, the School District, a property owners association, or a CDD. Any acceptance of dedication shall be at the sole discretion of the Board of County Commissioners.

(e) The Owner shall construct a 12-foot wide multi-use path adjacent to any portion of CR 2209 constructed by the Owner from CR 210 to the SR 16 Connector as CR 2209 is constructed. The multi-use path may be constructed within the right of way CR 2209, within the scenic edges associated with CR 2209, or within a combination of the right of way and the scenic edges. In addition to the 12-foot multi-use path and the sidewalks constructed in

accordance with the requirements of the St. Johns County Land Development Code, the Owner shall cooperate with St. Johns County in the County's efforts to locate a trail within the Florida Power & Light easement that traverses the SilverLeaf DRI. Any portion of the 12-foot multi-use path that must be located within the Florida Power & Light easement shall be subject to consent by the power company.

29. **Education.** The Owner and the St. Johns County School District (the "School District") agree that the student projection for this DRI is 4,870 K-12 students based upon 10,700 non-age restricted residential units and a formula of 0.59 students per single family unit and 0.22 students per multi family unit. If 10,700 non-age restricted residential units are constructed, then full mitigation for all school impacts will require proportionate share mitigation of \$98,487,818.50. (the "Proportionate Share Mitigation") that may be satisfied by the conveyance of land suitable for school sites within or near the property (the "School Site Conveyances") and payment of proportionate share funds (the "Payment Obligation") in accordance with the SilverLeaf School Proportionate Share Payment and School Siting Agreement between the School District, the County and the Owner (the "School Agreement"). The Proportionate Share Mitigation may be satisfied by School Site Conveyances of 161 acres valued at \$17,909,479.50 and a Payment Obligation of \$80,578,339 (10,700 units x \$7,531.00 per non-age restricted unit. The proportionate share mitigation is necessary to maintain the level of standard for school capacity in all affected Concurrency Service Areas. The Payment Obligation shall be satisfied by the payment of the greater of \$7,531.00 per unit (the "Unit Cost") or the then applicable school impact fee at the time of electrical energization of each residential unit. Map H identifies the general location and configuration of a K-8 site planned for Parcel 10, and a K-8 Site planned for

Parcel 29C. In addition, the Owner will dedicate an approximately 104-acre school site located adjacent to and contiguous with the SilverLeaf DRI boundary, but also having frontage on CR16A, with access from CR 16A to be contingent upon using the provisions of the Interlocal Agreement between the County and the St. Johns County School Board and Chapters 164 and 186, Florida Statutes, if necessary, to ensure safe school access improvements on CR 16A. The exact location and configuration of the school sites shall be determined in accordance with the terms of the School Agreement and may be provided outside the property in accordance with the School Agreement without the need to amend Map H or the Development Order.

Notwithstanding anything else in this Amended Development Order to the contrary, if Owner develops more than 10,700 non-age restricted residential units within the Property, Owner shall pay the Unit Cost per non-age restricted residential units in proportionate share mitigation to the School District, pursuant to the Payment Formula set forth in the School Agreement. If the School District changes the method by which it assesses mitigation for school impacts, or the County eliminates or changes its methodology or authorization for school concurrency or school impact fees, the Applicant may modify this Special Condition 29 for all units or lots for which the Applicant has not obtained County construction plan approval before the effective date of such change or elimination. The Special Condition shall be modified to reflect any new sources of funding for school facilities mitigation as soon as authority for such new sources is effective and binding.

Notwithstanding anything to the contrary in this Special Condition 29, Owner shall not have any payment obligation for public educational facilities for any non-residential development or residential units or lots: (a) that are converted to or are otherwise established as age-

restricted residences governed by thirty (30)-year or longer term recorded restrictions that prohibit any person under the age of eighteen (18) years residing on the Property as a permanent residence; and (b) that controlling Florida law dictates do not so materially impact the public school system as to be subject to public school facilities mitigation or exaction.

30. **Impact Fees.** Impact fee credits towards any present or future impact fees that may be adopted by St. Johns County shall be allowed for any contribution of land, money (including, but not limited to, “proportionate share” or “fair share contributions”) or improvements made by or on behalf of the Owner or the Community Development District, as the case may be, for public facilities pursuant to the guidelines stipulated in Section 380.06(16), Florida Statutes, and St. Johns County Impact Fee ordinances 87-57, 87-58, 87-59 and 87-60, as they may be amended. The Owner proposes and the County agrees that, in the event that any contributions of land purchased by a Community Development District or, money (including “proportionate share” or “fair share payments”), or improvements funded or constructed with funds from a Community Development District give rise to impact fee credits to the Community Development District, then such impact fee credit shall be established in the name of the Community Development District. In the event that an owner contributes land for public facilities (including road right of way) such owner shall be entitled to impact fee credits applicable to land to be developed by such owner. The amount of such credit shall be determined in accordance with applicable law and County ordinances as established by the County and with Special Condition 28 of the Development Order. Notwithstanding



anything to the contrary in this Development Order, the Owner has agreed to waive impact fee credits for school sites in accordance with the terms of the School Agreement.

31. **Community Development District.** The Owner has indicated that it may form one or more Community Development Districts (or other similar legislatively authorized entity) within the DRI pursuant to Chapter 190, Florida Statutes as it may be amended from time to time. The County expressly maintains all rights available to it pursuant to Chapter 190, Florida Statutes, related to the proposed establishment of a Community Development District by the Owner. Any Community Development District for SilverLeaf approved pursuant to Chapter 190, Florida Statutes may finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain projects, systems and facilities for the purposes described in Section 190.012, Florida Statutes, including, but not limited to, any of the indicated transportation improvements, school and park improvements set forth in this Development Order and any other project required or authorized by this Development Order. Construction or funding by any such Community Development District of all such projects within or without the boundaries of the Community Development District required by this Development Order or necessary to serve the development approved by this Development Order is expressly approved. If the Owner is required by this Development Order to provide, pay for or otherwise cause to be provided, infrastructure, projects, systems or facilities set forth in Chapter 190, Florida Statutes, including, without limitation, those in Sections 190.012(1) and (2) Florida Statutes, then the Community Development District independently may satisfy such obligations. To the extent any such obligation under this Development Order is met or performed by the Community Development District, then the Owner shall no longer be subject to the obligation. The Owner proposes and the County

agrees that, in the event that any contributions of land, money (including “proportionate fair share payments”), or improvements funded or constructed with funds from a Community Development District give rise to impact fee credits to the Community Development District, then such impact fee credits shall be established in the name of the Community Development District.

32. **Historical and Archeological Sites.** Should any regionally significant historical and archaeological resources be discovered in the course of development, the Owner shall immediately notify the Division of Historical Resources (the “Division”). No disruption of the findings shall be permitted until any further studies required by the Division are completed, the Division has rendered a recommendation and a mitigation plan has been agreed upon by the Owner and the Division. A Phase I Structural and Cultural Resource Survey has been performed on the Goodman Tract that identified one item of interest (an existing raised roadbed for an existing trail or logging road in the approximate location of an historic timber tram road) which is not eligible for listing in the National Register of Historic Places (NRHP). However, the approximate location of the former timber tram road to the north and south of the existing bridge will be preserved as a Historic Conservation Area as noted on Map H and will be incorporated into the project’s preservation area on the northern portion of the Goodman Tract and within Parcel 13B on Map H with pedestrian access to the areas. In addition, an interpretive sign will be installed at the bridge crossing describing the historical associations of this former railway, subject to approval of the signage text by the St. Johns County Historical Preservation Planning Department. The Historic Conservation Areas will be conveyed to the County in conjunction with the conveyance of Parcel 13B as set forth in Special Condition 28 above. A cultural resource

assessment survey of the Added Lands was performed, and there are no historic or archaeological sites eligible for listing on the NRHP that will be impacted by development of the Added Lands.

33. **Severability.** If any stipulation or any portion or section of any stipulation contained in this Development Order is declared, determined to be, or adjudged invalid, illegal or unconstitutional by a court of competent jurisdiction, such adjudication shall not affect the approval granted in this Development Order, the other stipulations, or the other portions or sections of the affected stipulations, which shall remain of full force and effect as if the stipulation or portion or section of a stipulation so declared, determined to be or adjudged invalid, illegal or unconstitutional were not originally a part of this Development Order.

34. **Successor Agencies.** Whenever, within the terms of the stipulations, reference is made to any department, agency, board, commission, or other instruments of the federal, state, or municipal governments, it is understood that such reference shall be construed to mean any future instrumentality which, by operation of law, may be created and designated as successor in interest or other which may be possessed of any of the powers and duties of any referenced instrumentality in existence on the effective date of these stipulations.

35. **Public Utilities.** Essential public utilities may be allowed within any of the land use categories shown on Map H except conserved wetlands subject to compliance with applicable law.

36. **Incorporation of Recitals.** The Recitals are hereby incorporated by reference.

**RENDITION**

Within ten (10) days of the adoption of this development order, St. Johns County shall render a copy of this Development Order with all attachments, certified as complete and accurate, by certified mail, return receipt requested, to the Florida Department of Economic Opportunity, Bureau of Local Planning, Northeast Florida Council, and the Owner.

**PASSED AND ENACTED** by the Board of County Commissioners of St. Johns County,

State of Florida, this 21 day of May, 2019.

BOARD OF COUNTY COMMISSIONERS

OF ST. JOHNS COUNTY, FLORIDA

By: Paul M. Waldron

Its: Chair

ATTEST: Hunter S. Conrad, Clerk

By: Sam Halterman

Title: Deputy Clerk

Adopted Regular Meeting: May 21, 2019

Effective: May 21, 2019

Rendition Date: 5/23, 2019



# DRI DEVELOPMENT ORDER

## EXHIBIT LIST

Exhibit "A-1"	Legal Description of Added Lands
Exhibit "A-2"	Overall DRI Legal Description (including Added Lands)
Exhibit 1	Map H, Master Development Plan
Exhibit 2	Land Use Exchange Tables Table 10 -1A-Land Use Equivalency Table Table 10 -1B - Minimum/Maximum Development Projections
Exhibit 3	Land Use Phasing Tables Table 10 -1-Land Use by Phase
Exhibit 4	Stormwater Pollution Prevention Plan
Exhibit 5	Water Quality Monitoring Plan
Exhibit 6	Transportation Mitigation Plan
Exhibit 7	Integrated Pesticide/Nutrient Management Plan
Exhibit 8	(Intentionally Omitted)
Exhibit 9	Initial Improvements within Proposed First Coast Expressway

**Exhibit "A-1"**

**[Legal Description of Added Lands]**

March 18, 2019

SilverLeaf Exhibits to DRI/DO v.3

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**EXHIBIT "A-1"**

**Added Lands**

**Legal Description**

**Trout Creek North**

**Residential C**

A portion of Sections 1 and 2, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 2, said point also being the Northwest corner of said Section 1; thence along the Westerly line of those lands described and recorded in Official Records Book 2250, page 1670, of the Public Records of said St. Johns County, the following two (2) courses: 1) South  $24^{\circ}38'43''$  East, 3048.10 feet 2) South  $03^{\circ}00'47''$  East, 2246.69 feet to a point lying on the Northeasterly right of way line of County Road No. 16-A, a 66 foot right of way as presently established; then North  $44^{\circ}39'42''$  West, along said Northeasterly right of way line, 4424.15 feet; thence along the Southeast, Northeast and Northwest lines of those lands described and recorded in Official Records Book 778, page 1453, said Public Records, the following three (3) courses: 1) North  $45^{\circ}18'54''$  East, departing said Northeasterly right of way line, 1319.95 feet; 2) North  $44^{\circ}39'51''$  West, 660.00 feet; 3) South  $45^{\circ}20'09''$  West, 369.84 feet; thence North  $00^{\circ}54'19''$  West, along the Easterly line of those lands described and recorded in Official Records Book 2842, page 488, said Public Records, a distance of 705.69 feet to a point lying on the Northerly line of said Section 2; thence North  $89^{\circ}05'41''$  East, along said Northerly line, and along the Southerly line of those lands described as "Parcel O", recorded in Official Records Book 3419, page 360, said Public Records, a distance of 1520.55 feet to the Point of Beginning.

Together with a Parcel of Land lying in the Northeast  $\frac{1}{4}$  of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida, lying North and East of State Road No. 16-A (as now established for a 66 foot right of way) and being more particularly described as follows:

For a point of commencement use the southeast corner of the Southwest  $\frac{1}{4}$  of said Northeast  $\frac{1}{4}$ ; thence North  $04^{\circ}51'56''$  west along the East line of the West  $\frac{1}{4}$  of said Northeast  $\frac{1}{4}$ , 199.82 feet to the Northeast right of way line of said State Road No 16-A; thence North  $44^{\circ}39'00''$  West, along said Northeast line, 874.82 feet to the Point of Beginning; thence continue North  $44^{\circ}39'00''$  West, along said line, 660.00 feet; thence North  $45^{\circ}21'00''$  East, 1320.00 feet; thence South  $44^{\circ}39'00''$  East, 660.00 Feet; thence South  $45^{\circ}21'00''$  West, 1320.00 feet to the Point of Beginning.

**Less and except** a part of the Northwest ¼ of Section 1 and the Northeast ¼ of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

Commence at a 6"x 6" concrete monument with "Naval Reservation" Disk, Marking the Southwest corner of Section 1, same also being the Southeast corner of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida; thence North 03°16'04" West, along the East line of said Section 2, a distance of 5,151.88 feet to a point on the baseline of survey of State Road No. 23, (a variable width right of way, as per Florida Department of Transportation right of way map, Section 78293, F.P. No. 4229382); thence North 89°05'41" East, along said baseline of survey, a distance of 66.07 feet to the Point of Beginning; thence South 24°38'06" East, departing said baseline of survey. A distance of 176.96 feet; thence South 89°05'41" West, crossing from said Section 1 into Said Section 2, a distance of 1,664.70 feet; thence North 00°54'10" West, a distance of 327.95 feet to the North line of said Section 2; thence North 89°05'50" East, along said North line of Section 2, a distance of 1,520.55 feet to a 4" x 4" Concrete monument (top broken below grade) marking the Northeast corner of said Section 2; thence South 24°38'06" East, a distance of 181.20 feet to the Point of Beginning.

### **St. Thomas East**

#### **Residential C**

A portion of Section 32, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 32; thence South 01°01'37" East, along the Easterly line of said Section 32, a distance of 1782.79 feet to a point lying on the Easterly line of WCC Conservation Easement 1 as described and recorded in Official Records Book 2090, page 540, of the Public Records of said county; thence Northerly, along said Easterly line, the following 32 courses: Course 1, thence South 85°44'25" West, departing said Easterly line of Section 32, a distance of 40.05 feet; Course 2, thence North 01°05'34" West, 126.42 feet; Course 3, thence South 28°27'36" West, 102.49 feet; Course 4, thence South 88°25'32" West, 167.74 feet; Course 5, thence North 33°30'57" West, 13.63 feet; Course 6, thence North 55°20'51" West, 117.09 feet; Course 7, thence North 34°48'16" West, 67.26 feet; Course 8, thence North 71°47'43" West, 70.15 feet; Course 9, thence North 18°56'36" West, 75.64 feet; Course 10, thence North 68°55'13" West, 68.84 feet; Course 11, thence South 87°27'05" West, 88.65 feet; Course 12, thence North 52°18'06" West, 107.69 feet; Course 13, thence North 31°20'20" West, 127.21 feet; Course 14, thence North 68°25'29" West, 8.61 feet; Course 15, thence North 09°38'00" West, 14.04 feet; Course 16, thence North 31°20'21" West, 17.26 feet; Course



17, thence North 15°50'57" East, 161.22 feet; Course 18, thence North 28°28'57" East, 10.16 feet; Course 19, thence North 33°47'10" East, 137.09 feet; Course 20, thence North 35°59'17" East, 112.68 feet; Course 21, thence North 41°22'43" East, 46.65 feet; Course 22, thence North 42°16'27" East, 19.97 feet; Course 23, thence South 70°53'13" East, 112.82 feet; Course 24, thence North 54°55'23" East, 29.18 feet; Course 25, thence North 66°26'02" East, 24.65 feet; Course 26, thence North 21°22'25" East, 62.88 feet; Course 27, thence North 06°23'39" East, 67.17 feet; Course 28, thence North 42°18'01" East, 15.60 feet; Course 29, thence North 04°22'50" West, 7.80 feet; Course 30, thence North 60°42'53" East, 17.96 feet; Course 31, thence North 42°18'00" East, 31.78 feet; Course 32, thence North 54°08'59" East, 45.17 feet to the Northeasterly corner of said WCC Conservation Easement 1; thence North 43°57'39" West, 461.90 feet to a point lying on the Southerly line of Glen St. Johns Phase 1, a plat recorded in Map Book 63, pages 1 through 13, of said Public Records; thence Northeasterly, along said Southerly line and along the arc of a curve concave Northwesterly having a radius of 565.00 feet, through a central angle of 36°19'01", an arc length of 358.13 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 27°52'50" East, 352.16 feet; thence North 09°43'20" East, continuing along said Southerly line, 37.36 feet to the Easterly most corner of said Glen St. Johns Phase 1, said corner lying on the Northerly line of said Section 32; thence North 88°59'49" East, along said Northerly line, 430.92 feet to the Point of Beginning.

