RESOLUTION NO. 2026-364

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE SOUTH PONTE VEDRA BEACH CONSERVATION MANAGEMENT PLAN FOR PROPERTY SUBJECT TO SUBLEASE NO. 3462-005 WITH THE STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION; AUTHORIZING SUBMITTAL OF THE APPROVED MANAGEMENT PLAN AND SUPPORTING DOCUMENTATION TO THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS.

RECITALS

WHEREAS, on May 28, 2026, St. Johns County entered into Sublease No. 3462-005 with the State of Florida Department of Environmental Protection (FDEP) for approximately 1.58 acres of beachfront property located at South Ponte Vedra Beach Park; and

WHEREAS, the sublease authorizes St. Johns County to manage the property for public beach access, parking, and compatible passive recreational uses; and

WHEREAS, in accordance with the terms of the sublease and applicable state land management requirements, the St. Johns County Parks and Recreation Department has prepared the South Ponte Vedra Beach Conservation Management Plan to guide the continued management, operation, maintenance, and stewardship of the property; and

WHEREAS, the Conservation Management Plan establishes management objectives addressing public access, routine facility maintenance, beach and dune restoration, invasive species management, protection of wildlife habitat, and conservation of the property's natural and coastal resources; and

WHEREAS, the Board of County Commissioners recognizes the importance of maintaining public recreational access while protecting the natural resources of South Ponte Vedra Beach Park and desires to approve the Conservation Management Plan for submission to FDEP.

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

Section 1. The above recitals are hereby incorporated into the body of this resolution and are adopted as findings of fact.

Section 2. The Board of County Commissioners authorizes the County Administrator, or designee, to execute all paperwork associated with, or necessary to accomplish the overall goal set forth as part of this project.

Section 3. The Board of County Commissioners hereby authorizes County staff to submit the approved South Ponte Vedra Beach Conservation Management Plan, together with any required meeting documentation, public comment summary, and supporting materials, to the State of Florida Department of Environmental Protection for review and approval.

Section 4. To the extent that there are typographical or administrative errors that do not change the tone, tenor, or concept of this resolution, this resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 5. This resolution shall be effective upon adoption by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 3rd day of Nov. 2026.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Rendition Date NOV 03 2026

By: Clay Murphy
Clay Murphy, Chair

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

By: Crystal Smith
Deputy Clerk

ST. JOHNS COUNTY FLORIDA

RESOLUTION NO. 2026-160

RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A SUBLEASE AGREEMENT WITH THE STATE OF FLORIDA, BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND, FOR USE OF A PORTION OF BEACHFRONT PROPERTY ALONG SOUTH PONTE VEDRA BEACH FOR BEACH PARKING AND PUBLIC RECREATIONAL PURPOSES.

RECITALS

WHEREAS, Resolution No. 2025-351 approved submittal of an application to the State of Florida, Board of Trustees of the Internal Improvement Trust Fund, for a Lease Agreement for use of a portion of beachfront property along South Ponte Vedra Beach for beach parking and public recreational purposes; and

WHEREAS, the State of Florida, Board of Trustees of the Internal Improvement Trust Fund, has provided a Sublease Agreement, attached hereto as Exhibit "A" and by reference incorporated herein, for a period of 12 years; and

WHEREAS, this 1.58-acre parcel has been improved with parking, a beach walkover, pavilion, and restrooms; and

WHEREAS, the St. Johns County Board of County Commissioners hereby acknowledge a Land Use Plan must be submitted within 10 months of the effective date of the Sublease Agreement, and the leased premises shall only be used for passive recreation and beach parking along with other related uses as designated in the Land Use Plan; and

WHEREAS, the leased premises will provide additional opportunities for the public to connect with nature, enjoy the beach, improve their physical and mental well-being, and experience the outdoors in a sustainable way.

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

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

Section 2. The Board of County Commissioners hereby approves the terms of the Sublease Agreement and authorizes the County Administrator, or designee, to execute said Sublease Agreement in substantially similar language as attached hereto.

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

Section 4. The Clerk of the Court of St. Johns County is instructed to record the original Sublease Agreement in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of May, 2026.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Rendition Date MAY 19 2026

BY: Clay Murphy
Clay Murphy, Chair

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

Deputy Clerk



EXHIBIT "A" TO RESOLUTION

This Sublease was prepared by:
Mandi Siegfried
Bureau of Public Land Administration
Division of State Lands
Department of Environmental Protection
3800 Commonwealth Boulevard, MS 125
Tallahassee, Florida 32399-3000
Action No. 52314

OAS1
[+/- 1.58 acres]

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

SUBLEASE AGREEMENT

Sublease Number 3462-005

THIS SUBLEASE AGREEMENT is made and entered into this ____ day of _____, 20____, between the **STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, OFFICE OF RESILIENCE AND COASTAL PROTECTION,** successor in interest to State of Florida Department of Environmental Protection, Division of Recreation and Parks, hereinafter referred to as "SUBLESSOR" and, **ST. JOHNS COUNTY, FLORIDA,** a political subdivision of the State of Florida, hereinafter referred to "SUBLESSEE."

WITNESSETH

In consideration of the covenants and conditions set forth herein, SUBLESSOR subleases the below described premises to SUBLESSEE on the following terms and conditions:

1. **ACKNOWLEDGMENTS**: The parties acknowledge that title to the subleased premises is held by the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("TRUSTEES") and is currently managed by SUBLESSOR under TRUSTEES' Lease Number 3462.

2. **DESCRIPTION OF PREMISES**: The property subject to this sublease agreement, is situated in the County of **St. Johns**, State of Florida and is more particularly described in Exhibit "A" attached hereto and hereinafter referred to as the "subleased premises".

3. **SUBLEASE TERM**: The term of this sublease begins on _____, and shall be coterminous with TRUSTEES' Lease Number 3462, as amended, unless sooner terminated pursuant to the provisions of this sublease.

4. **PURPOSE**: SUBLESSEE shall manage the subleased premises only for public use, including passive recreation and beach parking, along with other related uses necessary for the accomplishment of this purpose as designated in the Land Use Plan required by paragraph 7 of this sublease.

5. **CONFORMITY:** This sublease shall conform to all terms and conditions of TRUSTEES' Lease Number 3462 between the TRUSTEES and SUBLESSOR dated January 8, 1988, as amended from time to time, a copy of which is attached hereto as Exhibit "B", and SUBLESSEE shall through its agents and employees prevent the unauthorized use of the subleased premises or any use thereof not in conformance with this sublease.

6. **QUIET ENJOYMENT AND RIGHT OF USE**: SUBLESSEE shall have the right of ingress and egress to, from and upon the subleased premises for all purposes necessary to full quiet enjoyment by said SUBLESSEE of the rights conveyed herein.

7. **LAND USE PLAN**: SUBLESSEE shall prepare and submit a Land Use Plan for the subleased premises, in accordance with Section 253.034, Florida Statutes. The Land Use Plan shall be submitted to SUBLESSOR for approval through the Division of State Lands, State of Florida Department of Environmental Protection. The subleased premises shall not be developed or physically altered in any way other than what is necessary for security and maintenance of the subleased premises without the prior written approval of SUBLESSOR until the Land Use Plan is approved. SUBLESSEE shall provide SUBLESSOR with an opportunity to participate in all phases of preparing and developing the Land Use Plan for the subleased premises. The Land Use Plan shall be submitted to SUBLESSOR in draft form for review and comments within ten months of the effective date of this lease. SUBLESSEE shall give SUBLESSOR reasonable notice of the application for and receipt of any state, federal or local permits as well as any public hearings or meetings relating to the development or use of the subleased premises. SUBLESSEE shall not proceed with development of said subleased premises including, but not limited to, funding, permit application, design or building contracts, until the Land Use Plan required herein has been submitted and approved. Any financial commitments made by SUBLESSEE which are not in compliance with the terms of this sublease shall be done at SUBLESSEE'S own risk. The Land Use Plan shall emphasize the original management concept as approved by SUBLESSOR on the effective date of this sublease which established the primary public purpose for which the subleased premises are to be managed. The approved Land Use Plan shall provide the basic guidance for all management activities and shall be reviewed jointly by SUBLESSEE and SUBLESSOR. SUBLESSEE shall not use or alter the subleased premises except as provided for in the approved Land Use Plan without the prior written approval of SUBLESSOR. The Land Use Plan prepared under this sublease shall identify management strategies for exotic species, if present. The introduction of exotic species is prohibited, except when specifically authorized by the approved Land Use Plan. In accordance with Section 253.034, Florida Statutes, the SUBLESSEE shall submit a Land Use Plan update at the end of the fifth year from the effective date of this sublease to establish all short-term goals developed under

the Land Use Plan have been met in accordance with Section 253.034 (5) (i), Florida Statutes. The SUBLESSEE shall submit an updated Land Use Plan at least every ten (10) years from the effective date of this sublease.

8. **ASSIGNMENT**: This sublease shall not be assigned in whole or in part without the prior written consent of the TRUSTEES and SUBLESSOR. Any assignment made either in whole or in part without the prior written consent of the TRUSTEES and SUBLESSOR shall be void and without legal effect.

9. **RIGHT OF INSPECTION**: TRUSTEES and SUBLESSOR or their duly authorized agents, representatives or employees shall have the right at any and all times to inspect the subsubleased premises and the works and operations thereon of SUBLESSEE in any matter pertaining to this sublease.

10. **PLACEMENT AND REMOVAL OF EQUIPMENT**: All buildings, structures, improvements and signs shall be constructed at the expense of SUBLESSEE in accordance with plans prepared by professional designers and shall require the prior written approval of SUBLESSOR as to purpose, location and design. Further, no trees, other than non-native species, shall be removed or major land alterations done without the prior written approval of SUBLESSOR. Removable equipment placed on the subleased premises by SUBLESSEE which do not become a permanent part of the subleased premises will remain the property of SUBLESSEE and may be removed by SUBLESSEE upon termination of this sublease.

11. **INSURANCE REQUIREMENTS**: During the term of this sublease SUBLESSEE shall procure and maintain policies of fire, extended risk, and liability insurance coverage. The extended risk and fire insurance coverage shall be in an amount equal to the full insurable replacement value of any improvements or fixtures located on the subleased premises. The liability insurance coverage shall be in amounts not less than $200,000 per person and $300,000 per incident or occurrence for personal injury, death, and property damage on the subleased premises. During the term of this sublease, if Section 768.28, Florida Statutes, or its successor statute is subsequently amended to increase the amount of the liability coverages specified herein, SUBLESSEE shall immediately obtain liability coverage for the increased amounts. Such policies of insurance shall name SUBLESSOR and TRUSTEES as additional insureds. SUBLESSEE shall submit written evidence of having procured all insurance policies required herein prior to the effective date of this sublease and shall submit annually thereafter, written evidence of maintaining such insurance policies to the Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, Mail Station 130, 3800 Commonwealth Boulevard, Tallahassee, Florida 32399-3000. SUBLESSEE shall purchase all policies of insurance from a financially-responsible insurer duly authorized to do business in the State of Florida. In lieu of purchasing insurance, SUBLESSEE may elect to self-insure these coverages. Any certificate of self-insurance shall be issued or approved by the Chief Financial Officer, State of Florida. The certificate of self-insurance shall

provide for casualty and liability coverage. SUBLESSEE shall immediately notify SUBLESSOR and the insurer of any erection or removal of any building or other improvement on the subleased premises and any changes affecting the value of any improvements and shall request the insurer to make adequate changes in the coverage to reflect the changes in value. SUBLESSEE shall be financially responsible for any loss due to failure to obtain adequate insurance coverage and the failure to maintain such policies or certificate in the amounts set forth shall constitute a breach of this sublease.

12. **LIABILITY**: SUBLESSEE shall assist in the investigation of injury or damage claims either for or against SUBLESSOR, TRUSTEES, or the State of Florida pertaining to SUBLESSEE'S respective areas of responsibility under this sublease or arising out of SUBLESSEE'S respective management programs or activities and shall contact SUBLESSOR, and TRUSTEES regarding the legal action deemed appropriate to remedy such damage or claims. SUBLESSEE is responsible for, and, to the extent allowed by law, shall indemnify, protect, defend, save and hold harmless SUBLESSOR, TRUSTEES, and the State of Florida, its officers, agents and employees from any and all damages, claims, costs, expense, including attorney's fees, demands, lawsuits, causes of action or liability of any kind or nature arising out of all personal injury and property damage attributable to the negligent acts or omissions of SUBLESSEE, and its officers, employees, and agents. Nothing herein shall be construed as a waiver of sovereign immunity enjoyed by any party hereto, as provided in Section 768.28, Florida Statutes, as amended from time to time, or any other law providing limitations on claims. In the event SUBLESSEE subcontracts any part or all of the work performed in the subleased premises, the SUBLESSEE shall require each and every subcontractor to identify the SUBLESSOR and TRUSTEES as an additional insured on all insurance policies required by the SUBLESSEE. Any contract awarded by SUBLESSEE for work in the subleased premises shall include a provision whereby the SUBLESSEE'S subcontractor agrees to indemnify, pay on behalf, and hold the SUBLESSOR and TRUSTEES harmless for all injuries and damages arising in connection with the SUBLESSEE'S subcontract.

13. **PAYMENT OF TAXES AND ASSESSMENTS**: SUBLESSEE shall assume full responsibility for and shall pay all liabilities that accrue to the subleased premises or to the improvements thereon, including any and all drainage and special assessments or taxes of every kind and all mechanic's or materialman's liens which may be hereafter lawfully assessed and levied against the subleased premises.

14. **NO WAIVER OF BREACH**: The failure of SUBLESSOR to insist in any one or more instances upon strict performance of any one or more of the covenants, terms and conditions of this sublease shall not be construed as a waiver of such covenants, terms and conditions, but the same shall continue in full force and effect, and no waiver of SUBLESSOR of any of the provisions hereof shall in any event be deemed to have been made unless the waiver is set forth in writing, signed by SUBLESSOR.

15. **TIME**: Time is expressly declared to be of the essence of this sublease.

16. **NON-DISCRIMINATION**: As a condition of obtaining this sublease, SUBLESSEE hereby agrees not to discriminate against any individual because of that individual's race, color, religion, sex, national origin, age, handicap, or marital status with respect to any activity occurring within the subleased premises or upon lands adjacent to and used as an adjunct of the subleased premises.

17. **UTILITY FEES**: SUBLESSEE shall be responsible for the payment of all charges for the furnishing of gas, electricity, water and other public utilities to the subleased premises and for having all utilities turned off when the subleased premises are surrendered.

18. **MINERAL RIGHTS**: This sublease does not cover petroleum or petroleum products or minerals and does not give the right to SUBLESSEE to drill for or develop the same. However, SUBLESSEE shall be fully compensated for any and all damages that might result to the subleasehold interest of SUBLESSEE by reason of such exploration and recovery operations.

19. **RIGHT OF AUDIT**: SUBLESSEE shall make available to the SUBLESSOR and TRUSTEES all financial and other records relating to this sublease and SUBLESSOR and TRUSTEES shall have the right to audit such records at any reasonable time. This right shall be continuous until this sublease expires or is terminated. This sublease may be terminated by SUBLESSOR should SUBLESSEE fail to allow public access to all documents, papers, letters or other materials made or received in conjunction with this sublease, pursuant to the provisions of Chapter 119, Florida Statutes.

20. **CONDITION OF PROPERTY**: SUBLESSOR assumes no liability or obligation to SUBLESSEE with reference to the condition of the subleased premises or the suitability of the subleased premises for any improvements. The subleased premises herein are subleased by SUBLESSOR to SUBLESSEE in an "as is" condition, with SUBLESSOR assuming no responsibility for bidding, contracting, permitting, construction, and the care, repair, maintenance or improvement of the subleased premises for the benefit of SUBLESSEE.

