2	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

9/15/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **September 4, 2026**

FROM: **Saleena Randolph, Senior Planner** **PHONE:** **904 209-0688**

SUBJECT OR TITLE: **Continued Board Consideration - ENCERT 2026-01 N Palm Valley Rd**

AGENDA TYPE: **Business Item, Public Hearing, Report**

BACKGROUND INFORMATION:

The Board initially heard the application for agricultural enclave certification on August 19, 2026, and continued the hearing to September 1, 2026. At the September 1 hearing, a motion to deny certification failed, followed by a motion to approve certification, which also failed. No further action was taken on the application. On September 3, 2026, during commissioner comments after the budget hearing, it was requested the application be placed on the September 15, 2026 agenda for further consideration. The Application requests Agricultural Enclave Certification pursuant to Sections 163.3162 and 163.3164, Florida Statutes. This certification request includes approximately 4,462 acres. The subject property is located North of Nocatee Parkway, west of the Intracoastal Waterway, and east of the Duval County line.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

Motion to APPROVE Agricultural Enclave Certification Application ENCERT 2026-01 upon finding that, based upon the competent substantial evidence contained in the record, the application demonstrates that the subject parcels satisfy the statutory definition of an agricultural enclave contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes.

Motion to DENY Agricultural Enclave Certification Application ENCERT 2026-01 finding, based upon the competent substantial evidence contained in the record, that the subject parcel(s) do not satisfy the statutory definition of an agricultural enclave under Section 163.3164(4), Florida Statutes, and the requirements for certification under Section 163.3162(4), Florida Statutes;
and direct the Office of the County Attorney to prepare the final written order, including Findings of Fact and Conclusions of Law supporting the Board's determination, as required by Section 163.3162(4), Florida Statutes.

For Administration Use Only:
Legal: Kealey West 9/4/2026 **OMB: ARM 9/4/2026** **Admin: JDD 9/4/2026**

Growth Management Department
Planning Division Report
Application for an Agricultural Enclave Certification
ENCERT 2026-01 N Palm Valley Road

To:	Board of County Commissioners
From:	Saleena Randolph, Senior Planner
Date:	September 4, 2026
Subject:	**ENCERT 2026-01 N Palm Valley Rd,** a request to certify PARCEL ID#s 052240-0000, 066450-0000, 066460-0000, 066470-0000, 066480-0000, 067280-0000, 067290-0000, 067300-0000, 067310-0000, 067320-0000, 067330-0000, 068220-0000, 068270-0000, 068310-0000, 068340-0000, 068360-0010, 068900-0000, 068920-0010, 069150-0000, 069780-0010, and 069790-0010 as an Agricultural Enclave per Sections 163.3162(4) and 163.3164(4), Florida Statutes.
Applicants:	Ellen Avery-Smith, Esq., Rogers Towers P.A.
Owner:	BR4700 LLC
Hearing Dates:	Board of County Commissioners – August 19, 2026 Board of County Commissioners – September 1, 2026 Continuance Board of County Commissioners - September 15, 2026
Commissioner District:	District 4

SUMMARY:

The 2026 amendments to Sections 163.3162 and 163.3164, Florida Statutes establish a process allowing property owners to request certification that a property qualifies as an Agricultural Enclave before submitting a development application. Within thirty (30) days after receipt of an application, the local government is required to provide the applicant with a written report evaluating whether the application complies with the statutory requirements. The Board of County Commissioners must thereafter conduct a public hearing to determine whether the application satisfies the statutory definition of an agricultural enclave contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes.

The applicant is seeking certification of an Agricultural Enclave located at Parcel ID# 052240-0000, 066450-0000, 066460-0000, 066470-0000, 066480-0000, 067280-0000, 067290-0000, 067300-0000, 067310-0000,

067320-0000, 067330-0000, 068220-0000, 068270-0000, 068310-0000, 068340-0000, 068360-0010, 068900-0000, 068920-0010, 069150-0000, 069780-0010, and 069790-0010. The property is approximately 4,462 acres and is located in the Northeast section of St. Johns County just North of Nocatee, West of the Intracoastal Waterway, and East of Duval County.

County staff reviewed the application materials submitted by the Applicant together with information independently verified by County staff and prepared the written report required by Section 163.3162(4)(a), Florida Statutes.

Based upon the application materials submitted and staff's independent review, the application appears to demonstrate that the subject parcels satisfy the statutory definition of an agricultural enclave contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes. The detailed analysis supporting staff's preliminary evaluation is contained in the Agricultural Enclave Certification Report prepared pursuant to Section 163.3162(4)(a), Florida Statutes, which is attached as **Attachment 1** and incorporated herein by reference.