Containing 21.57 acres, more or less.

### **Grande Creek**

### **Grande Creek "Residential B" Lands**

#### **PARCEL A**

A portion of Section 32, a portion of Section 40, Francis J. Fatio Grant, Township 5 South, Range 27 East, together with a portion of Section 43, Francis J. Fatio Grant, Township 6 South, Range 27 East, all lying in St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to said Section 32 and 40, and Section 39, said Francis J. Fatio Grant; thence North 41°44'17" East, along the Easterly line of said Section 39, a distance of 2818.06 feet to a point lying on the Westerly right of way line of Longleaf Pine Parkway, (County Road No. 244) a 130 foot right of way as presently established; thence along said Westerly right of way line the following two (2) courses: 1) South 23°35'20" East, 795.12 feet to the point of curvature of a curve concave Northeasterly having a radius of 3065.00 feet; 2) Southeasterly along the arc of said curve, through a central angle of 00°03'51", an arc length of 3.43 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 23°37'16"

East, 3.43 feet; thence along the Northerly, Westerly and Southerly line of those lands described as "Pond No. 4", recorded in Official Records Book 3271, page 1301, of the Public Records of said County, the following twenty-nine (29) courses; 1) South 66°24'54" West, departing said Westerly right of way line, 213.03 feet to the point of curvature of a curve concave Southeasterly having a radius of 80.00 feet; 2) Southwesterly along the arc of said curve, through a central angle of 84°30'51", an arc length 118.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 24°09'29" West, 107.59 feet; 3) South 18°05'56" East, 17.75 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; 4) Southerly along the arc of said curve, through a central angle of 24°00'39", an arc length of 10.48 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 06°05'37" East, 10.40 feet; 5) South 05°54'42" West, 33.41 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; 6) Southwesterly along the arc of said curve, through a central angle of 16°02'56", an arc length of 7.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 13°56'10" West, 6.98 feet; 7) South 21°57'38" West, 22.33 feet; 8) South 76°59'49" East, 15.62 feet; 9) South 84°08'19" East, 51.80 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; 10) Southeasterly along the arc of said curve, through a central angle of 63°09'15", an arc length of 27.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 52°33'42" East, 26.18 feet; 11) South 20°59'04" East, 42.86 feet; 12) South 25°26'07" East, 28.66 feet; 13) South 68°00'23" East, 14.52 feet; 14) South 21°26'02" West, 93.54 feet; 15) South 66°59'41" East, 30.08 feet; 16) North 20°48'59" East, 91.75 feet; 17) South 52°17'22" East, 36.36 feet; 18) North 76°32'30" East, 3.41 feet; 19) North 04°22'45" West, 8.01 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; 20) Northeasterly along the arc of said curve, through a central angle of 88°03'04", an arc length of 38.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 39°38'47" East, 34.75 feet; 21) North 83°40'20" East, 26.11 feet; 22) South 69°07'24" East, 79.39 feet; 23) South 70°34'01" East, 63.24 feet; 24) South 33°12'21" West, 16.17 feet; 25) South 60°00'14" East, 33.88 feet; 26) South 73°06'54" East, 40.97 feet; 27) North 74°31'37" East, 37.78 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet; 28) Easterly along the arc of said curve, through a central angle of 12°57'01", an arc length of 5.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 81°00'07" East, 5.64 feet; 29) North 87°28'37" East, 16.30 feet to a point on a curve concave Northeasterly having a radius of 3065.00 feet, said point also lying on said Westerly right of way line of Lingleaf Pine Parkway; thence along said Westerly right of way line the following three (3) courses: 1) Southeasterly along the arc of said curve, through a central angle of 09°56'36", an arc length of 531.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 38°04'31" East, 531.25 feet; 2) South 43°02'50" East, 252.61 feet to the point of curvature of a curve concave Southwesterly having a radius of 985.00 feet; 3) Southeasterly along the arc of said curve, through a central angle of 20°21'25", an arc length of 349.97 feet to a point on said curve, said arc being subtended by a chord bearing

and distance of South 32°52'07" East, 348.13 feet; thence along the Northerly, Westerly and Southerly lines of those lands described as "Pond No. 6", said Official Records Book 3271, page 1301, the following eleven (11) courses: 1) North 82°30'49" West, departing said Westerly right of way line, 73.74 feet; 2) North 52°01'09" West, 31.87 feet; 3) South 89°59'47" West, 51.69 feet; 4) North 64°09'59" West, 34.66 feet; 5) North 73°14'11" West, 213.13 feet; 6) North 69°48'32" West, 218.73 feet; 7) North 84°39'29" West, 32.84 feet; 8) South 81°04'59" West, 28.71 feet; 9) North 78°29'39" West, 28.86 feet; 10) South 38°11'19" East, 275.72 feet; 11) North 88°59'25" East, 518.30 feet to a point on a curve concave Southwesterly having a radius of 985.00 feet, said point also lying on said Westerly right of way line of Longleaf Pine Parkway; thence along said Westerly right of way line the following three (3) courses: 1) Southeasterly along the arc of said curve, through a central angle of 03°55'58", an arc length of 67.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 19°20'54" East, 67.60 feet; 2) South 17°22'55" East, 383.23 feet to the point of curvature of a curve concave Northeasterly having a radius of 1115.00 feet; 3) Southeasterly along the arc of said curve, through a central angle of 17°27'24", an arc length of 339.71 feet a point on said curve, said arc being subtended by a chord bearing and distance of South 26°06'37" East, 338.40 feet; thence South 55°07'47" West, departing said Westerly right of way line, 47.54 feet; thence South 15°39'28" East, 94.46 feet; thence South 41°14'28" West, 175.69 feet; thence along the Northerly and Westerly lines of those lands described and recorded in Official Records Book 1571, page 2092, said Public Records, the following three (3) courses: 1) North 48°45'32" West, 91.73 feet; 2) South 88°05'14" West, 575.32 feet; 3) South 01°53'58" East, 416.81 feet to a point lying on the Northerly line of The Village - Phase 1, recorded in Map Book 20, page 16, said Public Records; thence South 88°58'44" West, along said Northerly line, and along the Northerly line of The Village - Phase 2, recorded in Map Book 23, page 73, said Public Records, a distance of 656.08 feet; thence along the Easterly, Northerly and Westerly line of those lands described as River Oaks, recorded in Official Records Book 300, page 270, the following three (3) courses: 1) North 33°12'12" East, 528.65 feet; 2) North 68°14'22" West, 555.46 feet; 3) South 34°08'45" West, 2408.08 feet to a point on a curve concave Southwesterly having a radius of 22964.92 feet, said point also lying on the Northeasterly right of way line of State Road No. 13, a 100 foot right of way as presently established; thence Northwesterly along the arc of said curve, through a central angle of 05°31'03", an arc length of 2211.50 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 60°21'00" West, 2210.65 feet; thence North 42°50'57" East, departing said Northeasterly right of way line, along the Easterly line of said Section 39, a distance of 2198.90 feet to the Point of Beginning.

Containing 223.41 acres, more or less.

## PARCEL B

A portion of Section 32, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the corner common to said Section 32, Sections 39 and 40, Francis J. Fatio Grant, Township 5 South, Range 27 East, said St. Johns County; thence North  $41^{\circ}44'17''$  East, along the Easterly line of said Section 39, a distance of 2818.06 feet to a point lying on the Westerly right of way line of Longleaf Pine Parkway, (County Road No. 244) a 130 foot right of way as presently established; thence along said Westerly right of way line the following four (4) courses: 1) South  $23^{\circ}35'20''$  East, 795.12 feet to the point of curvature of a curve concave Northeasterly having a radius of 3065.00 feet; 2) Southeasterly along the arc of said curve, through a central angle of  $19^{\circ}27'29''$ , an arc length of 1040.90 feet to the point of tangency said curve, said arc being subtended by a chord bearing and distance of South  $33^{\circ}19'05''$  East, 1035.90 feet; 3) South  $43^{\circ}02'50''$  East, 252.61 feet to the point of curvature of a curve concave Southwesterly having a radius of 985.00 feet; 4) Southeasterly along the arc of said curve, through a central angle of  $21^{\circ}43'57''$ , an arc length of 373.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $32^{\circ}10'51''$  East, 371.38 feet; thence North  $88^{\circ}59'25''$  East, 137.52 feet to a point lying on the Easterly right of way line of said Longleaf Pine Parkway, and the Point of Beginning.

From said Point of Beginning, thence North  $88^{\circ}59'25''$  East, departing said Easterly right of way line, along the Southerly line of those lands described and recorded in Official Records Book 2654, page 1593, said Public Records, a distance of 651.15 feet; thence South  $01^{\circ}05'29''$  East, along the Westerly line of those lands described as Parcel B, recorded in Official Records Book 2684, page 287, said Public Records, a distance of 598.67 feet; thence South  $88^{\circ}54'31''$  West, departing said Westerly line, 173.17 feet; thence North  $41^{\circ}44'19''$  West, 91.74 feet; thence South  $56^{\circ}20'03''$  West, 221.77 feet to a point on said Easterly right of way line of Longleaf Pine Parkway; thence along said Easterly right of way line the following three (3) courses: 1) Northwesterly along the arc of a curve concave Northeasterly having a radius of 1115.00 feet, through a central angle of  $16^{\circ}17'01''$ , an arc length of 279.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $25^{\circ}31'26''$  West, 279.00 feet; North  $17^{\circ}22'55''$  West, 383.23 feet to the point of curvature of a curve concave Southwesterly having a radius of 1115.00 feet; 3) Northwesterly along the arc of said curve, through a central angle of  $01^{\circ}28'47''$ , an arc length of 28.80 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $18^{\circ}07'18''$  West, 28.79 feet.

Containing 7.63 acres, more or less.

## Grande Creek "Community Commercial" Lands

### PARCEL A

A portion of Section 32, Francis J. Fatio Grant, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the corner common to said Section 32, Sections 39 and 40; Francis J. Fatio Grant, Township 5 South, Range 27 East, said St. Johns County; thence North  $41^{\circ}44'17''$  East, along the Easterly line of said Section 39, a distance of 2818.06 feet to a point lying on the Westerly right of way line of Longleaf Pine Parkway, (County Road No. 244) a 130 foot right of way as presently established; thence along said Westerly right of way line the following two (2) courses: 1) South  $23^{\circ}35'20''$  East, 795.12 feet to the point of curvature of a curve concave Northeasterly having a radius of 3065.00 feet; 2) Southeasterly along the arc of said curve, through a central angle of  $00^{\circ}03'51''$ , an arc length of 3.43 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $23^{\circ}37'16''$  East, 3.43 feet; thence along the Northerly, Westerly and Southerly line of those lands described as "Pond No. 4", recorded in Official Records Book 3271, page 1301, of the Public Records of said County, the following twenty-nine (29) courses; 1) South  $66^{\circ}24'54''$  West, departing said Westerly right of way line, 213.03 feet to the point of curvature of a curve concave Southeasterly having a radius of 80.00 feet; 2) Southwesterly along the arc of said curve, through a central angle of  $84^{\circ}30'51''$ , an arc length 118.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $24^{\circ}09'29''$  West, 107.59 feet; 3) South  $18^{\circ}05'56''$  East, 17.75 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; 4) Southerly along the arc of said curve, through a central angle of  $24^{\circ}00'39''$ , an arc length of 10.48 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $06^{\circ}05'37''$  East, 10.40 feet; 5) South  $05^{\circ}54'42''$  West, 33.41 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; 6) Southwesterly along the arc of said curve, through a central angle of  $16^{\circ}02'56''$ , an arc length of 7.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $13^{\circ}56'10''$  West, 6.98 feet; 7) South  $21^{\circ}57'38''$  West, 22.33 feet; 8) South  $76^{\circ}59'49''$  East, 15.62 feet; 9) South  $84^{\circ}08'19''$  East, 51.80 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; 10) Southeasterly along the arc of said curve, through a central angle of  $63^{\circ}09'15''$ , an arc length of 27.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $52^{\circ}33'42''$  East, 26.18 feet; 11) South  $20^{\circ}59'04''$  East, 42.86 feet; 12) South  $25^{\circ}26'07''$  East, 28.66 feet; 13) South  $68^{\circ}00'23''$  East, 14.52 feet; 14) South  $21^{\circ}26'02''$  West, 93.54 feet; 15) South  $66^{\circ}59'41''$  East, 30.08 feet; 16) North  $20^{\circ}48'59''$  East, 91.75 feet; 17) South  $52^{\circ}17'22''$  East, 36.36 feet; 18) North  $76^{\circ}32'30''$  East, 3.41 feet; 19) North  $04^{\circ}22'45''$  West, 8.01 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; 20) Northeasterly along the arc of said curve, through a central angle of  $88^{\circ}03'04''$ , an arc length of 38.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $39^{\circ}38'47''$  East, 34.75 feet; 21) North  $83^{\circ}40'20''$  East, 26.11 feet; 22) South  $69^{\circ}07'24''$  East, 79.39 feet; 23) South  $70^{\circ}34'01''$  East, 63.24 feet; 24) South  $33^{\circ}12'21''$  West, 16.17 feet; 25) South  $60^{\circ}00'14''$  East, 33.88 feet; 26) South  $73^{\circ}06'54''$  East, 40.97 feet; 27) North  $74^{\circ}31'37''$  East, 37.78 feet to the point of curvature of a curve concave

Southerly having a radius of 25.00 feet; 28) Easterly along the arc of said curve, through a central angle of  $12^{\circ}57'01''$ , an arc length of 5.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $81^{\circ}00'07''$  East, 5.64 feet; 29) North  $87^{\circ}28'37''$  East, 16.30 feet to a point on a curve concave Northeasterly having a radius of 3065.00 feet; said point also lying on said Westerly right of way line of Longleaf Pine Parkway; thence along said Westerly right of way line the following three (3) courses: 1) Southeasterly along the arc of said curve, through a central angle of  $09^{\circ}56'36''$ , an arc length of 531.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $38^{\circ}04'31''$  East, 531.25 feet; 2) South  $43^{\circ}02'50''$  East, 252.61 feet to the point of curvature of a curve concave Southwesterly having a radius of 985.00 feet; 3) Southeasterly along the arc of said curve, through a central angle of  $20^{\circ}21'25''$ , an arc length of 349.97 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $32^{\circ}52'07''$  East, 348.13 feet; thence along the Northerly, Westerly and Southerly lines of those lands described as "Pond No. 6", said Official Records Book 3271, page 1301, the following eleven (11) courses: 1) North  $82^{\circ}30'49''$  West, departing said Westerly right of way line, 73.74 feet; 2) North  $52^{\circ}01'09''$  West, 31.87 feet; 3) South  $89^{\circ}59'47''$  West, 51.69 feet; 4) North  $64^{\circ}09'59''$  West, 34.66 feet; 5) North  $73^{\circ}14'11''$  West, 213.13 feet; 6) North  $69^{\circ}48'32''$  West, 218.73 feet; 7) North  $84^{\circ}39'29''$  West, 32.84 feet; 8) South  $81^{\circ}04'59''$  West, 28.71 feet; 9) North  $78^{\circ}29'39''$  West, 28.86 feet; 10) South  $38^{\circ}11'19''$  East, 275.72 feet; 11) North  $88^{\circ}59'25''$  East, 518.30 feet to a point on a curve concave Southwesterly having a radius of 985.00 feet, said point also lying on said Westerly right of way line of Longleaf Pine Parkway; thence along said Westerly right of way line the following three (3) courses: 1) Southeasterly along the arc of said curve, through a central angle of  $03^{\circ}55'58''$ , an arc length of 67.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $19^{\circ}20'54''$  East, 67.60 feet; 2) South  $17^{\circ}22'55''$  East, 383.23 feet to the point of curvature of a curve concave Northeasterly having a radius of 1115.00 feet; Southeasterly along the arc of said curve, through a central angle of  $17^{\circ}27'24''$ , an arc length of 339.71 feet a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $26^{\circ}06'37''$  East, 338.40 feet.

