

RESOLUTION NO. 2021- 82

(Amendment to the Saint Johns DRI Development Order)

A Resolution of the Board of County Commissioners of the County of St. Johns, State of Florida, modifying the Saint Johns DRI Development Order as previously approved by St. Johns County Resolution Nos. 91-130, 91-183, 94-211, 95-06, 96-102, 96-233, 98-126, 98-179, 99-20, 99-173, 2002-53, 2003-116, 2004-133, 2006-290, 2011-335 and 2017-117; 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; finding that the modifications provide for a legitimate public benefit and purpose; and providing for an effective date.

WHEREAS, on August 27, 1991, a Development of Regional Impact Development Order (the "Development Order") was issued by the Board of County Commissioners of St. Johns County (the "Board"), pursuant to Resolution No. 91-130, authorizing development of the property known as Saint Johns; and

WHEREAS, the Development Order was modified by the Board by adoption of Resolution No. 91-183, incorporating Development Order changes pursuant to the Settlement Agreement between the Department of Community Affairs (the "DCA"), the Developer, and St. Johns County; and

WHEREAS, the Development Order was subsequently amended by the Board by adoption of Resolution 94-211, Resolution 95-06, Resolution 96-102, Resolution 96-233, Resolution 98-126, Resolution 98-179, Resolution 99-20, Resolution 99-173, Resolution 2002-53, Resolution 2003-116, Resolution 2004-133, Resolution 2006-290, Resolution 2011-335 and Resolution 2017-117; and

WHEREAS, Six Mile Creek Investment Group, LLC has submitted a Development Order Amendment to the Saint Johns Development of Regional Impact ("DRI") dated December 30, 2019, as revised on July 24, 2020, October 30, 2020, December 29, 2020 and January 8, 2021, requesting modification of certain terms of the Development Order; and

WHEREAS, the Development Order Amendment is consistent with the St. Johns County Comprehensive Plan 2025 and the St. Johns County Land Development Code and Section 380.06(7), Florida Statutes; and

WHEREAS, the changes proposed in the Development Order Amendment meet the terms of Section 380.06(7), of the current Florida Statutes and provide a legitimate public benefit and purpose; and

WHEREAS, the Board has reviewed the Development Order Amendment at a public hearing held on February 16, 2021.

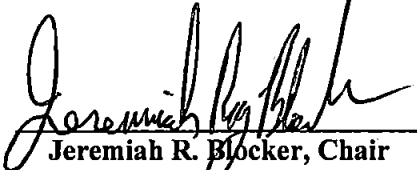
NOW THEREFORE, be it resolved by the Board of County Commissioners of St. Johns County, Florida:

1. The following facts are determined in connection with this Resolution;
 - a. The existing Development Order, as previously amended and as modified by this Resolution, is consistent with the St. Johns County Comprehensive Plan 2025 adopted August 17, 2010, in Ordinance 2010-38, as modified.
 - b. The existing Development Order, as previously amended and as modified by this Resolution, is consistent with the St. Johns County Land Development Code.
 - c. The existing Development Order, as previously amended and as modified by this Resolution, provides a legitimate public benefit and purpose.
2. The legal description of the property within the Saint Johns DRI is hereby revised to include an approximately 71 acre parcel as described and identified as the "TrailMark Added Lands" on the revised Saint Johns DRI legal description attached as Exhibit "A" to this Resolution. The Application for Development Approval ("ADA"), Response to Request for Additional Information submitted January 30, 1991, and Response to Second Request for Additional Information submitted March 18, 1991, are described on Exhibit B to Resolution 91-130 and the development shall be carried out in conformance with the ADA as approved by Resolution No. 91-130 as previously modified by Resolutions 91-183; 94-211; 95-06; 96-102; 96-233; 98-126; 98-179; 99-20; 99-173; 2002-53; 2003-116; 2004-133; 2006-290; 2011-335 and 2017-117 and as further modified by this Resolution.
3. The Master Development Plan for the Six Mile Creek Parcel of Saint Johns identified as Map H – Page 2 is hereby replaced by the revised Master Development Plan for the Six Mile Creek Parcel of Saint Johns, Map H – Page 2, attached as Exhibit "C" to this Resolution and such revision (i) expands the boundary of the Saint Johns DRI to include the TrailMark Added Lands to Six Mile Creek South Parcel 16; (ii) more accurately reflects the revised Saint Johns DRI legal description; and (iii) adds the Six Mile Creek South Map H-1 graphic.
4. The Development Order adopted by Resolution 91-130, as amended by Resolutions 91-183, 94-211, 95-06, 96-102, 96-233, 98-126, 98-179, 99-20, 99-173, 2002-53, 2003-116, 2004-133, 2006-290, 2011-335 and 2017-117, is hereby modified by approval of the changes requested in the Saint Johns DRI Development Order Amendment reflected in the blacklined version of the changes to the Development Order attached as Exhibit "B" to this Resolution and are as follows:
 - a. Modifies Development Order Specific Condition A. to (i) update the DRI mix of uses per the prior land use exchanges within the DRI and (ii) update the Development Order pursuant to changes to Section 380.06, Florida Statutes.

- b. Modifies Development Order General Conditions E. and F. and Specific Conditions A. and a portion of FF. to incorporate the legislative extensions that have been granted to extend the DRI termination, build-out, downzoning protection, phasing and related mitigation expiration dates as specified in Exhibit "B".
 - c. Modifies Development Order Specific Condition F. to specify the upland buffer requirements applicable to the TrailMark Added Lands as specified in Exhibit "B".
 - d. Modifies Development Order General Conditions I., J. and L. and Specific Conditions T., a portion of FF. and LL. and the Restated Saint Johns DRI/DO Biennial Monitoring Report Requirements to delete the Saint Johns DRI biennial monitoring report development conditions, except for the revised traffic report development conditions, and to delete the development condition related to substantial deviations as specified in Exhibit "B". Specific Condition LL. is also modified to remove a reference to a no longer relevant state agency as specified in Exhibit "B".
5. The remainder of the Amended and Restated Development Order Conditions for the Saint Johns Development of Regional Impact are unchanged.
 6. Except as modified by this Resolution, the Saint Johns DRI Development Order shall remain in full force and effect.
 7. This Resolution shall become effective immediately upon adoption.

Passed and approved by the Board of County Commissioners of St. Johns County, Florida,
this 16 day of February, 2021.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: 
Jeremiah R. Blocker, Chair

ATTEST: Brandon J. Patty, Clerk of the Circuit Court and Comptroller

By: 
Deputy Clerk



RENDITION DATE: 2/18/21

EXHIBIT "A"

REVISED SAINT JOHNS DRI LEGAL DESCRIPTION



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ST. JOHNS INTERCHANGE TRACT NORTHWEST QUADRANT

ALL OF SECTION 3, LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 10, LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 15 LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 43 LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 44, TOGETHER WITH A PART OF SECTION 38 OF THE ANTONIO HUERTAS GRANT LYING NORTHWEST OF INTERNATIONAL GOLF PARKWAY, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°35'47" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 562.78 FEET; THENCE SOUTH 45°30'06" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 81.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY; THENCE SOUTH 44°29'54" WEST ALONG SAID RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 484.97 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3531.68 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 291.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 42°08'03" WEST AND A CHORD DISTANCE OF 291.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39°45'13" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 193.96 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 3897.58 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 50°29'50" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2692.30 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF THE UTILITY SITE AS RECORDED IN OFFICIAL RECORDS BOOK 1095, PAGE 1592 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 53°13'38" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY LINE OF SAID UTILITY SITE

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AND ITS WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2224.53 FEET; THENCE NORTH 14°55'52" EAST ALONG THE NORTHWESTERLY LINE OF AFORESAID SECTION 44 AND ITS SOUTHWESTERLY PROJECTION THEREOF, A DISTANCE OF 7123.49 FEET TO THE NORTHWESTERLY CORNER OF SAID SECTION 44; THENCE NORTH 16°14'53" EAST ALONG THE NORTHWESTERLY LINE OF AFORESAID SECTION 43, A DISTANCE OF 2983.85 FEET TO A POINT ON SAID NORTHWESTERLY LINE OF SECTION 43; THENCE NORTH 01°01'14" WEST ALONG THE WEST LINE OF AFORESAID SECTIONS 10 AND 3 TO THE NORTHWEST CORNER OF SAID SECTION 3, A DISTANCE OF 6098.77 FEET; THENCE NORTH 88°54'53" EAST ALONG THE LINE DIVIDING TOWNSHIP 5 SOUTH AND TOWNSHIP 6 SOUTH, ALSO BEING THE NORTH LINE OF SAID SECTION 3 TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 136.16 FEET; THENCE SOUTH 27°32'59" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 10,169.46 FEET; THENCE SOUTH 24°32'59" EAST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 AND ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING TO INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 676.83 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1051.92 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 09°28'36" EAST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°35'47" WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1430.56 ACRES MORE OR LESS.