21. **NOTICES**: All notices given under this sublease shall be in writing and shall be served by certified mail including, but not limited to, notice of any violation served pursuant to Section 253.04, Florida Statutes, to the last address of the party to whom notice is to be given, as designated by such party in writing. SUBLESSOR and SUBLESSEE hereby designate their address as follows:

SUBLESSOR: State of Florida Department of Environmental Protection
Office of Resilience and Coastal Protection
3900 Commonwealth Blvd., MS 235
Tallahassee, Florida, 32399-3000

SUBLESSEE: St. Johns County, Florida
Land Management Systems
500 San Sebastian View
Saint Augustine, Florida 32084

With a mandatory copy to:
Board of Trustees of the Internal Improvement Trust Fund
c/o State of Florida Department of Environmental Protection
Division of State Lands
Bureau of Public Land Administration
3800 Commonwealth Boulevard, MS 125
Tallahassee, Florida 32399-3000

22. **BREACH OF COVENANTS, TERMS, OR CONDITIONS**: Should SUBLESSEE breach any of the covenants, terms, or conditions of this sublease, SUBLESSOR shall give written notice to SUBLESSEE to remedy such breach within sixty days of such notice. In the event SUBLESSEE fails to remedy the breach to the satisfaction of SUBLESSOR within sixty days of receipt of written notice, SUBLESSOR may either terminate this sublease and recover from SUBLESSEE all damages SUBLESSOR may incur by reason of the breach including, but not limited to, the cost of recovering the subleased premises or maintain this sublease in full force and effect and exercise all rights and remedies herein conferred upon SUBLESSOR.

23. **DAMAGE TO THE PREMISES**: (a) SUBLESSEE shall not do, or suffer to be done, in, on or upon the subleased premises or as affecting said subleased premises or adjacent properties, any act which may result in damage or depreciation of value to the subleased premises or adjacent properties, or any part thereof. (b) SUBLESSEE shall not generate, store, produce, place, treat, release, or discharge any contaminants, pollutants or pollution, including, but not limited to, hazardous or toxic substances, chemicals or other agents on, into, or from the subleased premises or any adjacent lands or waters in any manner not permitted by law. For the purposes of this sublease, "hazardous substances" shall mean and include those elements or compounds defined in 42 USC Section 9601 or which are contained in the list of hazardous substances adopted by the United States Environmental Protection Agency (EPA) and the list of toxic pollutants designated by the United States Congress or the EPA or defined by any other federal, state or local statute, law, ordinance, code, rule, regulation, order, or decree regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance, material, pollutant or contaminant. "Pollutants" and "pollution" shall mean those products or substances defined in Chapters 376 and 403, Florida Statutes, and the rules promulgated thereunder, all as amended or updated from time to time. In the event of SUBLESSEE'S failure to comply with this paragraph, SUBLESSEE shall, at its sole cost and expense, promptly commence and diligently pursue

any legally required closure, investigation, assessment, cleanup, decontamination, remediation, restoration and monitoring of (1) the subleased premises, and (2) all off-site ground and surface waters and lands affected by SUBLESSEE'S such failure to comply, as may be necessary to bring the subleased premises and affected off-site waters and lands into full compliance with all applicable federal, state or local statutes, laws, ordinances, codes, rules, regulations, orders and decrees, and to restore the damaged property to the condition existing immediately prior to the occurrence which caused the damage. SUBLESSEE'S obligations set forth in this paragraph shall survive the termination or expiration of this sublease. This paragraph shall not be construed as a limitation upon obligations or responsibilities of SUBLESSEE as set forth herein. Nothing herein shall relieve SUBLESSEE of any responsibility or liability prescribed by law for fines, penalties, and damages levied by governmental agencies, and the cost of cleaning up any contamination caused directly or indirectly by SUBLESSEE'S activities or facilities. Upon discovery of a release of a hazardous substance or pollutant, or any other violation of local, state or federal law, ordinance, code, rule, regulation, order or decree relating to the generation, storage, production, placement, treatment, release or discharge of any contaminant, SUBLESSEE shall report such violation to all applicable governmental agencies having jurisdiction, and to SUBLESSOR, all within the reporting periods of the applicable agencies.

24. **ENVIRONMENTAL AUDIT**: At SUBLESSOR'S discretion, SUBLESSEE shall provide SUBLESSOR with a current Phase I environmental site assessment conducted in accordance with the State of Florida Department of Environmental Protection, Division of State Lands' standards prior to termination of this sublease, and if necessary a Phase II environmental site assessment.

25. **SURRENDER OF PREMISES**: Upon termination or expiration of this sublease, SUBLESSEE shall surrender the subleased premises to SUBLESSOR. In the event no further use of the subleased premises or any part thereof is needed, SUBLESSEE shall give written notification to SUBLESSOR and the Bureau of Public Land Administration, Division of State Lands, State of Florida State of Florida Department of Environmental Protection, Mail Station 130, 3800 Commonwealth Boulevard, Tallahassee, Florida 32399-3000, at least six months prior to the release of any or all of the subleased premises. Notification shall include a legal description, this sublease number and an explanation of the release. The release shall only be valid if approved by SUBLESSOR and the TRUSTEES through execution of a release of sublease instrument with the same formality as this sublease. Upon release of all or any part of the subleased premises or upon termination or expiration of this sublease, all improvements, including both physical structures and modifications of the subleased premises, shall become the property of the TRUSTEES and SUBLESSOR, unless SUBLESSOR gives written notice to SUBLESSEE to remove any or all such improvements at the expense of SUBLESSEE. The decision to retain any improvements upon termination of this sublease

shall be at SUBLESSOR'S sole discretion. Prior to surrender of all or any part of the subleased premises a representative of SUBLESSOR shall perform an on-site inspection and the keys to any building on the subleased premises shall be turned over to SUBLESSOR. If the subleased premises do not meet all conditions as set forth in paragraphs 17 and 34 herein, SUBLESSEE shall, at its expense, pay all costs necessary to meet the prescribed conditions.

26. **BEST MANAGEMENT PRACTICES**: SUBLESSEE shall implement applicable Best Management Practices for all activities conducted under this sublease in compliance with paragraph 18-2.018(2)(h), Florida Administrative Code, which have been selected, developed, or approved by SUBLESSOR, SUBLESSEE or other land managing agencies for the protection and enhancement of the subleased premises.

27. **SOVEREIGNTY SUBMERGED LANDS**: This sublease does not authorize any use of lands located waterward of the mean or ordinary high water line of any lake, river, stream, creek, bay, estuary, or other water body or the waters or the air space thereabove.

28. **PROHIBITIONS AGAINST LIENS OR OTHER ENCUMBRANCES**: Fee title to the subleased premises is held by the TRUSTEES. SUBLESSEE shall not do or permit anything to be done which purports to create a lien or encumbrance of any nature against the real property contained in the subleased premises including, but not limited to, mortgages or construction liens against the subleased premises or against any interest of the TRUSTEES and SUBLESSOR therein.

29. **CONDITIONS AND COVENANTS**: All of the provisions of this sublease shall be deemed covenants running with the land included in the subleased premises, and construed to be "conditions" as well as "covenants" as though the words specifically expressing or imparting covenants and conditions were used in each separate provision.

30. **PARTIAL INVALIDITY**: If any term, covenant, condition or provision of this sublease shall be ruled by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

31. **ENTIRE UNDERSTANDING**: This sublease sets forth the entire understanding between the parties and shall only be amended with the prior written approval of the TRUSTEES and SUBLESSOR.

32. **EASEMENTS**: All easements of any nature including, but not limited to, utility easements are required to be granted by TRUSTEES. SUBLESSEE is not authorized to grant any easements of any nature and any easement granted by SUBLESSEE shall be void and without legal effect.

33. **SUBSUBLEASES**: This sublease is for the purposes specified herein and subsubleases of any nature are prohibited, without the prior written approval of TRUSTEES and SUBLESSOR. Any subsublease not approved in writing by TRUSTEES and SUBLESSOR shall be void and without legal effect.

34. **MAINTENANCE OF IMPROVEMENTS**: SUBLESSEE shall maintain the real property contained within the subleased premises and any improvements located thereon, in a state of good condition, working order and repair including, but not limited to, removing all trash or litter, maintaining all planned improvements as set forth in the approved Land Use Plan, and meeting all building and safety codes. SUBLESSEE shall maintain any and all existing roads, canals, ditches, culverts, risers and the like in as good condition as the same may be on the effective date of this sublease.

35. **COMPLIANCE WITH LAWS**: SUBLESSEE agrees that this sublease is contingent upon and subject to SUBLESSEE obtaining all applicable permits and complying with all applicable permits, regulations, ordinances, rules, and laws of the State of Florida or the United States or of any political subdivision or agency of either.

36. **ARCHAEOLOGICAL AND HISTORIC SITES**: Execution of this sublease in no way affects any of the parties' obligations pursuant to Chapter 267, Florida Statutes. The collection of artifacts or the disturbance of archaeological and historic sites on state-owned lands is prohibited unless prior authorization has been obtained from the State of Florida Department of State, Division of Historical Resources. The Land Use Plan prepared pursuant to Chapter 18-2 Florida Administrative Code, shall be reviewed by the Division of Historical Resources to insure that adequate measures have been planned to locate, identify, protect, and preserve the archaeological and historic sites and properties on the subleased premises.

37. **GOVERNING LAW**: This sublease shall be governed by and interpreted according to the laws of the State of Florida.

38. **SECTION CAPTIONS**: Articles, subsections and other captions contained in this sublease are for reference purposes only and are in no way intended to describe, interpret, define or limit the scope, extent or intent of this sublease or any provisions thereof.

39. **ELECTRONIC SIGNATURE**: This sublease may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.

[*Remainder of page intentionally left blank; Signature page follows*]

IN WITNESS WHEREOF, the parties have caused this Sublease to be executed on the day and year first above written.

"SUBLESSOR"

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, OFFICE OF RESILIENCE AND COASTAL PROTECTION

(SEAL)

BY:_____
Alex Reed, Director

"SUBLESSEE"

ST JOHNS COUNTY, FLORIDA,
a political subdivision of the State of Florida
By its Board of County Commissioners

(SEAL)

BY:_____
Clay Murphy, Chair

Consented to by the TRUSTEES on the _____ day of _____, 20____.

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

BY:_____
Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida

Approved subject to proper execution:

BY: _____ 04-14-2026
DEP Attorney Date

EXHIBIT "A"

The Southerly 300 feet of Block "D", South Ponte Vedra Beach, according to plat recorded in the Public Records of St. Johns County, Florida in Map Book 6, Pages 29 and 30, more particularly described as follows:

For point of beginning, commence at the Southwesterly corner of said Block "D", located in the Easterly right of way line of State Road No. A-1-A, as shown on said plat, and run N-12° 27'40"W., along said Easterly right of way line, a distance of 306.38 feet to a point; run thence N-89° 15'00"E., and parallel to the Southerly boundary of said Block "D", a distance of 230 feet, more or less, to the waters of the Atlantic Ocean; run thence Southerly, along said waters, flowing the meanderings of same, a distance of 307 feet, more or less, to a point which bears N-89° 15'00"W. from the point of beginning; run thence S-89° 15'00"W., along the Southerly boundary of said Block "D", a distance of 230 feet, more or less, to the point of beginning. The land thus described contains 1.58 acres, more or less.

BSM: Mayfews

DATE: March 17, 2026

EXHIBIT "B"

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND

LEASE AGREEMENT

GUANA RIVER STATE PARK (1) 3462

No. 3462

The Board of Trustees of the Internal Improvement Trust Fund of the State of Florida is authorized in Section 253.03, Florida Statutes, to enter into leases for the use, benefit and possession of public lands by state agencies which may properly use and possess them for the benefit of the people of the State of Florida as specified in the following lease.

This lease agreement is made between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, as Lessor, and THE DEPARTMENT OF NATURAL RESOURCES, for the use and benefit of the Division of Recreation and Parks, as Lessee.

The parties, for and in consideration of mutual covenants and agreements hereinafter contained, hereby covenant and agree as follows:

1. The Lessor does hereby lease to the Lessee the following described property in the County of St. Johns, State of Florida, together with the improvements thereon, as applicable, and subject to all existing encumbrances, viz:

All that part of Parcel "A" of Exhibit "A", attached hereto, lying South of the following described line:

Begin at a point on the East shore of the Tolomato River, said point being the intersection of the Southwesterly prolongation of a dike located in Section 48, Township 5 South, Range 29 East, with the East shore of said river; thence Northeasterly, Southeasterly and Northeasterly along said dike to an intersection with the North line of said Section 48; thence Northeasterly, 400 feet along said North line of Section 48; thence Northwesterly, perpendicular to the North line of Section 48, 1150 feet along a line being approximately 300 feet East of a lake; thence Northeasterly, parallel with the North line of Section 48, along a line being approximately one-half mile North of a causeway, to the Guana River and the point of termination.

All that part of Parcel "B" of Exhibit "A" occupied by the causeway and dam located in Section 31, Township 5

South, Range 30 East and forming the southern boundary of Guana Lake (said part including all the causeway and dam not included in that part of Parcel "A" described above).

Also,

All of Parcels C, D, E, F, G, H, I, J, K, and L, as described in Exhibit "A".

Reserving unto the State of Florida Game and Fresh Water Fish Commission the right to enter upon those lands known as Guana Lake Dam for the purpose of maintaining the soundness of the dam and for maintaining, operating and renewing the water control devices in the dam as necessary for management of water levels on Guana Lake, and

Reserving unto the State of Florida Game and Fresh Water Fish Commission the right of access to, maintenance of, and water drainage by any existing ditches closely associated with the dike referred to above in Parcel "A", whether north or south of the dike, which ditches may be necessary to the control of water levels in lakes north of the dike.

TO HAVE AND TO HOLD the above described land for a period of fifty (50) years for development and management for public outdoor recreation and related purposes.

2. The Lessee shall, through its agents and employees prevent the unauthorized use of said land or any use thereof not in conformity with this lease.

3. The Lessor warrants that it has the right to lease the hereinabove described property, however, this lease does not convey fee simple title.

4. A land management plan for this tract shall be prepared by the Lessee, in accordance with Section 253.034, Florida Statutes, within 12 months of the execution date of this lease and shall be submitted to the Lessor for approval through the Department of Natural Resources, Division of State Lands ("State Lands"), acting as agent for the Lessor. The approved land management plan shall provide the basic guidance for all management activities and shall be reviewed jointly by the Lessee and the Lessor at least every five (5) years. The Lessee shall not use or alter the property except as provided for in the approved land management plan without the advance written approval of State Lands, as agent for the Lessor.

5. The land management plan prepared under this lease shall identify management strategies for exotic species, if present. The introduction of exotic species is prohibited, except when specifically authorized by the approved land management plan.

6. The Lessor or its duly authorized agents shall have the right at any time to inspect the said land and the works and operations thereon of the Lessee, or its subagent when applicable, in any matter pertaining to this lease agreement.

7. Execution of this lease in no way affects any of the parties' obligations pursuant to Chapter 267, Florida Statutes. The collection of artifacts or the disturbance of archaeological and historic sites on state-owned lands is prohibited unless prior authorization has been obtained from the Department of State, Division of Historical Resources. The land management plan prepared pursuant to Section 253.034, Florida Statutes, shall be reviewed by the Department of State, Division of Historical Resources, to insure that adequate measures have been planned to locate, identify, protect and preserve the archaeological and historic sites and properties on the tract.