From said Point of Beginning, thence continue along said Westerly right of way line of Longleaf Pine Parkway the following three (3) courses: 1) Southeasterly along the arc of a curve concave Northeasterly having a radius of 1115.00 feet, through a central angle of  $12^{\circ}32'36''$ , an arc length of 244.10 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $41^{\circ}06'37''$  East, 243.61 feet; 2) South  $47^{\circ}22'55''$  East, 193.83 feet; 3) South  $02^{\circ}25'16''$  East, 31.42 feet to a point lying on the Northwesterly right of way line of County Road No. C-210 West, a 100 foot right of way as presently established; thence South  $42^{\circ}38'16''$  West, along said Northwesterly right of way line, 213.67 feet; thence North  $48^{\circ}45'32''$  West, along the Northerly line of those lands described and recorded in Official Records Book 1571, page 2092, said Public Records, a distance of 383.99 feet; thence North  $41^{\circ}14'28''$  East, departing said Northerly line, 175.69 feet; thence North  $15^{\circ}39'28''$  West, 94.46 feet; thence North  $55^{\circ}07'47''$  East, 47.54 feet to the Point of Beginning.

Containing 2.26 acres, more or less.

## PARCEL B

A portion of Section 32, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the corner common to said Section 32, Sections 39 and 40, Francis J. Fatio Grant, Township 5 South, Range 27 East, said St. Johns County; thence North  $41^{\circ}44'17''$  East, along the Easterly line of said Section 39, a distance of 2818.06 feet to a point lying on the Westerly right of way line of Longleaf Pine Parkway, (County Road No. 244) a 130 foot right of way as presently established; thence along said Westerly right of way line the following four (4) courses: 1) South  $23^{\circ}35'20''$  East, 795.12 feet to the point of curvature of a curve concave Northeasterly having a radius of 3065.00 feet; 2) Southeasterly along the arc of said curve, through a central angle of  $19^{\circ}27'29''$ , an arc length of 1040.90 feet to the point of tangency said curve, said arc being subtended by a chord bearing and distance of South  $33^{\circ}19'05''$  East, 1035.90 feet; 3) South  $43^{\circ}02'50''$  East, 252.61 feet to the point of curvature of a curve concave Southwesterly having a radius of 985.00 feet; 4) Southeasterly along the arc of said curve, through a central angle of  $21^{\circ}43'57''$ , an arc length of 373.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $32^{\circ}10'51''$  East, 371.38 feet; thence North  $88^{\circ}59'25''$  East, 137.52 feet to a point lying on the Easterly right of way line of said Longleaf Pine Parkway; thence along said Easterly right of way line the following three (3) courses: 1) Southeasterly along the arc of a curve concave Southwesterly having a radius of 1115.00 feet, through a central angle of  $01^{\circ}28'47''$ , an arc length of 28.80 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $18^{\circ}07'18''$  East, 28.79 feet; 2) South  $17^{\circ}22'55''$  East, 383.23 feet to the point of curvature of a curve concave Northeasterly having a radius of 985.00 feet; 3) Southeasterly along the arc of said curve, through a central angle of  $16^{\circ}17'01''$ , an arc length of 279.94 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $25^{\circ}31'26''$  East, 279.00 feet; From said Point of Beginning, thence North  $56^{\circ}20'03''$  East, departing said Easterly right of way line of Longleaf Pine Parkway, 221.77 feet; thence South  $41^{\circ}44'19''$  East, 91.74 feet; thence North  $88^{\circ}54'31''$  East, 173.17 feet; thence along the Westerly line of those lands described as Parcel B, recorded in Official Records Book 2684, page 287, said Public Records, the following two (2) courses: 1) South  $01^{\circ}05'29''$  East, 86.80 feet; 2) South  $55^{\circ}08'57''$  East, 27.73 feet to a point lying on the Westerly line of those lands described and recorded in official Records Book 3685, page 326, said Public Records; thence South  $01^{\circ}05'29''$  East, along said Westerly line, 134.91 feet to a point lying on the Northwesterly right of way line of County Road No. C-210 West, a 100 foot right of way line as presently established; thence South  $42^{\circ}38'16''$  West, along said Northwesterly right of way line, 177.15 feet; thence along said Easterly right of way line of Longleaf Pine Parkway, the following three (3) courses: 1) South  $89^{\circ}59'45''$  West, 30.28 feet; 2) North  $47^{\circ}22'55''$  West, 193.84 feet to the point of curvature of a curve concave Northeasterly having a radius of 985.00 feet; 3) Northwesterly along the arc of said curve, through a central angle of  $13^{\circ}42'59''$ , an arc length of 235.81 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $40^{\circ}31'25''$  West, 235.24 feet.

Containing 2.61 acres, more or less.

**Exhibit "A-2"**

**[Overall DRI Legal Description (including Added Lands)]**

**[Updated]**



## **Exhibit "A-2"**

### **DRI Lands (Overall)**

A portion of Sections 25, 26, and 35, and all of Section 36, Township 5 South, Range 27 East, a portion of Sections 1 and 12, Township 6 South, Range 27 East, a portion of Sections 19, 20, 30, 31, 32, 33, and 34, and a portion of Section 41, the William Harvey Grant, Township 5 South, Range 28 East, together with a portion of Section 38, the Antonio Huertas Grant, all of Sections 4, 5, and 6 and all of fractional Sections 8 and 9, Township 6 South, Range 28 East, all lying in St. Johns County, Florida, being more particularly described as follows.

For a Point of Beginning, commence at the Southeast corner of said Section 35, thence South  $89^{\circ}05'41''$  West, along the Southerly line of said Section 35, a distance of 3774.44 feet to a point lying on the Northerly right of way line of County Road 16A, a variable width right of way as presently established at this point, said point also being a point on a curve; thence along said Northerly right of way line the following seven courses: Course 1, thence Westerly, departing said Southerly line, and along the arc of said curve concave Southerly, having a radius of 1178.92 feet, through a central angle of  $09^{\circ}00'38''$ , an arc length of 185.40 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $82^{\circ}10'28''$  West, 185.21 feet; Course 2, thence North  $03^{\circ}19'14''$  East, 17.00 feet to a point on a curve concave Southerly, having a radius of 1195.92 feet; Course 3, thence Westerly, along the arc of said curve, through a central angle of  $04^{\circ}10'25''$ , an arc length of 87.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $88^{\circ}45'59''$  West, 87.10 feet; Course 4, thence South  $89^{\circ}08'48''$  West, 304.44 feet; Course 5, thence North  $00^{\circ}51'12''$  West, 50.00 feet; Course 6, thence South  $89^{\circ}08'48''$  West, 7.07 feet to Reference Point "A"; Course 7, thence South  $89^{\circ}08'48''$  West, 50 feet, more or less, to the centerline of Trout Creek; thence Northerly, departing said Northerly right of way and along the meanderings of said centerline of Trout Creek, 6386 feet, more or less; thence Northeasterly, continuing along said meanderings of Trout Creek, 11854 feet, more or less, to a point lying on an Easterly line of South Hampton Unit One, as recorded in Map Book 38, pages 32 through 50 of the Public Records of said St. Johns County; thence North  $00^{\circ}01'38''$  East, departing said centerline of Trout Creek, and along said Easterly line, 10 feet, more or less, to a point on said Easterly line which bears North  $45^{\circ}52'04''$  East, 11606.99 feet from said Reference Point "A"; thence continue North  $00^{\circ}01'38''$  East, along said Easterly line, 659.07 feet to the Southwesterly corner of Johns Creek ~ Phase 2, as shown in Map Book 64, page 3 through 14 of said Public Records; thence along the Southerly and Easterly line of said Johns Creek ~ Phase 2 the following 35 courses: Course 1, thence South  $60^{\circ}21'48''$  East, departing said Easterly line, 107.85 feet; Course 2, thence South  $32^{\circ}26'54''$  East, 69.32 feet; Course 3, thence South  $33^{\circ}40'02''$  East, 57.50 feet; Course 4, thence South  $34^{\circ}40'21''$  East, 84.06 feet; Course 5, thence South  $57^{\circ}14'31''$  East, 88.48 feet; Course 6, thence South  $43^{\circ}07'46''$  East, 116.60 feet; Course 7, thence South  $61^{\circ}22'00''$  East, 66.61 feet; Course 8, thence South  $65^{\circ}12'07''$  East, 76.12 feet; Course 9, thence South  $70^{\circ}32'14''$  East, 95.84 feet; Course 10, thence South  $81^{\circ}00'16''$  East, 102.26 feet; Course 11, thence North  $81^{\circ}53'34''$  East, 150.37 feet; Course 12, thence North  $87^{\circ}38'13''$  East, 327.98 feet; Course 13, thence North  $19^{\circ}18'37''$  East, 8.28 feet; Course 14, thence North  $47^{\circ}44'44''$  East, 78.94 feet; Course 15, thence North  $23^{\circ}58'29''$  East, 104.74 feet; Course 16, thence North  $04^{\circ}01'20''$  East, 74.44 feet; Course 17, thence North  $11^{\circ}56'26''$  East,

24.43 feet; Course 18, thence South 52°08'08" East, 438.55 feet; Course 19, thence South 48°44'53" East, 198.64 feet; Course 20, thence South 50°59'31" East, 210.86 feet; Course 21, thence South 43°19'38" East, 177.42 feet; Course 22, thence South 59°39'57" East, 21.72 feet; Course 23, thence South 83°55'21" East, 53.77 feet; Course 24, thence North 18°00'55" East, 308.39 feet; Course 25, thence North 25°43'18" East, 197.06 feet; Course 26, thence North 02°55'19" East, 131.75 feet; Course 27, thence North 22°43'33" East, 85.45 feet; Course 28, thence North 26°33'40" East, 132.48 feet; Course 29, thence North 14°42'24" East, 129.20 feet; Course 30, thence North 20°35'44" East, 112.43 feet; Course 31, thence North 28°09'07" East, 97.09 feet; Course 32, thence North 20°22'35" East, 11.48 feet; Course 33, thence North 12°39'46" West, 385.37 feet to a point of curvature of a curve concave Easterly, having a radius of 3150.00 feet; Course 34, thence Northerly, along the arc of said curve, through a central angle of 09°55'44", an arc length of 545.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 07°41'54" West, 545.18 feet; Course 35, thence North 02°44'02" West, 17.49 feet to a point lying on the Southerly line of Johns Creek, as recorded in Map Book 48, pages 76 through 95 of said Public Records; thence South 89°22'46" East, departing said Easterly line, and along said Southerly line of Johns Creek and along the Southerly line of those lands as described and recorded in Official Records Book 1620, page 56, said Public Records and its Easterly prolongation, a distance of 360.62 feet to a point lying on the Westerly line of that certain 75 foot Drainage Easement as described and recorded in Official Records Book 1603, page 1258, said Public Records; thence North 02°44'02" West, along said Westerly line 1993.22 feet to the Southwesterly corner of Stonehurst Plantation Unit Two-C, as recorded in Map Book 51, pages 9 through 16 of said Public Records; thence North 89°59'58" East, departing said Westerly line, along the Southerly line of said Stonehurst Plantation Unit Two-C, and along the Southerly line of Stonehurst Plantation Unit One-D, as recorded in Map Book 44, pages 72 through 77 of said Public Records, and along the Southerly line of Stonehurst Plantation Unit Two-A, as recorded in Map Book 49, pages 15 through 20 of said Public Records, a distance of 2261.34 feet to the Southeast corner of said Stonehurst Plantation Unit Two-A; thence North 20°43'08" East, along the Easterly line of said Stonehurst Plantation Unit Two-A, 1429.20 feet to the Southwesterly corner of Southlake Unit Two-A, as recorded in Map Book 37, pages 68 through 79 of said Public Records; thence North 89°41'25" East, along the Southerly line of said Southlake Unit Two-A, and along the Southerly line of Southlake Unit Two-B, as recorded in Map Book 39, pages 9 through 14 of said Public Records, a distance of 2663.77 feet to the Southeast corner of said Southlake Unit Two-B, said corner also being a point on the Westerly line of St. Johns Golf and County Club Unit One, as recorded in Map Book 40, pages 39 through 71 of said Public Records; thence South 00°00'28" West, along said Westerly line, 749.81 feet to an angle point in said Westerly line; thence South 72°16'20" West, continuing along said Westerly line, and along the Northerly line of St. Johns Golf and County Club Unit Four, Phase Four, as recorded in Map Book 52, pages 8 through 13 of said Public Records, a distance of 2624.51 feet to the Northwest corner of said St. Johns Golf and County Club Unit Four, Phase Four; thence South 00°00'07" East, continuing along said Northerly line of said St. Johns Golf and County Club Unit Four, Phase Four, a distance of 599.98 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 1732, page 1133 of said Public Records; thence along the Northerly, Westerly, and Southerly lines of said lands of Official Records Book 1732, page 1133 the following 4 courses: Course 1, thence North 89°59'09" West, 750.07 feet; Course 2, thence South 00°01'15" West, 600.03 feet; Course 3,

thence South 61°54'38" East, 832.17 feet; Course 4, thence South 89°58'32" East, 788.03 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1789, page 255 of said Public Records; thence along said Westerly line the following 3 courses: Course 1, thence South 26°21'28" West, departing said Southerly line of Official Records Book 1732, page 1133, a distance of 1911.13 feet to a point of curvature of a curve concave Southeasterly, having a radius of 5790.00 feet; Course 2, thence Southwesterly, along the arc of said curve, through a central angle of 08°14'24", an arc length of 832.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 22°14'16" West, 831.97 feet; Course 3, thence South 18°07'04" West, 3034.20 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 2745, page 1495 of said Public Records, said point also being a point on a curve concave Northeasterly, having a radius of 8850.00 feet; thence Southeasterly, departing said Westerly line, along said Easterly line, and along the arc of said curve, through a central angle of 04°19'46", an arc length of 668.75 feet to a point on said curve, said point also lying on the Southerly line of those lands described and recorded in Official Records Book 1036, page 125 of said Public Records, said arc being subtended by a chord bearing and distance of South 32°41'47" East, 667.49 feet; thence along the Southerly line of said Official Records Book 1036, page 125 the following 32 courses: Course 1, thence North 79°41'02" East, 304.12 feet; Course 2, thence South 68°11'39" East, 188.50 feet; Course 3, thence North 44°13'50" East, 272.30 feet; Course 4, thence North 58°23'50" East, 234.81 feet; Course 5, thence North 88°15'04" East, 560.23 feet; Course 6, thence South 64°35'26" East, 559.11 feet; Course 7, thence North 73°34'01" East, 318.20 feet; Course 8, thence South 79°17'44" East, 269.61 feet; Course 9, thence North 80°05'02" East, 319.67 feet; Course 10, thence South 75°02'59" East, 388.28 feet; Course 11, thence North 62°10'56" East, 406.99 feet; Course 12, thence South 70°21'03" East, 252.68 feet; Course 13, thence South 47°55'28" East, 375.90 feet; Course 14, thence North 35°47'23" East, 526.13 feet; Course 15, thence North 63°17'57" East, 307.73 feet; Course 16, thence North 85°38'09" East, 484.40 feet; Course 17, thence South 65°36'48" East, 501.69 feet; Course 18, thence South 58°23'20" East, 234.78 feet; Course 19, thence South 64°13'57" East, 183.40 feet; Course 20, thence South 53°15'12" East, 243.01 feet; Course 21, thence South 16°05'43" East, 234.07 feet; Course 22, thence South 51°18'13" East, 96.14 feet; Course 23, thence North 78°43'32" East, 178.36 feet; Course 24, thence South 89°58'29" East, 219.98 feet; Course 25, thence South 56°48'18" East, 310.64 feet; Course 26, thence South 36°36'14" East, 242.98 feet; Course 27, thence South 24°50'17" East, 225.95 feet; Course 28, thence South 00°01'42" West, 234.98 feet; Course 29, thence South 28°07'27" East, 158.80 feet; Course 30, thence South 43°23'37" East, 179.99 feet; Course 31, thence South 21°38'26" East, 158.68 feet; Course 32, thence South 37°03'53" East, 95.80 feet to a point lying on the Westerly line of said Section 33; thence North 01°01'37" West, departing said Southerly line, and along said Westerly line, 2881.74 feet to the Northwesterly corner of said Section 33; thence North 88°53'39" East, along the Northerly line of said Section 33, a distance of 3135.84 feet to a point lying on the Southwesterly right of way line of Interstate Highway No. 95, a 300 foot limited access right of way as presently established at this point; thence South 27°29'14" East, departing said Northerly line of said Section 33, and along said Southwesterly limited access right of way line, 5823.02 feet to a point lying on the Northerly line of Section 3, said Township 6 South, Range 28 East; thence South 88°57'55" West, departing said Southwesterly limited access right of way line, and along said Northerly line, 137.39 feet to the Northwest corner of said Section 3; thence South 00°59'20" East, along the

