

RESOLUTION NO. 2025-390

(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, 2017-117, and 2021-82; finding the modifications are consistent with St. Johns County Comprehensive Plan 2025, Ordinance 2010-38, as amended, 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, Resolution 2017-117 and 2021-82; and

WHEREAS, IT Land Associates, LLC has submitted a Development Order Amendment to the Saint Johns Development of Regional Impact (“DRI”) dated January 8, 2025, as subsequently revised, requesting modification of certain terms of the Development Order and Map H; 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) of the current 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 October 7, 2025.

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 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, 2017-117 and 2021-82 and as further modified by this Resolution.
3. The Development Order is hereby modified by approval of the changes requested in the Saint Johns DRI Development Order Amendment incorporated into the Development Order attached as Exhibit "B" to this Resolution and are as follows:
 - a. Update of the development rights table in Section II.A of the Development Order to reflect all DRI land use exchanges that have been made, including the addition of 295 Townhome units for Parcels 9-12 of the Northeast Quadrant of the Saint Johns Interchange Parcels Planned Unit Development (the "NEQ Townhome Project");
 - b. Increase the maximum number of allowable residential units within the Northeast Quadrant of the Saint Johns Interchange Parcels Planned Unit Development from 3,120 to 3,267 to permit conversion of an additional 147 units to Townhome Units on the Land Use Exchange Table (Exhibit "D" to the Development Order);
 - c. Incorporation of legislative extensions that have been granted by Executive Order and Florida Statutes to extend the DRI termination, build-out, downzoning protection, phasing and related mitigation expiration dates as specified in Exhibit "B" of the Development Order;
 - d. Correction and deletion of items in the Development Order to reflect conditions and commitments that have been satisfied or are no longer

applicable to the DRI;

- e. Revision of Specific Condition FF.k to substitute a cash payment to St. Johns County for intersection improvements along International Golf Parkway in lieu of construction improvements through the St. Johns River Water Management District 12-Mile Swamp conservation area;
 - f. Changes to Exhibit “C” of the Development Order in Map H – Page 1 (the Saint Johns Interchange Parcels Planned Unit Development Map) to remove Industrial (I) use that was required to be eliminated once any residential development has occurred in the Northeast Quadrant and to add Residential (R) use to Parcels 9-12 of the Northeast Quadrant to accommodate the NEQ Townhome Project; and
 - g. Update Exhibit “C” of the Development Order in Map H – Pages 2 and 2.A (the Six Mile Creek PUD Maps) to correct the map titles and to depict previously approved changes that were inadvertently omitted in the previous approval of the Development Order in Resolution 2021-82 for the Six Mile Creek PUD.
4. The remainder of the Amended and Restated Development Order Conditions for the Saint Johns Development of Regional Impact are unchanged.
 5. Except as modified by this Resolution, the Saint Johns DRI Development Order shall remain in full force and effect.
 6. This Resolution shall become effective immediately upon adoption.

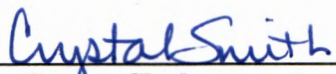
Passed and approved by the Board of County Commissioners of St. Johns County, Florida, this 16 day of October, 2025.

**BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA**

By: 

Krista Joseph, Chair

ATTEST: BRANDON J. PATTY, Clerk of the Circuit Court and Comptroller

By: 

Deputy Clerk

RENDITION DATE: OCT 16 2025

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-8-10-



EXHIBIT "A" to RESOLUTION
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 798.86 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°58'52" 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.

57201/033.CYS/00211.52



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ST. JOHNS INTERCHANGE TRACT SOUTHEAST QUADRANT

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, 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 314.72 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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CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 336.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 412.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 42°55'36" EAST AND A CHORD DISTANCE OF 387.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 78°05'12" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAMP, A DISTANCE OF 210.28 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 3690.72 FEET; THENCE EASTERLY CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 417.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°17'36" EAST AND A CHORD DISTANCE OF 417.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°32'10" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAMP, A DISTANCE OF 982.93 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 71°47'29" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 314.99 FEET; THENCE NORTH 89°32'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 429.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 114.06 ACRES MORE OR LESS.

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.

82L04/062.C03/2211.02



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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 78080-2431) 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 55°55'05" 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 62°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)

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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 54.96 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 $29^{\circ}16'19''$ WEST, CONTINUING WITH

SAID LANDS A DISTANCE OF 1599.97 FEET; THENCE SOUTH 31°54'53" EAST, CONTINUING WITH SAID LANDS A DISTANCE OF 506.42 FEET; THENCE NORTH 20°15'15" 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 579.30 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 2522.07 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°28'22" 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 06°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. JOHN'S 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 1081 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 $19^{\circ}05'30''$ EAST ALONG THE SAID WESTERLY LINE OF GOVERNMENT LOT 17, A DISTANCE OF 30.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH $19^{\circ}05'30''$ EAST CONTINUING ALONG THE SAID WESTERLY LINE OF GOVERNMENT LOT 17, A DISTANCE OF 359.48 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH $71^{\circ}48'11''$ 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 $88^{\circ}23'17''$ EAST ALONG THE SOUTH LINE OF SAID SECTION 37, A DISTANCE OF 1631.87 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH $00^{\circ}58'56''$ WEST ALONG THE SAID EASTERLY LINE OF SECTION 37, A DISTANCE OF 5070.70 FEET TO A SET 1/2 INCH REBAR; THENCE SOUTH $72^{\circ}25'05''$ EAST ALONG THE NORTHEASTERLY LINE OF GOVERNMENT LOTS 15 AND 16, A DISTANCE OF 4655.46 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH $18^{\circ}51'53''$ WEST, A DISTANCE OF 4033.56 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH $72^{\circ}14'54''$ WEST, A DISTANCE OF 988.77 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH $19^{\circ}07'16''$ 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 $72^{\circ}08'14''$ EAST ALONG SAID DIVISION LINE BETWEEN GOVERNMENT LOTS 16 AND 17, A DISTANCE OF 1941.01 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH $76^{\circ}29'14''$ WEST ALONG THE EASTERLY PROLONGATION OF THE CENTERLINE OF SAID SCAFF ROAD, A DISTANCE OF 4653.33 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" TO RESOLUTION

Saint Johns DRI Development Order Amendments
October 7, 2025

EXHIBIT B
SAINT JOHNS DRI DEVELOPMENT ORDER AMENDMENTS
REVISED June 19, 2025

I. General Conditions

- A. The Saint Johns Development Order is the Development Order approved by the St. Johns Board of County Commissioners (the "Board") in a Resolution 91-130, together with the exhibits attached to and made a part of Resolution 91-130 as previously amended by the Board in Resolution 91-183; 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, 2017-117, and 2021-82, together with the schedules and exhibits attached to and made a part of such Resolutions. This Amended and Restated Saint Johns Development Order Conditions restates the Conditions to Development Order approval, as amended through 2025. The Saint Johns Development Order may be referred to below as the SJ/DO or DO.
- B. Any subsequent owner/developer or assignee shall be subject to the provisions contained in the SJ/DO issued by St. Johns County, including, but not limited to, provisions concerning the conveyance of land to St. Johns County.
- C. The Development shall be subject to further review in the event significant development has not commenced within three years of the effective date of the SJ/DO. The three year time period shall be tolled during any period of time that the Applicant is prevented from commencing significant physical development due to state or federal licensure or judicial delays beyond the control of the Applicant. (For purposes of this condition, significant physical development includes land preparation, streets, and infrastructure, as defined in Section 380.06, Florida Statutes, but does not include the interchange at Interstate 95 and Nine Mile Road.).
Note: This condition has been met.
- D. The Director of Planning for St. Johns County shall be responsible for monitoring the development for compliance with the Development Order.
- E. The deadline for commencing physical development shall be December 19, 1995 and the termination date shall be November 22, 2043, 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 November 22, 2043, 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.
- G. The Developer shall be eligible to receive credit towards any present and/or future impact fees that may be adopted by St. Johns County for any contribution of land or money made by the Developer 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. Impact fee credit shall not be allowed for expenditures made by the Developer in connection with acquisition of right of way or construction of improvements for the interchange at Interstate 95 and International Golf Parkway within the right of way to be dedicated to FDOT (which includes a part of Nine Mile Road) unless St. Johns County uses impact fees for improvements to Interstate 95.