8. The Lessee hereby covenants and agrees to investigate all claims of every nature at its own expense and to indemnify, protect, defend, hold and save harmless the Lessor from any and all claims, actions, lawsuits and demands of any kind or nature arising out of this agreement to the extent allowable by law.

9. The Lessee agrees to assume all responsibility for liabilities that accrue to the leased premises or to the improvements thereon, including any and all drainage or special assessments or taxes of every kind and description which are now or may be hereafter lawfully assessed and levied against the leased premises during the effective period of this lease.

10. The Lessee is hereby authorized to grant utility easements which will be necessary to service authorized

facilities located within the leased premises. Copies of any such easements granted should be filed with the Lessor immediately after execution.

11. This agreement is for the purposes specified herein, and subleases of any nature are prohibited unless previously authorized by Lessor, with the exception of utility easements incidental to authorized facilities, the exception of agreements with local, state and federal governmental agencies as to any part of the leased premises in order to effectively carry out and further the general purposes hereof, and the exception of agreements contemplated in Paragraphs 12 and 13 hereafter.

12. Lessee is hereby authorized to enter into an agreement with South Ponte Vedra Association to provide the latter those use rights in and around an existing fire station and community center necessary to the continuation of those community functions.

13. Lessee is hereby authorized to enter into an agreement with the North Florida Council, Boy Scouts of America, to provide that organization those land-development and use rights necessary to any Boy Scout role given in the approved plan for use and management of the leased premises, consistent with the land management plan required pursuant to paragraph 4 of this Agreement.

14. Lessee shall have the right to establish outdoor recreation facilities on Guana Lake Dam and the right to improve the roadway thereon as an accessway to interior lands.

15. Lessee agrees to provide for appropriate access to and through the lands leased hereunder, without charge, for persons holding a wildlife management area stamp or sportsman's license; however, this stamp or license will not cover fees for boat launching, camping or other activities for which additional charges are made.

16. This lease agreement may be terminated by mutual agreement of the parties hereto. However, the lease agreement

shall be terminated at the sole option of the Lessor when and if the said premises including land and improvements shall cease to be used for public outdoor recreation and related purposes. The Lessee shall upon termination surrender the premises. Any costs arising out of the enforcement of the terms of this lease agreement shall be the exclusive obligation of the Lessee, payable upon demand of the Lessor.

17. Upon cessation of occupation of the leased premises, the Lessee agrees to leave all fixed improvements for the use of the Lessor and to put no claim upon said fixed improvements; or, at the option of the Lessor, the Lessee agrees to remove any or all improvements on the property at the Lessee's expense. Any costs arising out of the enforcement of the terms of this lease agreement shall be the exclusive obligation of the Lessee, payable upon demand of the Lessor.

IN TESTIMONY WHEREOF, the lawfully designated agent of the Board of Trustees of the Internal Improvement Trust Fund has hereunto subscribed his name and has caused the official seal of said Board to be hereunto affixed, in the City of Tallahassee, Florida, on the 8 day of January, 1988.

(SEAL)
BOARD OF TRUSTEES
OF THE INTERNAL
IMPROVEMENT TRUST
FUND OF THE STATE
OF FLORIDA

Virginia S. Sessy
Witness

Teresa R. Cook
Witness

BOARD OF TRUSTEES OF THE
INTERNAL IMPROVEMENT TRUST
FUND OF THE STATE OF FLORIDA

By: [signature]
DIRECTOR, DIVISION OF STATE
LANDS, AGENT FOR THE BOARD
OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF
THE STATE OF FLORIDA

No. 3462

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgement, personally appeared James W. MacFarland, to me known to be the person described in and who executed the foregoing instrument and has acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 8 day of January, 1988.

Violet Lord Davis
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. AUG 10,1988
BONDED THRU GENERAL INS. UND.

Approved As to Form and Legality

DNR Attorney

STATE OF FLORIDA DEPARTMENT OF NATURAL RESOURCES

By: E. E. Harder, Acting
DIVISION DIRECTOR,
DEPARTMENT OF NATURAL RESOURCES, DIVISION OF RECREATION AND PARKS

Witness

Witness

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgement, personally appeared E. E. Harder, to me known to be the person described in and who executed the foregoing instrument and has acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of January, 1988.

Dr Anna Sanders
Notary Public

My Commission Expires: 11/13/90

This instrument prepared and reviewed by:
Catherine Daniels

PARCEL "A" (Parcel A-1: Sale Parcel)

A tract of land in St. Johns County, Florida, comprised of portions of Township 4 South, Range 29 East; Township 5 South, Range 29 East; Township 5 South, Range 30 East; Township 6 South, Range 29 East; and Township 6 South, Range 30 East, that is generally bounded on the North by State Road Nos. 210 and 306, generally bounded on the East by Guana Lake and/or Guana River, and generally bounded on the West by the Intracoastal Waterway right of way and/or the Southerly extension thereof via Tolomato River to its intersection with the aforementioned Guana River. Said tract of land is further described as:

In Township 4 South, Range 29 East

All of unsurveyed Section 34, lying East of the Florida Intracoastal Waterway right of way, subject to the perpetual easement vested in the United States of America to deposit spoil and dredge material on said unsurveyed Section 34 as said rights are recorded in Foreign Judgment Book 4, Page 91, of the current Public Records of said County.

That part of unsurveyed Section 27, East of the Florida Intracoastal Waterway right of way and South of a line beginning 1,050 feet South of Permanent Reference Monument No. 94 on the East right of way thereof and running N-64°E to Section 54, Township and Range aforementioned, EXCEPT any portion thereof as described in the Public Records of said County in Official Records Volume 122, Page 354, and further EXCEPTING any portion of the right of way of a county road as now established;

EXHIBIT A

NOTE: All references to acreage contained herein are based upon and refer to that certain "Boundary Survey of Portions of Townships 4, 5, &6, Range 29 East, Together With Porions of Townships 5 & 6, Range 30. St. Johns County, Florida" prepared by Robert M. Angas Associates, dated April 19, 1984, Job No. C-30929.

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All of unsurveyed Section 35 lying West of Section 56, In Township 4 South, Range 29 East.

F. P. Sanchez Grant or Section 53;

Davis Floyd Grant, Section 56;

All of the Pedro Mestre Grant or Section 54, lying South and East of the right of way of State Road No. 210, and South of the right of way of a county road as now establisned, EXCEPT any portion thereof as shown on the Plat of Palm Valley Shores, as recorded in the current Public Records of said County, in Map Book 10, Page 38, and further EXCEPTING any portion thereof as described in the Public Records of said County in Official Records Volume 122, Page 354;

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Government Lots 1 and 5, and all of Government Lots 2 and 4 of Section 22, lying Easterly of the right of way of State Road 210;

All of Sections 46 and 73 lying South of the right of way of Micklers Road, as established by usage and West of the unrecorded development along Neck Road, EXCEPT any portions thereof described in the Public Records of said County in Deed Book 116, Page 510; Deed Book 117, Page 118; Deed Book 148, Page 383; Deed Book 159, Page 291; Deed Book 159, Page 294; Deed Book 179, Page 157; Deed Book 33, Page 208; Deed Book 118, Page 102; Deed Book 158, Page 49; Deed Book 235, Page 12; and Deed Book 120, Page 540; and Official Records Book 559, Page 665;

Government Lot 6, and all of Government Lots 1, 4, 5, and 7, Section 15, lying Easterly of the right of way of State Road 210 and/or Southerly of the right of way of Micklers Road;

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All of the N. Sanchez Grant or Section 52, EXCEPT that portion or parcel described in the Public Records of said County in Official Records Volume 173, Page 356;

Government Lot 3, Section 23, subject to the reservations in favor of the United States of America set forth in patent given by its granting relating to uranium, thorium or other fissionable materials, Deed Book 193, Page 515; 4S 29E

Government Lot 4, Section 14, subject to the reservations in favor of the United States of America set forth in patent given by its granting relating to uranium, thorium or other fissionable materials, Deed Book 193, Page 515;

In Township 5 South, Range 29 East

All of unsurveyed Section 2, lying East of the Florida Intracoastal Waterway right of way and West of Section 2 and John Floyd Grant or Section 38;

All of unsurveyed Section 3, lying East of the Florida Intracoastal Waterway right of way;

Government Lots 1, 2, and 3, Section 2, subject to the reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in deed recorded in Deed Book 148, Page 119, of the Public Records of said County, as said reservations relate to Government Lot 3;

D. Floyd Grant or Section 37;

All of unsurveyed Section 10, lying East of Florida Intracoastal Waterway right of way;

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John Floyd Grant or Section 38;

All of Fractional Section 11, subject to the reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in deed recorded in Deed Book 148, Page 119, of the Public Records of St. Johns County, Florida, granting Lots 1, 2, 3, 4, 5, 7 and 8, of Section 11;

Unsurveyed Section 11, East of the Florida Intracoastal Waterway right of way;

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Government Lot 3, Section 12;

F. P. Sanchez Grant or Section 67;

G. I. F. Clarke Grant or Section 68;

All of Section 14 (surveyed and unsurveyed) and Government Lots 2 and 3, Section 13, said lands are subject to the reservation as a burial place for the dead of a portion of the land conveyed by Louisa Booth and James W. Booth by deed recorded in Deed Book 15, Page 184, of the Public Records of St. Johns County, Florida, conveying Lots 2 and 3 of Section 13, and Lot 4 of Section 14, Township 5 South, Range 29 East; (EXCEPT any portion of unsurveyed Section 14, lying within the right of way of the Florida Intracoastal Waterway right of way);

All of unsurveyed Section 15, lying East of the Florida Intracoastal Waterway right of way;

Unsurveyed Section 23;

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Section 26 and/or unsurveyed Section 26, as described in the Public Records of said County in Official Records Volume 137, Page 288, subject however to the reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in deed recorded in the Public Records of said County in Deed Book 154, Page 59;

Portion of Pine Island, being in unsurveyed part of a parcel of unsurveyed swamp and overflow land in Section 22, as described in the Public Records of said County in Official Records Volume 9, Page 554;

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Unsurveyed Section 22, lying east of Florida Intracoastal Waterway right of way and/or Tolomato River;

Section 25 and unsurveyed Section 25; EXCEPT that portion of unsurveyed Section 25 which lies East of Section 25, Section 50, and Section 46;

Any portion of unsurveyed Section 27 and any portion of unsurveyed Section 35, lying East of Florida Intracoastal Waterway right of way and/or East of Tolomato River;

Pedro Cocifacio Grant or Section 52;

Alkinson or Cocifacio Grant or Section 51;

J. P. DeBurgo Grant or Section 50;

Mariano Berla Grant or Section 46;

Mariano Berla Grant or Section 47;

Mariano Berla Grant or Section 48;

Section 49;

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Unsurveyed Section 36, as described in the Public Records of said County, in Deed Book 214, Page 43 and in Deed Book 174, Page 171, and subject to the reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in deed recorded in Deed Book 153, Page 559, of the Public Records of St. Johns County, Florida;

In Township 6 South, Range 29 East

Section 101; subject to the reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in deed recorded in Deed Book 217, Page 423, of the Public Records of St. Johns County, Florida;

Section 38;

Section 39;

Section 40;

Juan Segui Grant or Section 41;

Lozare Ortega Grant or Section 42;

John Kershaw Grant or Section 43;

M. Fontan Grant, or Section 97;

Unsurveyed Section 1, lying East of Tolomato River;

Portions of the above described lands may be subject to drainage easements as vested to Ponte Vedra Company by deed recorded in the Public Records of said County, in Deed Book 112, Page 49 and/or easements for spoil areas acquired by the United States of America along the East side of the Florida Intracoastal Waterway right of way by instrument dated September 14, 1947, recorded in Deed Book 167, Page 57, of the Public Records of said County.

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In Township 6 South, Range 30 East

Any portions of unsurveyed Section 6, as described in the Public Records of said County, in Deed Book 214, Page 43, lying West of the Guana River, subject to the reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in deed recorded in Deed Book 153, Page 560, of the Public Records of St. Johns County, Florida;

Unsurveyed Section 7, West of Guana River;

Unsurveyed Section 18, West and North of Guana River, as described in the Public Records of said County, in Deed Book 214, Page 43, subject to the reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in deed recorded in Deed Book 153, Page 560, of the Public Records of St. Johns County, Florida;

J. Parades Grant or Section 45;

M. Fontan Grant or Section 41;

Lorenzo Ortegas Grant or Section 39;

J. Kershaw Grant or Section 40;

J. Segui Grant or Section 38;

Section 37.

In Township 5 South, Range 30 East

Any portion of unsurveyed Section 31, lying West of the Guana River.

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Portions of the above described lands may be subject to drainage easements as vested to Ponte Vedra Company by deed recorded in the Public Records of said County, in Deed Book 112, Page 49 and/or easements for spoil areas acquired by the United States of America along the East side of the Florida Intracoastal Waterway right of way by instrument dated September 1-, 1947, recorded in Deed Book 167, Page 57, of the Public Records of said County.

LESS and EXCEPT any portion of Sections 56 and 52, Township 4 South, Range 29 East, which lies Easterly of the extreme Easterly line of demarcation of upland areas above and below the "Landward Extent of Waters of the State" ** located along the Westerly side of Guana Lake and generally located along the Easterly boundary line of said Sections.

LESS and EXCEPT the following described property:

LESS and EXCEPT a tract of land, in St. Johns County, Florida, comprised of portions of Township 4 South and Township 5 South, more particularly described as follows:

For point of reference, commence at the point of intersection of the Easterly right of way line of State Road A1A with the Southerly boundary line of Block 2, Ponte Vedra Beach Oceanfront Estates Section, according to plat thereof recorded in the Public Records of said County in Map Book 7, Page 12, and run S-77°38'40"W., along the Westerly prolongation of the aforementioned Southerly boundary line of said Plat, a distance of 66.00 feet to the Westerly right of way line of said State Road A1A; run thence S-12°21'20"E., along said Westerly right of way line, a distance of 1,599.84 feet to a point for point of beginning.

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**The term "Landward Extent of Waters of the State", as used throughout this Exhibit "A", has the same meaning in this Exhibit "A" as in Section 403.817, Florida Statutes (1983), and Chapter 17.4.02(17), Florida Administrative Code (in effect on March 7, 1984), and refers to the location of such boundary line as it existed on April 20, 1984.