Westerly line of said Section 3, a distance of 5238.52 feet to the Northwest corner of fractional Section 10, said Township 6 South, Range 28 East; thence South 00°56'08" East, along the Westerly line of said Section 10, a distance of 861.21 feet to a point lying on the Westerly line of Section 43, the Zepheniah Kingsley Grant, said Township 6 South, Range 28 East; thence South 15°32'56" West, along the Westerly line of said Section 43, and along the Westerly line of Section 44, the Huertas or Kingsley Grant, said Township 6 South, Range 28 East, a distance of 7962.93 feet to the Northeasterly corner of Subsection 6, of the division of the Antonio Huertas Grant, Section 38 as recorded in Deed Book Q, page 495, said Public Records; thence North 72°44'25" West, departing said Westerly line and along the Northerly line of said Subsection 6, a distance of 4864.29 feet to the Northwest corner of said Subsection 6; thence South 18°40'32" West, along the Westerly line of said Subsection 6, a distance of 3786.87 feet to a point lying on the Northeasterly right of way line of State Road No. 16, a variable width right of way as presently established; thence along said Northeasterly right of way line the following three courses: Course 1, thence North 55°53'35" West, departing said Westerly line of Subsection 6, a distance of 1433.43 feet; Course 2, thence South 18°12'39" West, 31.19 feet; Course 3, thence North 55°53'35" West, 2162.06 feet; thence North 09°32'34" East, departing said Northeasterly right of way line, 3451.29 feet; thence North 03°59'26" West, 3212.47 feet to a point lying on the Easterly line of Section 7, Township 6 South, Range 28 East; thence North 19°49'07" East, along said Easterly line, 160.57 feet; thence North 01°04'14" West, continuing along said Easterly line, 1779.45 feet to the Northeast corner of said Section 7; thence South 86°53'51" West, along the Northerly line of said Section 7, a distance of 5596.11 feet to the Southeast corner of said Section 1; thence North 02°32'56" West, along the Easterly line of said Section 1, a distance of 3440.49 feet; thence South 29°23'09" West, departing said Easterly line, and along the Westerly line of Bartram Downs, as recorded in Map Book 46, pages 40 through 52 of said Public Records, a distance of 5039.79 feet to a point lying on the Northerly line of an unrecorded subdivision lying in the Northwest quarter of said Section 12; thence North 44°42'26" West, along said Northerly line, 943.93 feet to the Northwesterly corner of Tract Two of said unrecorded subdivision, said point also being the Northwesterly corner of those lands described and recorded in Official Records Book 2175, page 1965 of said Public Records; thence South 45°25'15" West, departing said Northerly line, and along the Westerly line of said lands of Official Records Book 2175, page 1965, a distance of 290.47 feet to a point lying on said Northeasterly right of way line of County Road No. 16A, a 66.00 foot right of way as presently established at this point; thence North 44°42'26" West, along said Northerly right of way line, 1024.97 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 2886, page 433 of said Public Records; thence North 03°01'04" West, departing said Northerly right of way line, and along the Easterly line of said lands of Official Records Book 2886, page 433, a distance of 2248.34 feet; thence North 24°38'25" West, continuing along said Easterly line, 3048.41 feet to the Point of Beginning.

Less and except property conveyed in that certain Warranty Deed dated January 22, 2016 to the State of Florida Department of Transportation recorded on January 22, 2016 in Official Records Book 4140, Page 1054 of the current public records of St. Johns County, Florida.

Less and except property conveyed in that certain Warranty Deed dated January 22, 2016 to the

State of Florida Department of Transportation recorded on January 22, 2016 in Official Records Book 4140, Page 1063 of the current public records of St. Johns County, Florida.

Less and except property conveyed in that certain Warranty Deed dated January 22, 2016 to the State of Florida Department of Transportation recorded on January 22, 2016 in Official Records Book 4140, Page 1071 of the current public records of St. Johns County, Florida.

Less and except property conveyed in that certain Warranty Deed dated January 22, 2016 to the State of Florida Department of Transportation recorded on January 22, 2016 in Official Records Book 4140, Page 1075 of the current public records of St. Johns County, Florida.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS OF LAND:**

**SilverLeaf DRI Added Lands**

**Trout Creek North**

A portion of Sections 1 and 2, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 2, said point also being the Northwest corner of said Section 1; thence along the Westerly line of those lands described and recorded in Official Records Book 2250, page 1670, of the Public Records of said St. Johns County, the following two (2) courses: 1) South  $24^{\circ}38'43''$  East, 3048.10 feet 2) South  $03^{\circ}00'47''$  East, 2246.69 feet to a point lying on the Northeasterly right of way line of County Road No. 16-A, a 66 foot right of way as presently established; then North  $44^{\circ}39'42''$  West, along said Northeasterly right of way line, 4424.15 feet; thence along the Southeast, Northeast and Northwest lines of those lands described and recorded in Official Records Book 778, page 1453, said Public Records, the following three (3) courses: 1) North  $45^{\circ}18'54''$  East, departing said Northeasterly right of way line, 1319.95 feet; 2) North  $44^{\circ}39'51''$  West, 660.00 feet; 3) South  $45^{\circ}20'09''$  West, 369.84 feet; thence North  $00^{\circ}54'19''$  West, along the Easterly line of those lands described and recorded in Official Records Book 2842, page 488, said Public Records, a distance of 705.69 feet to a point lying on the Northerly line of said Section 2; thence North  $89^{\circ}05'41''$  East, along said Northerly line, and along the Southerly line of those lands described as "Parcel O", recorded in Official Records Book 3419, page 360, said Public Records, a distance of 1520.55 feet to the Point of Beginning.

Together with a Parcel of Land lying in the Northeast  $\frac{1}{4}$  of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida, lying North and East of State Road No. 16-A (as now established for a 66 foot right of way) and being more particularly described as follows:

For a point of commencement use the southeast corner of the Southwest  $\frac{1}{4}$  of said Northeast  $\frac{1}{4}$ ; thence North  $04^{\circ}51'56''$  west along the East line of the West  $\frac{1}{2}$  of said Northeast  $\frac{1}{4}$ , 199.82 feet to the Northeast right of way line of said State Road No 16-A; thence North  $44^{\circ}39'00''$  West, along said Northeast line, 874.82 feet to the Point of Beginning; thence continue North

44°39'00" West, along said line, 660.00 feet; thence North 45°21'00" East, 1320.00 feet; thence South 44°39'00" East, 660.00 Feet; thence South 45°21'00" West, 1320.00 feet to the Point of Beginning.

Less and except a part of the Northwest ¼ of Section 1 and the Northeast ¼ of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

Commence at a 6"x 6" concrete monument with "Naval Reservation" Disk, Marking the Southwest corner of Section 1, same also being the Southeast corner of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida; thence North 03°16'04" West, along the East line of said Section 2, a distance of 5,151.88 feet to a point on the baseline of survey of State Road No. 23, (a variable width right of way, as per Florida Department of Transportation right of way map, Section 78293, F.P. No. 4229382); thence North 89°05'41" East, along said baseline of survey, a distance of 66.07 feet to the Point of Beginning; thence South 24°38'06" East, departing said baseline of survey. A distance of 176.96 feet; thence South 89°05'41" West, crossing from said Section 1 into Said Section 2, a distance of 1,664.70 feet; thence North 00°54'10" West, a distance of 327.95 feet to the North line of said Section 2; thence North 89°05'50" East, along said North line of Section 2, a distance of 1,520.55 feet to a 4" x 4" Concrete monument (top broken below grade) marking the Northeast corner of said Section 2; thence South 24°38'06" East, a distance of 181.20 feet to the Point of Beginning.

#### St. Thomas East

A portion of Section 32, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 32; thence South 01°01'37" East, along the Easterly line of said Section 32, a distance of 1782.79 feet to a point lying on the Easterly line of WCC Conservation Easement 1 as described and recorded in Official Records Book 2090, page 540, of the Public Records of said county; thence Northerly, along said Easterly line, the following 32 courses: Course 1, thence South 85°44'25" West, departing said Easterly line of Section 32, a distance of 40.05 feet; Course 2, thence North 01°05'34" West, 126.42 feet; Course 3, thence South 28°27'36" West, 102.49 feet; Course 4, thence South 88°25'32" West, 167.74 feet; Course 5, thence North 33°30'57" West, 13.63 feet; Course 6, thence North 55°20'51" West, 117.09 feet; Course 7, thence North 34°48'16" West, 67.26 feet; Course 8, thence North 71°47'43" West, 70.15 feet; Course 9, thence North 18°56'36" West, 75.64 feet; Course 10, thence North 68°55'13" West, 68.84 feet; Course 11, thence South 87°27'05" West, 88.65 feet; Course 12, thence North 52°18'06" West, 107.69 feet; Course 13, thence North 31°20'20" West, 127.21 feet; Course 14, thence North 68°25'29" West, 8.61 feet; Course 15, thence North 09°38'00" West, 14.04 feet; Course 16, thence North 31°20'21" West, 17.26 feet; Course 17, thence North 15°50'57" East, 161.22 feet; Course 18, thence North 28°28'57" East, 10.16 feet; Course 19, thence North 33°47'10" East, 137.09 feet; Course 20, thence North 35°59'17" East, 112.68 feet; Course 21, thence North 41°22'43" East, 46.65 feet; Course 22, thence North 42°16'27" East, 19.97 feet; Course 23, thence South 70°53'13" East, 112.82 feet; Course 24, thence North 54°55'23" East, 29.18 feet; Course 25,

thence North 66°26'02" East, 24.65 feet; Course 26, thence North 21°22'25" East, 62.88 feet; Course 27, thence North 06°23'39" East, 67.17 feet; Course 28, thence North 42°18'01" East, 15.60 feet; Course 29, thence North 04°22'50" West, 7.80 feet; Course 30, thence North 60°42'53" East, 17.96 feet; Course 31, thence North 42°18'00" East, 31.78 feet; Course 32, thence North 54°08'59" East, 45.17 feet to the Northeasterly corner of said WCC Conservation Easement 1; thence North 43°57'39" West, 461.90 feet to a point lying on the Southerly line of Glen St. Johns Phase 1, a plat recorded in Map Book 63, pages 1 through 13, of said Public Records; thence Northeasterly, along said Southerly line and along the arc of a curve concave Northwesterly having a radius of 565.00 feet, through a central angle of 36°19'01", an arc length of 358.13 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 27°52'50" East, 352.16 feet; thence North 09°43'20" East, continuing along said Southerly line, 37.36 feet to the Easterly most corner of said Glen St. Johns Phase 1, said corner lying on the Northerly line of said Section 32; thence North 88°59'49" East, along said Northerly line, 430.92 feet to the Point of Beginning.

Containing 21.57 acres, more or less.

#### **St. Thomas West**

A portion of Sections 30, 31 and 32, 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 32; thence South 01°01'37" East, along the Easterly line of said Section 32, a distance of 1782.79 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 01°01'37" East, along said Easterly line of Section 32, a distance of 190.29 feet to a point on a curve concave Northerly having a radius of 3019.88 feet; thence Westerly, departing said Easterly line and along the arc of said curve, through a central angle of 06°48'55", an arc length of 359.21 feet to a point lying on the Southerly line of Parcel "A" as described and recorded in Official Records Book 1036, page 125, of the Public Records of said county, said arc being subtended by a chord bearing and distance of South 80°42'59" West, 359.00 feet; thence Westerly, along said Southerly line of Parcel "A", the following 27 courses: Course 1, thence North 24°50'17" West, 92.80 feet; Course 2, thence North 36°36'14" West, 242.98 feet; Course 3, thence North 56°48'18" West, 310.64 feet; Course 4, thence North 89°58'29" West, 219.98 feet; Course 5, thence South 78°43'32" West, 178.36 feet; Course 6, thence North 51°18'13" West, 96.14 feet; Course 7, thence North 16°05'43" West, 234.07 feet; Course 8, thence North 53°15'12" West, 243.01 feet; Course 9, thence North 64°13'57" West, 183.40 feet; Course 10, thence North 58°23'20" West, 234.78 feet; Course 11, thence North 65°36'48" West, 501.69 feet; Course 12, thence South 85°38'09" West, 484.40 feet; Course 13, thence South 63°17'57" West, 307.73 feet; Course 14, thence South 35°47'23" West, 526.13 feet; Course 15, thence North 47°55'28" West, 375.90 feet; Course 16, thence North 70°21'03" West, 252.68 feet; Course 17, thence South 62°10'56" West, 406.99 feet; Course 18, thence North 75°02'59" West, 388.28 feet; Course 19, thence South 80°05'02" West, 319.67 feet; Course 20, thence North 79°17'44" West, 269.61 feet; Course 21, thence South 73°34'01" West, 318.20 feet; Course 22, thence

North 64°35'26" West, 559.11 feet; Course 23, thence South 88°15'04" West, 560.23 feet; Course 24, thence South 58°23'50" West, 234.81 feet; Course 25, thence South 44°13'50" West, 272.30 feet; Course 26, thence North 68°11'39" West, 188.50 feet; Course 27, thence South 79°41'02" West, 304.12 feet to a point on a curve concave Northeasterly having a radius of 8850.00 feet; thence Northwesterly, departing said Southerly line of Parcel "A" and along the arc of said curve, through a central angle of 04°19'21", an arc length of 667.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 32°41'47" West, 667.49 feet; thence North 18°07'04" East, 696.60 feet to a point lying on the Westerly prolongation of the Southerly line of Glen St. Johns Phase 1, a plat recorded in Map Book 63, pages 1 through 13, of said Public Records; thence South 71°53'21" East, along said Westerly prolongation and along said Southerly line, 120.44 feet to a point on a curve concave Southeasterly having a radius of 25.00 feet; thence Easterly, continuing along said Southerly line of Glen St. Johns Phase 1, the following 13 courses: Course 1, thence Northeasterly along the arc of said curve, through a central angle of 90°00'42", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 63°06'59" East, 35.36 feet; Course 2, thence South 71°52'40" East, 855.07 feet to the point of curvature of a curve concave Northerly having a radius of 1015.00 feet; Course 3, thence Easterly along the arc of said curve, through a central angle of 17°51'58", an arc length of 316.50 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 80°48'39" East, 315.22 feet; Course 4, thence South 89°44'38" East, 748.02 feet to the point of curvature of a curve concave Southerly having a radius of 985.00 feet; Course 5, thence Easterly along the arc of said curve, through a central angle of 07°20'04", an arc length of 126.09 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 86°04'36" East, 126.00 feet; Course 6, thence South 82°24'34" East, 507.08 feet to the point of curvature of a curve concave Northerly having a radius of 1015.00 feet; Course 7, thence Easterly along the arc of said curve, through a central angle of 16°38'52", an arc length of 294.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 89°16'00" East, 293.88 feet; Course 8, thence North 80°56'34" East, 1131.70 feet to the point of curvature of a curve concave Southerly having a radius of 1985.00 feet; Course 9, thence Easterly along the arc of said curve, through a central angle of 07°53'41", an arc length of 273.51 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 84°53'24" East, 273.29 feet; Course 10, thence North 88°50'14" East, 628.77 feet to the point of curvature of a curve concave Southerly having a radius of 1985.00 feet; Course 11, thence Easterly along the arc of said curve, through a central angle of 10°49'03", an arc length of 374.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 85°45'15" East, 374.21 feet; Course 12, thence South 80°20'42" East, 1186.42 feet to the point of curvature of a curve concave Northerly having a radius of 565.00 feet; Course 13, thence Easterly along the arc of said curve, through a central angle of 53°36'57", an arc length of 528.71 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 72°50'49" East, 509.63 feet; thence South 43°57'39" East, departing said Southerly line of Glen St. Johns Phase 1, a distance of 461.90 feet to the Northeasterly corner of WCC Conservation Easement 1 as described and recorded in Official Records Book 2090, page 540, of said Public Records; thence Southerly, along the Easterly line of said WCC Conservation Easement 1, the following 32 courses: Course 1, thence South 54°08'59" West, 45.17 feet; Course 2, thence South 42°18'00" West, 31.78 feet; Course 3, thence South 60°42'53" West,



17.96 feet; Course 4, thence South 04°22'50" East, 7.80 feet; Course 5, thence South 42°18'01" West, 15.60 feet; Course 6, thence South 06°23'39" West, 67.17 feet; Course 7, thence South 21°22'25" West, 62.88 feet; Course 8, thence South 66°26'02" West, 24.65 feet; Course 9, thence South 54°55'23" West, 29.18 feet; Course 10, thence North 70°53'13" West, 112.82 feet; Course 11, thence South 42°16'27" West, 19.97 feet; Course 12, thence South 41°22'43" West, 46.65 feet; Course 13, thence South 35°59'17" West, 112.68 feet; Course 14, thence South 33°47'10" West, 137.09 feet; Course 15, thence South 28°28'57" West, 10.16 feet; Course 16, thence South 15°50'57" West, 161.22 feet; Course 17, thence South 31°20'21" East, 17.26 feet; Course 18, thence South 09°38'00" East, 14.04 feet; Course 19, thence South 68°25'29" East, 8.61 feet; Course 20, thence South 31°20'20" East, 127.21 feet; Course 21, thence South 52°18'06" East, 107.69 feet; Course 22, thence North 87°27'05" East, 88.65 feet; Course 23, thence South 68°55'13" East, 68.84 feet; Course 24, thence South 18°56'36" East, 75.64 feet; Course 25, thence South 71°47'43" East, 70.15 feet; Course 26, thence South 34°48'16" East, 67.26 feet; Course 27, thence South 55°20'51" East, 117.09 feet; Course 28, thence South 33°30'57" East, 13.63 feet; Course 29, thence North 88°25'32" East, 167.74 feet; Course 30, thence North 28°27'36" East, 102.49 feet; Course 31, thence South 01°05'34" East, 126.42 feet; Course 32, thence North 85°44'25" East, 40.05 feet to the Point of Beginning.