- H. Excluding the development approved under the St. Johns Harbour Incremental Development Order issued by St. Johns County May 27, 1986 (the "IDO"); 2,910 dwelling units and 71,500 square feet of retail commercial, 120,000 square feet of office, 55,000 square feet of industrial warehouse, and 60,000 square feet of manufacturing development, the development shall be required to meet the Level of Service Standards in the adopted St. Johns County Comprehensive Plan as provided in General Condition K below with the exception of impacts to Interstate 95.
- I. 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 Special 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. INTENTIONALLY DELETED.
- K. All building code, zoning ordinance and other land use and development regulations of St. Johns County, including Level of Service Standards for public facilities, as may be amended from time to time, shall be applicable to the Development, except those permitting variances and special exceptions and except to the extent that they conflict with specific provisions of the approved development plan or resolution. Modification to approved development plans by variance or special exception shall be prohibited. Nothing in this section shall, however, be deemed to: (a) supersede any applicable "grandfathering" or "vested rights" provisions contained in the Florida Statutes including Section 163.3167(8) of the Florida Statutes or in any such future building code, zoning ordinance, other land use and development regulations or provisions establishing Level of Service Standards for public facilities; (b) supersede any concurrency exemption determination made by the Concurrency Review Committee or the Board; or (c) constitute a waiver of the Applicant's right to contest application of any such building code, zoning ordinance, other land use and development regulations or provisions establishing Level of Service Standards for public facilities as applied to this project under the Florida or United States Constitutions.
- L. INTENTIONALLY DELETED.

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	8,078 d.u.
Office	2,493,000 s.f.
Retail / Commercial	933,000 s.f.
Industrial / Warehouse	1,460,728 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 on November 22, 2043.

(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 Exhibit D to the Development Order (the "Land Use Equivalency Table"). The Land Use Equivalency Table attached as Exhibit D 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, 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 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. 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.

- B. Prior to the initiation of any activities associated with the capture, extraction, and/or control of subsurface oil, natural gas, or fugitive hydrocarbons on the Saint Johns site, the Applicant shall provide detailed information on such proposed activities to the Northeast Florida Regional Planning Council, Department of Community Affairs, St. Johns County Planning Department, and all other reviewing agencies for approval. The Applicant shall be required to meet all conditions recommended by the reviewing agencies for such activities. Failure to meet this condition shall constitute a substantial deviation, and the project will be subject to further review.
- C. The requirement to determine and submit base flood elevation data has been satisfied. The developer determined and submitted base flood elevation data to the St. Johns County Engineering Department and the Federal Emergency Management Agency ("FEMA"). The data was approved by FEMA as the best available data for flood plain management purposes in 1993.

Floor level construction within the 100-year floodplains shall be at an elevation consistent with the requirements of St. Johns County Floodplain Ordinance and Drainage Ordinance, Ordinance 86-4.

- D. **Note:** The condition relating to the solid waste transfer station site has been intentionally deleted because the transfer station site has been dropped from the Master Plan.
- E. **Note:** This condition has been intentionally deleted because the Applicant acquired a gopher tortoise take permit in 1999.
- 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.

- G. **Note:** This condition relating to wetland monitoring has been intentionally deleted because biennial monitoring reporting is no longer required for this DRI.
- H. To reduce erosion, all swales, detention slopes and drainage ways constructed by the Applicant shall be vegetated, sodded or seeded. Only those areas needed for development will be cleared. Vegetative cover will be restored immediately after construction on all disturbed areas not covered with an impervious surface, and maintained. If needed to prevent dust, a water sprinkling program will be instituted.

Sedimentation of wetlands shall be prevented through adherence to the erosion and sediment control plan submitted as part of the stormwater permit.

- I. Historic Site 8SJ2536, as identified in the August 13, 1990 Saint Johns Archaeological/Historical Survey and Site Assessment, shall be preserved in perpetuity, unless otherwise stipulated by the Florida Division of Historical Resources (FDHR), as the Applicant has committed. The FDHR has determined that Archeological Site 8SJ2533 is not eligible for listing in the *National Register of Historic Places* ("NRHP") and no further investigation or preservation of the site is required. The Applicant shall immediately consult FDHR to determine sufficient acreage to be set aside in passive park/open space status to preserve Site 8SJ2536, and the sites shall be protected from construction activities at all times. Preservation in-place shall be recorded in a deed restriction or easement, and copies of such restrictions or easements shall be forwarded to the FDHR. The acreage to be set aside to buffer Site 8SJ2536 shall be identified on the Master Plan incorporated into the Saint Johns amended Development Order.

Note: The archeological sites have been investigated or preserved as required and this condition has been satisfied.

- J. All project construction personnel shall be notified, through posted advisories or other methods, of the potential for historical and/or archaeological resources on the project site and shall immediately report suspected findings to the project manager. If any historical and/or archaeological resources are discovered on the Saint Johns site during the development process, the Applicant shall immediately notify the Florida Division of Historical Resources, the Northeast Florida Regional Planning Council, and the St. Johns County Planning Department. No disruption of the findings shall be permitted, and no development as defined under Section 380.04, Florida Statutes, shall occur within a minimum 100-foot radius of the site(s) until such time as the Division of Historical Resources has surveyed the findings and determined significance and appropriate measures to mitigate any potential adverse impacts to the resources. The Applicant and any subsequent owner/developer or assignee shall be subject to all conditions determined by the Florida Division of Historical Resources and the Northeast Florida Regional Planning Council.
- K. Development of Saint Johns shall occur concurrent with the provision of adequate central wastewater treatment service by a permitted regional wastewater treatment facility. The Saint Johns project shall meet the adopted sewage LOS in the St. Johns County

Comprehensive Plan 1990-2005 as provided in General Condition K. Septic tanks shall not be allowed to occur on the Saint Johns site with the exception of halfway houses on the golf course which may temporarily use septic tanks until central sewer is available.

- L. Prior to any construction as defined in Section 380.04, Florida Statutes, in the industrial parcels on the site, all industrial tenants of Saint Johns shall be required to coordinate with the central wastewater treatment utility to determine wastewater pretreatment requirements for each industry, as the Applicant has committed. The generation of hazardous wastewater shall be prohibited unless adequate facilities are constructed and used for hazardous effluent storage (temporary and/or permanent), treatment and/or removal, and appropriate sludge disposal methods are used in accordance with the rules and policies of the U.S. Environmental Protection Agency (USEPA), Florida Department of Environmental Regulation (FDER) and the St. Johns County Department of Public Works. Hazardous effluent shall be separated from the remainder of the development's wastewater and handled by the approved facilities, in accordance with USEPA and FDER criteria.
- M. Measures that will significantly decrease the travel time of contaminants from the golf course into the ground water shall be minimized.
- N. **Note:** This condition and the Restated Surface Water Quality Program has been intentionally deleted because the surface water quality requirements were determined to be satisfied by the FDEP in 2007.
- O. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf courses the Applicant, successors, or assigns shall implement an integrated pesticide management program and a nutrient management program. The Applicant shall receive approval of an Integrated Pesticide Management Plan from the SJRWMD prior to application of any pesticides to any golf course area on the project site. The Plan will be submitted for comments to the FDER, St. Johns County, and the NEFRPC. The Plan will specify, at a minimum, the usage of non-chemical or cultural means as a defense against pests. These non-chemical measures should include practices such as the planting and maintenance of native vegetation, the proper selection and application of fertilizer, proper supplemental watering, and proper maintenance practices including mowing frequency, mowing height, etc.