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ST. JOHNS INTERCHANGE TRACT SOUTHEAST QUADRANT

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 18, TOGETHER WITH A PART OF GOVERNMENT LOTS 1 AND 2, SECTION 14 ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH $89^{\circ}32'10''$ WEST ALONG THE NORTH LINE OF SAID SECTION 14 AND ALONG THE CENTERLINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 1390.41 FEET; THENCE SOUTH $00^{\circ}24'16''$ WEST, A DISTANCE OF 33.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY WITH THE WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $00^{\circ}24'16''$ WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, A DISTANCE OF 1183.66 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 583.89 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 214.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $10^{\circ}56'22''$ WEST AND A CHORD DISTANCE OF 213.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $21^{\circ}28'28''$ WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, A DISTANCE OF 206.71 FEET; THENCE SOUTH $81^{\circ}19'58''$ WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, A DISTANCE OF 198.00 FEET; THENCE SOUTH $21^{\circ}28'28''$ WEST, A DISTANCE OF 216.68 FEET; THENCE SOUTH $81^{\circ}19'58''$ WEST, A DISTANCE OF 435.88 FEET; THENCE SOUTH $25^{\circ}06'46''$ WEST, A DISTANCE OF 281.02 FEET; THENCE SOUTH $81^{\circ}18'57''$ WEST, A DISTANCE OF 649.70 FEET; THENCE SOUTH $12^{\circ}19'58''$ EAST, A DISTANCE OF 148.69 FEET; THENCE SOUTH $81^{\circ}19'58''$ WEST ALONG A LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 598.47 FEET; THENCE NORTH $27^{\circ}32'59''$ WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 154.32 FEET; THENCE NORTH $24^{\circ}32'59''$ WEST LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO AFORESAID INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 676.83 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 593.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $08^{\circ}23'59''$ WEST AND A CHORD DISTANCE OF 585.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $07^{\circ}45'01''$ EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 682.79 FEET TO THE POINT OF CURVE OF A

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INTENDED TO BE THE SAME LANDS AS THOSE DESCRIBED IN OFFICIAL RECORDS VOLUME 837, PAGE 810, LESS AND EXCEPT THE INTERCHANGE PARCEL CONVEYED TO FLORIDA DEPARTMENT OF TRANSPORTATION.

CONTAINING 114.06 ACRES MORE OR LESS.

OF BEGINNING.
INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 429.76 FEET TO THE POINT OF BEGINNING.
89°32'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 314.99 FEET; THENCE NORTH INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO ITS ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 71°47'29" EAST RIGHT-OF-WAY LINE OF SAID RAMP, A DISTANCE OF 882.93 FEET TO AN CURVE; THENCE NORTH 89°32'10" EAST CONTINUING ALONG SAID SOUTHERLY A CHORD DISTANCE OF 417.55 FEET TO THE POINT OF TANGENCY OF SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 86°17'36" EAST AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 417.77 FEET, SAID CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAMP AND CONCAVE SOUTHERLY HAVING A RADIUS OF 3690.72 FEET; THENCE EASTERLY 210.20 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAMP, A DISTANCE OF POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 78°05'12" EAST ALONG OF 412.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 42°55'16" EAST AND A CHORD DISTANCE OF 387.14 FEET TO THE RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE 336.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF



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SAINT JOHNS INTERCHANGE TRACT NORTHEAST QUADRANT

PART OF SECTIONS 2 AND 3 TOGETHER WITH ALL OF SECTION 10 LYING EAST OF INTERSTATE 95 RIGHT-OF-WAY (A VARIABLE RIGHT-OF-WAY WIDTH BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2411) TOGETHER WITH ALL OF SECTION 11 LESS AND EXCEPT THE EAST 1/2 OF, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THAT PART LYING IN AND WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89°32'10" EAST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1325.00 FEET; THENCE NORTH 00°23'04" EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERNATIONAL GOLF PARKWAY TO INTERSTATE 95, A DISTANCE OF 102.42 FEET, SAID POINT BEING THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 706.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 215.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 65°55'06" WEST AND A CHORD DISTANCE OF 214.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57°09'40" WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1048.98 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 528.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 42°45'46" WEST AND A CHORD DISTANCE OF 523.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°21'52" WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERNATIONAL GOLF PARKWAY TO INTERSTATE 95 TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 95, A DISTANCE OF 1695.35 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 3030.53 FEET; THENCE NORTH 89°18'55" EAST, LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4946.39 FEET; THENCE SOUTH 00°11'37" EAST ALONG THE WEST LINE OF SAID EAST 1/2 OF SECTION 11 AND A NORTHERLY PROJECTION THEREOF, A DISTANCE OF 4057.34 FEET; THENCE SOUTH 89°11'13" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, A DISTANCE OF 1311.89 FEET; THENCE SOUTH 00°23'04" WEST ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, A DISTANCE OF 1202.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 388.30 ACRES MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED

(INGRESS & EGRESS EASEMENT BY OFFICIAL RECORDS BOOK 819, PAGE 1538)

D:\Survey\Legals\sjh\ncquad.vpd

PART OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89°32'10" EAST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1325.00 FEET; THENCE NORTH 00°23'04" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11 TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM NINE MILE ROAD TO INTERSTATE 95 (A VARIABLE RIGHT-OF-WAY WIDTH BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431), A DISTANCE OF 102.42 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°23'04" EAST, A DISTANCE OF 212.70 FEET TO A POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 625.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 610.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°27'18" EAST AND A CHORD DISTANCE OF 586.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 60°28'02" EAST, A DISTANCE OF 415.00 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 715.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 64°58'26" EAST AND A CHORD DISTANCE OF 612.04 FEET TO THE END OF SAID CURVE; THENCE SOUTH 26°09'10" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 00°27'50" EAST ALONG A LINE TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF SAID RAMP LEADING FROM NINE MILE ROAD TO INTERSTATE 95, A DISTANCE OF 70.00 FEET; THENCE SOUTH 89°11'12" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 165.01 FEET; THENCE SOUTH 89°32'10" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 399.83 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 3948.72 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 455.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 86°14'03" WEST AND A CHORD DISTANCE OF 454.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 84°13'16" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 259.24 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 706.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 260.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°13'38" WEST AND A CHORD DISTANCE OF 258.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES MORE OR LESS.

SIX MILE CREEK PARCEL

A PART OF SECTIONS 18, 19, 31 AND 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SECTIONS 24, 25, AND 46, TOWNSHIP 6 SOUTH, RANGE 27 EAST, SECTIONS 6, 38, AND 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHN'S COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH $63^{\circ}23'48''$ EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 54.95 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 922.37 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 12.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $63^{\circ}46'47''$ EAST, AND A CHORD DISTANCE OF 12.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 922.37 FEET; THENCE NORTHEASTERLY ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 224.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $71^{\circ}07'58''$ EAST, AND A CHORD DISTANCE OF 223.87 FEET TO A POINT ON SAID CURVE; THENCE SOUTH $02^{\circ}36'50''$ EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1127.96 FEET; THENCE NORTH $87^{\circ}23'36''$ EAST, A DISTANCE OF 1337.89 FEET; THENCE NORTH $02^{\circ}36'44''$ WEST, A DISTANCE OF 764.85 FEET; THENCE NORTH $83^{\circ}08'33''$ EAST, A DISTANCE OF 299.81 FEET; THENCE NORTH $02^{\circ}37'28''$ WEST, TO ITS INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 16, A DISTANCE OF 466.00 FEET; THENCE NORTH $83^{\circ}08'48''$ EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 156.33 FEET; TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1399.69 FEET; THENCE EASTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 238.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $88^{\circ}02'04''$ EAST, AND A CHORD DISTANCE OF 238.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $87^{\circ}04'40''$ EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 698.07 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 826 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $02^{\circ}55'34''$ WEST, CONTINUING WITH SAID LANDS A DISTANCE OF 735.09 FEET; THENCE SOUTH $20^{\circ}16'19''$ WEST, CONTINUING WITH

SAID LANDS A DISTANCE OF 1699.97 FEET; THENCE SOUTH 31°54'53" EAST, CONTINUING WITH SAID LANDS A DISTANCE OF 506.42 FEET; THENCE NORTH 20°16'15" EAST, CONTINUING WITH SAID LANDS A DISTANCE OF 1916.58 FEET; THENCE NORTH 02°55'02" EAST, TO ITS INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 943.99 FEET; TO THE A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 988.37 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 376.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 81°53'53" EAST, AND A CHORD DISTANCE OF 373.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 70°59'57" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 330.65 FEET; THENCE SOUTH 72°33'50" EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2244.12 FEET; THENCE NORTH 21°23'43" EAST, A DISTANCE OF 649.77 FEET; THENCE SOUTH 70°32'01" EAST, A DISTANCE OF 608.86 FEET; THENCE SOUTH 26°43'11" WEST, A DISTANCE OF 285.03 FEET; THENCE SOUTH 70°31'16" EAST, A DISTANCE OF 679.30 FEET; THENCE SOUTH 36°14'16" WEST, A DISTANCE OF 2704.77 FEET; THENCE SOUTH 50°27'22" EAST, TO ITS INTERSECTION WITH THE CENTERLINE OF A 60 FEET WIDE INGRESS AND EGRESS BASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 749 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 2806.29 FEET; THENCE NORTH 68°58'53" EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 349.74 FEET; THENCE NORTH 38°41'04" EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1062.99 FEET; THENCE NORTH 24°03'39" EAST, A DISTANCE OF 160.94 FEET; THENCE SOUTH 61°21'45" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 339.53 FEET; THENCE SOUTH 72°23'10" EAST, TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 13-A A 100 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED, A DISTANCE OF 2613.00 FEET; THENCE SOUTH 19°34'54" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2235.43 FEET; THENCE NORTH 74°25'19" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1538.50 FEET; THENCE SOUTH 54°40'52" WEST, A DISTANCE OF 179.18 FEET; THENCE SOUTH 85°05'50" WEST, TO THE NORTHERLY CORNER OF LOT 5 AS SHOWN ON PLAT OF MILL CREEK ESTATES RECORDED IN MAP BOOK 14 PAGE 106 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 581.87 FEET; THENCE SOUTH 79°01'51" WEST, ALONG THE NORTHERLY LINE OF LOTS 6 AND 7 OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 1074.93 FEET; THENCE SOUTH 73°19'50" WEST, ALONG THE NORTHERLY LINE OF LOT 8, SAID MAP OF MILL CREEK