BOARD DETERMINATION

Pursuant to Sections 163.3162 and 163.3164, Florida Statutes, the Board of County Commissioners shall determine whether the application satisfies the statutory definition of an agricultural enclave based upon the application, the written report prepared pursuant to Section 163.3162(4)(a), Florida Statutes, testimony presented during the public hearing, and any other competent substantial evidence contained in the record.

Certification of an agricultural enclave constitutes only a determination that the statutory requirements for certification have been satisfied. Any subsequent development application remains subject to the procedures established by Section 163.3162, Florida Statutes.

CORRESPONDENCE/PHONE CALLS

At the time of writing this staff report, staff has received both emails and phone calls in reference to this request. The emails are provided in **Attachment 2 Correspondence**.

SUGGESTED MOTION

Motion to APPROVE Agricultural Enclave Certification Application ENCERT 2026-01 upon finding that, based upon the competent substantial evidence contained in the record, the application demonstrates that the subject parcels satisfy the statutory definition of an agricultural enclave contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes.

Motion to DENY Agricultural Enclave Certification Application ENCERT 2026-01 finding, based upon the competent substantial evidence contained in the record, that the subject parcel(s) do not satisfy the statutory definition of an agricultural enclave under Section 163.3164(4), Florida Statutes, and the requirements for certification under Section 163.3162(4), Florida Statutes; and direct the Office of the County Attorney to prepare the final written order, including Findings of Fact and Conclusions of Law supporting the Board's determination, as required by Section 163.3162(4), Florida Statutes.

ATTACHMENTS

1. Agricultural Enclave Certification Report
    A. Application and Supporting Documents
2. Correspondence

ATTACHMENT 1
Agricultural Enclave
Certification Report

July 31, 2026

Ellen Avery-Smith
100 Whetstone Place, Suite 200
St. Augustine, FL 32086
904-825-1615
EAverySmith@rtlaw.com

RE:	Agricultural Enclave Certification Report (ENCERT 2026-01 N Palm Valley Rd)
Parcel ID#:	052240-0000, 066450-0000, 066460-0000, 066470-0000, 066480-0000, 067280-0000, 067290-0000, 067300-0000, 067310-0000, 067320-0000, 067330-0000, 068220-0000, 068270-0000, 068310-0000, 068340-0000, 068360-0010, 068900-0000, 068920-0010, 069150-0000, 069780-0010, and 069790-0010
Property Location:	Northeast section of St. Johns County just North of Nocatee, West of the Intracoastal Waterway, and East of Duval County

Dear applicant:

This letter is in response to the application filed on July 1, 2026, for an Agricultural Enclave Certification pursuant to Section 163.3162, Florida Statutes. Within thirty (30) days after receipt of an application for Agricultural Enclave Certification, the County is required to provide the applicant with a written report detailing whether the application complies with the requirements of Section 163.3162(4)(a), Florida Statutes.

Please find the required written report attached to this letter.

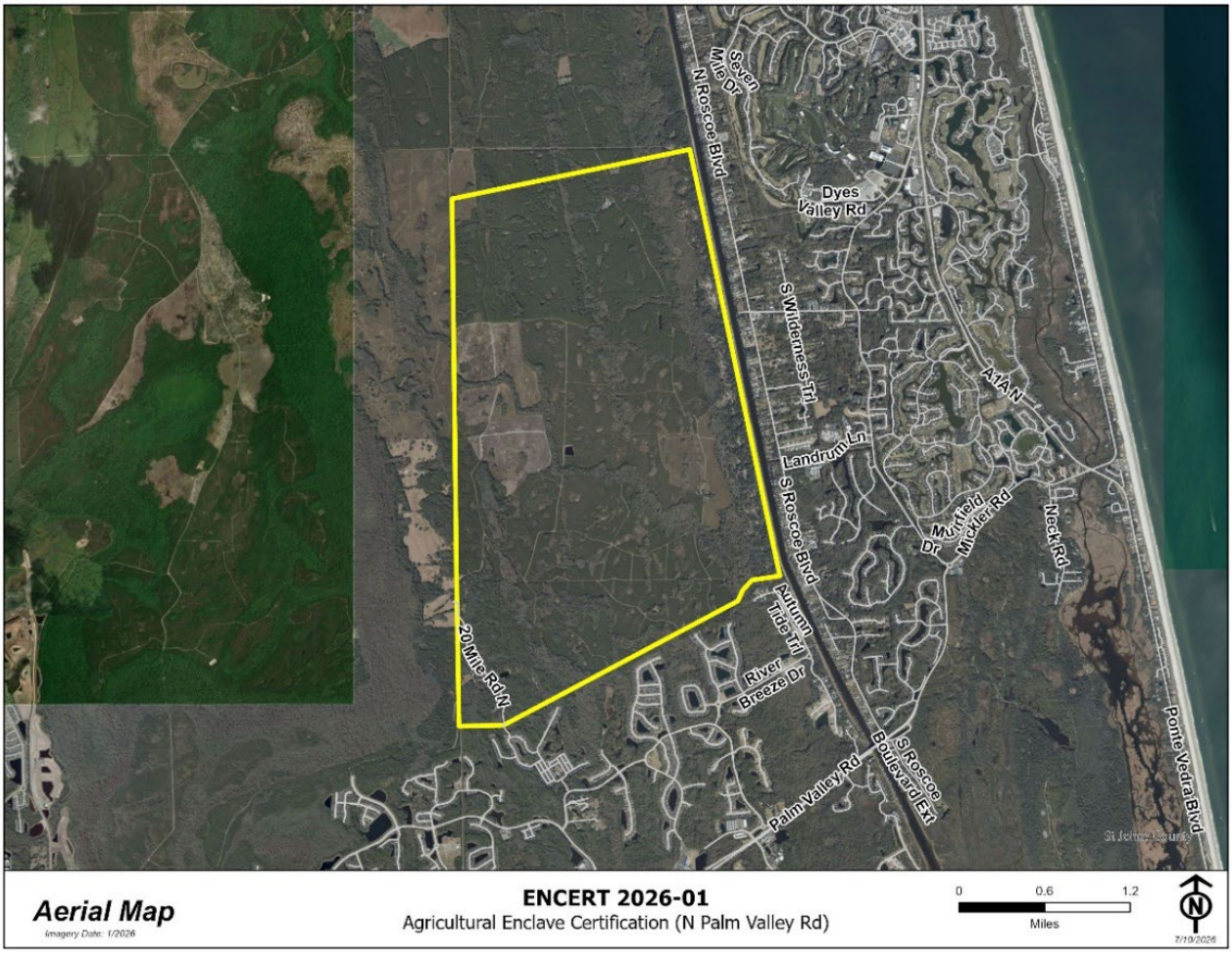
If you have any questions regarding the attached report or need further assistance, I can be reached at 904-209-0688 or srandolph@sjcfl.us