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From the point of beginning thus described, continue Southeasterly, along said Westerly right of way line, as follows: first course, S-12°21'20"E. a distance of 2,347.47 feet to an angle point; second course, S-12°17'50"E. a distance of 3,235.66 feet to an angle point; third course, S-12°15'29"E. a distance of 1,777.30 feet to an angle point; fourth course, S-12°02'29"E. a distance of 12,711.82 feet to a point of curvature; fifth course, along the arc of a curve, concave Southwesterly and having a radius of 14,763.10 feet, a chord bearing and distance of S-11°04'24"E. 498.81 feet to the point of tangency of said curve; sixth course, S-10°06'19"E. a distance of 6,451.13 feet to an angle point; seventh course, S-10°04'43"E. a distance of 2,039.98 feet to the point in said right of way line where the width of right of way is increased to 100 feet; eighth course, S-79°55'17"W. a distance of 34.00 feet; ninth course, S-10°04'43"E. a distance of 1,474.60 feet to the Northeast corner of that property described in the Public Records of said County, in Official Records Volume 340, Page 538; run thence Southwesterly, Southeasterly, and Northeasterly, along the boundary line of said property, as follows: first course, S-79°55'17"W. a distance of 56.00 feet to an angle point; second course, S-10°04'43"E. a distance of 52.00 feet to an angle point; third course, N-79°55'17"E. a distance of 56.00 feet to a point on the aforementioned Westerly right of way line of State road A1A; run thence Southeasterly, along said right of way line, as follows: first course, S-10°04'43"E. a distance of 136.39 feet to a point of curvature; second course, along the arc of a curve, concave Northeasterly and having a radius of 15,082.91 feet, a chord bearing and distance of S-11°12'29"E. 594.63 feet to the point of tangency of said curve; third course, S-12°20'16"E. a distance of 8,640.11 feet to a point located S-12°20'16"E. a distance of 550.00 feet from the point of intersection of said right of way line with the Westerly prolongation of the line dividing Blocks C and B, as said Blocks are shown on the Plat of South Ponte Vedra Beach, as recorded in the Public Records of said County, in Map Book 6, Pages 24, 25, and 26; run thence S-77°29'09"W. a distance of 356 feet, more or less, to the mean high water line of Guana River;

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run thence along said mean high water line, following the meandering of same, a distance of 1,520 feet, more or less, to the point of intersection of said line with the former mean high water line as it existed along the Westerly side of Guana River prior to construction of a manmade causeway Westerly from Section 31, Township 5 South, Range 30 East; run thence Northerly, along said former mean high water line, following the meandering of same, a distance of 200 feet, more or less, to the point of intersection of said line with the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State", along the Northerly side of the aforementioned causeway; run thence Westerly, along said line of demarcation, following the meandering of same, a distance of 1320 feet, more or less, to the point of intersection of said line with the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State" at its extreme Easterly location along the Westerly side of Guana Lake that was formed by the construction of the aforementioned causeway, the location of said line being further described as generally running along the line dividing surveyed from unsurveyed sections along the Westerly side of said lake; run thence Northerly, along said line of demarcation located on the Westerly side of Guana Lake, following the meandering of same, a distance of 41,680 feet, more or less, to a point which bears S-77°38'40"W. from the point of beginning; run thence N-77°38'40"E. a distance of 2,150 feet, more or less, to the point of beginning.

The above described property contains 5,491 acres, more or less, above and 2,118 acres, more or less, within the "Landward Extent of Waters of the State".

LESS and EXCEPT that 2,118 acres, more or less, of the above described property within the "Landward Extent of Waters of the State".

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PARCEL "B": (Parcel B-1: Sale parcel)

A tract of land, in St. Johns County, Florida, comprised of portions of Township 4 South and Township 5 South, more particularly described as follows:

For point of reference, commence at the point of intersection of the Easterly right of way line of State Road A1A with the Southerly boundary line of Block 2, Ponte Vedra Beach Oceanfront Estates Section, according to plat thereof recorded in the Public Records of said County in Map Book 7, Page 12, and run S-77°38'40"W., along the Westerly prolongation of the aforementioned Southerly boundary line of said Plat, a distance of 66.00 feet to the Westerly right of way line of said State Road A1A; run thence S-12°21'20"E., along said Westerly right of way line, a distance of 1,599.84 feet to a point for point of beginning.

From the point of beginning thus described, continue Southeasterly, along said Westerly right of way line, as follows: first course, S-12°21'20"E. a distance of 2,347.47 feet to an angle point; second course, S-12°17'50"E. a distance of 3,235.66 feet to an angle point; third course, S-12°15'29"E. a distance of 1,777.30 feet to an angle point; fourth course, S-12°02'29"E. a distance of 12,711.82 feet to a point of curvature; fifth course, along the arc of a curve, concave Southwesterly and having a radius of 14,763.10 feet, a chord bearing and distance of S-11°04'24"E. 498.81 feet to the point of tangency of said curve; sixth course, S-10°06'19"E. a distance of 6,451.13 feet to an angle point; seventh course, S-10°04'43"E. a distance of 2,039.98 feet to the point in said right of way line where the width of right of way is increased to 100 feet; eighth course, S-79°55'17"W. a distance of 34.00 feet; ninth course, S-10°04'43"E. a distance of 1,474.60 feet to the Northeast corner of that property described in the Public Records of said County, in Official Records

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Volume 340, Page 538; run thence Southwesterly, Southeasterly and Northeasterly, along the boundary line of said property, as follows: first course, S-79°55'17"W. a distance of 56.00 feet to an angle point; second course, S-10°04'43"E. a distance of 52.00 feet to an angle point; third course, N-79°55'17"E. a distance of 56.00 feet to a point on the aforementioned Westerly right of way line of State road A1A; run thence Southeasterly, along said right of way line, as follows: first course, S-10°04'43"E. a distance of 136.39 feet to a point of curvature; second course, along the arc of a curve, concave Northeasterly and having a radius of 15,082.91 feet, a chord bearing and distance of S-11°12'29"E. 594.63 feet to the point of tangency of said curve; third course, S-12°20'16"E. a distance of 8,640.11 feet to a point located S-12°20'16"E. a distance of 550.00 feet from the point of intersection of said right of way line with the Westerly prolongation of the line dividing Blocks C and B, as said Blocks are shown on the Plat of South Ponte Vedra Beach, as recorded in the Public Records of said County, in Map Book 6, Pages 24, 25, and 26; run thence S-77°29'09"W. a distance of 356 feet, more or less, to the mean high water line of Guana River; run thence along said mean high water line, following the meandering of same, a distance of 1,520 feet, more or less, to the point of intersection of said line with the former mean high water line as it existed along the Westerly side of Guana River prior to construction of a manmade causeway Westerly from Section 31, Township 5 South, Range 30 East; run thence Northerly, along said former mean high water line, following the meandering of same, a distance of 200 feet, more or less, to the point of intersection of said line with the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State", along the Northerly side of the aforementioned causeway; run thence Westerly, along said line of demarcation, following the meandering of same, a distance of 1320 feet, more or less, to the point of intersection of

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said line with the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State" at its extreme Easterly location along the Westerly side of Guana Lake that was formed by the construction of the aforementioned causeway, the location of said line being further described as generally running along the line dividing surveyed from unsurveyed sections along the Westerly side of said lake; run thence Northerly, along said line of demarcation located on the Westerly side of Guana Lake, following the meandering of same, a distance of 41,680 feet, more or less, to a point which bears S-77°38'40"W. from the point of beginning; run thence N-77°38'40"E. a distance of 2,150 feet, more or less, to the point of beginning.

Together with a tract of land comprised of a portion of Township 4 South, Range 29 East, St. Johns County, Florida, that is bounded on the South by the Westerly prolongation of the Northerly boundary line of Ponte Vedra Beach Oceanfront Estates Section according to plat thereof recorded in the Public Records of said County, in Map Book 15, Pages 98 and 99. Said tract of land is further described as:

All of Sections 52 and 56 that lies Easterly of the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State" located generally along the Easterly boundary of said Sections and adjacent to the Westerly side of Guana Lake;

Any portions of Sections 46, 47, and 74 (surveyed or unsurveyed) described in the Public Records of said County in Official Records Volume 137, Page 288;

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Unsurveyed Section 14 and/or Section 72 (surveyed or unsurveyed) lying South of Micklers Road, EXCEPT that portion thereof lying East of the government meander line and North of the line dividing Government Lots 1 and 2 of said Section 14; and EXCEPT any portion thereof lying within the following described boundary: Bounded on the South by the Westerly prolongation of the Southerly property line of Lot 11, Block 1, Ponte Vedra Beach Oceanfront Estates, according to plat thereof recorded in the Public Records of St. Johns County, Florida, in Map Book 7, Page 12; bounded on the North by a line parallel to and 1,695.00 feet North, when measured perpendicular to the South boundary, of the above described Southerly boundary; bounded on the East by the Westerly right of way line of State Road A1A; bounded on the West by the government meander line of Government Lots 1, 2, and 3, of Section 14, Township 5 South, Range 29 East;

Any portion of Section 14, and any portion of Section 23, described, as follows: Bounded on the North by the Westerly prolongation of the Southerly boundary line of Lot "11", Block 1, Ponte Vedra Beach Oceanfront Estates Section, according to plat thereof recorded in the Public Records of said St. Johns County, in Map Book 7, Page 12; bounded on the South by a line parallel to and 570.00 feet South of the above described Northerly boundary when measured perpendicular thereto; bounded on the West by the extreme Easterly location of the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State";

Any portion of Government Lot 2, Section 14, that lies Northerly of the Westerly prolongation of the Southerly property line of Lot 3, Block 1, Ponte Vedra Beach Oceanfront Estates, according to plat thereof recorded in the Public Records of said County, in Map Book 7, Page 12, and which lies Westerly of the extreme Easterly location of the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State";

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Any portion of Unsurveyed Section 23 which lies Westerly of the Government meander line, along the Westerly side of Government Lots 1 and 2, Section 23; together with any portion of Unsurveyed Section 23 and/or Government Lot 1, Section 23, within the following described boundary: bounded on the North by a line 10.00 feet South, when measured perpendicular to the Westerly prolongation of the Northerly property line of Lot 18, Block 1, Ponte Vedra Beach Oceanfront Estates, according to plat thereof recorded in the Public Records of said County, in Map Book 7, Page 12; bounded on the South by the line dividing Government Lots 1 and 2; and bounded on the East by the extreme Easterly location of the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State";

Government Lot 2, Section 23, LESS and EXCEPT any portion described in the Public Records of St. Johns County, in Deed Book 214, Page 154; EXCEPT any portion lying Easterly of the extreme Easterly location of the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State"; and EXCEPT any portion of upland area on an island resulting from the construction of a manmade causeway. Said island being bounded as follows: on the south by the Westerly prolongation of the Northerly boundary line of Lot 1, Block 2, Ponte Vedra Beach Oceanfront Estates, according to plat thereof recorded in the Public Records of St. Johns County, Florida, in Map Book 7, Page 12; on the North by a line parallel to and 1,350 feet Northerly of said Southerly boundary line; on the East by the Westerly right of way line of State Road A1A; and on the West by a line parallel to and 950 feet Westerly of the Westerly right of way line of State Road A1A.

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Any portion of Section 26, and any portion of Unsurveyed Section 26, lying West of the extreme Easterly location of the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State" and North of the Westerly prolongation of the Southerly boundary line of Block 2, Ponte Vedra Beach Oceanfront Estates Section, according to Plat thereof recorded in the Public Records of St. Johns County, in Map Book 7, Page 12; EXCEPT any portion thereof within the property described in the Public Records of said County in Deed Book 137, Page 478.

Any portion of Unsurveyed Section 26, lying Westerly of the former marsh line along the Easterly side of Guana River prior to construction of a manmade causeway to form Guana Lake, EXCEPT any portion within the property described in the Public Records of St. Johns County, in Deed Book 137, Page 479, and Deed Book 167, Page 29;

LESS and EXCEPT any portion of the above described property lying within the former run of the Guana River.

LESS and EXCEPT a tract of land, in St. Johns County, Florida, comprised of portions of Sections 25, 26, and 36, Township 4 South, Range 29 East; portions of Sections 1, 12, 13, 24, and 25, Township 5 South, Range 29 East; and portions of Sections 19, 30, and 31, Township 5 South, Range 30 East, more particularly described as follows:

For point of reference, commence at the point of intersection of the Easterly right of way line of State Road A1A with the Southerly boundary line of Block 2, Ponte Vedra Beach Oceanfront Estates Section, according to plat thereof recorded in the Public Records of said County in Map Book 7, Pages 11 and 12, and run S-77°38'40"W., along the Westerly prolongation of the aforementioned Southerly

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boundary line of said Plat, a distance of 66.00 feet to the Westerly right of way line of said State Road A1A; run thence S-12°21'20"E., along said Westerly right of way line, a distance of 1,599.84 feet to a point for point of beginning.

From the point of beginning thus described, continue Southeasterly, along said Westerly right of way line, as follows: first course, S-12°21'20"E. a distance of 2,347.47 feet to an angle point; second course, S-12°17'50"E. a distance of 3,235.66 feet to an angle point; third course, S-12°15'29"E. a distance of 1,777.30 feet to an angle point; fourth course, S-12°02'29"E. a distance of 12,711.82 feet to a point of curvature; fifth course, along the arc of a curve, concave Southwesterly and having a radius of 14,763.10 feet, a chord bearing and distance of S-11°04'24"E., 498.81 feet to the point of tangency of said curve; sixth course, S-10°06'19"E. a distance of 6,451.13 feet to an angle point; seventh course, S-10°04'43"E. a distance of 2,039.98 feet to the point in said right of way line where the width of right of way is increased to 100 feet; eighth course, S-79°55'17"W. a distance of 34.00 feet; ninth course, S-10°04'43"E. a distance of 1,474.60 feet to the Northeast corner of that property described in the Public Records of said County, in Official Records Volume 340, Page 538; run thence Southwesterly, Southeasterly, and Northeasterly, along the boundary line of said property, as follows: first course, S-79°55'17"W. a distance of 56.00 feet to an angle point; second course, S-10°04'43"E. a distance of 52.00 feet to an angle point; third course, N-79°55'17"E. a distance of 56.00 feet to a point on the aforementioned Westerly right of way line of State road A1A; run thence Southeasterly, along said right of way line, as follows: first course, S-10°04'43"E. a distance of 136.39 feet to a point of curvature; second course, along the arc of a curve, concave Northeasterly and having a radius of 15,082.91 feet, a chord bearing and distance of

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S-11°12'29"E., 594.63 feet to the point of tangency of said curve; third course, S-12°20'16"E. a distance of 8,640.11 feet to a point located S-12°20'16"E. a distance of 550.00 feet from the point of intersection of said right of way line with the Westerly prolongation of the line dividing Blocks C and B, as said Blocks are shown on the Plat of South Ponte Vedra Beach, as recorded in the Public Records of said County, in Map Book 6, Pages 24, 25, and 26; run thence S-77°29'09"W. a distance of 356 feet, more or less, to the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State" along the Easterly side of Guana River; run thence Southwesterly and Northerly, along said line of demarcation, following the meandering of same, a distance of 1040 feet, more or less, to the point of intersection of said line with the former mean high water line as it existed along the Easterly side of Guana River prior to construction of a manmade causeway Westerly from Section 31, Township 5 South, Range 30 East; run thence Northerly, along said former mean high water line, following the meandering of same, a distance of 400 feet, more or less, to the point of intersection of said line with the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State", along the Northerly side of the aforementioned causeway; run thence Easterly, along said line of demarcation, following the meandering of same, a distance of 25 feet, more or less, to the point of intersection of said line with the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State", at its extreme Easterly location between State Road A1A and the Guana Lake; run thence Northerly, along said line of demarcation adjacent to the Easterly side of Guana Lake, following the meandering of same, a distance of 59,495 feet, more or less, to a point of intersection of said line with a line that bears S-77°38'40"W. from the point of beginning; run thence N-77°38'40"E. a distance of 625 feet, more or less, to the point of beginning.

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The above described lands are subject to an easement to St. Johns County for parking on a portion of Section 36, Township 4 South, Range 29 East.

Portions of the above described lands may be subject to drainage easements as vested to Ponte Vedra Company by deed recorded in the Public Records of said County, in Deed Book 112, Page 49. Portions of the above described lands may also be subject to the reservations and easements in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the deeds recorded in Deed Book 153, Page 559; Deed Book 154, Page 59; and in Deed Book 165, Page 419, of the Public Records of St. Johns County, Florida.

The above described property contains 19 acres, more or less, above and 1,961 acres, more or less, within the "Landward Extent of Waters of the State" (and 355 acres within the former run of Guana River).

LESS and EXCEPT that 1,961 acres, more or less, of the above described property within the "Landward Extent of Waters of the State"; and that 355 acres, more or less, of the above described property within the former run of Guana River.