ESTATES, A DISTANCE OF 265.12 FEET; THENCE NORTH 38°16'58" WEST, TO ITS INTERSECTION WITH THE AFORESAID CENTERLINE OF THE 60 FEET WIDE INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 749 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1317.68 FEET; THENCE SOUTH 32°24'53" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 553.67 FEET; THENCE SOUTH 46°26'11" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1060.20 FEET; THENCE SOUTH 54°46'59" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 359.32 FEET; THENCE NORTH 32°27'37" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 511.83 FEET; THENCE NORTH 53°44'12" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 190.00 FEET; THENCE SOUTH 49°58'19" WEST, LEAVING SAID CENTERLINE, A DISTANCE OF 1302.78 FEET; THENCE SOUTH 40°03'36" EAST, A DISTANCE OF 594.57 FEET TO A POINT IN THE AFORESAID CENTERLINE; THENCE SOUTH 51°20'38" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 202.00 FEET; THENCE SOUTH 45°58'53" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 245.17 FEET; THENCE SOUTH 37°50'46" EAST, TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF LOT 19, AFOREMENTIONED MAP OF MILL CREEK ESTATES, A DISTANCE OF 464.72 FEET; THENCE SOUTH 28°41'32" WEST, CONTINUING ALONG THE NORTHERLY LINE OF LOTS 19 AND 20, A DISTANCE OF 951.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 78°30'30" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 2622.07 FEET TO THE CENTERLINE OF THE AFORESAID 60 FEET WIDE INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 749 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 10°58'45" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG LINES OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 13.74 FEET; THENCE SOUTH 79°08'03" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG LINES OF SAID MILL CREEK ESTATES, A DISTANCE OF 586.21 FEET; THENCE NORTH 83°25'33" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG LINES OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 325.39 FEET; THENCE SOUTH 84°16'49" EAST, CONTINUING WITH SAID CENTERLINE AND ALONG LINES OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 249.97 FEET; THENCE SOUTH 40°13'07" EAST, CONTINUING ALONG SAID CENTERLINE ALONG LINES OF SAID MILL CREEK ESTATES, A DISTANCE OF 110.39 FEET; THENCE NORTH 77°22'33" EAST, CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 1586.26 FEET; THENCE NORTH 88°34'49" EAST, CONTINUING ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13-A, A

DISTANCE OF 848.22 FEET; THENCE SOUTH 19°34'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.61 FEET; THENCE SOUTH 88°28'23" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 708.52 FEET TO A POINT IN THE WESTERLY LINE OF SECTION 37, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH 01°19'26" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 4917.21 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 37; THENCE SOUTH 89°53'35" EAST, ALONG THE SOUTH LINE OF SAID SECTION 37, A DISTANCE OF 1179.79 FEET TO THE SOUTHWESTERLY CORNER OF A 30 FEET WIDE DRAINAGE BASEMENT AS RECORDED IN DEED BOOK 182 AT PAGE 133; THENCE SOUTH 37°18'20" EAST, ALONG SAID SOUTHWESTERLY LINE TO ITS INTERSECTION WITH THE WESTERLY LINE OF STATE ROAD NO. 13-A, A DISTANCE OF 995.95 FEET; THENCE SOUTH 12°10'27" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1440.16 FEET; TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 2342.01 FEET; THENCE SOUTHWESTERLY CONTINUING WITH SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 591.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 04°56'12" WEST, AND A CHORD DISTANCE OF 590.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02°18'03" EAST, CONTINUING WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2010.75 FEET; THENCE NORTH 71°16'18" WEST, ALONG THE DIVISION LINE BETWEEN SECTION 4 AND SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST, A DISTANCE OF 4095.34 FEET; THENCE NORTH 60°26'27" WEST, CONTINUING ALONG SAID DIVISION LINE, A DISTANCE OF 1734.02 FEET TO THE COMMON CORNER TO SECTIONS 4, 5, AND 6; THENCE SOUTH 03°37'25" EAST, ALONG THE EASTERLY LINE OF SECTION 6, A DISTANCE OF 3052.10 FEET; THENCE SOUTH 03°33'13" EAST, ALONG THE EASTERLY LINE OF SECTION 38, A DISTANCE OF 2086.25 FEET; THENCE NORTH 87°12'39" WEST, A DISTANCE OF 863.15 FEET TO THE WATERS OF SIX MILE CREEK; THENCE NORTH 46°17'49" WEST, ALONG THE WATERS OF SAID SIX MILE CREEK, A DISTANCE OF 1430.00 FEET; THENCE NORTH 45°19'26" WEST, ALONG THE WATERS OF SAID SIX MILE CREEK, A DISTANCE OF 1973.08 FEET; THENCE NORTH 16°05'23" WEST, ALONG THE WATERS OF SAID SIX MILE CREEK, A DISTANCE OF 639.84 FEET; THENCE NORTH 05°55'41" EAST, A DISTANCE OF 540.00 FEET TO A POINT IN THE DIVISION LINE BETWEEN SECTIONS 6 AND 38; THENCE NORTH 89°20'12" WEST, ALONG SAID DIVISION LINE, A DISTANCE OF 540.00 FEET; THENCE NORTH 01°32'49" WEST, ALONG THE WESTERLY LINE OF THE NORTH 28 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2665.80 FEET TO A POINT IN SAID SIX MILE CREEK; THENCE WITH THE WATERS OF SAID SIX MILE CREEK THE FOLLOWING TWENTY NINE

(29) BEARING AND DISTANCES (1) NORTH 21°59'28" WEST, A DISTANCE OF 115.71 FEET; (2) THENCE NORTH 04°15'38" WEST, A DISTANCE OF 471.70 FEET; (3) THENCE NORTH 15°42'55" WEST, A DISTANCE OF 530.00 FEET; (4) THENCE NORTH 74°28'28" WEST, A DISTANCE OF 160.00 FEET; (5) THENCE NORTH 32°07'06" WEST, A DISTANCE OF 147.65 FEET; (6) THENCE NORTH 15°07'30" WEST, A DISTANCE OF 655.70 FEET; (7) THENCE NORTH 58°48'11" WEST, A DISTANCE OF 336.17 FEET; (8) THENCE NORTH 39°05'47" WEST, A DISTANCE OF 291.63 FEET; (9) THENCE NORTH 07°34'52" EAST, A DISTANCE OF 480.55 FEET; (10) THENCE NORTH 31°17'16" WEST, A DISTANCE OF 88.74 FEET; (11) THENCE NORTH 20°26'08" EAST, A DISTANCE OF 219.13 FEET; (12) THENCE NORTH 33°09'18" WEST, A DISTANCE OF 141.49 FEET; (13) THENCE NORTH 08°12'46" EAST, A DISTANCE OF 515.92 FEET; (14) THENCE NORTH 15°19'05" WEST, A DISTANCE OF 745.08 FEET; (15) THENCE NORTH 33°44'44" WEST, A DISTANCE OF 216.76 FEET; (16) THENCE NORTH 54°12'24" WEST, A DISTANCE OF 864.38 FEET; (17) THENCE NORTH 22°57'55" WEST, A DISTANCE OF 380.61 FEET; (18) THENCE NORTH 20°24'29" WEST, A DISTANCE OF 202.16 FEET; (19) THENCE SOUTH 88°26'32" WEST, A DISTANCE OF 190.74 FEET; (20) THENCE NORTH 55°09'29" WEST, A DISTANCE OF 308.93 FEET; (21) THENCE NORTH 44°40'29" WEST, A DISTANCE OF 350.69 FEET; (22) THENCE NORTH 33°10'13" WEST, A DISTANCE OF 230.07 FEET; (23) THENCE NORTH 56°26'30" WEST, A DISTANCE OF 260.59 FEET; (24) NORTH 01°22'50" WEST, A DISTANCE OF 303.45 FEET; (25) THENCE NORTH 28°32'35" WEST, A DISTANCE OF 522.44 FEET; (26) THENCE NORTH 19°05'07" WEST, A DISTANCE OF 479.11 FEET; (27) THENCE NORTH 70°02'28" WEST, A DISTANCE OF 257.46 FEET; (28) THENCE NORTH 05°33'42" WEST, A DISTANCE OF 519.98 FEET; (29) THENCE NORTH 33°12'51" WEST, A DISTANCE OF 664.34 FEET; THENCE NORTH 88°07'49" EAST, LEAVING THE WATERS OF SAID SIX MILE CREEK, A DISTANCE OF 159.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25; THENCE NORTH 02°29'20" WEST, TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 100 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 4147.39 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 2342.01 FEET; THENCE NORTHEASTERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 721.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 19°55'50" EAST, AND A CHORD DISTANCE OF 718.71 FEET TO THE END OF SAID CURVE AT THE SOUTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 812 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 65°13'38" EAST,

ALONG LINES OF SAME, A DISTANCE OF 967.56 FEET; THENCE
NORTH 87°23'47" EAST, CONTINUE ALONG LINES OF SAME, A
DISTANCE OF 1587.56 FEET; THENCE NORTH 02°36'55" WEST,
CONTINUE ALONG LINES OF SAME, A DISTANCE OF 2680.13 FEET,
TO THE POINT OF BEGINNING.