Sincerely,

Saleena Randolph, Senior Planner

APPLICATION SUMMARY

The applicant is seeking certification of an agricultural enclave for approximately 4,462 acres of land located in the northeast section of St. Johns County just North of Nocatee, West of the Intracoastal Waterway, and East of Duval County.



Eligibility Determination:
According to Florida Statutes 163.3162(4)(a), an applicant may apply to the governing body of the local government for certification of the parcel(s) as an agricultural enclave as defined in s. 163.3164 if one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development. An applicant seeking such certification may not use the perimeter of another parcel certified by the local government as an agricultural enclave to meet the definition of the term "agricultural enclave."

Adjacent Development Comparison

Criteria	North	East (across the Intracoastal Waterway)	South	West (in Jacksonville, Duval County)
FLUM	Rural/Silviculture (R/S)	Residential- A (RES-A) and Commercial	New Town	Multi-Use (MU) per Ord 2024-0342-E with site specific policy 4.3.23
Zoning	Open Rural (OR)	Residential Single-Family (RS-2 and RS-3), Commercial General (CG) and a Commercial Planned Unit Development (PUD)	Nocatee Planned Unit Development (PUD), Ord 2002-46, as amended	PUD Ord 2024-0344-E
Maximum Permitted Density	R/S: 0.05 units per acre	RES-A: 1.0 unit per acre	New Town, Ord. 2016-23 Policy A.1.23.11: = 6 units per net acre	MU: 10,142 units on 11,047.38 acres = 0.92 units per acre
Existing Development	No	Yes	Yes	No

Statutory Comparison

Development Type	Single Family Residential
Total Acreage	4,462 acres
Applicant's Proposed Gross Density	1.0 unit per gross acre
Proposed Number of Dwelling Units	Maximum 4,462 units
Highest Density on Adjacent Parcel(s) or Adjacent Development	6 units per acre
Maximum Potential Density	Maximum 26,772 units

Staff review: The highest adjacent residential density is located south of the subject site and permits approximately 6 units per acre. This is supported by Ordinance 2016-23, Policy A.1.23.11, which allows up to 6 dwelling units per acre within the Medium Density Residential and Traditional Neighborhoods under the New Town Future Land Use Designation as it applies to the Nocatee Development of Regional Impact (DRI). Additional support is provided in the Master Development Plan (MDP) Text for Twenty Mile at Nocatee Phase 5, which allows a maximum density of 6 units per net acre within the Village Residential development (Official Records Book 4381 Page 1715). The applicant has stated that they will not exceed 1.0 residential units per gross acre and the residential units will be single-family. See the applicant's Exhibit 10 found within **Exhibit A - Supporting Documents** attached to this letter.

Finding: Staff finds that the project complies; the proposed development does not exceed the density permitted on one or more adjacent parcels or an adjacent development and therefore satisfies section 163.3162(4)(a).