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PARCEL "C"

All of the land in Section 7, unsurveyed Section 7, Section 6, and unsurveyed Section 6, Township 6 South, Range 30 East; together with Section 31 and unsurveyed Section 31, Township 5 South, Range 30 East, St. Johns County, Florida, which lies East of the mean high water line of Guana River, West of State Road A1A, and bounded on the North by the following described line:

For point of reference, commence at the Northwest corner of Block B, South Ponte Vedra Beach, according to plat thereof recorded in the Public Records of said County, in Map Book 6, Pages 24, 25, and 26, and run S-77°39'44"W. a distance of 100.00 feet to a point located on the Westerly right of way line of State Road A1A; run thence S-12°20'16"E., along said Westerly right of way line, a distance of 550.00 feet to a point for point of beginning.

From the point of beginning thus described, run S-77°29'09"W. a distance of 356 feet, more or less, to the mean high water line of Guana River and the terminus of said line.

LESS and EXCEPT that property described in the Public Records of said County, in Official Records Volume 612, Page 593, subject however, to the easement as described therein.

LESS and EXCEPT that property described in the Public Records of said County, as the South Water Plant at South Ponte Vedra, in Official Records Volume 340, Page 537.

LESS and EXCEPT a parcel of land, comprised of a portion of Section 31, Township 5 South, Range 30 East, St. Johns County, Florida, more particularly described as follows:

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For point of reference, commence at the Northwest corner of Block B, South Ponte Vedra Beach, according to plat thereof recorded in the Public Records of said County, in Map Book 6, Pages 24, 25, and 26, and run S-77°39'44"W. a distance of 100.00 feet to a point located on the Westerly right of way line of State Road A1A; run thence S-12°20'16"E., along said Westerly right of way line, a distance of 550.00 feet to a point for point of beginning.

From the point of beginning thus described, continue S-12°20'16"E., along said Westerly right of way line, a distance of 125.15 feet to an angle point; run thence S-12°30'51"E., along said Westerly right of way line, a distance of 275.15 feet to a point; run thence S-77°29'09"W. a distance of 400.00 feet to a point; run thence N-12°30'51"W. a distance of 254 feet, more or less, to the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State" along the Easterly side of the Guana River; run thence Northerly, along said line of demarcation, following the meanderings of same, a distance of 335 feet, more or less, to a point which bears S-77°29'09"W. from the point of beginning; run thence N-77°29'09"E. a distance of 356 feet, more or less, to the point of beginning.

LESS and EXCEPT a portion of Government Lot 2, Section 7, Township 6 South, Range 30 East, St. Johns County, Florida, more particularly described as follows:

For point of reference, commence at the Northwest corner of Block D, South Ponte Vedra Beach, according to plat recorded in the current Public Records of said County, in Map Book 6, Pages 29 and 30, and run S-78°01'36"W. a distance of 100.00 feet to the Southeast corner of that property described in the Public Records of said County, in Official Records Volume 612, Page 593 for point of beginning.

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From the point of beginning thus described, run S-11°58'24"E., along the Westerly right of way line of State Road A1A (a 100-foot right of way, as established in this location), a distance of 522.13 feet to an angle point; run thence S-12°26'44"E., along said right of way line, a distance of 449.08 feet to the intersection of said line with the Southerly boundary line of said Section 7; run thence S-89°15'18"W., along the Southerly boundary line of said Section 7, a distance of 557 feet, more or less, to the intersection of said section line with the extreme Easterly location of the line of demarcation between upland area above and below the "Landward Extent of Waters of the State" along the Easterly side of the Guana River as it traverses this area; run thence Northerly, along said line, following the meandering of same, a distance of 880 feet, more or less, to a point located in the Southerly boundary line of the aforementioned property described in the Public Records of said County, in Official Records Volume 612, Page 593, said point also located S-78°01'36"W. from the point of beginning; run thence N-78°01'36"E., along said Southerly boundary line, a distance of 489 feet, more or less, to the point of beginning. Said property is subject to a lease agreement with St. Johns County, Florida for a county park.

LESS and EXCEPT a tract of land in St. Johns County, Florida, comprised of a portion of Section 31, Township 5 South, Range 30 E.; together with portions of Sections 6 and 7, Township 6 South, Range 30 East, more particularly described as follows:

For point of reference, commence at the Northwest corner of Block B, South Ponte Vedra Beach, according to plat thereof recorded in the Public Records of said County, in Map Book 6, Pages 24, 25, and 26, and run S-77°39'44"W. a distance of 100.00 feet to a point located on the Westerly right of way line of State Road A1A; run thence S-12°20'16"E., along said Westerly right of way line, a distance of 675.15 feet to an angle point; run thence S-12°30'51"E., along said Westerly right of way line, a distance of 275.15 feet to a point; run thence S-77°29'09"W. a distance of 400.00 feet to a point for point of beginning.

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From the point of beginning thus described, run N-77°29'09"E. a distance of 400.00 feet to a point in the aforementioned Westerly right of way line of State Road A1A; run thence Southerly, along said right of way line, as follows: first course, S-12°30'51"E. a distance of 2,694.30 feet to an angle point; second course, S-11°59'52"E. a distance of 4,411.33 feet to an angle point; third course, S-11°58'24"E. a distance of 2,978.46 feet to the Northeast corner of that property described in the Public Records of said County, in Official Records Volume 612, Page 593; run thence S-78°01'36"W., along the Northerly property line of said property, a distance of 870 feet, more or less, to the point of intersection of said line with the extreme Easterly location of the line of demarcation between upland area above and below the "Landward Extent of Waters of the State" along the Easterly side of the Guana River in this area; run thence Northerly, along said line, following the meandering of same, a distance of 13,820 feet, more or less, to a point that bears N-12°30'51"W. from the point of beginning; run thence S-12°30'51"E. a distance of 254 feet, more or less, to the point of beginning.

Portions of the above described lands may also be subject to the reservations and easements in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in the deeds recorded in the Public Records of St. Johns County, Florida, in Deed Book 165, Page 423.

The above described property contains 0.6 acres, more or less, above and 216 acres, more or less, within the "Landward Extent of Waters of the State".

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PARCEL "D"

A parcel of land, comprised of a portion of unsurveyed Section 18, Township 6 South, Range 30 East, St. Johns County, Florida, more particularly described as follows:

All of said unsurveyed Section 18, as described in the Public Records of said County, in Deed Book 174, Page 171, LESS and EXCEPT that portion described in the Public Records of said County, in Deed Book 259, Page 73.

The above described property contains 0.4 acres, more or less, above and 14.4 acres, more or less, within the "Landward Extent of Waters of the State".

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PARCEL "E":

A tract of land, in St. Johns County, Florida, comprised of portions of Sections 25, 26 and 36, Township 4 South, Range 29 East; portions of Sections 1, 12, 13, 24, and 25, Township 5 South, Range 29 East; and portions of Sections 19, 30, and 31, Township 5 South, Range 30 East, more particularly described as follows:

For point of reference, commence at the point of intersection of the Easterly right of way line of State Road A1A with the Southerly boundary line of Block 2, Ponte Vedra Beach Oceanfront Estates Section, according to plat thereof recorded in the Public Records of said County in Map Book 7, Pages 11 and 12, and run S-77°38'40"W., along the Westerly prolongation of the aforementioned Southerly boundary line of said Plat, a distance of 66.00 feet to the Westerly right of way line of said State Road A1A; run thence S-12°21'20"E., along said Westerly right of way line, a distance of 1,599.84 feet to a point for point of beginning.

From the point of beginning thus described, continue Southeasterly, along said Westerly right of way line, as follows: first course, S-12°21'20"E. a distance of 2,347.47 feet to an angle point; second course, S-12°17'50"E. a distance of 3,235.66 feet to an angle point; third course, S-12°15'29"E. a distance of 1,777.30 feet to an angle point; fourth course, S-12°02'29"E. a distance of 12,711.82 feet to a point of curvature; fifth course, along the arc of a curve, concave Southwesterly and having a radius of 14,763.10 feet, a chord bearing and distance of S-11°04'24"E., 498.81 feet to the point of tangency of said curve; sixth course, S-10°06'19"E. a distance of 6,451.13 feet to an angle point; seventh course, S-10°04'43"E. a distance of 2,039.98 feet to the point in said right of way line where the width of right of way is increased to 100 feet; eighth course, S-79°55'17"W. a distance of 34.00 feet; ninth course, S-10°04'43"E. a distance of 1,474.60 feet to

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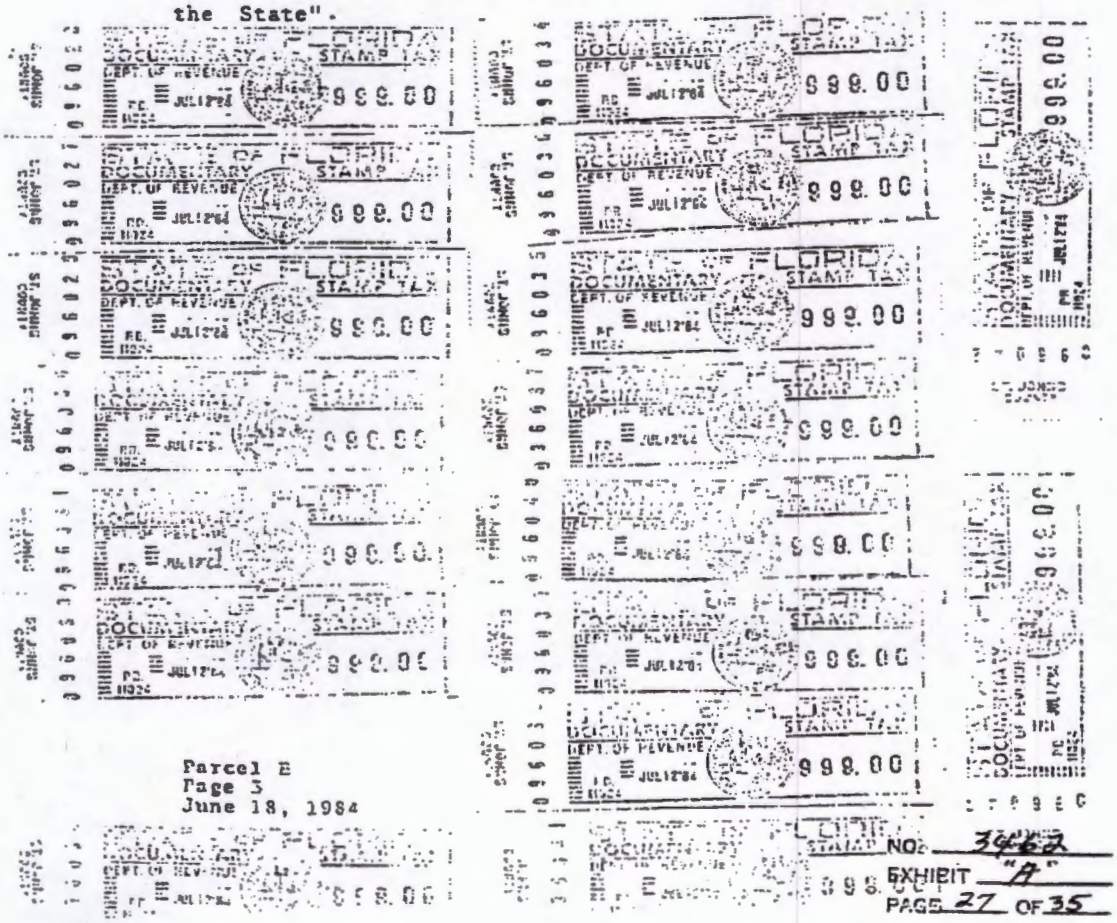
the Northeast corner of that property described in the Public Records of said County, in Official Records Volume 340, Page 538; run thence Southwesterly, Southeasterly, and Northeasterly, along the boundary line of said property, as follows: first course, S-79°55'17"W. a distance of 56.00 feet to an angle point; second course, S-10°04'43"E. a distance of 52.00 feet to an angle point; third course, N-79°55'17"E. a distance of 56.00 feet to a point on the aforementioned Westerly right of way line of State road A1A; run thence Southeasterly, along said right of way line, as follows: first course, S-10°04'43"E. a distance of 136.39 feet to a point of curvature; second course, along the arc of a curve, concave Northeasterly and having a radius of 15,082.91 feet, a chord bearing and distance of S-11°12'29"E., 594.63 feet to the point of tangency of said curve; third course, S-12°20'16"E. a distance of 8,640.11 feet to a point located S-12°20'16"E. a distance of 550.00 feet from the point of intersection of said right of way line with the Westerly prolongation of the line dividing Blocks C and B, as said Blocks are shown on the Plat of South Ponte Vedra Beach, as recorded in the Public Records of said County, in Map Book 6, Pages 24, 25, and 26; run thence S-77°29'09"W. a distance of 356 feet, more or less, to the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State" along the Easterly side of Guana River; run thence Southwesterly and Northerly, along said line of demarcation, following the meandering of same, a distance of 1040 feet, more or less, to the point of intersection of said line with the former mean high water line as it existed along the Easterly side of Guana River prior to construction of a manmade causeway Westerly from Section 31, Township 5 South, Range 30 East; run thence Northerly, along said former mean high water line, following the meandering of same, a distance of 400 feet, more or less, to the point of intersection of said line with the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State", along the Northerly side of the aforementioned

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causeway; run thence Easterly, along said line of demarcation, following the meandering of same, a distance of 25 feet, more or less, to the point of intersection of said line with the line of demarcation between upland areas above and below the "Landward Extent of Waters of the State", at its extreme Easterly location between State Road A1A and the Guana Lake; run thence Northerly, along said line of demarcation adjacent to the Easterly side of Guana Lake, following the meandering of same, a distance of 59,495 feet, more or less, to a point of intersection of said line with a line that bears S-77°38'40"W. from the point of beginning; run thence N-77°38'40"E. a distance of 625 feet, more or less, to the point of beginning.

The above described lands are subject to an easement to St. Johns County for parking on a portion of Section 36, Township 4 South, Range 29 East.

The above described property contains 487.6 acres, more or less, above the "Landward Extent of Waters of the State".