CONTAINING 3910.04 ACRES MORE OR LESS.

PARCEL C

A PART OF GOVERNMENT LOTS 15, 16 AND 17, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, AND THAT PART OF GOVERNMENT LOT 17 LYING IN SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SCAFF ROAD, AS RECORDED IN OFFICIAL RECORDS VOLUME 845, PAGE 1083 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE WESTERLY LINE OF GOVERNMENT LOT 17, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE NORTH 19°05'30" EAST ALONG THE SAID WESTERLY LINE OF GOVERNMENT LOT 17, A DISTANCE OF 30.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 19°05'30" EAST CONTINUING ALONG THE SAID WESTERLY LINE OF GOVERNMENT LOT 17, A DISTANCE OF 359.48 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 71°48'11" WEST ALONG THE SOUTHWESTERLY LINE OF GOVERNMENT LOT 15 TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF SECTION 37, A DISTANCE OF 776.07 FEET TO A SET 1/2 INCH REBAR; THENCE NORTH 88°23'17" EAST ALONG THE SOUTH LINE OF SAID SECTION 37, A DISTANCE OF 1631.87 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 00°58'56" WEST ALONG THE SAID EASTERLY LINE OF SECTION 37, A DISTANCE OF 5070.70 FEET TO A SET 1/2 INCH REBAR; THENCE SOUTH 72°25'05" EAST ALONG THE NORTHEASTERLY LINE OF GOVERNMENT LOTS 15 AND 16, A DISTANCE OF 4655.46 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 18°51'53" WEST, A DISTANCE OF 4033.56 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 72°14'54" WEST, A DISTANCE OF 988.77 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 19°07'16" WEST TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN GOVERNMENT LOTS 16 AND 17, A DISTANCE OF 1342.37 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 72°08'14" EAST ALONG SAID DIVISION LINE BETWEEN GOVERNMENT LOTS 16 AND 17, A DISTANCE OF 1941.01 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 76°29'14" WEST ALONG THE EASTERLY PROLONGATION OF THE CENTERLINE OF SAID SCAFF ROAD, A DISTANCE OF 4653.32 FEET TO THE POINT OF BEGINNING.

CONTAINING BY SURVEY MADE BY NORTHEAST FLORIDA SURVEYORS, 454.55 ACRES MORE OR LESS.

LEGAL DESCRIPTION

70.99 +/- ACRES TRAILMARK ADDED LANDS

P.I.D. # 029400 0040 and a portion of P.I.D. #0294000050

PARCEL I: A PARCEL OF LAND IN GOVERNMENT LOT 3 AND IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 5; THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, ON THE SOUTH LINE OF GOVERNMENT LOTS 1 AND 2 AND ON A WESTERLY EXTENSION OF THAT LINE, 4161.26 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE CONTINUING SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST 568.79 FEET; THENCE NORTH 02 DEGREES 29 MINUTES 50 SECONDS WEST 2722.83 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE SOUTH 59 DEGREES 17 MINUTES 10 SECONDS EAST ON SAID NORTH LINE OF SECTION 5, A DISTANCE OF 777.64 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES EAST 2320.58 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENT OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 60 FEET OF THE ABOVE DESCRIBED PROPERTY.

P.I.D. # 029400 0040 and a portion of P.I.D. #0294000050

PARCEL II: A PARCEL OF LAND IN GOVERNMENT LOT 3 AND IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1 OF SAID SECTION 5; THENCE SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST, ON THE SOUTH LINE OF GOVERNMENT LOTS 1 AND 2 AND ON A WESTERLY EXTENSION OF THAT LINE, 4730.05 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL OF LAND; THENCE CONTINUING SOUTH 89 DEGREES 45 MINUTES 10 SECONDS WEST 535.50 FEET TO THE WEST LINE OF SAID SECTION 5; THENCE NORTH 02 DEGREES 29 MINUTES 50 SECONDS WEST 3052.11 FEET TO THE NORTHWEST CORNER OF SAID SECTION 5; THENCE SOUTH 59 DEGREES 17 MINUTES 10 SECONDS EAST, ON THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 639.56 FEET; THENCE SOUTH 02 DEGREES 29 MINUTES 50 SECONDS EAST, 2722.83 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENT OF INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 60 FEET OF THE ABOVE DESCRIBED PROPERTY.

EXHIBIT "B"

Saint Johns DRI Development Order Amendments
Revised January 8, 2021

The precise language (as shown in strike-through and underline text) within the Saint Johns DRI/DO, as modified by this DRI/DO Amendment, is as follows:

I. **General Conditions.**

- E. The deadline for commencing physical development shall be December 19, 1995 and the termination date shall be ~~October 13, 2031*~~ November 22, 2039, unless sooner terminated pursuant to the terms of this DO or by law.

Note: Physical development commenced prior to December 19, 1995.

- F. St. Johns County agrees that the Saint Johns DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction prior to ~~October 13, 2031*~~ November 22, 2039, unless it is demonstrated that substantial changes in the conditions underlying the approval of the Development Order have occurred, or the Development Order was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by St. Johns County to be essential to the public health, safety, or welfare.

- I. ~~A biennial monitoring report shall be prepared by the Applicant or subsequent developer(s) in accordance with Section 380.06, Florida Statutes, and submitted to the NEFRPC, Department of Community Affairs, St. Johns County, and all reviewing agencies no later than January 15 of each reporting year until buildout commencing January 15, 1992. The first biennial report shall be due on January 15, 2006. No report shall be due on January 15, 2005. The biennial report shall include the items described in the Restated Saint Johns DRI/DO Biennial Monitoring Report Requirements~~ The Applicant or subsequent developer(s) shall submit traffic reports to St. Johns County no later than January 15 of every other year, commencing on January 15, 2020, and every other year thereafter until the road improvements to be constructed pursuant to Specific Condition FF 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 24-month period, and appropriate maps.
- (ii) Traffic counts, turning movements and levels of service actual for the past 24 months and projected for the ensuing 24 months, including traffic estimates for the following roads and intersections.

Distinguish between Project related traffic and total traffic volumes.

- CR 208 from CR 13A to SR 16
- I-95 north of Nine Mile Road
- CR 13A from SR 16 to CR 208
- Nine Mile Road from SR 16 to US 1
- SR 16 from Shands Bridge to I-95
- CR 16A from CR 210 to SR 16

J. ~~Each biennial report shall be accompanied by a statement certifying that the NEFRPC, Department of Community Affairs, St. Johns County, Florida Department of Environmental Regulation, Florida Department of Transportation and the St. Johns River Water Management District have been sent copies of the biennial monitoring report in conformance with Subsections 380.06(15) and (18), Florida Statutes. It is the responsibility of the Applicant to guarantee that all appropriate agencies receive a copy of the biennial reports.~~INTENTIONALLY DELETED.

L. ~~Any change to the Development that constitutes a substantial deviation pursuant to Section 380.06(19), Florida Statutes shall cause the Development to be subject to further development of regional impact review.~~

II. Specific Conditions.

A. Development of the Saint Johns DRI shall not exceed (subject to the below) the following cumulatively for the entire project:

LAND USE	SCOPE
Residential	7,598 7,200 d.u.
Office	2,493,000 s.f.
Retail/Commercial	933,000 583,000 s.f.
Industrial/Warehouse	1,634,835 2,464,000 s.f.
Golf	36 holes
Hotel	1,225 rooms
PGA Hall of Fame and Tour Productions	75,000 s.f.

It is the intent of this condition that the Saint Johns project be developed in a single phase, commencing in 1995 and running through project build-out in ~~October 13, 2031*~~ November 22, 2039.

(I) The Applicant may increase or decrease the amount of a particular land use within the Interchange Parcels PUD portion of the DRI (only) without filing a notice of proposed change, provided that:

- (a) Such changes are consistent with the Land Use Equivalency Table for the Interchange Parcels PUD attached as an Exhibit to the Development Order

(the "Land Use Equivalency Table"). The Land Use Equivalency Table attached as an Exhibit specifies the rate at which residential and non-residential uses may be exchanged for one another. The Land Use Equivalency Table establishes minimum and maximum ranges of development allowable for conversion under the Land Use Equivalency Tables.