The Plan must also include the following information:

Insecticides, nematicides, fungicides or herbicides to be used;

Method(s) of application;

Time frames for use and application; and

For the pesticides that will be used, specification of:

- Half-lives
- N-Octanol/water partition coefficient (Kow)
- Lethal dose coefficient (LD50)
- Solubility

Any pesticides utilized on the golf courses within the Saint Johns project shall exhibit short half-life (<10 weeks), a low n-octanol water coefficient (<5.0), and be suitable for use with local soils and groundwater pH conditions. Only EPA and State approved pesticides can be used.

The Applicant, his successors or assigns shall adhere to the fertilizer recommendations set forth in the Manual For Commercial Turf Grass Management by the University of Florida compiled by the Florida Turf Grass Association, or any future manual accepted by the reviewing agencies which may succeed this manual. The nutrient loading attributable to the application of effluent shall be considered a source of fertilizer for the golf courses and additional non-effluent fertilizer sources shall be utilized only as a supplement.

- P. Roadway designs in and adjacent to preserved wetland areas will provide for the capture and diversion of stormwater runoff from the roadway surface in wetland areas upland stormwater retention/detention for treatment prior to discharge to receiving water bodies or into preserved wetlands.
- Q. Development activities within the Saint Johns project shall not adversely impact the hydroperiod of any wetlands identified for preservation (environmental preserve) on Map H of the ADA. The minimum distance between each stormwater retention/detention pond and adjacent preserved wetlands or other mitigative measure to maintain the hydroperiod of preserved wetlands shall be determined by the St. Johns River Water Management District.
- R. Wet stormwater management detention ponds shall be constructed and maintained to provide a vegetated littoral zone with side slopes less steep than four foot: one foot (horizontal: vertical) out to a depth of three feet below normal water surface, at a minimum, and shall be planted with appropriate native vegetation. Littoral zones shall be concentrated around the outfall structure of each detention pond. The percentage of stormwater management pond area which shall be used to calculate the size and extent of littoral zones shall be as approved by the St. Johns River Water Management District.
- S. Development of Saint Johns shall occur concurrent with a contiguous, functioning, permitted stormwater management system. The Saint Johns project shall meet the adopted drainage LOS in the St. Johns County Comprehensive Plan 1990-2005 as provided in General Condition K.
- 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. 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.
- U. The Applicant shall coordinate permit application submittals for the wastewater treatment plants and the ground water wellfields/treatment plants in order to ensure a functioning wastewater reuse system on Saint Johns. At the time of permit application submittal, the Applicant shall provide the Master Development Plan included in the Saint Johns Application for Substantial Deviation to the individuals reviewing the permit applications at the St. Johns River Water Management District and the Department of Environmental Regulation, clearly delineating the golf courses and on-site wastewater treatment plans.

- V. Within sixty days of issuance of the Saint Johns amended Development Order, the Applicant shall review the SJRWMD records for all recorded ground water wells on the Saint Johns property and shall survey the property for existing wells. The Applicant shall immediately report the location, and diameter of the existing ground water well(s) on the Saint Johns site to the SJRWMD for their records. All other existing ground water wells and all wells discovered during the development process shall be reported immediately to the SJRWMD. Prior to any construction activities on the Saint Johns site, all wells shall be adequately identified and protected from construction activities by such means as notifying the construction contractor of the well locations, identifying the well locations on the construction plans, and fencing the wells. As the Applicant has committed, a ground water well plugging program shall be developed for the site in coordination with the SJRWMD, and all wells which are not currently in use shall be properly plugged and abandoned by a SJRWMD licensed water well contractor and registered driller. The water well plugging program shall include a schedule for plugging of abandoned wells. Any wells discovered during development, as well as those wells currently in use, shall be properly plugged and abandoned by a SJRWMD licensed water well contractor and registered driller prior to any construction activity in each respective parcel of the site, unless otherwise stipulated by the SJRWMD. The Applicant shall be responsible for all ground water wells which are discovered before and during development of this property.
- W. The Applicant shall ensure compatible land uses in the vicinity of all ground water wells by providing a well field protection zone of 200-foot radius around each well within which all sanitary hazard sources (including but not limited to all sewage disposal, stormwater retention/detention ponds, drain lines, storm sewers) and all discharges of hazardous substances shall be prohibited, unless otherwise stipulated, by the SJRWMD. All wells shall be clearly identified and protected during all phases of construction to avoid any damage to the wells.
- X. Prior to any development activities, as defined under Section 308.04, Florida Statutes, beyond that development approved in the IDO, the Applicant shall submit to the NEFRPC the existing Consumptive Use Permit for the project to verify the availability of adequate quantity and quality of ground water from both the surficial and Floridan aquifers to support the development of the project. If the information provided indicates that an adequate quantity and/or quality of ground water is not available to meet the demands of the project through buildout, any development beyond that which the test indicates can be supported shall constitute a substantial deviation. Any modifications to the Consumptive Use Permit shall be submitted to the NEFRPC at the same time as submittal to the SJRWMD.

The Applicant shall meet the adopted LOS for potable water as stipulated in the St. Johns County Comprehensive Plan 1990-2005 as provided in General Condition K.

- Y. Water conservation measures shall be incorporated in all development at Saint Johns. These measures may include the use of water-saving plumbing devices, the use of wastewater reuse, drought resistant native vegetation for landscaping, the promotion of xeriscape landscaping, limited irrigation periods, and all requirements of Chapter 553.14, Florida Statutes.
- Z. In the annual reports to be submitted 2000, 2006, 2010, and 2016, the developer, its successors or assigns, shall present documentation from FP&L or some other electricity supplier that there is sufficient capacity to provide electrical service to the project through the projected build-out of the next five (5) years. If there is not sufficient capacity to serve the project through the next five (5) years, a substantial deviation will be deemed to have occurred. [Resolution 96-102]
- Note:** This condition has been satisfied because FP&L has confirmed capacity to serve the project through buildout of the project's cumulative development rights.

- AA. **Note:** This condition has been intentionally deleted. All provisions regarding conveyances to St. Johns County or the School Board are now found in Specific Condition KK.
- BB. **Note:** This condition has been intentionally deleted. All provisions regarding conveyances to St. Johns County or the School Board are now found in Specific Condition KK.
- CC. If the Level of Service (LOS) identified in the St. Johns County Comprehensive Plan 1990-2005, as provided in General Condition K for solid waste is not met, then no new permits for development shall be issued for this DRI until such time as the LOS can be met.

The Applicant shall develop a solid waste recycling program for the Saint Johns project. The program and implementation of the program shall be reviewed for comments by FDER and NEFRPC, and reviewed and approved by the St. Johns County Director of Utilities. Verification of an agreed upon recycling program with timing for implementation shall be provided to NEFRPC from the Director of Utilities within 30 days of issuance of the amended development order for the Saint Johns project.