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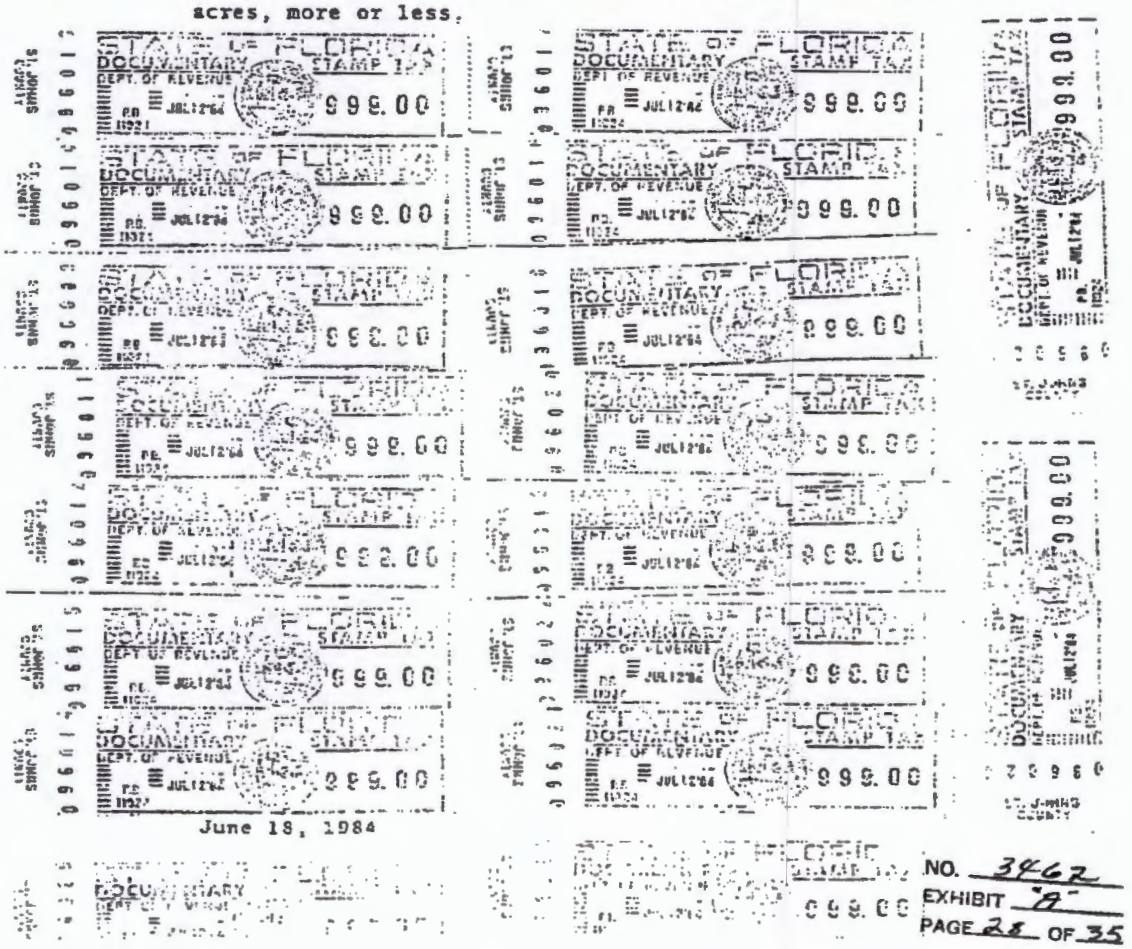
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PARCEL "F"

A parcel of land situated, lying and being in St. Johns County, Florida, more particularly described as follows:

Those portions of Government Lots 1 and 4, Section 13, Township 5 South, Range 29 East that are bounded on the West by the Easterly right of way of State Road A1A; on the East by the mean high water line of the Atlantic Ocean; on the North by the Southerly boundary line of Lot 1, Block "J", South Ponte Vedra Beach, according to Plat thereof recorded in the Public Records of said County, in Map Book 11, Page 1; and bounded on the South by the Northerly boundary line of the Plat of Block "H", South Ponte Vedra Beach, according to Plat thereof recorded in the Public Records of said County, in Map Book 10, Page 99.

The above described property contains 13.8 acres, more or less.



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PARCEL "C"

A parcel of land situate, lying and being in St. Johns County, Florida, more particularly described as follows:

All of Block "J", South Ponte Vedra Beach; according to the Plat thereof recorded in Map Book 11, Page 1, of the Public Records of said County, LESS and EXCEPT any rights of St. Johns County in the four 10-foot walkways shown thereon as a result of recording of said Plat.

The above described property contains 12.5 acres, more or less.

NOTE: All references to acreage contained herein are based upon and refer to that certain "Boundary Survey of Portions of Townships 4, 5, &6, Range 29 East, Together With Portions of Townships 5 & 6, Range 30. St. Johns County, Florida" prepared by Robert M. Angas Associates, dated April 19, 1984, Job No. C-30929.

Exhibit A comprises 3 pages.

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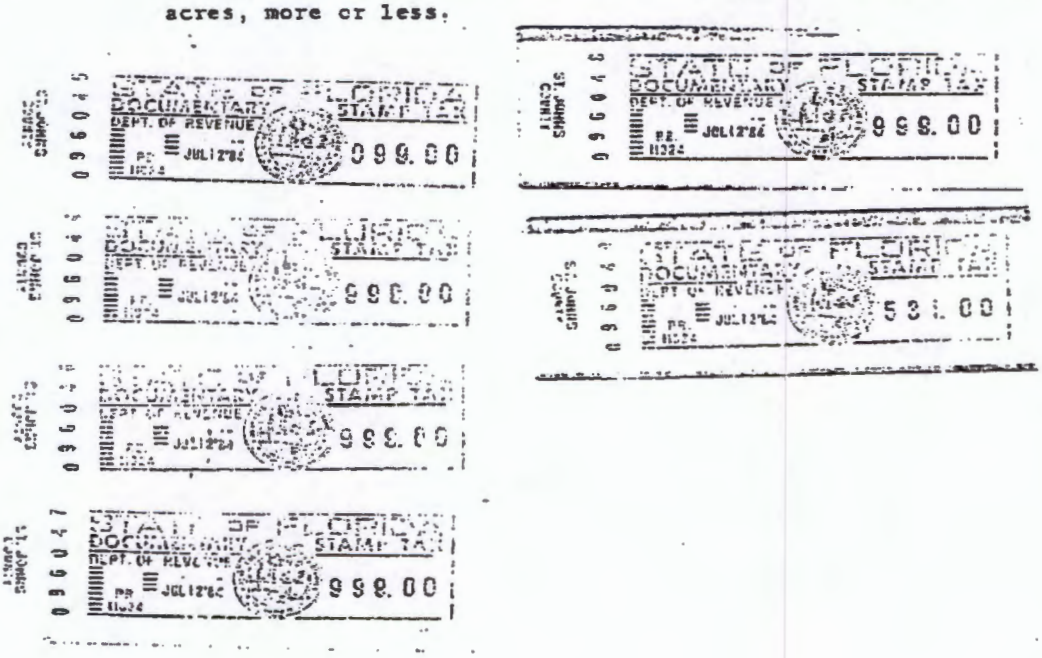
PARCEL "H"

A parcel of land situate, lying and being in St. Johns County, Florida, more particularly described as follows:

Portions of Sections 25 and 36, Township 4 South, Range 29 East, and portions of Sections 1 and 12, Township 5 South, Range 29 East that are bounded on the West by the Easterly right of way line of State Road A1A, on the East by the mean high water line of the Atlantic Ocean; on the North by the Southerly boundary line of the Plat of Block 3, Ponte Vedra Beach Oceanfront Estates Section, according to Plat thereof recorded in the Public Records of said County in Map Book 15, Pages 98 and 99; and on the South by the Northerly boundary line of the Plat of Block "J", South Ponte Vedra Beach, according to Plat thereof recorded in the Public Records of said County, in Map Book 11, Page 1.

The above described property is subject to an access easement to St. Johns County.

The above described property contains 145 acres, more or less.



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PARCEL "I"

A portion of Government Lot 2, Section 7, Township 6 South, Range 30 East, St. Johns County, Florida, more particularly described as follows:

For point of reference, commence at the Northwest corner of Block D, South Ponte Vedra Beach, according to plat recorded in the current Public Records of said County, in Map Book 6, Pages 29 and 30, and run S-78°01'36"W. a distance of 100.00 feet to the Southeast corner of that property described in the Public Records of said County, in Official Records Volume 612, Page 593 for point of beginning.

From the point of beginning thus described, run S-11°58'24"E., along the Westerly right of way line of State Road A1A (a 100-foot right of way, as established in this location), a distance of 522.13 feet to an angle point; run thence S-12°26'44"E., along said right of way line, a distance of 449.08 feet to the intersection of said line with the Southerly boundary line of said Section 7; run thence S-89°15'18"W., along the Southerly boundary line of said Section 7, a distance of 557 feet, more or less, to the intersection of said section line with the extreme Easterly location of the line of demarcation between upland area above and below the "Landward Extent of Waters of the State" along the Easterly side of the Guana River as it traverses this area; run thence Northerly, along said line, following the meandering of same, a distance of 880 feet, more or less, to a point located in the Southerly boundary line of the aforementioned property described in the Public Records of said County, in Official Records Volume 612, Page 593, said point also located S-78°01'36"W. from the point of beginning; run thence N-78°01'36"E., along said Southerly boundary line, a distance of 489 feet, more or less, to the point of beginning. Said property is subject to a lease agreement with St. Johns County, Florida for a county park.

The above described property contains 10.9 acres, more or less, above the "Landward Extent of Waters of the State".

June 15, 1984

NO. 3462
EXHIBIT "A"
PAGE 31 OF 35

PARCEL "J"

A tract of land in St. Johns County, Florida, comprised of a portion of Section 31, Township 5 South, Range 30 E.; together with portions of Sections 6 and 7, Township 6 South, Range 30 East, more particularly described as follows:

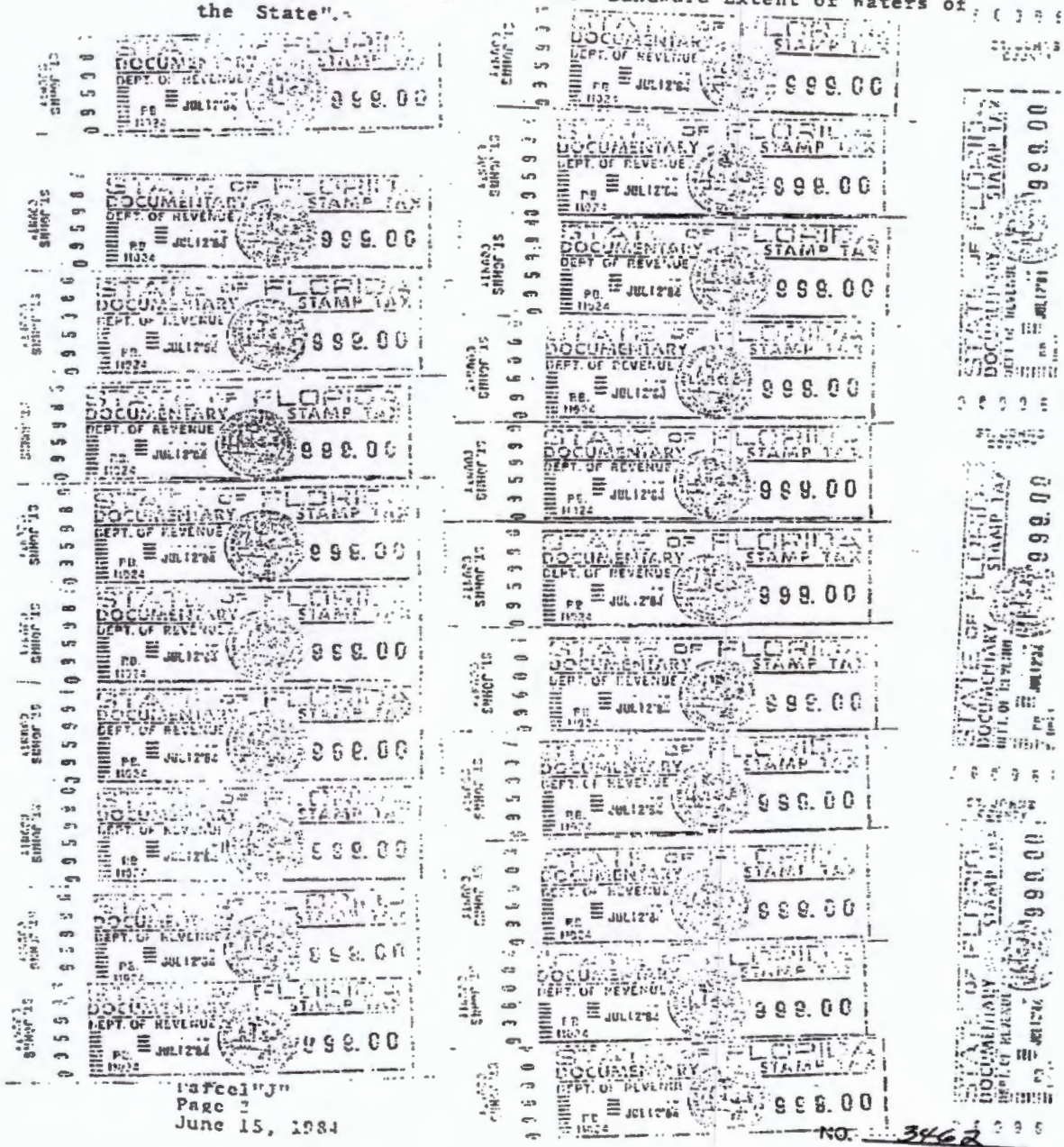
For point of reference, commence at the Northwest corner of Block B, South Ponte Vedra Beach, according to plat thereof recorded in the Public Records of said County, in Map Book 6, Pages 24, 25, and 26, and run S-77°39'44"W. a distance of 100.00 feet to a point located on the Westerly right of way line of State Road A1A; run thence S-12°20'16"E., along said Westerly right of way line, a distance of 675.15 feet to an angle point; run thence S-12°30'51"E., along said Westerly right of way line, a distance of 275.15 feet to a point; run thence S-77°29'09"W. a distance of 400.00 feet to a point for point of beginning.

From the point of beginning thus described, run N-77°29'09"E. a distance of 400.00 feet to a point in the aforementioned Westerly right of way line of State Road A1A; run thence Southerly, along said right of way line, as follows: first course, S-12°30'51"E. a distance of 2,694.30 feet to an angle point; second course, S-11°59'32"E. a distance of 4,411.33 feet to an angle point; third course, S-11°58'24"E. a distance of 2,978.46 feet to the Northeast corner of that property described in the Public Records of said County, in Official Records Volume 612, Page 593; run thence S-78°01'36"W., along the Northerly property line of said property, a distance of 870 feet, more or less, to the point of intersection of said line with the extreme Easterly location of the line of demarcation between upland area above and below the "Landward Extent of Waters of the State" along the Easterly side of the Guana River in this area; run thence Northerly, along said line, following the meandering of same, a distance of 13,720 feet, more or less, to a point that bears N-12°30'51"W. from the point of beginning; run thence S-12°30'51"E. a distance of 254 feet, more or less, to the point of beginning.

NO. 3462
EXHIBIT "A"
PAGE 32 OF 35

LESS and EXCEPT the property described as the "South Water Plant at South Ponte Vedra" in the Public Records of said County, in Official Records Volume 340, Page 537, and is further subject to a lease agreement for use as a fire station.

The above described property contains 154.4 acres, more or less, above the "Landward Extent of Waters of the State".



Parcel "J"
Page 2
June 15, 1984

NO. 3462
EXHIBIT "B"
PAGE 33 OF 35

PARCEL "K"

A parcel of land situate, lying and being in St. Johns County, Florida, more particularly described as follows:

All of Block "D", South Ponte Vedra Beach, according to the plat thereof recorded in Map Book 6, Pages 29 and 30, of the Public Records of said County. Said property is subject to a lease to St. Johns County for a county park.

The above described property contains 5.5 acres, more or less.

June 18, 1984

NO. 3462
EXHIBIT A
PAGE 52 OF 55

PARCEL "L"

TH 650 PAGE 942

A parcel of land situated, lying and being in St. Johns County, Florida, more particularly described, as follows:

All of Blocks "A", "B", and "C", South Ponte Vedra Beach, according to the plat thereof recorded in Map Book 6, Pages 24, 25, and 26, of the Public Records of said County.

The above described property contains 7.4 acres, more or less.

June 18, 1984

NO. 3462
EXHIBIT "B"
PAGE 35 OF 3

THIS PAGE AND ANY FOLLOWING PAGES ARE ATTACHED ONLY FOR STATE OF FLORIDA TRACKING PURPOSES AND FORM NO PART OF THE INSTRUMENT AND ARE NOT TO BE RELIED ON BY ANY PARTY.