- (b) Any land use conversion that will result in more than 2,400 residential dwelling units within the Interchange Parcels PUD portion of the DRI must demonstrate at the time of election that the conversion received acceptance from (i) the St. Johns County Parks and Recreation Department and (ii) the St. Johns County School District for those residential units exceeding 2,400 units. Age-restricted units confirmed to be exempt from school concurrency by the St. Johns County School District shall not be deducted from the 2,400 residential units currently vested for school concurrency within the Interchange Parcels PUD. Recreation and school mitigation for those residential units exceeding 2,400, if any, shall be approved prior to construction plan approval for any of the single-family or multi-family dwelling units exceeding 2,400.
- (c) At any time of election of a land use conversion under the Land Use Equivalency Table the Applicant shall notify, in writing, St. Johns County, ~~the Department of Economic Opportunity ("DEO"), and the Northeast Florida Regional Council ("NEFRC")~~ of the election at least 30 days in advance of the change. Use of the Land Use Equivalency Table will be reported on an individual and cumulative basis in the biennial report. Any ~~Notice of Proposed Change ("NOPC")~~ DRI/DO Amendment filed shall incorporate all changes made pursuant to the Land Use Exchange Table prior to the filing of such DRI/DO Amendment ~~NOPC~~. So long as the conversion is consistent with the criteria contained in the Land Use Equivalency Table and no change is made to the Master Development Plan, Map H, no additional DRI approvals shall be required for the conversion.
- (d) No land use conversions are allowable within the Six Mile Creek PUD portion of the DRI, and no further land use conversions other than those specified on the Land Use Equivalency Table may occur within the DRI without an amendment to the DRI Development Order and approval by the Board of County Commissioners in accordance with the requirements of Section 380.06 of the Florida Statutes.

- F. Buffer areas of native upland vegetation shall be retained between all golf course areas and adjacent preserved wetlands on the Six Mile Creek Parcel. These buffer areas will average 50 feet with a minimum of 25 feet in width measured landward from the SJRWMD jurisdictional line to the edge of the maintained area of the golf courses. The use of herbicides, pesticides, fungicides, nematicides, and

insecticides, as well as vegetative removal will be prohibited in these buffer areas. These areas may be used for road crossings and golf cart crossings as identified on Map H of the ADA. At the time the golf course areas are submitted to the SJRWMD for MSSW Individual Permit review, the Applicant will provide the NEFRPC with copies of the plans for review for compliance with this condition of the DO.

As committed by the Applicant, upland buffers of 50' will be placed around 90% of FDER jurisdictional wetlands and a minimum of 25' upland buffers will be placed around all preserved wetlands except where development encroaches on the wetland and except as to the TrailMark Added Lands. The Applicant will identify and provide to the NEFRPC those areas where development encroaches on wetlands when those areas are platted or submitted to the SJRWMD for MSSW Individual Permit review.

For the land identified and described as the "TrailMark Added Lands" on the DRI/DO legal description, only, the upland buffer requirements shall be as described in this paragraph. A minimum natural vegetative upland buffer of twenty-five (25) feet shall be required and maintained between the developed areas and the contiguous wetlands for the TrailMark Added Lands to protect the water quality of the wetlands, except where buffer averaging may allow less than the required minimum of twenty-five (25) feet in certain locations while achieving a greater buffer width or where a variance is granted. Except where a variance is granted, no buffer shall be reduced to less than ten (10) feet except in circumstances where an unavoidable wetland impact occurs such as but not limited to a road crossing. Such upland buffer shall be measured from the jurisdictional wetland line as determined by the SJRWMD and FDEP.

All buffer areas, as well as the adjacent wetlands, shall be regarded as preservation with no development activities, vegetative removal, or application of herbicides, pesticides, etc. allowed.

- T. Treated wastewater effluent shall be the primary source of non-potable water for Saint Johns, in accordance with the rules and policies of the St. Johns River Water Management District and the Florida Department of Environmental Regulation, as the Applicant has committed. Stormwater management ponds shall be the secondary source of non-potable water for this project, with wells as a tertiary source only. During the interim period when reclaimed water and storm water ponds are not adequate to provide the needed water for the grow-in period of the first golf course of the Six Mile Creek Parcel and the Interchange Parcel, ground water may be utilized to supplement the reclaimed water and water from storm water ponds in the initial grow-in period of two of the golf courses, if permitted by SJRWMD. ~~The Applicant shall provide information in the Biennial Monitoring Report on the volume of wastewater treated at each wastewater treatment plant, the volume of reclaimed water used for non-potable purposes, and the total volume of water required for irrigation of the golf courses.~~ Once adequate reclaimed water is

available to support the irrigation needs of the first golf course in each Parcel, neither the Floridan aquifer, the surficial aquifer, nor public potable supply system water shall be used for irrigation purposes on Saint Johns, with the exception of residential irrigation and those areas where it can be demonstrated to the SJRWMD that effluent and/or stormwater would not be practical. This is not applicable to the golf course areas.

- FF. The timing of roadway improvements necessary to allow development to proceed without requiring a level of service determination for each final development permit shall be based on the total external traffic volume generated by the project by TAZ (as defined in the ADA and as shown on Figure 31.C.1 attached as Schedule 1) as reported under Biennial Monitoring Requirement Number 14 (see Restated Saint Johns DRI/DO Biennial Monitoring Report Requirements) or in the case of Specific Condition FF.k., the date specified therein. Each ~~b~~Biennial monitoring Traffic Report shall distinguish between project traffic and total traffic, shall include the required traffic information for all project access points onto the external road network, and shall show the information by TAZ. The ~~b~~Biennial monitoring Traffic Report shall be reviewed and approved by St. Johns County, and the DCA in consultation with the NEFRPC and FDOT. The DCA and St. Johns County shall have thirty (30) days from receipt of the report to approve or request additional information. If ~~either of these parties do~~ St. Johns County does not respond in thirty (30) days, this shall be recognized as approval of the ~~b~~Biennial monitoring Traffic Report by that party. If additional information is submitted at the request of ~~either party~~ St. Johns County, there shall be an additional fifteen (15) days to review and approve or request additional information based on the submitted information. A roadway improvement shall be considered committed for construction if the roadway improvement is completed, under construction, or incorporated under the first three (3) years of the appropriate work program and there is a dedicated source of funding for the improvement.

St. Johns County shall not approve any additional final development permit (as defined in Section 5.35 of the St. Johns County Concurrency Management Ordinance 95-15) or any PUD Final Development Plan that establishes the Applicant's right to proceed with development within identified TAZs without further review or conditions regarding roadway improvements ("Final Development Permit") unless the following roadway improvements are committed for construction in accordance with the schedule noted in bold faced type for each such improvement, or unless the Applicant demonstrates to the satisfaction of ~~FDOT, NEFRPC, St. Johns County, and DCA~~ that the roadway will be operating at the adopted LOS over the next five years;

- FF.d. Four-laning of S.R. 16 from C.R. 16A to International Golf Parkway (f/k/a Nine Mile Road). **This roadway link shall be committed by 2005, or when the Biennial Monitoring Traffic Report projects that the external traffic volume generated by the project in the ensuing two-year period will equal or exceed forty-two thousand three hundred eighty-six (42,386) daily trips, or when the**

Biennial MonitoringTraffic Report projects that external traffic volume generated by the project in the ensuing two-year period within TAZs 6-10 will equal or exceed eight thousand two hundred sixty-eight (8,268) daily trips, whichever occurs earlier. Until such time as the roadway is committed as required above, no further Final Development Permits shall be issued unless the Applicant demonstrates to the satisfaction of FDOT, NEFRPC, St. Johns County and DCA that the roadway will be operating at the adopted LOS over the next five years.

Note: This improvement has been constructed and the condition is satisfied.

FF.e. Four-laning of International Golf Parkway (f/k/a Nine Mile Road) from Interchange Northwest Parcel entrance to S.R. 16. **This roadway link shall be committed by 2005, or when the Biennial MonitoringTraffic Report projects that external traffic volume generated by the project in the ensuing two-year period will equal or exceed forty-two thousand three hundred eighty-six (42,386) daily trips, or when the Biennial MonitoringTraffic Report projects that external traffic volume generated by the project in the ensuing two-year period within TAZs 6-10 will equal or exceed eight thousand two hundred sixty-eight (8,268) external trips per day, whichever occurs earlier. Until such time as the roadway is committed as required above, no further Final Development Permits shall be issued unless the Applicant demonstrates to the satisfaction of FDOT, NEFRPC, St. Johns County and DCA that the roadway will be operating at the adopted LOS over the next five years.**

Note: This specific condition has been satisfied by the improvement constructed by the developer of the World Commerce Center Development of Regional Impact.

FF.h. Signalization of S.R. 16/C.R. 16A intersection. **Development within TAZs 1 and 3-10 shall be conditioned upon commitment of this improvement when warranted and approved by FDOT, but not before a Biennial MonitoringTraffic Report projects that external traffic volume generated by the project in the ensuing two-year period within TAZs 6-10 will equal or exceed eight thousand two hundred sixty-eight (8,268) daily trips.**

FF.k. Improvement of International Golf Parkway (f/k/a Nine Mile Road) to a two-lane arterial, to include turn lanes at major intersections and shoulder improvements from four-lane section at the Interchange Northeast Parcel entrance to U.S. 1 as approved by the St. Johns County Engineer. **This roadway link shall be committed by ~~October 19, 2023~~* November 28, 2031 or when the Biennial MonitoringTraffic Report projects that external traffic volume generated by the project in the ensuing two-year period will equal or exceed seventy-two thousand five hundred ninety-four (72,594) daily trips, or when the Biennial MonitoringTraffic Report projects that external traffic volume generated by the project in the ensuing two-year period within TAZs 1-5 will exceed forty-two thousand two hundred forty-four (42,244) daily trips, whichever occurs earlier. Until such time as the roadway is committed as required above, no further Final Development Permits shall be issued within TAZ 2 unless the**

Applicant demonstrates to the satisfaction of ~~FDOT, NEFRC, St. Johns County, and DEO~~ that the roadway will be operating at the adopted LOS over the next five years.