1. No building permit shall be issued within Saint Johns for any use which has as its primary purpose the generation or processing for disposal of significant quantities of hazardous materials on-site.
 2. No on-site disposal of hazardous wastes shall occur within Saint Johns. All disposal must be done by properly permitted waste disposal companies.
 3. No hazardous materials shall be disposed of within the sewage treatment system serving Saint Johns. All potentially disruptive materials to be disposed of in the wastewater treatment system must have handwritten approval of the system operator and be adequately pretreated prior to introduction into the system.
 4. All final development plans approved by St. Johns County within the industrial areas of Saint Johns shall contain the following elements:
 - a. A provision requiring any developer applying for a building permit for any use which will generate or dispose of hazardous materials in amounts that exceed state and federal small quantity generator upper limits to submit to St. Johns County prior to issuance of the building permit a detailed management plan that specifies handling, shipping, storage, disposal, spill, reporting and regulatory compliance procedures.
 - b. A provision requiring that all structures where hazardous materials are to be stored, transferred, manufactured or used in significant quantities must be properly designed to contain any spills or releases without loss to soils, ground water, adjoining property, wastewater or stormwater treatment system or surface waters.
 - c. A requirement to comply with the terms of any applicable area wide hazardous waste and hazardous management for hazardous materials management plan developed by St. Johns County.
- EE. **Note:** This specific condition has been intentionally deleted. It addressed special monitoring requirements prior to construction of the interchange at Interstate 95/Nine Mile Road (i.e. International Golf Parkway). The interchange has been completed.
- 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 or in the case of Specific

Condition FF.k., the date specified therein. Each Biennial 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 Biennial Traffic Report shall be reviewed and approved by St. Johns County. St. Johns County shall have thirty (30) days from receipt of the report to approve or request additional information. If St. Johns County does not respond in thirty (30) days, this shall be recognized as approval of the Biennial Traffic Report. If additional information is submitted at the request of 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 St. Johns County, that the roadway will be operating at the adopted LOS over the next five years;

- FF.a This subsection (a) has been intentionally deleted because International Golf Parkway has been four-laned from Royal Pines Parkway to I-95.
- FF.b Signalization of International Golf Parkway (f/k/a Nine Mile Road)/I-95 ramp intersections. When warranted.
Note: This signal has been installed and the condition is satisfied.
- FF.c Signalization of International Golf Parkway (f/k/a Nine Mile Road)/Interchange Northeast Parcel Access and International Golf Parkway (f/k/a Nine Mile Road)/Interchange Northwest Parcel Access. Development within TAZ 2 shall be conditioned upon commitment of the improvement when warranted.
- 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 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 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 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 Traffic 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 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 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.f. The subsection has been intentionally deleted because the Developer has installed the signal and constructed the roadway improvements required under Specific Condition F.F.f.
- FF.g. Signalization of International Golf Parkway (f/k/a Nine Mile Road)/U.S. 1 intersection. When warranted and approved by FDOT, but not sooner than 2000.
Note: This signal has been installed and this condition is satisfied.
- 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 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 eight thousand two hundred sixty-eight (8,268) daily trips.**
Note: This improvement has been constructed and the condition is satisfied.
- FF.i. Signalization at Interchange Northwest/International Golf Parkway (f/k/a Nine Mile Road) southern access point. Development within TAZs 1 and 3-10 shall be conditioned upon commitment of this improvement when warranted.
- FF.j. Signalization at S.R. 16/Six Mile Creek Parcel entrance. Development within TAZs 1 and 3-10 shall be conditioned upon commitment of this improvement when warranted and approved by FDOT.
- FF.k. Based upon the Opinion of Probable Cost to bring International Golf Parkway up to the standard described in and approved under SC FF.k of the DRI/DO (Res. 91-130 as previously amended) prepared by Kimley-Horn dated 4/18/2025, and approved by the County Engineer, the Master Developer of the DRI (a/k/a the "Applicant") shall contribute five million and 00/100 (\$5,000,000.00) dollars to St. Johns County to fund intersection improvements along International Golf Parkway between World Golf Village Boulevard and US 1. **This roadway link shall be committed by November 28, 2035, or when the Biennial 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 Traffic 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 St. Johns County that the roadway will be operating at the adopted LOS over the next five years.**
- FF.l. 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 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 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 termination date of November 22, 2043, 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 St. Johns County that the roadway will be operating at the adopted LOS over the next five years.

- FF.m Signalization at C.R. 210 I-95 ramps
Note: This subsection has been intentionally deleted because the signalization at C.R. 210/I-95 ramps has been installed
- 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 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 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 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 November 22, 2043, 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 St. Johns County, 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 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 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.p Signalization at Pacetti Road/C.R. 208. Development within TAZs 1 and 3-10 shall be conditioned upon commitment of this improvement when warranted.
- 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 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 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 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 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 November 22, 2043, 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 St. Johns County that the roadway will be operating at the adopted LOS over the next five years.

- FF.r Signalization at Pacetti Road and Six Mile Creek entrance. Development within TAZs 1 and 3-10 shall be conditioned upon commitment of this improvement when warranted and approved by FDOT.
- FF.s Signalization at C.R. 13 and Six Mile Creek entrance. Development within TAZs 1 and 3-10 shall be conditioned upon commitment of this improvement when warranted and approved by FDOT.
- FF.t This subsection "t" has been intentionally deleted because the monetary contributions required under subsection "t" have been paid to St. Johns County.
- 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 Traffic 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.

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

TAZ	2000	2005	2010	2015
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.

- GG. The Applicant will cooperate with the Jacksonville Transportation Authority and/or St. Johns County in any efforts to establish park and ride mass transit service in St. Johns County. The Applicant will coordinate with the Jacksonville Transportation Authority and/or St. Johns County and FDOT in any efforts to establish a park and ride lot for mass transit service by investigating the possibility of providing park and ride facilities on-site if it is determined that a park and ride service is feasible for the Interstate 95 corridor in St. Johns County. The Applicant shall meet the adopted LOS for mass transit as stipulated in the St. Johns County Comprehensive Plan, 1990-2005 as provided in General Condition K on Page 2 of 14 of this Exhibit B.
- HH. Developer of the Saint Johns DRI, his successors or assigns shall be subject to the provisions of the St. Johns County Traffic Impact Fee Ordinance in order to generate funding for needed roadway improvements. The County should enter into an agreement with the FDOT to contribute a certain percentage of the impact fees for this project to FDOT, with FDOT agreeing to utilize these funds for the construction of the improvements to State Roads significantly impacted by this project at such time as the FDOT could schedule the improvements in the work program, as total funding becomes available.
- II. In order to insure an adequate supply of housing affordable by low and very low income households to meet the demand for such housing generated by the Saint Johns project on, proximate to, or otherwise reasonably accessible to the Saint Johns project the Developer shall contribute \$300,000.00 to St. Johns County for the provision of affordable housing within the West Augustine Community. The \$300,000.00 shall be payable in installments as follows:
- A. \$75,000 – Within 60 days of the effective date of Resolution 2002-53;
 - B. \$100,000 – By January 31, 2004;
 - C. \$125,000 – By January 31, 2006.

Note: The contributions required under this condition have been paid to St. Johns County and this condition is satisfied.

JJ. This condition has been intentionally deleted because the entire Turnbull Creek Parcel has already been conveyed to St. Johns County. Also, all provisions regarding conveyances to St. Johns County or the School Board are now found in Specific Condition KK.

KK. This condition addresses the required conveyances by the Developer to St. Johns County or the St. Johns County School Board.

1. School Sites: This subsection has been satisfied because the three public school sites were conveyed to St. Johns County School Board on January 31, 2001.
2. Turnbull Creek Parcel. This subsection has been satisfied because the Developer conveyed the entire Turnbull Creek Parcel to St. Johns County in 1996.
3. Parcel 20 – Interchange Northwest. This subsection has been satisfied because the Parcel 20 Civic Site on the Interchange Northwest Parcel was conveyed to St. Johns County in 1999.
4. Parcel 6 – Six Mile Creek Central. The Parcel 2 (formerly Parcel 6) Civic Site in the Six Mile Creek Central Parcel was conveyed to St. Johns County in

1999.