Containing 130.27 acres, more or less.

### Grande Creek

#### Parcel A

A portion of Section 32, a portion of Section 40, Francis J. Fatio Grant, Township 5 South, Range 27 East, together with a portion of Section 43, Francis J. Fatio Grant, Township 6 South, Range 27 East, all lying in St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the corner common to said Section 32 and 40, and Section 39, said Francis J. Fatio Grant; thence North 41°44'17" East, along the Easterly line of said Section 39, a distance of 2818.06 feet to a point lying on the Westerly right of way line of Longleaf Pine Parkway, (County Road No. 244) a 130 foot right of way as presently established; thence along said Westerly right of way line the following two (2) courses: 1) South 23°35'20" East, 795.12 feet to the point of curvature of a curve concave Northeasterly having a radius of 3065.00 feet; 2) Southeasterly along the arc of said curve, through a central angle of 00°03'51", an arc length of 3.43 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 23°37'16" East, 3.43 feet; thence along the Northerly, Westerly and Southerly line of those lands described as "Pond No. 4", recorded in Official Records Book 3271, page 1301, of the Public Records of said County, the following twenty-nine (29) courses; 1) South 66°24'54" West, departing said Westerly right of way line, 213.03 feet to the point of curvature of a curve concave Southeasterly having a radius of 80.00 feet; 2) Southwesterly along the arc of said curve, through a central angle of 84°30'51", an arc length 118.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 24°09'29" West, 107.59 feet; 3) South 18°05'56" East, 17.75 feet to the point of curvature of a curve concave Westerly having a radius of 25.00 feet; 4) Southerly along

the arc of said curve, through a central angle of  $24^{\circ}00'39''$ , an arc length of 10.48 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $06^{\circ}05'37''$  East, 10.40 feet; 5) South  $05^{\circ}54'42''$  West, 33.41 feet to the point of curvature of a curve concave Northwesterly having a radius of 25.00 feet; 6) Southwesterly along the arc of said curve, through a central angle of  $16^{\circ}02'56''$ , an arc length of 7.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $13^{\circ}56'10''$  West, 6.98 feet; 7) South  $21^{\circ}57'38''$  West, 22.33 feet; 8) South  $76^{\circ}59'49''$  East, 15.62 feet; 9) South  $84^{\circ}08'19''$  East, 51.80 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet; 10) Southeasterly along the arc of said curve, through a central angle of  $63^{\circ}09'15''$ , an arc length of 27.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $52^{\circ}33'42''$  East, 26.18 feet; 11) South  $20^{\circ}59'04''$  East, 42.86 feet; 12) South  $25^{\circ}26'07''$  East, 28.66 feet; 13) South  $68^{\circ}00'23''$  East, 14.52 feet; 14) South  $21^{\circ}26'02''$  West, 93.54 feet; 15) South  $66^{\circ}59'41''$  East, 30.08 feet; 16) North  $20^{\circ}48'59''$  East, 91.75 feet; 17) South  $52^{\circ}17'22''$  East, 36.36 feet; 18) North  $76^{\circ}32'30''$  East, 3.41 feet; 19) North  $04^{\circ}22'45''$  West, 8.01 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet; 20) Northeasterly along the arc of said curve, through a central angle of  $88^{\circ}03'04''$ , an arc length of 38.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $39^{\circ}38'47''$  East, 34.75 feet; 21) North  $83^{\circ}40'20''$  East, 26.11 feet; 22) South  $69^{\circ}07'24''$  East, 79.39 feet; 23) South  $70^{\circ}34'01''$  East, 63.24 feet; 24) South  $33^{\circ}12'21''$  West, 16.17 feet; 25) South  $60^{\circ}00'14''$  East, 33.88 feet; 26) South  $73^{\circ}06'54''$  East, 40.97 feet; 27) North  $74^{\circ}31'37''$  East, 37.78 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet; 28) Easterly along the arc of said curve, through a central angle of  $12^{\circ}57'01''$ , an arc length of 5.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $81^{\circ}00'07''$  East, 5.64 feet; 29) North  $87^{\circ}28'37''$  East, 16.30 feet to a point on a curve concave Northeasterly having a radius of 3065.00 feet, said point also lying on said Westerly right of way line of Longleaf Pine Parkway; thence along said Westerly right of way line the following three (3) courses: 1) Southeasterly along the arc of said curve, through a central angle of  $09^{\circ}56'36''$ , an arc length of 531.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $38^{\circ}04'31''$  East, 531.25 feet; 2) South  $43^{\circ}02'50''$  East, 252.61 feet to the point of curvature of a curve concave Southwesterly having a radius of 985.00 feet; 3) Southeasterly along the arc of said curve, through a central angle of  $20^{\circ}21'25''$ , an arc length of 349.97 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $32^{\circ}52'07''$  East, 348.13 feet; thence along the Northerly, Westerly and Southerly lines of those lands described as "Pond No. 6", said Official Records Book 3271, page 1301, the following eleven (11) courses: 1) North  $82^{\circ}30'49''$  West, departing said Westerly right of way line, 73.74 feet; 2) North  $52^{\circ}01'09''$  West, 31.87 feet; 3) South  $89^{\circ}59'47''$  West, 51.69 feet; 4) North  $64^{\circ}09'59''$  West, 34.66 feet; 5) North  $73^{\circ}14'11''$  West, 213.13 feet; 6) North  $69^{\circ}48'32''$  West, 218.73 feet; 7) North  $84^{\circ}39'29''$  West, 32.84 feet; 8) South  $81^{\circ}04'59''$  West, 28.71 feet; 9) North  $78^{\circ}29'39''$  West, 28.86 feet; 10) South  $38^{\circ}11'19''$  East, 275.72 feet; 11) North  $88^{\circ}59'25''$  East, 518.30 feet to a point on a curve concave Southwesterly having a radius of 985.00 feet, said point also lying on said Westerly right of way line of Longleaf Pine Parkway; thence along said Westerly right of way line the following five (5) courses: 1) Southeasterly along the arc of said curve, through a central angle of  $03^{\circ}55'58''$ , an arc length of 67.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South

19°20'54" East, 67.60 feet; 2) South 17°22'55" East, 383.23 feet to the point of curvature of a curve concave Northeasterly having a radius of 1115.00 feet; 3) Southeasterly along the arc of said curve, through a central angle of 30°00'00", an arc length of 583.81 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 32°22'55" East, 577.17 feet; 4) South 47°22'55" East, 193.83 feet; 5) South 02°25'16" East, 31.42 feet to a point lying on the Northwesterly right of way line of County Road No. C-210 West, a 100 foot right of way as presently established; thence South 42°38'16" West, along said Northwesterly right of way line, 213.67 feet; thence along the Northerly and Westerly lines of those lands described and recorded in Official Records Book 1571, page 2092, said Public Records, the following three (3) courses: 1) North 48°45'32" West, departing said Northwesterly right of way line, 475.71 feet; 2) South 88°05'14" West, 575.32 feet; 3) South 01°53'58" East, 416.81 feet to a point lying on the Northerly line of The Village – Phase 1, recorded in Map Book 20, page 16, said Public Records; thence South 88°58'44" West, along said Northerly line, and along the Northerly line of The Village – Phase 2, recorded in Map Book 23, page 73, said Public Records, a distance of 656.08 feet; thence along the Easterly, Northerly and Westerly line of those lands described as River Oaks, recorded in Official Records Book 300, page 270, the following three (3) courses: 1) North 33°12'12" East, 528.65 feet; 2) North 68°14'22" West, 555.46 feet; 3) South 34°08'45" West, 2408.08 feet to a point on a curve concave Southwesterly having a radius of 22964.92 feet, said point also lying on the Northeasterly right of way line of State Road No. 13, a 100 foot right of way as presently established; thence Northwesterly along the arc of said curve, through a central angle of 05°31'03", an arc length of 2211.50 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 60°21'00" West, 2210.65 feet; thence North 42°50'57" East, departing said Northeasterly right of way line, along the Easterly line of said Section 39, a distance of 2198.90 feet to the Point of Beginning.

Containing 225.7 acres, more or less.

### **Grande Creek**

#### **Parcel B**

A portion of Section 32, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the corner common to said Section 32, Sections 39 and 40, Francis J. Fatio Grant, Township 5 South, Range 27 East, said St. Johns County; thence North 41°44'17" East, along the Easterly line of said Section 39, a distance of 2818.06 feet to a point lying on the Westerly right of way line of Longleaf Pine Parkway, (County Road No. 244) a 130 foot right of way as presently established; thence along said Westerly right of way line the following four (4) courses: 1) South 23°35'20" East, 795.12 feet to the point of curvature of a curve concave Northeasterly having a radius of 3065.00 feet; 2) Southeasterly along the arc of said curve, through a central angle of 19°27'29", an arc length of 1040.90 feet to the point of tangency said curve, said arc being subtended by a chord bearing and distance of South 33°19'05" East, 1035.90 feet; 3) South 43°02'50" East, 252.61 feet to the point of curvature of a curve concave Southwesterly having a radius of 985.00 feet; 4) Southeasterly

along the arc of said curve, through a central angle of  $21^{\circ}43'57''$ , an arc length of 373.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $32^{\circ}10'51''$  East, 371.38 feet; thence North  $88^{\circ}59'25''$  East, 137.52 feet to a point lying on the Easterly right of way line of said Longleaf Pine Parkway, and the Point of Beginning.

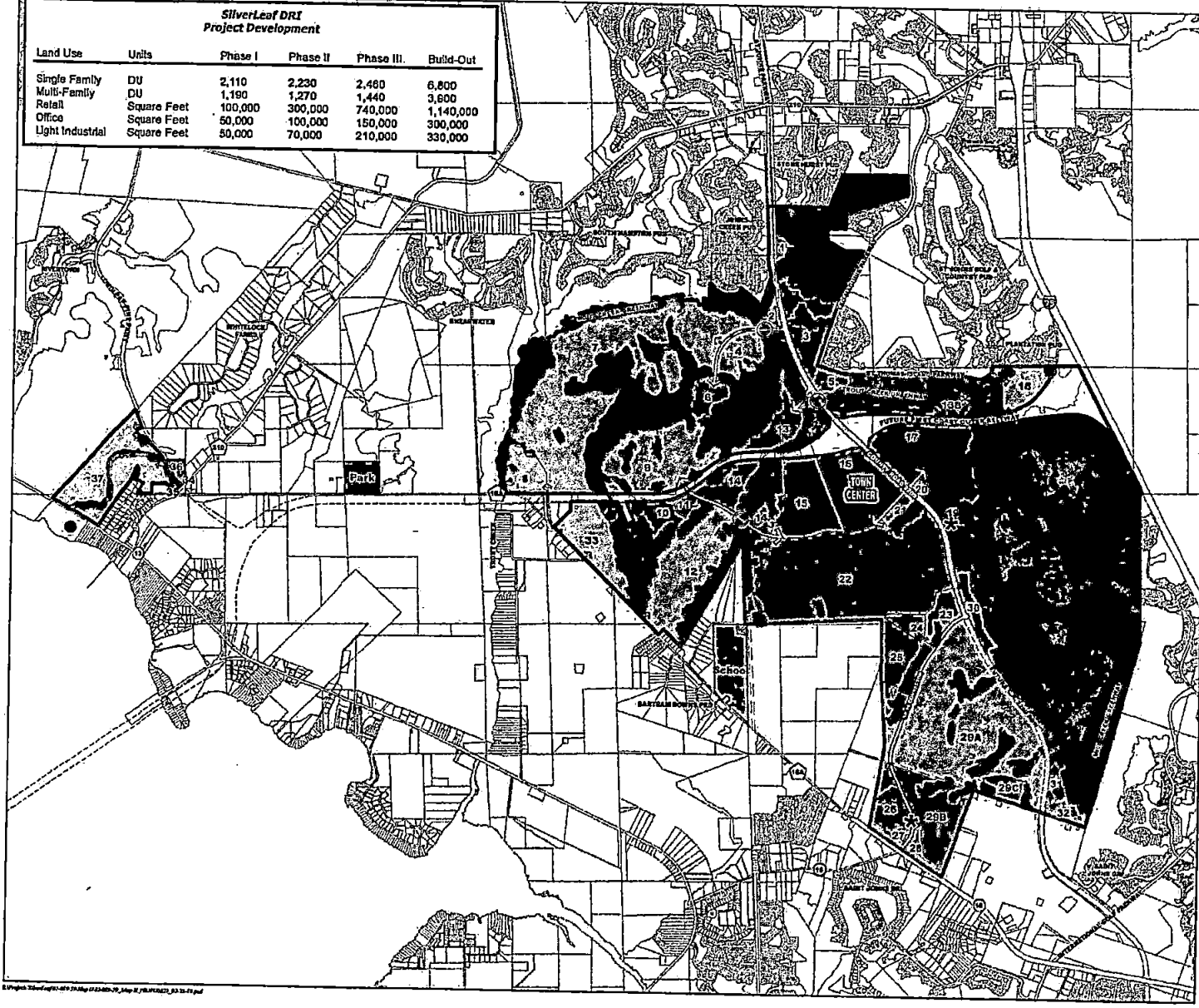
From said Point of Beginning, thence North  $88^{\circ}59'25''$  East, departing said Easterly right of way line, along the Southerly line of those lands described and recorded in Official Records Book 2654, page 1593, said Public Records, a distance of 651.15 feet; thence along the Westerly line of those lands described as Parcel B, recorded in Official Records Book 2684, page 287, said Public Records, the following two (2) courses; 1) South  $01^{\circ}05'29''$  East, 685.47 feet; 2) South  $55^{\circ}08'57''$  East, 27.73 feet to a point lying on the Westerly line of those lands described and recorded in official Records Book 3685, page 326, said Public Records; thence South  $01^{\circ}05'29''$  East, along said Westerly line, 134.91 feet to a point lying on the Northwesternly right of way line of County Road No. C-210 West, a 100 foot right of way line as presently established; thence South  $42^{\circ}38'16''$  West, along said Northwesternly right of way line, 177.15 feet; thence along said Easterly right of way line of Longleaf Pine Parkway, the following five (5) courses: 1) South  $89^{\circ}59'45''$  West, 30.28 feet; 2) North  $47^{\circ}22'55''$  West, 193.84 feet to the point of curvature of a curve concave Northeastly having a radius of 985.00 feet; 3) Northwesternly along the arc of said curve, through a central angle of  $30^{\circ}00'00''$ , an arc length of 515.74 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $32^{\circ}22'55''$  West, 509.87 feet; 4) North  $17^{\circ}22'55''$  West, 383.23 feet to the point of curvature of a curve concave Southwesterly having a radius of 1115.00 feet; 5) Northwesternly along the arc of said curve, through a central angle of  $01^{\circ}28'47''$ , an arc length of 28.80 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $18^{\circ}07'18''$  West, 28.79 feet.

Containing 10.2 acres, more or less.