FF.1 Improvement of Pacetti Road from S.R. 16 to C.R. 208 to a two-lane arterial, to include turn lanes at major intersections, shoulder improvements, and improvements to the horizontal curvature of the roadway, as approved by the St. Johns County Engineer. **This roadway link shall be committed when the Biennial ~~Monitoring~~Traffic Report projects that external traffic volume generated by the project in the ensuing two-year period will equal or exceed seventy-two thousand five hundred ninety-four (72,594) daily trips, or when the Biennial ~~Monitoring~~Traffic Report projects that external traffic volume generated by the project in the ensuing two-year period within TAZs 6-10 will equal or exceed thirty thousand three hundred fifty (30,350) external trips per day or one year prior to the DRI build-out or one year prior to the DRI termination date of ~~October 13, 2031~~* November 22, 2039, whichever occurs earlier. Until such time as the roadway is committed as required above, no further Final Development Permits shall be issued within TAZs 1 and 3-10 unless the Applicant demonstrates to the satisfaction of ~~FDOT, NEFRC, St. Johns County, and DEO~~ that the roadway will be operating at the adopted LOS over the next five years.**

FF.n Four-laning of S.R. 16 from the Six Mile Creek central entrance to C.R. 16A. **This roadway link shall be committed when the Biennial ~~Monitoring~~Traffic Report projects that external traffic volume generated by the project in the ensuing two-year period will equal or exceed ninety-one thousand five hundred (91,500) daily trips, or when the Biennial ~~Monitoring~~Traffic Report projects that external traffic volume generated by the project in the ensuing two-year period within TAZs 1 and 3-10 will exceed eighty one thousand three hundred seventy two (81,372) daily trips, or when the Biennial ~~Monitoring~~Traffic Report projects that external traffic volume generated by the project within TAZs 6-10 will equal or exceed forty-one thousand seven-hundred thirty (41,730) daily trips or one year prior to the DRI build-out or one year prior to the DRI termination date of ~~October 13, 2031~~* November 22, 2039, whichever occurs earlier. Until such time as the roadway is committed as required above, no further Final Development Permits shall be issued within TAZs 1 and 3-10 unless the Applicant demonstrates to the satisfaction of ~~FDOT, NEFRC, St. Johns County, and DEO~~ that the roadway will be operating at the adopted LOS over the next five years.**

FF.o Four-laning of Pacetti Road from S.R. 16 to central Six Mile Creek entrance. **This roadway link shall be committed by 2015, or when the Biennial ~~Monitoring~~Traffic Report projects that external traffic volume generated by the project in the ensuing two-year period will equal or exceed ninety-one thousand five hundred (91,500) daily trips, or when the Biennial ~~Monitoring~~Traffic Report projects that external traffic volume generated by**

the project within TAZs 6-10 will equal or exceed forty-one thousand seven hundred thirty (41,730) daily trips, whichever occurs earlier. Until such time as the roadway is committed as required above, no further Final Development Permits shall be issued within TAZs 1 and 3-10 unless the Applicant demonstrates to the satisfaction of FDOT, NEFRPC, St. Johns County, and DCA that the roadway will be operating at the adopted LOS over the next five years.

Note: This condition has been satisfied by the commitment and improvements made pursuant to the Sunshine Development Agreement.

FF.q. Improvements at C.R. 16A from Maguire Road to S.R. 16 to a two-lane arterial, including shoulder improvements and turn lanes, as necessary, as approved by the St. Johns County Engineer. **This roadway link shall be committed when the Biennial MonitoringTraffic Report projects that external traffic volume generated by the project in the ensuing two-year period will equal or exceed ninety-one thousand five hundred (91,500) daily trips, or when the Biennial MonitoringTraffic Report projects that external traffic volume generated by the project in the ensuing two-year period within TAZs 1 and 3-10 will exceed eighty one thousand three hundred seventy two (81,372) daily trips, or when the Biennial MonitoringTraffic Report projects that external traffic volume generated by the project in the ensuing two-year period within TAZs 6-10 will equal or exceed forty-one thousand seven hundred thirty (41,730) daily trips or one year prior to the DRI build-out or one year prior to the DRI termination date of ~~October 13, 2031~~* November 22, 2039, whichever occurs earlier. Until such time as the roadway is committed as required above, no further Final Development Permits shall be issued within TAZs 1 and 3-10 unless the Applicant demonstrates to the satisfaction of ~~FDOT, NEFRC,~~ St. Johns County, ~~and DEO~~ that the roadway will be operating at the adopted LOS over the next five years.**

FF.u. After the external trip threshold set forth below has been met or exceeded, the developer shall be required to comply with St. Johns County Concurrency Management Ordinance requirements relating to the level of service for I-95 as established in the St. Johns County Comprehensive Plan. **The requirement to undergo concurrency review relating to I-95 shall apply to any portion of the project for which a final development plan or other final development permit is submitted after the Biennial MonitoringTraffic Report projects that the external traffic volume generated by the project in the ensuing two-year period will equal or exceed ninety-one thousand five hundred (91,500) daily trips.**

The Applicant shall be responsible for completely funding all needed intersection improvements at all project entrances. These may include signalization when warranted and as indicated above, the construction of acceleration and deceleration lanes, and the construction of separate lanes, if required. This shall not be deemed to preclude St. Johns County from requiring other developers to fund their fair share of shared entrance improvements.

The following table is being provided for historical reference only as to external traffic volume generated by TAZ that was predicted in the approved ADA for the project.

SAINT JOHNS TRIP SUMMARY BY TAZ (EXTERNAL TRIPS/DAY)

<u>TAZ</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>2015</u>
1	3,821	8,357	11,701	11,814
2	2,859	6,513	7,517	10,128
3	6,039	10,387	13,320	18,028
4	3,834	3,860	4,801	4,848
5	1,236	5,001	4,905	4,952
6	0	2,924	12,390	12,510
7	0	0	3,268	4,267
8	1,092	5,344	5,880	7,105
9	0	0	5,888	14,896
10	0	0	2,924	2,952
TOTAL	18,881	42,386	72,594	91,500

TAZs 1-2 represent the Interchange Southeast Parcel and Interchange Northeast Parcel, respectively, and both connect with the public road system at International Golf Parkway east of I-95. TAZs 3-5 represent the easterly, middle, and westerly portions of the Interchange Northwest Parcel, respectively, and all connect with the public road system at International Golf Parkway west of I-95. TAZs 6-9 represent various portions of the Six Mile Creek Parcel, and TAZ 10 is the public park proposed for the Turnbull Creek Parcel.

- LL. The Developer shall create a Transportation Demand Management Association for the non-residential components of the Saint Johns project (TDMA). The Board of Directors of the TDMA shall include the Executive Director of the NEFRPC or his designee. The purpose of the Transportation Demand Management Association is to reduce the peak traffic impacts of the project, particularly as such traffic may impact between S.R. 210 and S.R. 16 by employing a variety of Transportation Demand Management Techniques. The Transportation Demand Management Techniques employed by the TDMA shall include, but not be limited to a mix of such innovative planning and implementing actions as securing staggered work hour agreements among various employers located within the project; van pooling projects; ride-sharing projects; transportation projects for the disadvantaged, etc. The TDMA shall be established within six (6) months after commencement of construction of non-residential improvements and shall remain in effect through buildout of the project. Within three (3) months of its establishment, the TDMA shall submit proposed transportation demand management techniques to the DCA

and County for review and comments. The programs finally adopted and implemented by the Transportation Demand Management Association shall be described in the Biennial ~~Monitoring~~Traffic Report.

~~* The DRI termination, build out, downzoning protection, and phase and related mitigation expiration dates have been extended in accordance with the following legislative extensions:~~

- ~~— a) State of Florida Executive Orders 2011-128, 2011-172, and 2011-202 for wildfires (143 day plus six month extension)~~
- ~~— b) State of Florida Executive Order 2012-140 for Tropical Storm Debby (60 day plus six month extension)~~
- ~~— c) State of Florida Executive Order 2012-199 for Tropical Storm Isaac (60 day plus six month extension)~~
- ~~— d) State of Florida Executive Order 2015-173 for Tropical Storm Erika (60 day plus six month extension)~~
- ~~— e) State of Florida Executive Order 2016-136 for Tropical Storm Colin (60 day plus six month extension)~~
- ~~— f) State of Florida Executive Order 2016-205 for Tropical Storm Hermine (60 day plus six month extension)~~
- ~~— g) State of Florida Executive Order 2016-230 for Hurricane Matthew (34 day plus six month extension)~~