5. Environmental Learning Parcel – Six Mile Creek West. The Developer shall convey the 40.49 acre portion of the environmental preserve lying between Parcel 1 and Parcel 9 of Six Mile Creek West as shown on Map H (the “Environmental Learning Center Parcel”), to the St. Johns County School Board simultaneously with conveyance of Parcel 1 of Six Mile Creek West to the School Board if the St. Johns County School Board agrees to accept the conveyance. If the St. Johns County School Board does not accept the conveyance of the Environmental Learning Parcel, then the Developer shall convey the Environmental Learning Center Parcel to St. Johns County within 120 days of being requested to do so by the St. Johns County Board of County Commissioners or the County Administrator, provided that the request occurs on or before December 31, 2008. If the Board of County Commissioners or the County Administrator does not request conveyance of the Environmental Learning Center Parcel by December 31, 2008, then the Developer shall provide written notice of its final offer to convey the property to St. Johns County by Certified Mail delivered to the Planning Director, the Chairman of the St. Johns County Board of County Commissioners, the St. Johns County Administrator and the St. Johns County Attorney’s Office requesting that its offer be scheduled for a public hearing. If the St. Johns County Board of County Commissioners does not accept the Developer’s final offer to convey the property within 120 days after receipt of the Developer’s final offer to convey, then the Developer may convey the Environmental Learning Center Parcel to the property owner’s association having responsibility for maintenance of common areas within the Six Mile Creek Parcel, or to any other governmental entity agreeing to accept the conveyance and to comply the terms of the conservation easement to be recorded by the Developer.

Note: This condition has been satisfied. The Environmental Learning Center parcel was declined by the St. Johns County School District and by St. Johns County and has been conveyed to the Heritage Landing Community Development District.

6. Terms of Conveyances. All parcels to be conveyed pursuant to this Specific Condition KK shall be conveyed in fee simple, free of all liens and monetary encumbrances at no charge to St. Johns County or to the St. Johns County School Board. The Developer shall, however, be allowed a credit against the applicable St. Johns County impact fee or fees. The amount of the credit shall be determined prior to the conveyance in accordance with the provisions of the applicable St. Johns County Impact Fee Ordinance. Notwithstanding anything to the contrary in this Development Order, if the County accepts conveyance of Parcel 20 within the Interchange Northwest Parcel and/or Parcel 6 within the Six Mile Creek Central Parcel on or before December 23, 1999, then the Developer shall receive impact fee credits in an amount equal to the lesser of the appraised fair market value or \$13,500 per acre for Parcel 20 within the Interchange Northwest Parcel and in an amount equal to the lesser of the appraised fair market value or \$6,000 per acre for Parcel 6 within the Six Mile Creek Central Parcel. All conveyances shall be made subject to appropriate conditions, covenants and restrictions and reservations which limit the uses to those intended, ensure that the site will be compatible with surrounding uses, provide for proper maintenance and provide for provide for proper drainage and access. Also such conditions, covenants and restrictions shall allow for modification or release by the Developer or identifiable successors and the St. Johns County School Board or St. Johns County Board of County Commissioners as the case may be, all subject to review and

approval by the St. Johns County Board of County Commissioners or the St. Johns County School Board, as the case may be in its reasonable discretion. All properties conveyed to St. Johns County or to the St. Johns County School Board pursuant to Specific Condition KK shall be provided appropriate and necessary easements for access, drainage and utilities.

Note: This condition has been satisfied because all required parcel conveyances have been completed.

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

**AMENDED AND RESTATED
SAINT JOHNS DRI/DO**

DEVELOPER COMMITMENTS

The following Developer Commitments supplement the Development Order Conditions.

1. The 100-year flood elevations will be determined in detail and accordingly all floor slab construction shall be at a level higher than these 100-year flood elevations.
2. The proposed development will be constructed in accordance with the St. Johns County Paving and Drainage Ordinance Sections.
3. All non-residential customers will be required to complete an Industrial Wastewater Discharge Application supplied by the utility, which will include a complete description and analysis of the wastewater. Wastewater that will be detrimental to the wastewater treatment process or the environment that receives the treated wastewater will be required to be treated to the minimum level of strong domestic wastewater by the customer prior to discharge to the public wastewater system. Each industrial customer will be responsible for the disposal of any hazardous or toxic wastewater that it generates.
4. Each industrial site will be made subject to recorded covenants and restrictions which will require maintenance of the site in a neat, clean, orderly condition and will prohibit the discharge of surface water requiring stormwater treatment or any other pollutants or materials into the adjacent wetlands.
5. There will be no encroachment into the ten-year floodplain and floodways by commercial, industrial, office, residential, recreational, or other similar development.
6. Reuse of treated wastewater will be included as part of any permit application for construction of a wastewater treatment plant submitted to the Department of Environmental Protection.
7. Indigenous vegetation will be used as much as possible in landscaping. Use of low water demand plumbing fixtures will be encouraged.
8. All existing wells that remain in use and new wells will be plainly marked and protected by barriers. Wells that obtain water from the surficial aquifer will be protected by restricting parking and refueling of construction equipment to designated areas at least 200 feet from any well and by prevention of possible contamination from stormwater runoff from parking and refueling areas.
9. All new wells will be protected from accidental damage after construction by the installation of submersible pumps and below-grade discharge piping and appurtenances. Ground water sampling and analysis will begin in any area proposed for new potable water wells not later than 6 months prior to construction for the interchange Parcel and not later than 12 months prior to construction for the Six Mile Creek Parcel. New Floridan aquifer wells will be marked and protected by barriers during construction and protected by barriers and security fencing after construction.
10. The Applicant will participate in the St. Johns County recycling program and in recycling programs that are operated by the solid waste collection service.
11. Intentionally deleted.
12. See Specific Condition K.K.
13. See Specific Condition K.K.

14. The Developer will preserve in its natural state the approximately 63 acre "upland wildlife and vegetation preserve" located on the Northwest Interchange Parcel which was previously identified for preservation in the St. Johns Harbour DRI. This area has been made subject to a preservation area on the Interchange Northwest Parcel.
15. See Specific Condition E.
16. The Developer will propose, as part of a mitigation plan to be submitted in connection with the ACOE dredge/fill applications, SJRWMD MSSW application, and DER dredge/fill applications, the preservation of approximately 2774.5 acres. The acreage to be reserved for preservation is identified on Map H. The 2774.5 acres includes the 63- acre upland wildlife and vegetation preserve identified in Developer Commitment 14 above. It also includes 377 acres of preservation on the Turnbull Creek Parcel that has been conveyed to St. Johns County. The 377-acre Turnbull Creek Parcel contains approximately 227 acres of uplands and approximately 150 acres of wetlands.
17. See Specific Condition K.K.
18. Only those portions of the property that are necessary for development and construction will be cleared. The Developer will comply with the St. Johns County land clearing and tree preservation ordinance.
19. Clearing and grubbing activities will be staged with the appropriate phase of development to reduce the period of soil exposure.
20. Exposed soil will be dampened periodically with water to reduce dust.
21. Construction machinery will be equipped with proper exhaust systems to reduce submissions.
22. Soil erosion will be minimized during construction by limiting the amount of soil exposed at any time and by revegetating cleared areas rapidly when construction is complete.
23. Slope protection and energy dissipaters will be used, where necessary, in high velocity and outfall areas. Where necessary, temporary measures such as silt barriers, straw bales, and mulching will be used during construction to prevent erosion insultation.
24. No residential floor construction will occur below the 100-year flood elevations.
25. Historic site 8SJ2536 will be incorporated within passive recreational green space in the project. Upon approval of the ADA, appropriate deed restrictions will be recorded. A copy will be provided to the Florida Department of Historical Resources ("FDHR"). In the event that the park containing this site is improved with facilities such as restrooms at some point in the future, the siting of such facilities and any subsurface construction undertaken in connection with such facilities will be performed in consultation with a professional archaeologist and plans will be reviewed by FDHR prior to construction. **Note:** The archeological site has been protected as required and this commitment has been satisfied.
26. Disposal of treated sewage effluent will be accomplished by land application.
27. All residential, commercial, office, and industrial development within the project will be served by central water and sewer.
28. Irrigation of the project's golf courses and common open space will use treated sewage effluent as the primary source and stored surface water from the project lake system as a secondary source with surficial wells used only during the growing period for the golf courses.
29. Construction within the project will be required to meet, as a minimum, the standards as set forth in the State Model Energy Code.