Subject Parcel

0 25 50 100

Feet

N

Sublease Number 3462-005

St. Johns County, Florida

File Location: "\\floridadep\date\Tech_CAD\Counties_JDS\St. Johns\Leases\Lease_3462\Sublease 3462-005"
Date Saved: 3/17/2026 8:34 AM





2024 Aerial Imagery

Date: 4/22/2026

S Ponte Vedra Blvd.

Sublease Agreement

ST. JOHNS COUNTY EST. 1821 FLORIDA AT FIRST SIGHT

Land Management Systems
(904) 209-0764

Disclaimer:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy.The St. Johns County Real Estate Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.

Conservation Management Plan

This management plan form is intended for Board of Trustees leases and subleases of conservation properties that are 160 acres or less. It is intended to address the requirements of Chapter 253.034, 259.032, 259.105, and rule 18-2.021. Attachments to, or expansion of this form are welcome, if the space provided below is not sufficient. Please answer all of the items below and number all attachments and reference them in the appropriate location below. You are under no obligation to use this form. Any plan format is acceptable, provided it includes all of the appropriate items from the above mentioned statutes and rule. This form is available in electronic format upon request. For additional information pertaining to management plans, please visit the Division of State Lands Stewardship page on the web at https://floridadep.gov/lands/environmental-services/content/land-stewardship.

A. General Information

1. Common Name of the Property: South Ponte Vedra Beach Park

2. Lease Number: 3462-005

3. Acres: 1.58

4. Managing Agency: St. Johns County

5. Provide an executive summary/description of this property that includes a brief description of the resources, uses and proposed uses, outstanding features etc.

The approximately 1.58-acre South Ponte Vedra Beach Park property is an oceanfront recreational site managed by St. Johns County for public beach access, parking, and compatible passive recreation. The property provides direct access to the Atlantic Ocean and has been improved with public parking, a boardwalk crossover, restrooms and a pavilion. Together these features provide an important public coastal access point for residents and visitors. The property will continue to be managed for recreation and access consistent with the terms of the sublease agreement.

6. Attach a map showing the location and boundaries of the property including:

   a) The location and type of structures or improvements currently on the property.

   b) The location and type of proposed improvements. Appendix 1

7. Attach a map showing the proximity of this managed area to other conservation areas within 10 miles. Appendix 2

8. Please attach a legal description of the property. Appendix 3

9. Provide a physical description of the land including a quantitative data description of the land which includes an inventory of forest and other natural resource, exotic and invasive plants, hydrologic features, infrastructure including recreational facilities, and other significant land, cultural or historical features.

The approximately 1.58-acre South Ponte Vedra Beach Park is an oceanfront property consisting of approximately 1.17 acres of Beach Dune, 0.15 acre of Coastal Strand, and 0.26 acre of developed areas. Coastal vegetation occurs primarily within the dune and strand portions of the property and contributes to dune stabilization, wildlife habitat, and shoreline protection. Exotic and invasive plant species, including Brazilian peppertree and Kalanchoe, are present at less than 5 percent coverage of the overall site and will be monitored and treated as needed to protect native coastal vegetation. Hydrologic features are dominated by the property's direct connection to the Atlantic Ocean and its dynamic beach and dune system. The site is regularly influenced by tides, waves, wind and storm surge. Existing recreational infrastructure includes a public restroom facility, outdoor showers, a pavilion, a boardwalk beach crossover, and parking area. These facilities support public beach access and compatible passive recreation.

10. A brief description of soil types, attaching USDA maps when available.

According to USDA Natural Resources Conservation Service (NRCS) soil survey data (Appendix 4),

11. Is the property adjacent to an aquatic preserve or designated area of critical state concern? YES X NO ____

If YES, please identify:

The property is adjacent to the Guana River Marsh Aquatic Preserve, which is part of the Guana Tolomato Matanzas National Estuarine Research Reserve. The preserve protects coastal and estuarine resources, including barrier-island, beach, salt-marsh, lagoon, and open-ocean habitats. The property is not located within a designated Area of Critical State Concern.

12. Was the property acquired by a conservation land acquisition program? If YES, please identify.

The property was obtained by St. Johns County through a long-term sublease agreement with the State of Florida, Board of Trustees of the Internal Improvement Trust Fund, for beach access, parking and passive recreation.

13. Do any agency-specific statute requirements or legislative/executive directives constrain the use of the property? (These restrictions can frequently be found in the lease) YES X NO _____

If YES, please identify

Section 253.034, Florida Statutes, establishes requirements for the management of state-owned conservation lands. It requires lands to be managed in accordance with an approved management plan that identifies appropriate uses, protects natural and cultural resources, provides for compatible public access and recreation, and addresses long-term stewardship needs.

14. Are there any reservations or encumbrances on the property?
YES X NO _____

If YES, please identify:

The State of Florida, Board of Trustees of the Internal Improvement Trust Fund, retains mineral and petroleum rights associated with the property. In addition, St. Johns County may not create liens, encumbrances, or grant easements over the property without applicable State approval.

B. Natural and Cultural Resources

15. Are there any archeological or historical sites on this property? YES_____NO X_____
If YES,

A) How do you plan to locate, protect and preserve these resources?

NA

B) Please describe the actions the agency plans to take to locate and identify unknown Resources such as surveys of unknown archeological or historical sites.

NA

16. Are there any buildings on the property that are fifty or more years old?
YES_____NO X_____ If YES,

A) Please Identify: NA

B) Have these buildings been evaluated by a historian or historic architect to determine their historical and/or architectural significance. If YES, please identify both the building(s) and the evaluators(s):

NA

C) Please state whether any such buildings are listed in the Florida Master Site File, National Register of Historic Places or a local register of historic places and identify such buildings.

NA

By law, the managing agency must consult with the Division of Historical Resources with regard to any proposed land clearing or ground disturbing activities or with regard to any proposed rehabilitation, restoration or demolition of structures 50 or more years old. Please contact the Division of Historic Resources if you would like to obtain information on archeological/historical sites.

Division of Historical Resources
Florida Department of State
R.A. Gray Building, MS-8
Tallahassee, Florida 32399
(850) 245-6312

17. Please identify natural resources on the property that are listed in the Florida Natural Areas Inventory.

Natural communities applicable to South Ponte Vedra Beach Park are most closely characterized under the Florida Natural Areas Inventory (FNAI) classification as Beach Dune and Coastal Strand, with a portion of the property classified as Developed. Beach Dune (G3/S2) occurs along the active coastal zone and includes wind and wave deposited sandy areas associated with the upper beach and dune system. These areas are influenced by salt spray, wind, waves, storms, erosion, and deposition and may support pioneer vegetation. Coastal Strand (G3/S2) occurs on more stabilized coastal dunes and is generally characterized by dense, salt-tolerant shrub vegetation. Approximately 0.26 acre of the property consists of Developed altered landcover, including the parking area, restroom and shower facilities, pavilion, and other recreational infrastructure.

18. Are any imperiled natural communities, unique natural features, or any State and federally listed endangered or threatened plant or animal species, on site?
YES X NO _____

If YES, please provide a specific description of how you plan to identify, locate, protect and preserve these species.

The coastal habitats present at South Ponte Vedra Beach are associated with imperiled natural communities and provide potential habitat for state- and federally listed wildlife species. The sandy beach provides suitable nesting habitat for federally protected sea turtles, including loggerhead, green, and leatherback sea turtles, all of which are documented nesting species in St. Johns County. The beach and associated coastal vegetation may also provide nesting, foraging, resting, or migratory habitat for listed shorebirds, including State-designated Threatened American oystercatcher, snowy plover, least tern, and black skimmer, as well as federally Threatened piping plover and rufa red knot. Coastal scrub may also provide suitable habitat for the State-designated Threatened gopher tortoise. While these species have the potential to occur on the property, site-specific surveys or documented occurrence records would be needed to confirm their presence. Management will emphasize protection of beach and coastal vegetation, avoidance of disturbance to nesting wildlife, invasive species control, and compliance with applicable state and federal wildlife protection requirements.

If you would like further information regarding natural resources or endangered species please contact the Florida Natural Areas Inventory (FNAI).

Florida Natural Areas Inventory
1018 Thomasville Road, Suite 200-C
Tallahassee, Florida 32303
(850) 224-8207

19. Please identify the water resources including swamps, marshes or other wetlands, on the property including the water quality classification for each water body and if the water body has been designated "Outstanding Florida Waters".

The primary water resource adjacent to South Ponte Vedra Beach Park is the Atlantic Ocean. A portion of the ocean is included within the Guana River Marsh Aquatic Preserve and is designated Outstanding Florida Waters (OFW). Surface waters within the preserve include Class II and Class III waters; Class II waters are designated for shellfish propagation or harvesting, while Class III waters support recreation, fish consumption, and healthy fish and wildlife populations.

20. Are any known mineral resources, such as oil, gas and phosphates, or any unique natural features, such as coral reefs, beaches, dunes, natural springs, caverns, large sinkholes, virgin timber stands, scenic vistas, and natural rivers and streams, and outstanding native landscapes containing relatively unaltered flora, fauna, and geological features on site? YES X NO _____

If YES, Please identify and provide locations of these resources on a map.
Appendix

21. Are there fish or wildlife resources (both game and non-game) on the property?
YES X NO_____ If YES, please describe:

South Ponte Vedra Beach supports fish and wildlife resources associated with the Atlantic shoreline, sandy beach, and coastal scrub habitats. The beach and nearshore waters provide habitat for a variety of marine fish, shorebirds, seabirds, and other coastal wildlife. The property also provides potential nesting habitat for sea turtles and may be used by migratory and resident shorebirds for nesting, resting, and foraging. Coastal scrub provides additional cover and habitat for reptiles, small mammals, and other wildlife adapted to coastal environments.

C. Use of the Property

22. Please provide a statement of the purpose for which the lands were acquired, the projected use or uses as defined in Chapter 253.034, Florida Statutes, and the statutory authority you have for such uses.

The South Ponte Vedra Beach property is subleased to St. Johns County for public use, specifically beach parking, public beach access, and compatible passive recreational purposes. The property is intended to provide continued public access to the Atlantic Ocean through existing recreational improvements, including parking, a boardwalk crossover, pavilion, and restrooms.

23. Please state the desired outcome for this property, and key management activities necessary to achieve the desired outcome, including public access.

The desired outcome for South Ponte Vedra Beach Park has been achieved through the establishment of public beach access and supporting recreational facilities. Ongoing management will primarily consist of routine maintenance of park facilities, along with dune restoration and beach renourishment activities as needed to protect the shoreline and maintain public access.

24. Please state the single or multiple uses currently made of the property and if the property is single use, please provide an analysis of its potential for multiple-use.

Single _____ Multiple X use/s is/are:

Public beach access, parking and passive recreation.

25. Were multiple uses considered but not adopted? YES_____NO X_____

If YES, please describe why:

NA

26. Please provide an analysis of the potential use of private land managers to facilitate the restoration or management of these lands.

Private land managers or contractors may be utilized, as needed, to conduct dune and beach restoration activities, including beach renourishment, dune stabilization, installation of native dune vegetation, erosion control, and treatment of invasive or non-native plant species.

27. Please provide an analysis of the potential of the property to generate revenues to enhance the management of the property.

The property has the potential to generate revenue through the collection of parking fees. Implementation of paid parking would require approval by the St. Johns County Board of County Commissioners, and any revenue generated could be used to support ongoing site management and maintenance.

28. Describe the projected, current and recent past uses of the property, and any unauthorized uses, if known.

The projected, current, and recent past uses of the property include public beach access, parking, and compatible passive recreation. No known unauthorized uses have been identified.

29. Do the planned uses impact renewable and non-renewable resources on the property?

YES_____NO X_____

If YES, please describe what specific activities will be taken to protect or enhance and conserve those resources and to compensate/mitigate the damage that is caused by the impacting use.

NA

30. Should any parcels of land within or adjacent to the property be purchased because they are essential to management of the property? YES____ NO X_____
If YES, please attach a map of this area. Appendix_____

31. Are there any portions of this property no longer needed for your use?

YES_____NOX_____ If YES, please attach a map of this area.

32. Please describe what public uses and public access that would be consistent with the purpose for which this property was acquired.

Public access will be maintained through the existing parking area and boardwalk crossover. Compatible activities include swimming, fishing, picnicking, and other low-impact passive recreation that protects the dune system and shoreline resources.

33. Assess the feasibility of managing the lands >40 contiguous acres as a recipient site for gopher tortoises consistent with rules of the Fish and Wildlife Conservation Commission, as prepared by the agency or cooperatively with a Fish and Wildlife Conservation Commission wildlife biologist.

Not applicable. The property consists of approximately 1.58 acres and therefore does not meet the >40 contiguous-acre criterion for evaluation as a gopher tortoise recipient site.

34. Economic feasibility of establishing a gopher tortoise recipient site, including the initial cost, recurring management costs and the revenue projections.

The economic feasibility analysis is not applicable.

D. Management Activities

35. If more than one agency manages this property, describe the management responsibilities of each agency and how such responsibilities will be coordinated.

St. Johns County will serve as the sole managing agency for South Ponte Vedra Beach. The County will be responsible for all management, maintenance, restoration, public access coordination, and resource protection activities conducted on the property, in accordance with the approved management plan and the terms of the sublease agreement with the State of Florida.

36. Please discuss management needs and problems on the property including conservation of soil and water resources and control and prevention of soil erosion and water and soil contamination.

The primary management challenge at South Ponte Vedra Beach is ongoing beach and dune erosion associated with tropical systems, nor'easters, wave and tidal action, wind, and natural sediment transport processes. These forces can result in loss of beach and dune material, dune scarping, vegetation loss, and damage to the protective dune system. Non-native invasive plants can further degrade dune habitat by displacing native vegetation that helps stabilize sand and maintain dune structure. Management will focus on monitoring shoreline conditions, protecting and restoring native dune vegetation, controlling invasive species, minimizing disturbance, and implementing dune restoration, erosion control, and beach renourishment as needed to maintain shoreline stability, protect water and soil resources, and preserve public access.

37. Identify adjacent land uses that will conflict with the planned use of this property, if any.

No conflicts with adjacent land uses are anticipated. The Guana Tolomato Matanzas National Estuarine Research Reserve (GTMNERR) is located to the north and supports compatible conservation objectives. A fire station is located across A1A to the west, while private property lies to the south, with an existing vegetative buffer separating the two parcels and minimizing potential land-use conflicts.

38. Please describe measures used to prevent/control invasive, non-native plants.

Invasive, non-native plants will be managed using an integrated pest management (IPM) approach that includes mechanical, chemical, and physical control methods as appropriate. The site is currently at or below the 5% maintenance threshold; however, routine monitoring will be conducted monthly to detect new infestations and ensure timely, targeted treatment to maintain acceptable management levels.

39. As required by Chapter 253.034, please describe the public or local government involvement/participation in the development of this plan. Please provide the location and date of this public hearing. Please provide a meeting summary/minutes as an appendix.

Local government involvement was provided through consideration of the South Ponte Vedra Beach Conservation Management Plan by the St. Johns County Board of County Commissioners. A consent agenda item was presented at the Board's public meeting on November XX, 2026, at 500 San Sebastian View, St. Augustine, Florida 32084. During this meeting, the Board approved Resolution No. 2026-XXX, approving the South Ponte Vedra Beach Conservation Management Plan. The public meeting also provided an opportunity for public comment. The meeting minutes will be provided as Appendix 6.

40. If an arthropod control plan has been established for this property, please include it as an attachment. (Attachment_____) If one does not exist, provide a statement as to what arrangement exists between the local mosquito control district and the managing agency. See Chapter 388.4111 regarding mosquito control on public lands.