**RESTATED
SAINT JOHNS DRI/DO
BIENNIAL MONITORING REPORT REQUIREMENTS**

- ~~1. A description of any change made in the plan of development, phasing, or in the representations contained in the Application for Substantial Deviation since the Substantial Deviation received approval, and any actions (substantial deviation or non-substantial deviation determinations) taken by the local government to address these changes. Provide a cumulative history of such biennially.~~
- ~~2. A summary comparison of development activity proposed and actually conducted during the preceding reporting period, and projected for the ensuing reporting period, to include: site improvements, gross floor area constructed by land use type, location, and phase with appropriate maps. Residential development activity shall be identified by reference to subdivision plats or final development plans proposed, approved or under review, building permits issued and certificates of occupancy issued within the Parcels identified on Map H of the ADA or other similar objective and readily obtainable data. An estimate of the sales price of residential units constructed (as evidenced by building permits issued) will also be provided. Commercial development activity shall be identified by reference to final development plans proposed, approved or under review, building permits issued and certificates of occupancy issued within the Parcels identified on Map H of the ADA or other similar objective and readily obtainable data. Other development activity, such as golf course construction, shall be identified by appropriate narrative description. Prior to submission of the first annual report, the Developer shall meet with appropriate County staff and the Developer and County staff shall agree on the specific data, data sources and format to be used for the annual report.~~
- ~~3. An identification by location, size, and buyer of any undeveloped tracts of land in the development that have been sold to a separate entity or developer and the amount of development rights available to the purchaser, with map(s) which show the parcel(s) or sub-parcel(s) involved.~~
- ~~4. A cumulative summary of all development that has taken place within the project including gross floor areas constructed by land use type and location. A cumulative summary of location, size (acreage), development rights purchase (land use type and square footage), and buyer of all parcels purchased within the project boundaries. The cumulative summaries shall be consistent with the reporting methodology specified in Items 2 and 3 above.~~
- ~~5. A description of any lands purchased or optioned within one mile of the original Substantial Deviation site by any individual having fee simple or lesser interest in the site as listed in the Application for Substantial Deviation, subsequent to issuance of the Development Order. Identify such land, its size, and intended use on a site plan and map.~~
- ~~6. A listing of any substantial local, state, and federal permits which have been obtained, applied for, or denied during this reporting period. Specify the agency, type of permit, parcel, location(s), and activity for each.~~
- ~~7. Describe any moratorium on development imposed by a regulatory agency. Specify the type of moratorium, duration, cause, and remedy.~~
- ~~8. Provide a synopsis of the operating parameters of the potable water, wastewater management, and solid waste facilities serving the development area for the preceding reporting period.~~
- ~~9. An assessment of the applicant's, any successor's and local government's compliance with all conditions and commitments contained in the Development Order and the commitments contained in the Application for Substantial Deviation.~~
- ~~10. Any change to the previously reported stormwater plans, design criteria, or planting and~~

maintenance programs shall be reported every two years in the monitoring reports.

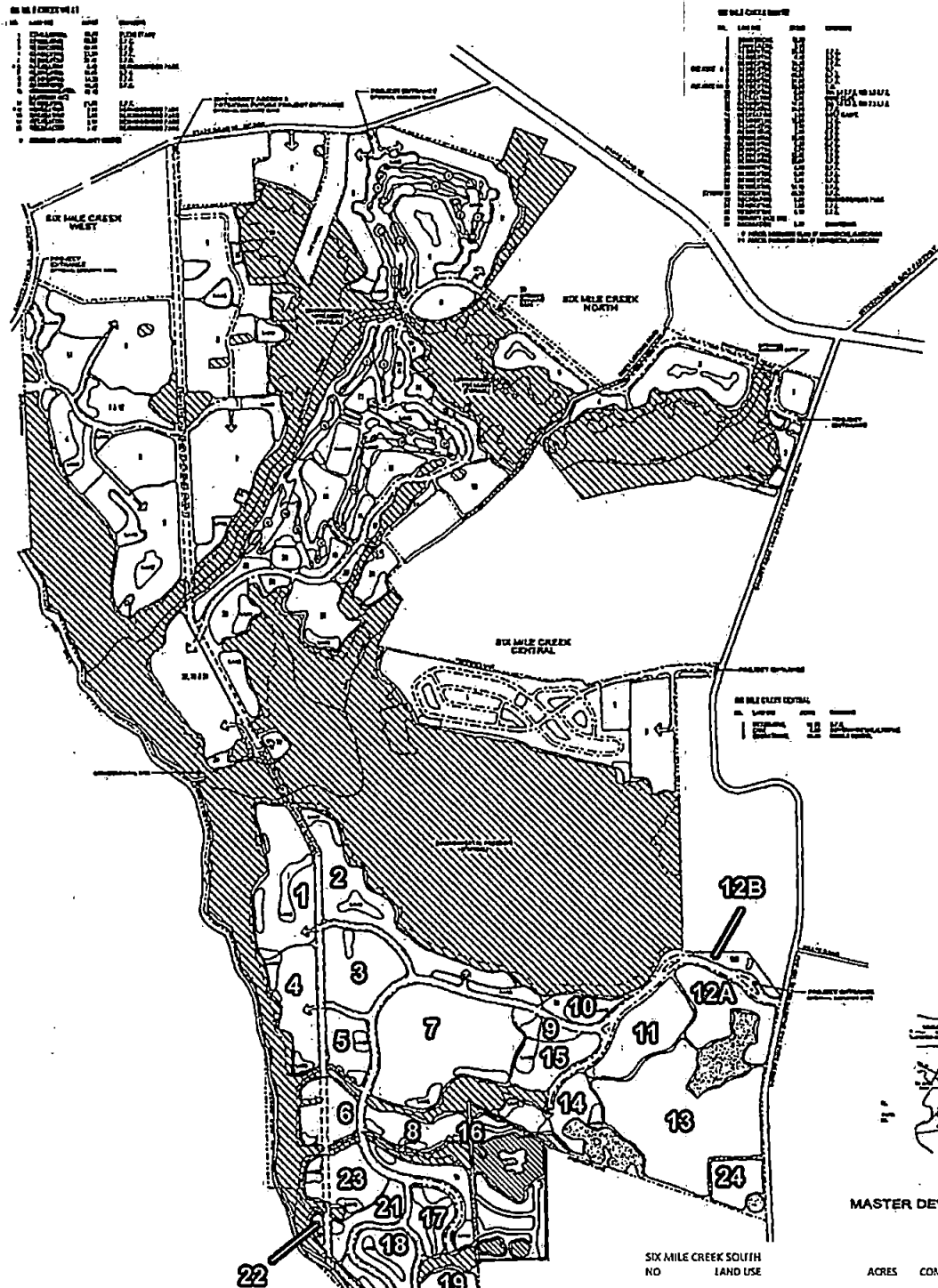
- ~~11. All requests for a substantial deviation determination and non-substantial deviations that were filed in the reporting period and to be filed during the next two years.~~
- ~~12. Any change in local government jurisdiction for any portion of the development since the Development Order was issued.~~
- ~~13. Copies of monitoring reports completed during the previous two years on the created wetlands and stormwater/wetland systems as required by permitting agencies.~~
- ~~14. Traffic reports shall be submitted to the Florida Department of Transportation (FDOT) District Urban Office in Jacksonville, as well as the St. Johns County Planning Department, NEFRPC, and Department of Community Affairs. The first traffic report shall be due concurrently with the first annual monitoring report and then biennially until project buildout, unless otherwise specified by the NEFRPC. The following information shall be included.
 - ~~a. A description of current development by land use, type, location, and amount of square footage, along with the proposed construction schedule for the ensuing 24-month period, and appropriate maps (i.e. the information required in items 2 and 3 above).~~
 - ~~b. Traffic counts, turning movements, and levels of service actual for the past 24 months and projected for the ensuing 24 months, including traffic estimates for the following roads and intersections. Distinguish between Project-related traffic and total traffic volumes.
 - ~~• CR 208 from CR 13A to SR 16~~
 - ~~• I 95 north of Nine Mile Road~~
 - ~~• CR 13A from SR 16 to CR 208~~
 - ~~• Nine Mile Road from SR 16 to US 4~~
 - ~~• SR 16 from Shands Bridge to I 95~~
 - ~~• CR 16A from CR 210 to SR 16~~~~~~
- ~~15. The status of the Preserved wetlands shall be monitored through the submittal of aerial photographs every four years through buildout of the project. The aerial photographs will be flown during the same time period of the year, during the winter months. Copies of the aerial photographs will be submitted to SJRWMD, FDEP, FGFWFC, SJC and the NEFRPC. See Specific Condition G.~~
- ~~16. See Specific Condition II.~~
- ~~17. The annual report due January 15, 1992 shall include a copy of any recorded notice of the adoption of the SJ/DO and each subsequent report shall include a copy of any recorded notice of the adoption of any subsequent modification of the SJ/DO that was recorded by the Developer pursuant to paragraph 380.06(15)(f), Florida Statutes.~~
- ~~18. Each biennial report shall be accompanied by a statement certifying that the NEFRPC, Department of Community Affairs, St. Johns County, Florida Department of Environmental Protection, Florida Department of Transportation and the St. Johns River Water Management District have been sent copies of the Biennial Monitoring Report in conformance with subsections 380.06(15) and (18), Florida Statutes. It is the responsibility of the Applicant to guarantee that all appropriate agencies receive a copy of the biennial reports.~~

EXHIBIT "C"

REVISED SAINT JOHNS DRI/DO SIX MILE CREEK PARCEL

MASTER DEVELOPMENT PLAN MAP H - PAGE 2 AND

SIX MILE CREEK SOUTH MAP H-1



MAP H
MASTER DEVELOPMENT PLAN
SIX MILE CREEK PARCEL

SIX MILE CREEK SOUTH NO	LAND USE	ACRES	COMMENTS
1	Residential	54.90	
2	Residential	51.40	
3	Residential	38.80	
4	Residential	34.50	
5	Residential	18.90	
6	Residential	25.58	
7	Residential	100.00	
8	Residential	20.90	
9	Residential	8.70	
10	Residential	12.70	
11	Residential	35.90	
12A	Residential	35.10	
12B	Residential	8.20	
13	Residential	107.90	
14	Residential	25.90	
15	Residential	22.20	
16	Residential	37.72	
17	Residential	17.20	
18	Residential	20.40	
19	Residential	12.10	
20	Residential	17.80	
21	Residential	15.20	
22	Residential	2.30	
23	Residential	27.90	
24	Educational	18.50	ELEMENTARY