30. See Specific Condition K.K.
31. The Developer has donated \$45,000 to St. Johns County for improvement of the public park and boat ramp on county property located adjacent to Trout Creek. This was done prior to approval of the SJ/DO. No impact fee credits were requested or granted for this donation.
32. The Developer has conveyed to St. Johns County the 455-acre Turnbull Creek Parcel. Approximately 69 acres of upland field and 4 acres of silvicultural roads of the parcel are available for development by St. Johns County for a community park. The remaining approximately 382 acres of the Turnbull Creek Parcel are required to be maintained in a natural condition subject to exceptions and requirements specified by a recorded conservation easement.
33. See Specific Condition K.K.
34. See Specific Condition K.K.
35. See Specific Condition K.K.
36. The Developer has constructed the interchange at International Golf Parkway and I-95 and has completed the necessary relocation of Francis Road and the related improvements to International Golf Parkway in the vicinity of the interchange. All right-of-way for this work was acquired by the developer and was donated to the Florida Department of Transportation or St. Johns County, as appropriate.
Note: This commitment has been satisfied.
37. See Specific Condition FF.
38. All outdoor lighting systems in areas such as parking and recreation shall use energy efficient lighting such as high-pressure sodium or low-pressure sodium, or its equivalent.
39. The Applicant will provide bicycle and jogging trails in the Six Mile Creek Parcel along the major roadways. These trails will be separated from vehicular traffic and will link together the individual development parcels within this Parcel. Internal bicycle movement within each development Parcel of the Six Mile Creek Parcel will be by the local road system.

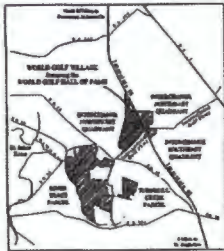
The Interchange Parcel will be provided with a jogging trail along the major road systems that will be separated from vehicular traffic.
40. The Applicant shall install, or cause to be installed, bike racks or similar devices at the commercial and recreational facilities.
41. The Applicant shall comply with the St. Johns County Tree Ordinance and Landscape Ordinance. The Applicant shall plant or cause to be planted, a minimum of two native trees with a total diameter equaling a minimum of 7 inches with no single tree having a caliper of less than 2.5 inches to shade each single family residential unit if fewer exist on the lot. The diameter shall be measured at 48 inches above ground level.
42. [INTENTIONALLY DELETED, SEE SPECIFIC CONDITION II]
43. [INTENTIONALLY DELETED, SEE SPECIFIC CONDITION II]
44. [INTENTIONALLY DELETED, SEE SPECIFIC CONDITION II]

EXHIBIT "C" TO RESOLUTION

Map H-Page 1 (Saint Johns Interchange Parcels PUD)

Map H-Page 2 (Six Mile Creek PUD)

Map H-Page 2.A (Six Mile Creek South)



CONTEXT MAP

LAND USE KEY

O	OFFICE	PH	RESIDENTIAL PATIO HOME
I	INDUSTRIAL	TH	RESIDENTIAL TOWN HOME
C	COMMERCIAL	MF	RESIDENTIAL MULTI-FAMILY
CV	CIVIC	SFAR	SINGLE-FAMILY AGE RESTRICTED
P	PARK	MFAR	MULTI-FAMILY AGE RESTRICTED
U	UTILITY	WGV COMPLEX	WORLD GOLF VILLAGE
SFE	SINGLE FAMILY ESTATE	[Hatched Box]	WETLAND MITIGATION PROJECT (TYPICAL)
SFC	SINGLE FAMILY CONVENTIONAL	[Dotted Box]	PRESERVATION AREA
R	RESIDENTIAL		



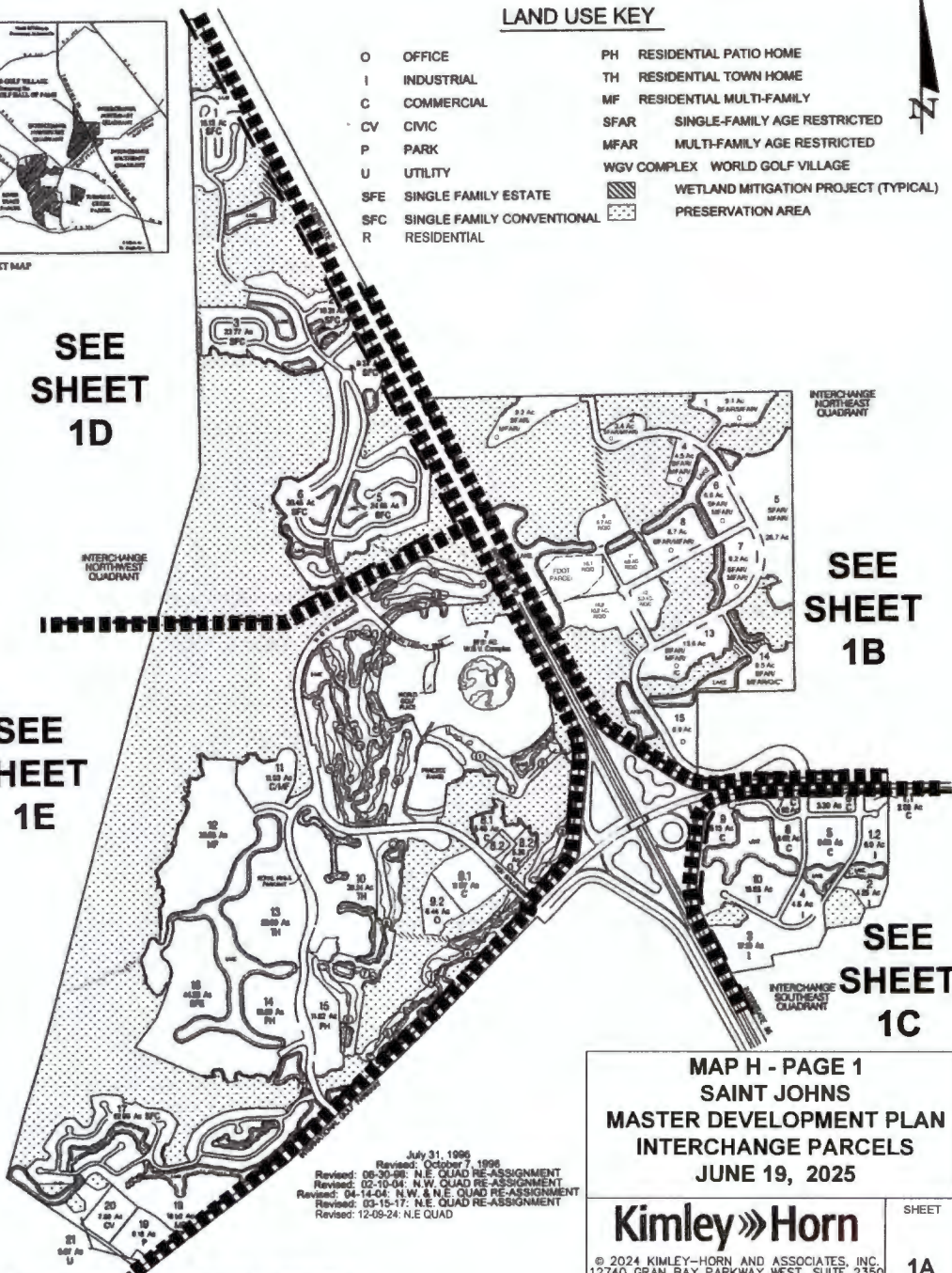
SEE SHEET 1D

INTERCHANGE NORTHWEST QUADRANT

SEE SHEET 1E

SEE SHEET 1B

SEE SHEET 1C



July 31, 1996
 Revised: October 7, 1996
 Revised: 08-30-99: N.E. QUAD RE-ASSIGNMENT
 Revised: 02-10-04: N.W. QUAD RE-ASSIGNMENT
 Revised: 04-14-04: N.W. & N.E. QUAD RE-ASSIGNMENT
 Revised: 03-15-17: N.E. QUAD RE-ASSIGNMENT
 Revised: 12-08-24: N.E. QUAD