**Exhibit 1**

**Map H, Master Development Plan**

SilverLeaf DRI Project Development					
Land Use	Units	Phase I	Phase II	Phase III	Build-Out
Single Family	DU	2,110	2,230	2,460	6,800
Multi-Family	DU	1,190	1,270	1,440	3,600
Retail	Square Feet	100,000	300,000	740,000	1,140,000
Office	Square Feet	50,000	100,000	150,000	300,000
Light Industrial	Square Feet	50,000	70,000	210,000	330,000



# SILVERLEAF

## PROPOSED MAP H MASTER DEVELOPMENT PLAN

February 28, 2019

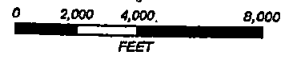
### LEGEND



- Town Center / Mixed Use
- Mixed Use
- Residential Low Density
- Residential Medium Density
- Residential High Density
- School Site
- Community Recreation
- Utility
- Roadways
- Open Space / Uplands  
SUBJECT TO FINAL LANDSCAPE ARCHITECTURE
- Open Space / Wetlands  
SUBJECT TO FINAL LANDSCAPE ARCHITECTURE
- Fire / EMS
- Wildlife Underpass
- Wildlife Crossing
- Potential Roundabout
- Approx. former timber tram road
- Eagle's Nest

*Note: The location, configuration, acreages and use on development parcels, roads, lakes, etc., are conceptual in nature and subject to further refinement upon submission of final development plans.*

*Note: The approximate location of the former timber tram road to the immediate north and south of the existing bridge shall be a Historic Conservation Area with pedestrian access. An Interpretive sign will be installed at the bridge crossing.*



### PROJECT TEAM

- Whites Ford Timber, LLC - Owner
- Longleaf Partners, LLC - Owner
- Trout Creek Ventures, LLC - Owner
- ETM Inc - Engineers & Planners
- Whittington & Avery-Smith - Legal Counsel
- Kimley-Horn & Associates - Transportation Consultant
- Carter Environmental Services - Environmental Consultant
- LG2 Environmental Solutions - Archeological/Historic Consultant
- Robert M. Angus Associates, Inc. - Land Surveyors

Source: ETM, St. Johns County

8:\projects\SilverLeaf\Map H\Map H\20190228\_28\_Map H\_H\Map H\20190228\_28\_Map H\_H.dwg

## Exhibit 2

**TABLE 10-1A - Land Use Equivalency Table**

TO:	Single Family (DU)	Multi-Family (DU)	Age Restricted (DU)	Commercial (sf)	Office (sf)	Light Industrial (sf)
<b>FROM:</b>						
Single Family (DU)	1	2.1930	3.5689	N/A	N/A	N/A
Multi-Family (DU)	0.4560	1	1.6274	N/A	N/A	N/A
Age Restricted (DU)	0.2802	0.6145	1	N/A	N/A	N/A
Commercial (sf)	N/A	N/A	N/A	1	1.4828	4.7120
Office (sf)	N/A	N/A	N/A	0.6744	1	3.1778
Light Industrial (sf)	N/A	N/A	N/A	0.2122	0.3147	1

Land Use	Net New External Trips	Quantity of Units (DU or SF)	Rate (trip/unit)
Single Family	4,967	6,800	0.7304
Multi-Family	1,299	3,900	0.3331
Age Restricted*	307	1,500	0.2047
Commercial	2,051	1,140,000	0.0018
Office	364	300,000	0.0012
Light Industrial	126	330,000	0.0004

\*Net New PM Peak Hour trips for Senior Adult Housing (Land Use Code 251) calculated using the following criteria:  
 Regression equation from *ITE's Trip Generation Handbook*, 9th Edition  
 No pass-by considered  
 Internal capture was calculated using a weighted average of proposed residential uses which resulted in an internal capture rate of 10.22%.

Example: Convert 100 DU of Single Family to Multi-Family  
 $100 \times 2.1930 = 219.30$   
 100 Single Family Dwelling Units is equivalent to 219 Multi-Family Dwelling Units

Convert 50,000 sf of Office to Light Industrial  
 $50,000 \times 3.1778 = 158,890$   
 50,000 sf of Office is equivalent to 158,890 sf of Light Industrial

**TABLE 10-1B - Minimum/Maximum Development Projections**

Land Use	Units	Minimum	Maximum
Single Family	Dwelling Unit	5,000	8,000
Multi-Family	Dwelling Unit	1,000	6,200
Age Restricted	Dwelling Unit	0	3,000
Commercial	Square Feet	500,000	1,250,000
Office	Square Feet	150,000	1,500,000
Light Industrial	Square Feet	50,000	500,000

## **Exhibit 3**

**[Table 10-1- Land Use by Phase]**



### Exhibit 3

TABLE 10-1  
LAND USE BY PHASE

Land Use	Units	Phase I 5/27/28	Phase II 5/28/28 - 5/27/33	Phase III 5/28/33 - 5/27/38	Build Out 5/27/39
Single Family (DU)	Units	2,110	2,230	2,460	6,800
Multi Family (DU)	Units	1,190	1,270	1,440	3,900
Retail (s.f.)	s.f.	100,000	300,000	740,000	1,140,000
Office (s.f.)	s.f.	50,000	100,000	150,000	300,000
Light Industrial	s.f.	50,000	70,000	210,000	330,000

<sup>1</sup> For purposes of phasing, single family and townhome residential units shall be accounted for as of the date of recording of a plat. Multi-family and non-residential development shall be accounted for as of the date of construction plan approval.

March 18, 2019

SilverLeaf Exhibits to DRI/DO v.3

**Exhibit 4**

**Stormwater Pollution Prevention Plan**

**[No Change]**

Exhibit 4

**STORMWATER POLLUTION PREVENTION PLAN**  
**("SWPPP")**

In order to ensure water quality is maintained and that encroachment into conservation areas is prohibited, the property owner and contractor shall adhere to the following SWPP prior to and during construction. All work performed within and for SilverLeaf Plantation is to comply with Florida Department of Environmental Protection Non-Point Source and Water Quality Standards.

**PRE-CONSTRUCTION ACTIVITIES**

Prior to the start of site construction, the property owner or his representative shall conduct a pre-construction conference, which addresses Stormwater Pollution Prevention and Sediment and Erosion Control. At a minimum, the property owner, contractor and design engineer or their representative shall attend the pre-construction conference. Regulatory agencies shall be notified prior to the pre-construction conference regarding the date, time and location of the conference and shall be allowed to attend. The purpose of this conference is to review the site specific details of the SWPPP and identify the individuals responsible for its implementation. In addition, specific conditions of regulatory permits will be reviewed and persons assigned to the monitoring for compliance with these conditions. The pre-construction conference shall be a specific condition in all stormwater management permits issued for the SilverLeaf Plantation project.

**CONSTRUCTION ACTIVITIES**

The site work contractor shall at a minimum implement the requirements outlined below and those measures shown on the Stormwater Pollution Prevention Plan

(SWPPP) and the erosion and turbidity control plan. In addition, the contractor shall undertake additional measures required to be in compliance with applicable permit conditions and state water quality standards. Depending on the nature of materials and methods of construction the contractor may be required to add flocculants to the detention system prior to discharge to Waters of the State.

**Sequence of Major Erosion Control Activities:**

The order of activities will be as follows:

1. Install stabilized construction entrance
2. Install silt fences and hay bales as required
3. Clear and grub for diversion swales/dikes and sediment basin
4. Construct sedimentation basin
5. Stock pile top soil if required
6. Stabilize denuded areas and stockpiles as soon as practicable
7. Complete grading and install permanent seeding/sod and planting
8. Remove accumulated sediment from basins
9. Flocculate lake system, if required, to meet water quality standards
10. When all construction activity is complete and the site is stabilized, remove any temporary diversion swales/dikes, silt fences, hay bales and reseed/sod as required.

Note: Vertical construction of buildings will be taking place during all the sequence steps listed above.

***Additional Controls***

It is the contractor's responsibility to implement the erosion and turbidity controls as shown on the sediment and erosion control plan. It is also the contractor's responsibility to ensure these controls are properly installed, maintained and functioning properly to prevent turbid or polluted water from leaving the project site.

The contractor will adjust the erosion and turbidity controls shown on the sediment and erosion control plan and add additional control measures, as required, to ensure the site meets all federal, state and local erosion and turbidity control requirements. The following best management practices will be implemented by the contractor as required by the erosion and sediment control plan and as required to meet the sediment and turbidity requirements imposed on the project site by the regulatory agencies.

Erosion and sediment controls stabilization practices. (See the site specific sediment and erosion control plan for applicability):

1. **Straw bale barrier:** Straw bale barriers will be used below disturbed areas subject to sheet and rill erosion with the following limitations:
  - a. Where the maximum slope behind the barrier is not greater than 33 percent.
  - b. In minor swales or ditch lines where the maximum contributing drainage area is no greater than 2 acres.
  - c. Where effectiveness is required for less than 3 months.
  - d. ~~Every effort should be made to limit the use of straw~~ Straw bale barriers constructed shall not be used in live streams or in swales where there is the possibility of a washout. If necessary, measure shall be taken to properly anchor bales to ensure against washout.
  
2. **Filter Fabric Barrier:** Filter fabric barriers shall be installed landward of upland buffers. Filter fabric barriers will be used below disturbed areas subject to sheet and rill erosion with the following limitations:

- a. Where the maximum slope behind the barrier is not greater than 33 percent
  - b. In minor swales or ditch lines where the maximum contributing drainage area is no greater than 2 acres.
3. **Sod with Filter Fabric:** In areas with slopes steeper than 33%, the slope shall be full sodded with sods pinned to the slope. Filter fabric barriers (slit fence) shall be installed at the top and toe of the slope.
  4. **Brush Barrier with Filter Fabric:** Brush barrier barriers used in accordance with ES BMP 1.025, will be used below disturbed areas subject to sheet and rill erosion where enough residue material is available on site.
  5. **Level Spreader:** A level spreader will be used where sediment-free storm runoff is intercepted and diverted away from the graded areas onto undisturbed stabilized areas. This practice applies only in those situations where the spreader will be constructed on undisturbed soil and the area below the level lip is stabilized. The water should not be allowed to reconcentrate after release.
  6. **Stockpiling Material:** No excavated material shall be stockpiled in such a manner as to direct runoff directly off the project site into any adjacent water body or stormwater collection facility.
  7. **Exposed Area Limitation:** The surface area of open, raw erodible soil exposed by clearing and grubbing operations or excavation and filling operations shall not exceed 10 acres. This requirement may be waived for large project with an erosion control plan, which demonstrates that opening of additional areas, will not significantly affect off site deposit of sediments.

8. **Inlet Protection:** Inlets and catch basins which discharge directly off-site shall be protected from sediment-laden storm runoff until the completion of all construction operations that will contribute sediment to the inlet.
9. **Temporary Seeding:** Areas opened by construction operations and that are not anticipated to be re-excavated or dressed and receive final grassing treatment within 30 days shall be seeded with a quick growing grass species which will provide an early cover during the season in which it is planted and will not later compete with the permanent grassing.
10. **Temporary Seeding and Mulching:** Sloped steeper than 6:1 that fall within the category established in Paragraph 8 above shall additionally receive mulching of approximately 2 inches loose measure of mulch material cut into the soil of the seeded area adequate to prevent movement of seed and mulch.
11. **Temporary Grassing:** The seeded or seeded and mulched area(s) shall be rolled and watered or hydromulched or other suitable methods if required to assure optimum growing conditions for the establishment of a good grass cover.
12. **Temporary Regrassing:** If, after 14 days from seeding, the temporary grassed areas have not attained a minimum of 75 percent good grass cover, the area will be reworked and additional seed applied sufficient to establish the desired vegetative cover.
13. **Maintenance:** All features of the project designed and constructed to prevent erosion and sediment shall be maintained during the life of the construction so as to function as they were originally designed and constructed.

14. **Permanent Seeding:** areas, which have been disturbed by construction, will, as a minimum, be seeded. The seeding mix must provide both long-term vegetation and rapid growth seasonal vegetation. Slopes steeper than 4:1 shall be seeded and mulched or sodded.
15. **Temporary Diversion Dike:** Temporary diversion dikes will be used to divert runoff through a sediment trapping facility.
16. **Temporary Sediment Trap:** A sediment trap is usually installed in a drainage way at a storm drain inlet or at other points of discharge from a disturbed area with the following limitations:
  - a. The sediment trap will be constructed either independently or in conjunction with a temporary diversion dike.
17. **Sediment Basin:** Sediment Basin(s) will be constructed at the common drainage locations that serve an area with 10 or more disturbed acres at one time. The proposed stormwater ponds (or temporary ponds) will be constructed for use as sediment basins. These sediment basins must provide a minimum of 3,600 cubic feet of storage per acre drained until final stabilization of the site. The 3,600 cubic feet of storage area per acre drained does not apply to flows from offsite areas and flows from onsite areas that are either undisturbed or have undergone final stabilization where such flows are diverted around both the disturbed area and the sediment basin.

### *Site Maintenance Activities*

### **Waste Disposal**



### Waste Materials

All waste materials except land clearing debris shall be collected and stored in a securely lidded metal dumpster. The dumpster will meet all local and state solid waste management regulations. The dumpster will be emptied as needed and the trash will be hauled to a state approved landfill. All personnel will be instructed regarding the correct procedure for waste disposal. Notices stating these practices will be posted at the construction site by the site superintendent, the individual who manages the day to day site operations, will be responsible for seeing that these procedures are followed.

### Hazardous Waste

All hazardous waste materials will be disposed of in the manner specified by local or state regulation or by the manufacturer. Site personnel will be

instructed in these practices and the site superintendent, the individual who manages day to day site operations, will be responsible for seeing that these practices are followed.

### **Sanitary Waste**

All sanitary waste will be collected from the portable units as needed to prevent possible spillage. The waste will be collected and disposed of in accordance with state and local waste disposal regulations for sanitary sewer or septic systems.

### **Offsite Vehicle Tracking**

A stabilized construction entrance will be provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be

swept daily to remove any excess mud, dirt or rock tracked from the site.

Dump trucks hauling material from the construction site will be covered with

a tarpaulin. Offsite vehicle tracking to comply with ES BMP.

### 1.02.(Construction Road and Driveway Stabilization).

#### Spill Prevention Plan

#### **Material Management Practices**

The following are the material management practices that will be used to reduce the risk of spills or other accidental exposure of materials and substances to stormwater runoff.

#### **Good Housekeeping**

The following good housekeeping practices will be followed onsite during the construction project:

- An effort will be made to store only enough product required to do the job.
- All materials stored onsite will be stored in a neat, orderly manner in their appropriate containers and, if possible, under a roof or other enclosure.
- Products will be kept in their original containers with the original manufacturer's label.
- Substances will not be mixed with one another unless recommended by the manufacturer.
- Whenever possible, all of a product will be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal will be followed.
- The site superintendent will inspect daily to ensure materials onsite receive proper use and disposal.

## **Hazardous Products**

**These practices are used to reduce the risks associated with hazardous materials:**

- **Products will be kept in original containers unless they are not resealable.**
- **Original labels and material safety data will be retained; they contain important product information.**
- **If surplus product must be disposed of, manufacturers or local and state recommended methods for proper disposal will be followed.**

## **Product Specific Practices**

**The following product specific practices will be followed onsite:**

### **Petroleum Products**

All onsite vehicles will be monitored for leaks and receive regular preventive maintenance to reduce the chance of leakage. Portable petroleum storage tanks shall not be placed within 200 feet of a wetland or water body including stormwater management ponds, unless secondary containment is provided. Petroleum products will be stored in tightly sealed containers which are clearly labeled. Any asphalt substances used onsite will be applied according to the manufacturer's recommendations.

#### Fertilizers

Fertilizers used will be applied only in the minimum amounts recommended by the manufacturer. Once applied, fertilizer will be worked into the soil to limit exposure to stormwater. Storage will be in a covered area. The contents of any partially used bags of fertilizer will be transferred to a sealable plastic bin to avoid spills.

## Paints

All containers will be tightly sealed and stored when not required for use. Excess paint will not be discharged to the storm sewer system but will be properly disposed of according to manufacturer's instructions or state and local regulations.

The site superintendent responsible for the day to day site operations will be the spill prevention and cleanup coordinator. He/she will designate at least one other site personnel who will receive spill prevention and cleanup training. These individuals will each become responsible for a particular phase of prevention and clean up. The names of responsible spill personnel will be posted in the material storage area and if applicable, in the office trailer onsite.

## MAINTENANCE/INSPECTION PROCEDURES

## Erosion and Sediment Control Inspection and maintenance Practices

The following are inspection and maintenance practices that will be used to maintain erosion and sediment controls:

- All control measures will be inspected by the site superintendent, the person responsible for the day to day site operation or someone appointed by the site superintendent, at least once a week and following any storm event of 0.25 inches or greater.
- All turbidity control measures will be maintained in good working order; if a repair is necessary, it will be initiated within 24 hours of report.
- Built up sediment will be removed from silt fence when it has reached one third the height of the fence.
- Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.