EXHIBIT "C"
MAP H-PAGE 2



A ST LAND ASSOCIATES, L.L.C. DEVELOPMENT

SAINT JOHN'S DEVELOPMENT, INC.
1301 W. 13TH ST., SUITE 100
DENVER, CO 80202

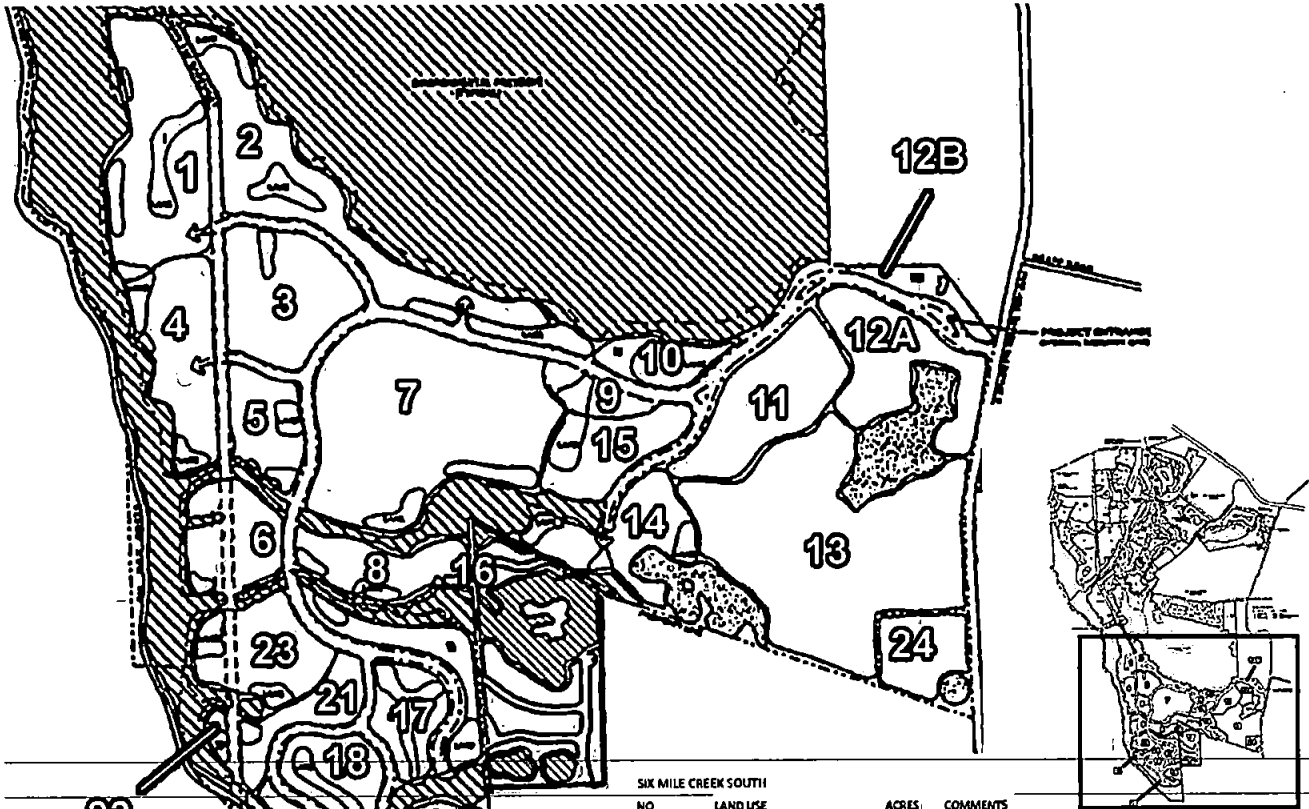
Land Use Key

[Symbol]	Land Use
[Symbol]	Water
[Symbol]	Highway
[Symbol]	Other

Note: All parcels may contain community or neighborhood parks.
(A minimum of 16.5 acres of parks/recreation will be provided).

Note: The location, configuration and use of development parcels, golf course, roads, lakes, etc. are conceptual in nature and subject to further refinement upon submission of site plans.

Six Mile Creek South Map H-1



SIX MILE CREEK SOUTH			
NO	LAND USE	ACRES	COMMENTS
1	Residential	54.90	
2	Residential	51.40	
3	Residential	38.80	
4	Residential	34.50	
5	Residential	18.90	
6	Residential	15.58	
7	Residential	100.00	
8	Residential	20.90	
9	Residential	8.70	
10	Residential	12.70	
11	Residential	35.90	
12A	Residential	35.10	
12B	Residential	8.20	
13	Residential	107.90	
14	Residential	25.90	
15	Residential	22.20	
16	Residential	67.29	
17	Residential	17.20	
18	Residential	20.40	
19	Residential	12.10	
20	Residential	17.80	
21	Residential	15.20	
22	Residential	1.30	
23	Residential	27.90	
24	Educational	18.50	ELEMENTARY

Note: All parcels may contain community or neighborhood parks.
(A minimum of 16.5 acres of parks/recreation will be provided).

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

There shall be no increase in the total number of residential units allowed within Six Mile Creek South or the approved Six Mile Creek PUD.

GUNSTER YOAKLEY & STEWART PA
225 WATER ST. STE 1750

JACKSONVILLE, FL 32202

ACCT: 37778
AD# 0003327182-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **DRI MOD-2019000002** was published in said newspaper on **12/28/2020**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

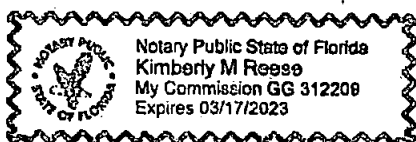
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day **DEC 28 2020**

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

Kimberly M Reese
(Signature of Notary Public)

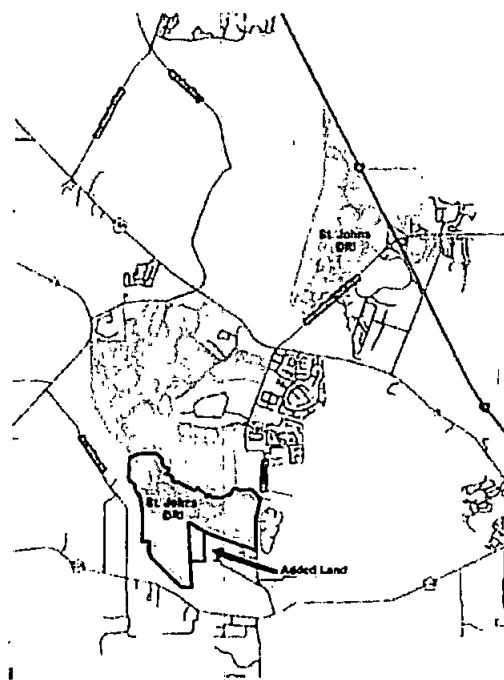


NOTICE OF PUBLIC HEARING TO CONSIDER A PROPOSED CHANGE TO THE Saint Johns DRI

NOTICE IS HEREBY GIVEN that on **1/21/2021** at **1:30 pm** before the **Planning and Zoning Agency** in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on **2/16/2021** at **9:00 am** before the **Board of County Commissioners** in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida, to consider a request to add approximately 71 acres to the Six Mile Creek Parcel of the Saint Johns DRI, incorporate legislative extension orders, delete the Saint Johns DRI biennial monitoring report development conditions, allow the conversion of uses within the Six Mile Creek South portion of the Saint Johns DRI and to delete the development condition related to substantial deviations.

The Saint Johns DRI is located west and east of I-95 and north of CR 208. See attached map generally depicting the location (Exhibit A). A complete description of the modification to the Saint Johns DRI is available in the St. Johns County Planning and Zoning Office.

Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed change. Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.



The proposed change is known as File Number **DRI MOD-2019000002** and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

In accordance with St. Johns County Emergency Order No. 2020-10, this meeting may be conducted remotely and may provide remote public participation under communication media technology (CMT). CMT means the electronic transmission of printed matter, audio, full motion video, free-frame video, compressed video, and digital video by any method available. CMT being used to conduct the meeting includes Government TV (GTV), phone, and wireless microphone. Should a person wish to submit printed material, it must be submitted a minimum of 5 days in advance of this meeting. Such printed documentation will be presented at the meeting.

A person may attend this CMT meeting by calling the telephone number at 904.209.1265 and viewing the meeting on (GTV or <http://www.sjcd.us/GTV/watch>) **VS992**. Written or physical documentation may be submitted to the St. Johns County Growth Management Department at 4040 Lewis Speedway, St. Augustine, FL 32084, or e-mail address: plandep@sjcd.us.

Additional information may be obtained at:
Mailing address: 4040 Lewis Speedway, St. Augustine, FL 32084
Email address: plandep@sjcd.us
Phone number: 904.209.0675

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Servic (1 800 955 8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
MIKE KOPPELHAFER, CHAIR JEREMIAH R. BLOCKER, CHAIR
File Number: DRI MOD-2019000002
Project Name: Saint Johns DRI