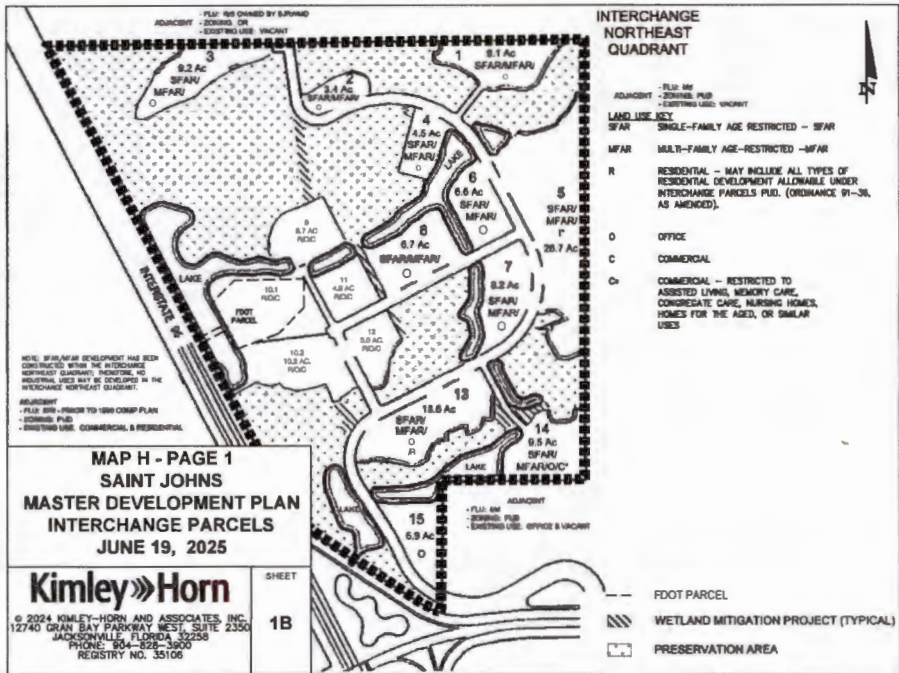
NOTE: THE LOCATION, CONFIGURATION, AND ACREAGE OF DEVELOPMENT PARCELS, GOLF COURSES, ROADS, LAKES, ETC. ARE CONCEPTUAL IN NATURE AND SUBJECT TO FURTHER REFINEMENT UPON SUBMISSION OF FINAL DEVELOPMENT PLANS.

MAP H - PAGE 1
SAINT JOHNS
MASTER DEVELOPMENT PLAN
INTERCHANGE PARCELS
JUNE 19, 2025

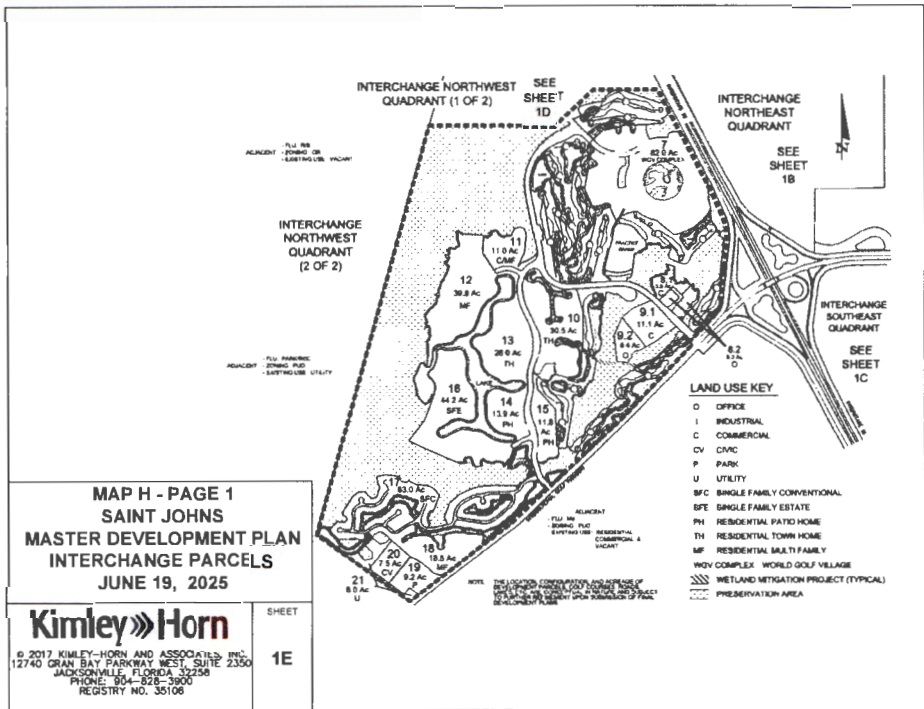
Kimley»Horn SHEET
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 12740 GRAN BAY PARKWAY WEST, SUITE 2350
 JACKSONVILLE, FLORIDA 32258
 PHONE: 304-828-3000
 REGISTRY NO. 35106
1A

Drawing name: K:\JAK_CAD\000000000\Moreno\Paula_Hornas\UP_NED_Townhomes\MDP\2024-11-19_NE_QUAD_MDP.dwg 1A_CLEAN Jun 19, 2025 3:55pm by: AmosLubiquin