- The sediment basins will be inspected for the depth of sediment, and built up sediment will be removed when it reaches 10 percent of the design capacity or at the end of the job.
- Diversion dikes/swales will be inspected and any breaches promptly repaired.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- A maintenance inspection report will be made after each inspection. A copy of the report form to be completed by the inspector will be attached to the contract. The reports will be kept on site during construction and shall be available upon request to the owner, the owner's engineer or any federal, state or local agency responsible for monitoring sediment and erosion plans, or stormwater management plans. The reports shall be made and retained as part of the stormwater pollution prevention plan for at least three years from the date that the site is finally stabilized and the notice of termination is submitted. The reports shall identify any incidents of non-compliance.
- The site superintendent will select up to three individuals who will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.
- Personnel selected for inspection and maintenance responsibilities will receive training from the site superintendent. They will be trained in all the inspection

and maintenance practices necessary for keeping the erosion and sediment controls used onsite in good working order.

## **NON-STORMWATER DISCHARGES**

It is expected that the following non stormwater discharges will occur from the site

during the construction period:

- Water from water line flushing
- Pavement wash waters (where no spills or leaks of toxic or hazardous materials have occurred).
- Uncontaminated groundwater (from dewatering excavation).

All non stormwater discharges will be directed to the sediment basin prior to discharge.

**Exhibit 5**

**Water Quality Monitoring Plan**

**[No Change]**

## Exhibit 5

# WATER QUALITY MONITORING PLAN

### Part I Introduction

As a condition of the Development of Regional Impact (DRI) Development Order for SilverLeaf Plantation, Florida Department of Environmental Protection (FDEP) has required the Developers, White's Ford, SJP, LLC and J&N Ventures, LLC, to conduct a surface water quality monitoring program. The Developer proposes the following Water Quality Monitoring Plan (WQMP) for SilverLeaf Plantation. This program is designed to establish baseline conditions and to monitor water quality throughout the development of the property.

### Part II Scope

#### A. Location of Sampling Stations

Two sampling stations for SilverLeaf Plantation are depicted on the Water Quality Monitoring Station Location Map (Figure 1). Reference markers will be placed in the field to ensure consistency throughout the sampling events. Trout Creek and its associated wetlands comprise the boundary between SilverLeaf Plantation and other noteworthy developments, such as the South Hampton development, the Johns Creek development, the Stonehurst development, the Southlake development, and St. Johns Golf and Country Club. Therefore, let it be stated that the monitoring data derived from this study is not necessarily indicative of the effects relating to the development to the SilverLeaf Plantation. The sampling stations are designated as follows:

- Station TC-2. Within Trout Creek, along the north boundary of SilverLeaf Plantation property, northeast of St. Johns County Rd 16A. This freshwater station receives discharge from the watershed north of the SilverLeaf development, and is representative of water quality conditions entering the site.

- Station TC-1. Within Trout Creek, along the southwestern boundary of the property, and it is approximately 150 feet upstream of St. Johns County Rd 16A. This freshwater station receives discharge from the SilverLeaf development, and is representative of water quality conditions exiting the site.

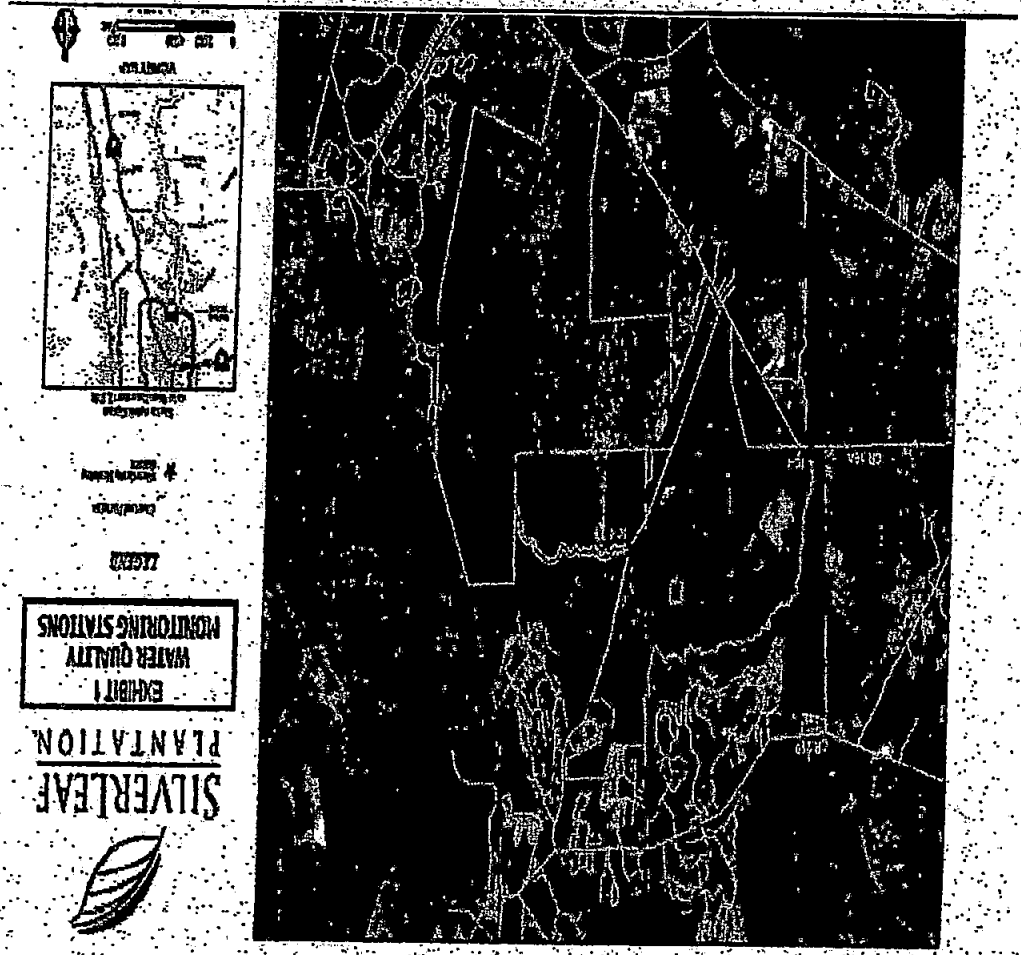


Figure 1

#### B. Baseline Monitoring Program

Two baseline (pre-development) water quality-sampling events (one wet and one dry) will be conducted, commencing no more than six months and concluding at least seven days prior to the start of development. The baseline-monitoring program is intended to establish pre-development conditions in the watersheds associated with the SilverLeaf Plantation property. Baseline water quality data will be used for comparison to construction-phase sampling results.

Both baseline-sampling events will include *in situ* measurements, water chemistry and bacterial sampling, and bioassessment of benthic macroinvertebrate communities (Table 1). All parameters, including bioassessment of benthic macroinvertebrate communities, will be monitored at each of the two stations:

The baseline-monitoring program will assess the influence of rainfall on turbidity, nutrient levels, and other water quality parameters. One "wet" and one "dry" sampling event will be conducted. Dry and wet weather sampling criteria will follow EPA's Environmental Monitoring & Assessment Program (EMAP) protocol. Wet weather samples will be collected within 24 hours after a rain event of greater than 0.1 inches of rainfall, but following an interval period of at least 72 hours (*i.e.*, three days of dry weather). Dry weather samples will be taken following at least 72 hours of dry weather.

#### C. Construction-Phase Monitoring Program

Water quality will be monitored throughout development of SilverLeaf. The construction-phase monitoring program has been designed to identify any impacts, trends or changes in water quality occurring since the baseline monitoring events.

The construction-phase monitoring program will comprise semi-annual sampling events of the same parameters and at the same stations as the baseline sampling events (Table 1) for all parameters except benthic macroinvertebrate community sampling shall only be sampled annually. All parameters, including bioassessment of benthic macroinvertebrate communities, will be monitored at both stations. Bioassessment of benthic macroinvertebrate communities will occur at stations TC-1 and TC-2 on an annual basis.

Table 1. Water quality parameters and analytical methods for baseline and construction-phase water quality monitoring programs at SilverLeaf.

Parameter	Units	Method
<b>Field (in situ) Measurements</b>		
Temperature	°C	EPA 170.1
pH	std. units	EPA 150.1
Dissolved Oxygen (DO)	mg/L	EPA 360.1
Specific Conductance	µmhos/cm	EPA 120.1
Turbidity	NTU	EPA 180.1
Flow	cm/sec	FDEP SOP
Secchi Disk Transparency	feet	FDEP SOP
<b>Physical Properties</b>		
Color	CU	EPA 110.2
Total Hardness as CaCO <sub>3</sub>	mg/L	EPA 130.2
Total Dissolved Solids (TDS)	mg/L	EPA 160.1
Total Suspended Solids (TSS)	mg/L	EPA 160.2
<b>Inorganic Anions</b>		
Alkalinity	mg/L	EPA 310.1
Total Phosphorus	mg/L	EPA 365.4
Nitrate/Nitrite	mg/L	EPA 353.2
Total Kjeldahl Nitrogen (TKN)	mg/L	EPA 351.2
<b>Organics</b>		
Biochemical Oxygen Demand	mg/L	EPA 405.1
Ortho-phosphate	mg/L	EPA 365.1
Total Nitrogen	mg/L	TKN+NO <sub>3</sub> /NO <sub>2</sub>
NH <sub>3</sub> Ammonia	mg/L	EPA 350.1
Chlorophyll A	mg/L	SM10200H
<b>Bacteria</b>		
Fecal Coliform (FC) Bacteria	# per 100 mL	SM 9221-B
<b>Benthic Macroinvertebrates</b>		
Habitat Assessment	[numeric score]	#BA-17, BA-18 <sup>a</sup>
Dip Net Sampling	[biometrics]	#BA-7, BA-8 <sup>a</sup>

<sup>a</sup> FDEP SOPs, Bureau of Laboratories, Biology Section, Tallahassee, Florida.



Part III Methods

**A. Quality Assurance/Quality Control**

All field activities (*in situ* measurements, and collection of water samples and benthic macroinvertebrates) and bench laboratory activities will be conducted in accordance with EPA and FDER approved protocol. Instrument calibrations, replicate sampling, and other specific QA/QC procedures are described in the following sections.

**B. Surface Water Sampling**

**1. Field Measurements and Observations.** Weather and water quality conditions and field measurements will be recorded at each station onto field data capture sheets (Attachment A). Weather data will include 24-hour antecedent rainfall (based on data recorded at Jacksonville Naval Air Station, the nearest First Order Climatological Station). Water quality conditions will include flow regime, water color, surface clarity, and any nuisance conditions. Field measurements will include total depth, Secchi disk depth and *in situ* measurements.

The following physio-chemical water quality parameters will be measured *in situ* at each station using a HydroLab Quanta-G: water temperature, dissolved oxygen, pH, and specific conductance. On the morning of each sampling event, the HydroLab will be calibrated for dissolved oxygen, pH, and conductivity. Calibration results will be recorded on the Calibration Capture Sheets (Attachment A). Following each sampling event, calibration checks will be conducted to verify that measurement error was less than 1.0 percent for all parameters. Turbidity will be measured in the field using a Hoch Model 16800 nephelometric turbidimeter. The turbidimeter will be calibrated in the field using Gelex secondary turbidity standards (0-10 and 0-100 NTU).

**2. Collection of Water Samples.** Sample collection information, including sampling time, sampling depth, analytical parameters, sample containers, handling procedures and quality assurance protocol, will be recorded at each station onto field data capture sheets (Attachment A). Pre-cleaned containers will be provided (with preservatives added) by the subcontract laboratory. All sample containers will be labeled on site with station name, sample identification number, and date and time of collection. Water samples for laboratory analyses will be collected subsurface (0.5 feet) by hand grab at each station.

A field duplicate sample will be collected sequentially with the primary water sample at one station, and will be submitted as a blind duplicate to the subcontract laboratories. Immediately following collection, all sample containers will be sealed and placed on ice. Chain-of-custody records for the water samples will be initiated at the time of collection and kept with the sealed sample coolers, which will be hand delivered to the subcontract laboratory by testing personnel.

**3. Laboratory Analyses.** Water chemistry and bacteriological parameters will be analyzed using EPA-approved methods by Environmental Conservation Laboratories ("ENCO"), a subcontract laboratory. ENCO is fully certified for analysis of environmental samples by the FDER and NRIAC (FDER: 910190 and NRIAC: B8227). The analytical method detection limit (MDL) for each parameter will be lower than its maximum contaminant level (MCL), based on state surface water quality criteria. Copies of the original laboratory reports will be provided as appendices to monitoring reports.

### C. Benthic Macroinvertebrates

1. Habitat Assessment. Benthic habitats will be evaluated in accordance with FDEP Standard Operating Procedures (SOPs). FDEP Physical/Chemical Characterization Field Data Sheets (Attachment A) will be completed at each station using Physical/Chemical Characterization Techniques (SOP #BA-17). Next, a Freshwater Benthic Habitat Assessment Field Data Sheet (Attachment A) will be completed using Habitat Assessment Techniques (SOP #BA-18). Finally, the resulting Habitat Assessment scores will be used to interpret the benthic macroinvertebrate community biometrics for each station.

2. Sample Collection. Benthic macroinvertebrates will be collected by dip net sampling (SOP #BA-7). Twenty (20) discrete 0.5 meter sweeps of a U.S. Standard 30-mesh D-frame dip net will be distributed across the "major" or "most productive" habitats identified during Habitat Assessment. Composite netted material will be spread out on 30-mesh kick net in direct sunlight, and live organisms will be picked and placed in small jars of 70 percent ethanol. Retained debris will be collected in wide mouth jugs and preserved with ten percent buffered formalin and rose bengal stain.

3. Sample Processing. The dip net and grab samples will be processed by FDEP protocol (SOP #BA-8 and #BA-10, respectively). Bulk samples will be placed in a white ceramic pan for separation of the organisms from inert materials under low (2X) magnification. Each sample will be picked two times by testing personnel. Organisms will be preserved in 70 percent ethanol and placed in labeled glass vials for taxonomic sorting and identification.

4. Taxonomic Identification and Enumeration. Organisms will be sorted, counted and identified to the lowest practicable taxonomic level in accordance with FDEP protocol (SOP #BA-15, BA-15.1 and BA-16). If more than 100 oligochaete worms or chironomid midges are present in a sample, subsampling techniques (SOP #BA-15) will be implemented. Oligochaetes, chironomid midges and aquatic mites will be mounted on slides (SOP #BA-15.1) for identification under a compound microscope (magnification 100X and 430X). Specimens of other taxa will be examined under a stereoscope (magnification 10X through 70X).

Enumeration procedures will also follow FDEP guidelines (SOP #BA-16). Following identification, the number of specimens within each taxon will be recorded onto a Macroinvertebrate Bench Sheet. Empty bivalve or gastropod mollusk shells will not be counted. Specimens that are missing their heads (most often oligochaetes) will not be counted. Specimens not classified as benthic macroinvertebrates (e.g., nematodes, cladocerans, rotifers or fish) will not be counted. Specimens of taxa not previously encountered by testing personnel will be removed for inclusion in a Reference Collection. All specimens will be properly labeled and retained by testing personnel for a period of five (5) years beyond completion of this investigation.

5. Analysis of Taxonomic Data. Taxonomic data from this investigation will be entered onto BIO9 Species Diversity Entry Program (Ley, 1995), a computer program developed and used by FDEP for calculation of benthic macroinvertebrate community biometrics. The following biometrics will be calculated for each station:

- Shannon's Diversity Index,
- Species Equitability,
- Number of Total Taxa ("Species Richness"),
- Number of EPT Taxa,
- Number of Chironomid Taxa,

Percent Contribution of Dominant Taxon,  
Percent Contribution of Diptera,  
Florida Index,  
Percent Contribution of Suspension Feeders ("Filterers"), and  
Stream Condition Index (SCI) Score and Interpretation.

#### Part IV. Reporting

##### **A. Report of Baseline Conditions**

The Report of Baseline Conditions will provide all analytical results from the baseline sampling events, including field measurements, laboratory analyses and biological assessments. Results will be presented in tabular format, along with associated water quality criteria (Rule 62-302.530 F.A.C.). Copies of original laboratory reports and chain-of-custody documentation will be appended. This report will describe any changes in scope or methods from those presented in this WQMP. This initial report will be submitted to FDEP and Northeast Florida Regional Council (NEFRC).

##### **B. Semi-Annual Reports**

Reports for each semi-annual construction-phase monitoring event will be similar in content and format to the Report of Baseline Conditions, and will include data tables presenting cumulative results of all monitoring events to date. Reports of semi-annual monitoring events will be submitted semiannually to FDEP for review.

##### **C. Annual Reports**

Annual reports summarizing the results of the year's semi-annual sampling events will be presented to NEFRC.