No arthropod control plan has been established for South Ponte Vedra Beach Park. St. Johns County will coordinate with the Anastasia Mosquito Control District in accordance with Section 388.4111, Florida Statutes, and Rule 5E-13.042, Florida Administrative Code. If the property is identified as environmentally sensitive and biologically highly productive for purposes of arthropod control, the County will provide the required notice and coordinate with the District on development of an appropriate public lands arthropod control plan consistent with applicable statutory and regulatory requirements.

41. Management Goals – **The following 8 goals may not all be applicable to your site. Write N/A where appropriate. Also, please add as many goals, objectives, and measures as you wish.**

	Core Objectives	Measure	Timeframe 2 yrs = Short Term 10 yrs = Long Term	Expenses and Manpower Budget
1.	**Habitat restoration and improvement (Description):** Maintain and enhance the beach and dune system to protect native vegetation, reduce erosion, support wildlife habitat, and preserve shoreline stability.			
NA	Prescribe burn_____ acres per year	_____acres burned per year	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____
NA	Maintain_____acres per year within target fire return interval.	_____ acres within fire return interval target	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____
	Conduct habitat/natural community improvement on <1 _____ acres	_____ acres with restoration underway	Within 2 yrs ___ Within 10 yrs X	Expense $ 25,000 Personnel $ 5,000
NA	Conduct habitat/natural community restoration activities on_____ acres.	_____ acres restored	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____
NA	Conduct timber harvest for the purposes of habitat restoration on _____ acres	_____ acres harvested	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____

2	**Public access and recreational opportunities (Description):**			
	Maintain safe and reliable public access to South Ponte Vedra Beach through routine maintenance of the existing parking area, boardwalk crossover, and associated recreational facilities. Management will focus on preserving these facilities in good condition while continuing to provide compatible, low-impact recreational opportunities such as beach access, swimming, fishing, and picnicking.			
	Maintain public access and recreational opportunities to allow for a recreational carrying capacity of 100 visitors per day	100 visitor opportunities/day	Within 2 yrs X Within 10 yrs ___	Expense $ 2,000 Personnel $ 600
NA	Develop additional public access and recreational opportunities to allow for a carrying capacity of _____ visitors/day	_____ visitor opportunities/day	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____
NA	Continue to provide _____ interpretive/education programs	_____ interpretive/education programs	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____
NA	Develop_____new interpretive/education programs	_____ interpretive/education programs	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____
3	**Hydrological preservation and restoration (Description):**			
	Conduct a hydrological site assessment to evaluate existing drainage, shoreline conditions, and potential restoration needs associated with the property's coastal setting. Particular attention will be given to challenges such as shoreline erosion, storm and wave impacts, shifting and highly permeable sandy soils, and maintaining natural drainage patterns while protecting the dune system and existing public access infrastructure. South Ponte Vedra Beach's soils and shoreline are naturally dynamic and are regularly influenced by waves, tides, wind, and storm events.			
	Conduct or obtain a site assessment/study to identify potential hydrology restoration needs	Assessment conducted? Y_____ N X	Within 2 yrs X Within 10 yrs ___	Expense $ 2,000 Personnel $ 600
NA	Restore natural hydrologic condition and functions to _____ acres on site	____ acres for which hydrologic restoration is underway (planning, grant writing, earth moving, etc.)	Within 2 yrs ___ Within 10 yrs X	Expense $_____ Personnel $_____

		____ acres for which natural hydrologic conditions and function are restored	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____
4	**Sustainable forest management (Description):**			
	NA			
NA	Prepare& implement a silviculture management plan including reforestation, harvesting, prescribed burning, restoration, and timber stand improvement activities and goals.	Silviculture management plan complete? Y___N___ _____acres treated	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____
NA	Develop and implement a process for conducting stand descriptions and forest inventory including a GIS database containing forest stands, roads & other attributes (including but not limited to: threatened & endangered species, archeological resources, exotic species locations, historical areas)	Complete GIS database and re-inventory all attributes every 3-5 years or as needed.	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____
NA		____ acres of forest inventoried annually	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____
5	**Exotic and invasive species maintenance and control (Description):** Exotic and invasive species on site will be managed to maintain coverage below the 5 percent maintenance threshold through monthly monitoring and targeted treatment. Control methods will follow an integrated pest management (IPM) approach and may include manual, mechanical, and chemical treatments, as appropriate for species, infestation level, and site conditions. Early detection and rapid response will be emphasized to prevent establishment or expansion of invasive populations.			

	Annually treat 1.32 acres of EPPC Category I and Category II invasive exotic plant species.	_____acres treated	Within 2 yrs X Within 10 yrs ___	Expense $ 1,000 Personnel $ 600
	Implement control measures on exotic and nuisance animal species	_____nuisance and exotic species for which control measures are implemented	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____
6	**Capital facilities and infrastructure (Description:**			
	No new facilities or infrastructure are proposed for South Ponte Vedra Beach Park. Management will focus on the routine inspection, maintenance, and repair of existing infrastructure, including the parking lot, restroom and shower facilities, pavilion, and boardwalk beach crossover, to ensure these facilities remain safe, functional, and available for continued public beach access.			
	To maintain 5 facilities, 0 miles of roads, and 0 miles of trails existing on site (as applicable)	5 facilities, 0 miles roads, 0 miles trails maintained	Within 2 yrs X Within 10 yrs ___	Expense $ 2,000 Personnel $ 800
NA	To construct_____facilities. _____miles of roads, and ____miles of trails (as applicable)	_____ facilities,_____ miles roads,_____miles trails constructed	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____
	To improve or repair 5 facilities. 0 miles of roads, and 0 miles of trails existing on site (as applicable)	5 facilities, 0 miles roads, 0 miles trails improved or repaired	Within 2 yrs ___ Within 10 yrs X	Expense $ 10,000 Personnel $ 4,000
7	**Cultural and Historical resources (Description:**			
	No known cultural, archaeological, or historical resources are located on the property. Therefore, no specific cultural or historical resource management activities are proposed at this time.			
NA	Ensure all known sites are recorded in the FL Division of Historical Resources Master Site file	____ of recorded sites	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____
NA	Monitor_____recorded sites and send updates to DHR Master Site file as needed	_____ of sites monitored	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____

	Bring___of___ recorded sites/cultural resources into good condition	_____of sites in good condition	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____
8	**Imperiled species habitat maintenance, enhancement, restoration, or population restoration (Description:** Imperiled species management will focus on protecting the beach, dune, and coastal vegetation that provide potential habitat for listed wildlife, including nesting sea turtles and shorebirds. Sea turtle inventory, monitoring, and associated protection protocols are overseen by St. Johns County Growth Management, a separate County department, and Parks and Recreation will coordinate with Growth Management as appropriate regarding activities that may affect sea turtle nesting habitat. Site management will continue to minimize disturbance to nesting wildlife, protect native dune vegetation, control invasive species, and comply with applicable state and federal wildlife protection requirements.			
	Develop baseline imperiled species occurrence inventory list	Baseline imperiled species occurrence inventory list complete Y___N X___	Within 2 yrs X___ Within 10 yrs ___	Expense $ 1,000 Personnel $ 800
	Develop monitoring protocols for 10 selected imperiled species	3 imperiled species for which monitoring protocols are developed	Within 2 yrs ___ Within 10 yrs x___	Expense $ 5,000 Personnel $ 4,000
NA	Implement monitoring protocols for _____ imperiled species	_____ species for which monitoring is ongoing	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____
NA	[If applicable, provide additional measurable objective(s) for new or ongoing species-specific management activities for each of the priority species such as population augmentation, translocations, nest box projects, etc.]	Examples: Project-specific quantity, _____ of nest boxes, # of individuals introduced or trans-located, etc.	Within 2 yrs ___ Within 10 yrs ___	Expense $_____ Personnel $_____

42. Costs

Activity	Yearly Estimated Cost		
	Priority Cost	Other Management Cost	Cost Effective Methods
Resource Management	Personnel - $1,700 Herbicide/Application - $250	N/A	Utilize County staff for routine site inspections, invasive-species monitoring and treatment, vegetation monitoring, and resource-protection activities. Coordinate with other County departments for wildlife and shoreline monitoring where appropriate.
Administration	Personnel - $500	Records Support - $250	Maintain electronic records and GIS documentation where practical; and combine
Support	Vehicle (Fuel/Maintenance) - $1,500; Field Safety Ec	GIS - $500; Training - $250	Utilize existing County vehicles, equipment, GIS/IT resources, and shared field su

Capital Improvements	N/A		No recurring annual capi
Recreation Visitor Services	N/A		No dedicated recreation
Law Enforcement Activities	N/A		Law enforcement covera

43. A finding regarding whether each planned use conforms to the appropriate policies and guidelines of the State Lands Management Plan is required. The Plan can be found at https://floridadep.gov/lands/environmental-services/content/land-stewardship, by writing to the State of Florida Department of Environmental Protection, Division of State Lands, Office of Environmental Services, 3900 Commonwealth Boulevard, Mail Station 140, Tallahassee, Florida 32399-3000, or by calling (850) 245-2784. Does this plan conform to the State Lands Management Plan?

YES X NO ____

44. Please provide the following contact information below:

Name:	Ed Barrow
Managing Agency:	St. Johns County Parks and Recreation
Address:	2175 Mizell Rd St. Augustine, FL 32080
Phone:	904-826-9951
Email Address:	ebarrow@sjcfl.us

Date Management Plan Prepared: 9/24/26

Please send this completed form
and attachments to:

james.parker@dep.state.fl.us, Or
to: Division of State Lands
D.E.P. M.S. 140
3900 Commonwealth Blvd.
Tallahassee Fl. 32399-3000
850-245-3045

South Ponte Vedra Beach

Location & Improvements - Appendix 1



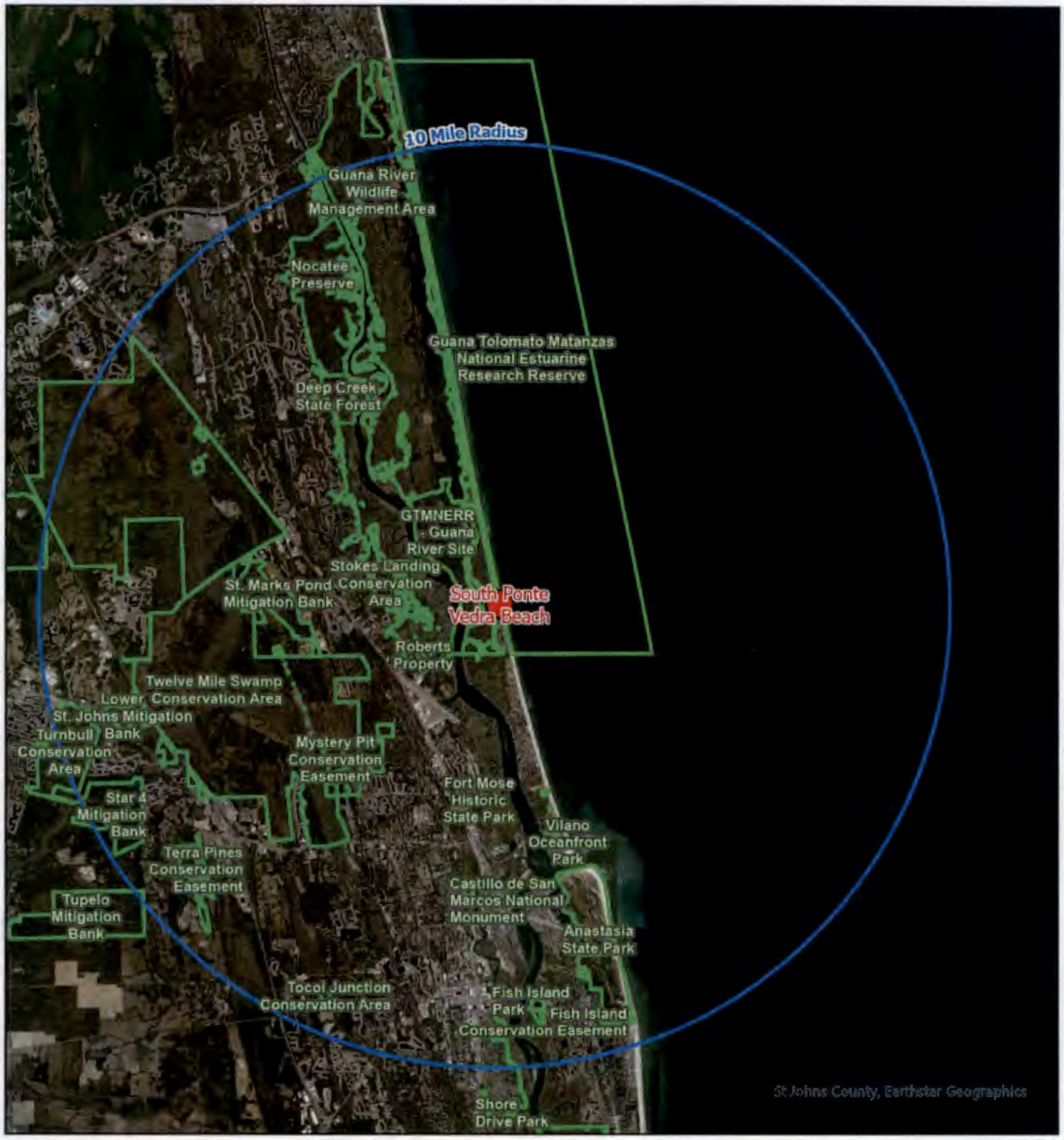
0 25 50 100 US Feet

Date Prepared: 08/21/26

DISCLAIMER:
This map is for reference only. Data provided are derived from multiple sources with varying levels of accuracy.

South Ponte Vedra Beach

Conservation within 10 miles - Appendix 2



0 5 10 Miles

Date Prepared: 08/21/26

DISCLAIMER:
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EXHIBIT "A"

The Southerly 300 feet of Block "D", South Ponte Vedra Beach, according to plat recorded in the Public Records of St. Johns County, Florida in Map Book 6, Pages 29 and 30, more particularly described as follows:

For point of beginning, commence at the Southwesterly corner of said Block "D", located in the Easterly right of way line of State Road No. A-1-A, as shown on said plat, and run N-12° 27'40"W., along said Easterly right of way line, a distance of 306.38 feet to a point; run thence N-89° 15'00"E., and parallel to the Southerly boundary of said Block "D", a distance of 230 feet, more or less, to the waters of the Atlantic Ocean; run thence Southerly, along said waters, flowing the meanderings of same, a distance of 307 feet, more or less, to a point which bears N-89° 15'00"W. from the point of beginning; run thence S-89° 15'00"W., along the Southerly boundary of said Block "D", a distance of 230 feet, more or less, to the point of beginning. The land thus described contains 1.58 acres, more or less.

BSM

DATE: March 17, 2026

81° 18' 56" W 81° 18' 51" W

29° 59' 28" N 29° 59' 28" N



29° 59' 23" N 29° 59' 23" N

81° 18' 56" W 81° 18' 51" W

Map Scale: 1:789 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 10 20 40 60

Feet
0 35 70 140 210

Map projection: Web Mercator Corner coordinates: WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: St. Johns County, Florida
Survey Area Data: Version 24, Aug 28, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 7, 2022—Feb 14, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
23	Paola fine sand, 0 to 8 percent slopes	0.2	11.7%
28	Beaches	1.6	88.3%
Totals for Area of Interest		**1.8**	**100.0%**

South Ponte Vedra Beach

Unique Natural Features - Appendix 5



0 250 500 Feet

- South Ponte Vedra Beach
- Coastal Scrub
- Sand Beach (Dry)
- Guana River Marsh Aquatic Preserve

Date Prepared: 08/21/26

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