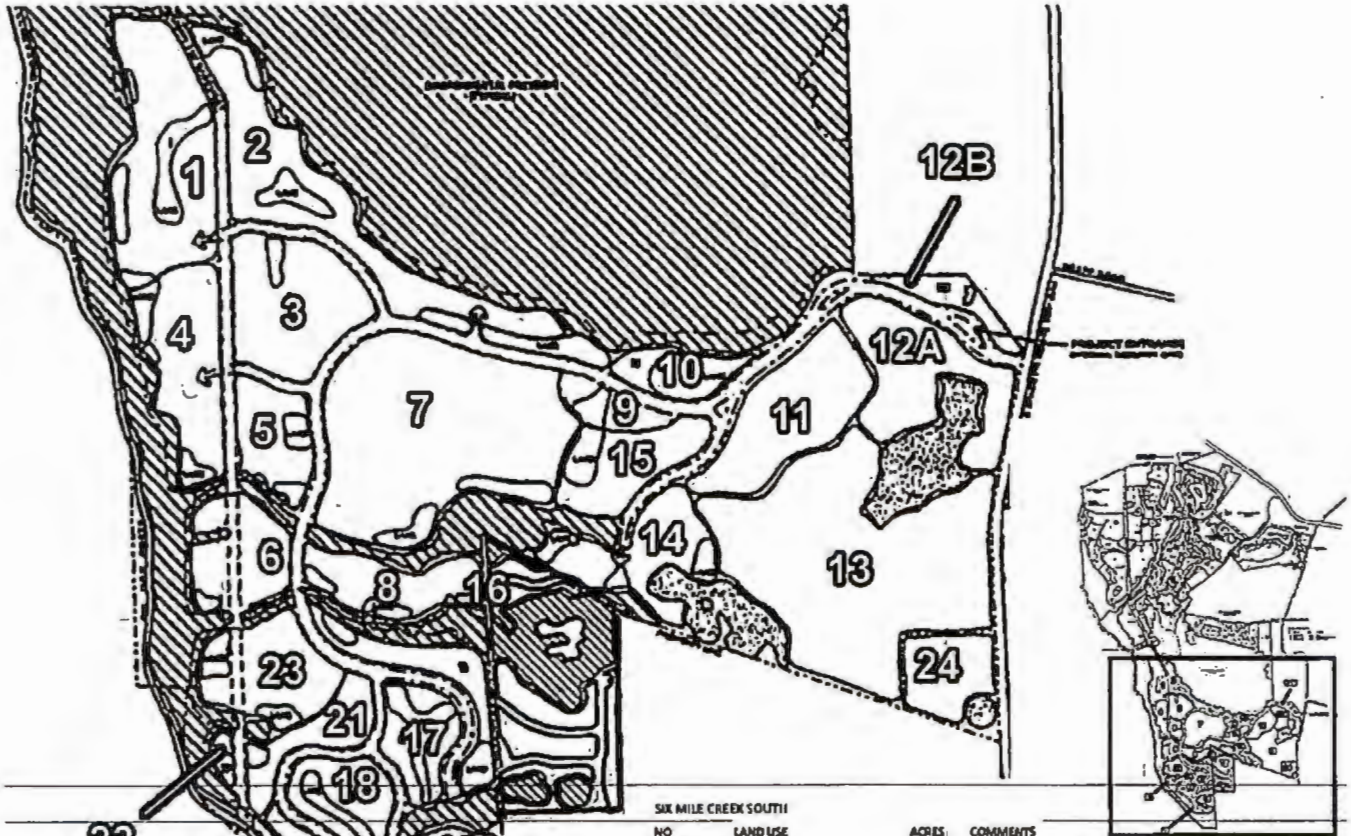
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 User: jmk
 Plot date: 18 Jun 2024 11:19:11 AM
 Plot time: 11:19:11 AM
 Plot scale: 1:1
 Plot sheet: 1B



Drawing Name: K:\JAL_Cad\2020\2020000000 Interchange\Map H - Page 1.dwg Date: 11/19/2024 10:54:00 AM Scale: 1" = 100' Plot Date: 11/19/2024 10:54:00 AM



Six Mile Creek South Map H Page 2.A.



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	38.90	
6	Residential	16.55	
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	8.30	
13	Residential	107.50	
14	Residential	25.90	
15	Residential	22.20	
16	Residential	87.29	
17	Residential	17.20	
18	Residential	20.40	
19	Residential	13.10	
20	Residential	17.80	
21	Residential	15.20	
22	Residential	2.30	
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.

EXHIBIT "D" TO RESOLUTION

[Land Use Equivalency Table]

EXHIBIT D
ST. JOHNS DRI/DO
INTERCHANGE PARCELS
LAND USE EXCHANGE WORKSHEET
EXCHANGES INCLUDING ALL MODIFICATIONS THROUGH MARCH 2025

TO:	Residential	Senior Adult Housing - Detached	Senior Adult Housing - Attached	Hotel	Commercial/Retail	Office	Industrial/Warehouse
FROM:	(DU)	(SFAR) (DU)	(MFAR) (DU)	(Rooms)	(ksf)	(ksf)	(ksf)
Residential (DU)	1	1.9002	2.4797	1.414	0.2300	0.5680	0.4789
Age Restricted - Detached (DU) (SFAR)	0.5263	1	1.3049	0.744	0.1210	0.2989	0.2520
Age Restricted - Attached (DU) (MFAR)	0.4033	0.7663	1	0.570	0.0927	0.2290	0.1931
Hotel (Rooms)	0.7073	1.3440	1.7538	1	0.1626	0.4017	0.3387
Commercial/Retail (ksf)	4.3488	8.2636	10.7835	6.149	1	2.4699	2.0826
Office (ksf)	1.7607	3.3457	4.3659	2.489	0.4049	1	0.8432
Industrial/Warehouse (ksf)	2.0882	3.9680	5.1780	2.952	0.4802	1.1860	1

Land Use	Net New PM Peak Hour External Trips	Quantity of Units (DU or KSF)	Rate (trip/unit)
Residential	1,083	2,400	0.4513
Senior Adult Housing - Detached* (SFAR)	95	400	0.2375
Senior Adult Housing - Attached* (MFAR)	91	500	0.1820
Hotel	391	1,225	0.3192
Commercial/Retail	1,103	562	1.9626
Office	1,981	2,493	0.7946
Industrial/Warehouse	2,322	2,464	0.9424

*Net New PM Peak Hour trips for Senior Adult Housing Detached and Attached (LUC 251 and 252) calculated using the following criteria:

Regression equation from ITE's *Trip Generation Handbook*, 9th Edition

No pass-by considered

Internal capture was calculated as 25%.

MINIMUM/MAXIMUM DEVELOPMENT PROJECTIONS

Land Use	Units	Minimum ¹	Maximum ¹	Exchange Uses Before Conversion	Exchange Uses After Conversion	Complies with Min/Max
Residential	Dwelling Unit	1,545	2,700	2,395	2,690	Yes
Senior Adult Housing - Detached (SFAR)	Dwelling Unit	0	400	398	367	Yes
Senior Adult Housing - Attached (MFAR)	Dwelling Unit	0	500	0	210	Yes
Hotel	Rooms	1,000	1,225	1,225	1,225	Yes
Commercial/Retail	Square Feet	400,000	1,577,100	664,348	664,348	Yes
Office	Square Feet	2,000,000	5,000,200	2,493,000	2,493,000	Yes
Industrial/Warehouse	Square Feet	350,000	2,873,000	1,634,835	1,460,728	Yes

¹ The combined total number of residential dwelling units shall not exceed 3,267 units.

LOCALIQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Blair Knighting
Not specified
12740 Gran Bay Parkway W
FLOOR 3 / ROOM 2350

Jacksonville FL 32258

STATE OF WISCONSIN. COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

08/13/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 08/13/2025

Mariah Verhagen

Legal Clerk

Notary, State of WI, County of Brown
8.25.26

My commission expires

Publication Cost:	\$328.40	
Tax Amount:	\$0.00	
Payment Cost:	\$328.40	
Order No:	11567328	# of Copies:
Customer No:	765221	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance

MARIAH VERHAGEN
Notary Public
State of Wisconsin

**NOTICE OF PUBLIC HEARING TO CONSIDER A
PROPOSED CHANGE TO THE SAINT JOHNS DRI
DEVELOPMENT ORDER**

NOTICE IS HEREBY GIVEN that on 9/3/2025 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 10/7/2025 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 Request to modify the Saint Johns Development of Regional Impact (DRI) Development Order (Res. 1991-130, as amended), revising the Land Use Exchange Table (Exhibit D) to accommodate for proposed 295 Townhome units by increasing the maximum number of allowed residential units from 3,120 to 3,267 via conversion of 141,276 square feet of Industrial entitlements; and revising the phasing, buildout and expiration dates based on recent Development Order extensions pursuant to Section 252.363, Florida Statutes. Approved Commercial and Office Uses are proposed to be eliminated from the NEQ Interchange Parcels 9-12.

The Saint Johns DRI is located West side of Parkland Trail (see attached map generally depicting the location (Exhibit A)). *A complete description 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-202500001 and is a companion to the application for PUD Major Modification known as (MAJMOD 2025-02). Both applications are 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.

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.

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 St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, FL 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY ST. JOHNS COUNTY, FLORIDA MEAGAN PERKINS, CHAIR	BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA KRISTA JOSEPH, CHAIR
---	---

File Number: DRI MOD-202500001
Project Name: NEQ Townhomes