#### Part V. Re-Evaluation

Every five (5) years, unless otherwise agreed upon by Northeast District FDEP and the Developer, the WQMP shall be reviewed and evaluated pursuant to Chapter 62-302 F.A.C. Sampling methods, locations, parameters, and frequency shall be evaluated and, if necessary, modified. Dates of construction phases and sampling activities may be scheduled during this meeting. Reevaluation may occur sooner than every five (5) years at the request of either the Developer or FDEP with consent of the other party.

**Exhibit 6**

**Transportation Mitigation Plan**

## EXHIBIT 6 TRANSPORTATION MITIGATION PLAN

PHASE 1									
Roadway	Limits	Road Type	Length (mi)	Improvement	Cost per Mile FY 2012/2013	Construction Cost (C/M*1)	R/W (19%) (CC*0.19)	Engineering Cost (4%) [(CC+RW)*.04]	Total Project Cost in SFY 12/13
Phase 1 Transportation Mitigation									
CR 2209	John's Creek Pkwy to Parcel 4 Access	Urban	1.54	Construct 4 Lanes - Urban	\$5,635,152	\$8,678,134	\$1,648,846	\$4,750,411	\$15,077,390
CR 2209	Parcel 4 Access to SR 16 Connector	Suburb	2.46	Construct 4 Lanes - Suburban	\$3,764,232	\$9,260,010	\$1,759,402	\$5,068,929	\$16,028,341
CR 2209 12' Multi-use Path	CR 210 to SR 16 Connector	Suburb	4.22	Upgrade S/W to 12' wide M/U Path	\$120,887	\$510,142	\$0	\$234,665	\$744,807
SR 16 Connector	CR 2209 to SR 16	Suburb	2.21	Construct 4 Lanes - Suburban	\$3,764,232	\$8,318,952	\$1,580,601	\$4,553,794	\$14,453,267
SR 16 Connector 12' Multi-use Path	CR 2209 to SR 16	Suburb	2.21	Upgrade S/W to 12' wide M/U	\$120,887	\$267,159	\$0	\$122,893	\$390,053
SR 16 Connector/CR 25A	Intersection	Suburb	N/A	Intersection Improvements	\$1,500,000	\$1,500,000	\$285,000	\$821,100	\$7,609,100
Night-of-way, Survey, Engineering, Permitting, Environmental Mitigation, and Drainage/Stormwater Treatment facilities*									\$29,169,840
<b>Phase 1 Total</b>									<b>\$78,528,877</b>

PHASE 2									
Roadway	Limits	Road Type	Length (mi)	Improvement	Cost per Mile FY 2012/2013	Construction Cost (C/M*1)	R/W (19%) (CC*0.19)	Engineering Cost (4%) [(CC+RW)*.04]	Total Project Cost in SFY 12/13
Phase 2 Transportation Mitigation									
<b>Phase 2 Total</b>									
<b>Phase 1 &amp; 2 Total</b>									<b>\$78,528,877</b>

PHASE 3									
Roadway	Limits	Road Type	Length (mi)	Improvement	Cost per Mile FY 2012/2013	Construction Cost (C/M*1)	R/W (19%) (CC*0.19)	Engineering Cost (4%) [(CC+RW)*.04]	Total Project Cost in SFY 12/13
Phase 3 Transportation Mitigation									
<b>Phase 3 Total</b>									
<b>Grand Total</b>									<b>\$78,528,877</b>

\* Includes additional right-of-way for widening CR 2209 from 4 to 6 lanes from CR 210 to SR 16 Connector (42.78 acres); right-of-way for IGP Connector as 6 lanes from SR 16 Connector to IGP (89.24 acres); engineering design, permitting, wetland mitigation, and drainage/stormwater treatment for widening of CR 2209 from 4 to 6 lanes from John's Creek Parkway to SR 16 Connector; engineering design, permitting, wetland mitigation, and drainage/stormwater treatment for IGP connector as 6 lanes.

**Exhibit 7**

**Integrated Pesticide/Nutrient Management Plan**

**[No Change]**

## SILVERLEAF DRI

### INTEGRATED PESTICIDE/NUTRIENT MANAGEMENT PLAN

This Integrated Pesticide/Nutrient Management Plan (IPMP) has been designed to fulfill the following three principal objectives:

1. Maintain a balanced and healthy turf to maximize its natural resistance to disease;
2. Control turfgrass infestations below levels which necessitate widespread chemical treatments;
3. Progressively reduce dependence on chemicals through an ongoing turf monitoring and management program.

Beginning with golf construction and continuing through project build-out, this IPMP focuses primarily on the six basic and essential elements described below.

**GOLF COURSE DEVELOPMENT:** Follow construction strategies that take into account and provide for soil selectivity and conditioning, site shaping and contouring, erosion control, turfgrass suitability, opportunities for a variety of environmental enhancements.

**CULTURAL PRACTICES:** Maintain a healthy and luxuriant turf over golf areas, and in other lawn acreage throughout the golf course to minimize need for fertilizers, insecticides and other chemicals.

**BIOLOGICAL PRACTICES:** Minimize fairway play acreage, while establishing the most disease resistant turfgrasses; and utilize to the greatest possible extent native vegetation and roughs.

**CHEMICALS:** Apply chemical treatments only on an as-needed basis, and selectively use effective, non-persistent products that are formulated for local soils. Application instructions will be strictly followed, and care will be taken to avoid highly toxic pesticides and those that produce allergenic or otherwise objectionable aerosols.

**RECORDS:** Keep a daily log(s) to record all maintenance and improvement activity associated with the golf course. This would include repairs, modifications, and new construction; mowing and irrigation schedules; and particulars (labels) on fertilizers, conditioners, and pesticide applications (personnel, compound, purpose, date, time, ambient weather, rate, precautions and procedures). Also, comply with the sampling submittal, and record-keeping requirements of permitting and regulatory agencies.

**UPGRADING:** Provide a framework for effective and efficient operations, and review and evaluate features needed to make measurable improvements in the plan as experience and technology may dictate.

### **GOLF COURSE DEVELOPMENT**

At the completion of final grading, soil analysis will be conducted to determine soil fertility and other properties essential for successful seeding and germination. It is anticipated that there will be some requirements for lime, fertilizers, and perhaps other soil conditioners. Until a grass cover is

established, erosion will be controlled through the use of filter fabric, mulches, and hay bales, and in some cases, sodding with Bermuda or Bahia grasses.

The irrigation system will be completely automated.

## CULTURAL PRACTICES

Cultural practices involve all of the various procedures directed toward the maintenance of healthy turf grasses and associated landscaping. The key to healthy turf is intensive, daily care. This includes cutting with sharp blades and accurately adjusted mowers, together with a comprehensive inspection for incipient problems. Grass that is infrequently cut, cut too short, or cut by dull blades becomes weakened and susceptible to disease and weeds.

Such techniques as verti-cutting, thatching, aeration, topdressing, frequent soil testing, timely fertilization, and other positive practices help keep a high quality turf without the excessive use of toxic chemicals.

The importance of a sound irrigation system cannot be overemphasized for good turf and landscape management practices. Golf course configuration will be designed around automated controls that can be operated on the basis of on-site weather data, as well as specific requirements associated with a variety of tasks such as fertilization, overseeding, and the like. This system includes a frequent and rigid inspection and maintenance program to avoid mechanical failures, and to insure adequate coverages at calculated flow rates. The precautions should essentially eliminate flooding from "blowouts," nutrient losses by leaching or puddling or "burn-outs" from lack of water.

## BIOLOGICAL PRACTICES

Biologically, the first and most important Best Management Practice (BMP) is the selection of appropriate, site specific grasses and landscaping vegetation. Turf grasses will vary by golf course areas depending on their characteristics relative to play requirements on tees, fairways, roughs, collars, fringes, and greens. Three varieties of Bermuda grass will be provided on fairways (T-419), tees (T-328), and greens (Tif-dwarf). For the most part, on-site trees and shrubs will be transplanted where there are plans to create landscaping and vegetative focal points. Elsewhere, the landscape will be selected from lists of hardy and attractive species that are beneficial to both resident and migratory wildlife.

Also, biological agents will be used, as they become available, to counteract turf and landscaping problems that would otherwise require control by chemical means. To the extent possible, this type of control can be achieved to some degree by nurturing the beneficial insects and microbes that normally occur under the conditions conducive to plant nematodes to keep the crickets in check. Findings from golf courses in Florida suggest that the use of these worms alone can significantly reduce the incidences of serious mole cricket infestations.

## CHEMICALS

In spite of every effort to adhere to BMP's, each category of pests may have to be controlled by chemicals at one time or another. The rationale in the use of chemical controls is to apply minimal



amounts, as necessary, to prevent the type of large-scale infestations that can only be eradicated through massive chemical treatment. In this regard, the general guidelines for pesticide usage have been summarized below.

The only pesticides used will be those having a half-life of 70 days, or less. Also, considerations will be given to their N-octanol/water partition coefficients, lethal dose coefficients, and their solubility properties. As noted above, current soil analyses will be used to determine soil-pesticide interaction ratings as issued by both the USDA and the Institute for Food and Agricultural Sciences (IFAS) at the University of Florida. In each fiscal year, listings of chemicals and application rates and schedules will be prepared and submitted to regulatory agencies upon request.

In the case of each pest, threshold tolerance levels will be recorded and updated. Naturally, this number will vary on the type of infestation, turf condition, and course location. For example, healthy turf is more likely than poor turf to withstand a moderate infestation by the white grub. Similarly, more pest damage can be accepted in fairways than on tees and greens.

The timing of pesticide applications is a critical factor in reducing the overall need for chemical use. Even though our objective will be to maintain effective control by the use of spot-treatments and good course conditioning, there will be times when the broad application of a particular pesticide is required. One such occasion, for example, might be in early summer, when dosing the entire course for mole cricket larvae could alleviate the need for frequent and stronger applications throughout the warm-weather season. Through this type of understanding, the principal goal of the chemical program is to maximize pest control while minimizing the use of toxic substances.

Chemical will not be stored within 200 feet of a wetland or water body, unless secondary containment is provided. Further, BMPs will be used for chemical handling, chemical transferring and chemical applications.

Qualified supervision and conscientious oversight are keys to the success of the chemical usage program. Therefore, a careful selection will be made to fill the position of superintendent for the golf course and grounds. This person must be well schooled in horticulture and turf sciences, and must be state licensed to handle and distribute the pesticides. Experience will be another very important consideration in this choice. The particulars concerning pesticide storage and anticipated use are described in the attached exhibit.

## RECORDS

Record keeping is ultimately the most important and a valuable component of this IPMP. In this way, daily log entries will provide a long-term database regarding chemical development, and justification of effective pest control methodologies. Furthermore, this database will provide essential information for accounting and inventory control, water quality monitoring tasks, and for reviews by local, state and federal regulatory agencies.

## UPGRADING

In the recent past, turf management, horticulture, and integrated pest management have become academic disciplines based upon a growing foundation of scientific inquiry. In the construction of the golf course, we intend at the outset, to benefit from all applicable information that is now available

In these areas. Thereafter, over the long term, every effort will be made to continuously upgrade our own experience and implementations, and through our respective professional affiliations.

## **RECORD KEEPING**

Record keeping is the ingredient tying the IPMP together and maximizing its efficiency. There are two aspects to record keeping:

- History of pest problems, including when and where, probable cause, treatment tried, results, and any other factor (such as weather) which may be relevant.
- Daily record of pesticides/fertilizers applied, including concentrations, methods of application, operator, reason (cyclical, preventative, problem area, etc.) weather conditions, and total quantities applied.

The forms used to record the information can be tailored to the golf course superintendent's preference; however, it should be remembered that they will be important for a number of different applications, including:

- The superintendent will use them for problem solving, scheduling and purchasing and inventory control.
- The internal and external accountants will use them for financial statement preparation and inventory control.
- The external auditor responsible for monitoring water quality will use them for determining testing parameters and analyzing test results.
- Local, state and federal officials will use them to monitor adherence to overall governmental standards as well as compliance with specific development orders, or other permitting requirements.

## **STORAGE**

- All chemicals will be stored separate from any fertilizer or fuels.
- The storage building will be self-contained to prevent contamination of the ground and ground water in the case of container failure.
- With the increasing number of golf courses, this area is experiencing many more suppliers. Therefore, it is not necessary to stock large quantities of chemicals. It is anticipated this building will be in the range of 100-150 square feet and the products will be used or returned to the supplier by the end of each season.

Exhibit 8

Intentionally Omitted

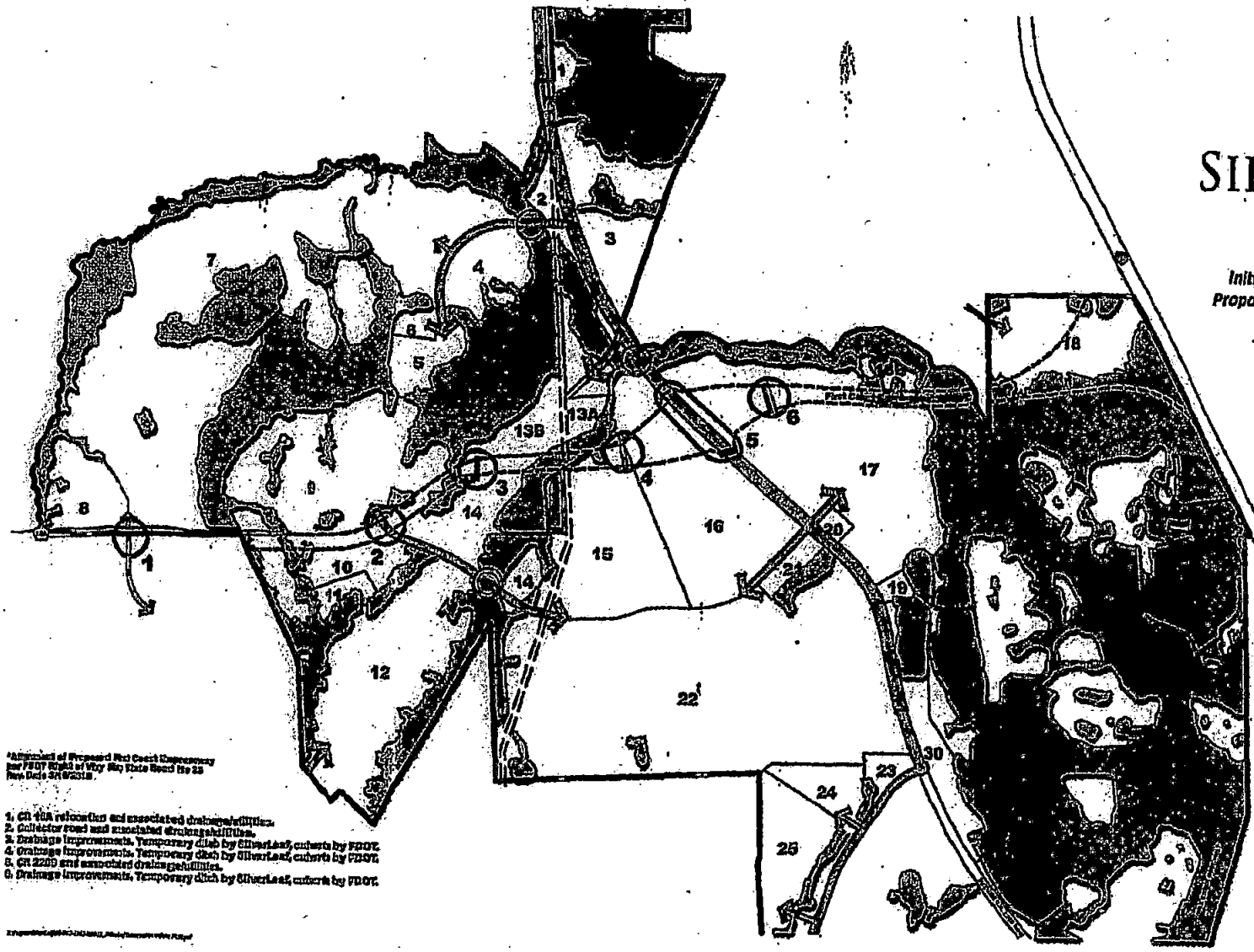
**Exhibit 9**

**Initial Improvements within Proposed First Coast Expressway**

**[No Change]**



*Initial Improvements Within  
Proposed First Coast Expressway*



*\*Abstract of Proposed First Coast Expressway  
see PDOT State of Maryland State Road No. 23  
Per. Date 5/1/2012*

- 1. CR 228A relocation and associated drainage facilities.
- 2. Collector road and associated drainage facilities.
- 3. Drainage improvements. Temporary ditch by SilverLeaf, culvert by PDOT.
- 4. Drainage improvements. Temporary ditch by SilverLeaf, culvert by PDOT.
- 5. CR 228B and associated drainage facilities.
- 6. Drainage improvements. Temporary ditch by SilverLeaf, culvert by PDOT.