STAFF EVALUATION SUMMARY:

Sections 163.3162 and 163.3164, Florida Statutes as amended by Chapter 2026-34, Laws of Florida, establishes a new process allowing property owners to request certification that a property qualifies as an Agricultural Enclave before pursuing development approvals. The certification request must be submitted to the local government and requires a determination that the property meets the statutory criteria for an Agricultural Enclave. The local governing body is responsible for reviewing the application and approving or denying the certification through a public hearing.

Staff reviewed the application materials submitted by the applicant together with available County records, including, as applicable, Property Appraiser records, recorded instruments, the Comprehensive Plan, the Future Land Use Map, zoning records, aerial imagery, Geographic Information System (GIS) mapping, and other relevant information to determine whether the application demonstrates that the subject property satisfies the statutory definition of an Agricultural Enclave under Sections 163.3162 and 163.3164, Florida Statutes. Based upon the application materials submitted and staff's review, **the application does demonstrate that the subject property satisfies the statutory definition of an Agricultural Enclave** under Section 163.3164(4), Florida Statutes. The proposed project appears to meet the definition of Agricultural Enclave with respect to common ownership of the subject property, prior bona fide agricultural use, adjacency to existing or proposed development, the applicant's willingness to enter into an agreement to fund, construct, or dedicate land for required public service improvements, and compliance with the applicable residential density requirements.

Pursuant to the public hearing process requirements of Section 163.3162(4), Florida Statutes, this application is scheduled to be heard by the Board of County Commissioners on August 19, 2026, to approve or deny certification of parcel(s) and an Agricultural Enclave. Pursuant to Section 163.3162, Florida Statutes, the Board of County Commissioners shall determine, based upon the entire record before it, whether the application demonstrates that the subject property satisfies the statutory definition of an Agricultural Enclave under Section 163.3164(4), Florida Statutes. In making that determination, the Board may consider the application materials, this written report, public comment, and any other competent evidence presented at the public hearing.

Certification of an Agricultural Enclave constitutes a determination only that the subject property satisfies the statutory definition of an Agricultural Enclave under Section 163.3164(4), Florida Statutes. Certification does not approve a comprehensive plan amendment, rezoning, development order, site development plan, or authorize development. Any subsequent application remains subject to the applicable provisions of law.

CRITERIA ANALYSIS

Section 163.3164(4), Florida Statutes, establishes the statutory definition of an Agricultural Enclave. Staff reviewed the application materials and supporting documentation to determine whether the application demonstrates compliance with each applicable element of the statutory definition. As defined in 163.3164(4), Florida Statutes, to be eligible for certification as an Agricultural Enclave, the following factors must apply to the requested unincorporated, undeveloped parcel(s) of land as of January 1, 2025:

(a) Parcel or parcels are owned or controlled by a single person or entity.

Applicant response: As provided within the applicant's Exhibit 4 documents, evidence is provided of ownership of BR4700, LLC for the subject site pursuant to Section 163.3164(4)(a), Florida Statutes. See **Exhibit A - Supporting Documents** attached to this letter.

Staff review: Property submitted for certification is currently owned by BR4700, LLC and was owned/controlled by entity, Estuary, LLC as of January 1, 2025.

Finding: Based upon the application materials submitted and staff's review, the application **does demonstrate compliance with Section 163.3146(4)(a), Florida Statutes.**

(b) Parcel or parcels have been in continuous use for bona fide agricultural purposes, as defined by s. 193.461, for a period of five (5) years before the date of any comprehensive plan amendment or development application.

Applicant response: As provided within the applicant's Exhibit 5 documents, evidence is provided by a signed letter from the SJC Property Appraiser stating the subject site has been classified as agricultural land for at least five years pursuant to Section 163.3164(4)(b), Florida Statutes. See **Exhibit A - Supporting Documents** attached to this letter.

Staff review: The applicant provided a letter from SCJ Property Appraiser, Eddie Creamer, confirming that the subject property has received agricultural classification pursuant to Section 193.461, Florida Statutes for at least the five preceding years. Further, staff reviewed the Property Appraiser's records together with available aerial imagery. Based upon the documentation submitted and staff's independent review, the property appears to satisfy the requirement that it has been in continuous bona fide agricultural use for the statutory five-year period preceding the application.

Finding: Based upon the application materials submitted and staff's review, the application **does demonstrate compliance with Section 163.3146(4)(b), Florida Statutes**.

(c) 1. Are surrounded on at least 75 percent of their perimeter by:
   a. A parcel or parcels that have existing industrial, commercial, or residential development;
   b. A parcel or parcels that the local government has designated, in the local government's zoning map and future land use map, as land that is to be developed for industrial, commercial, or residential purposes, and at least 50 percent of such parcel or parcels is existing industrial, commercial, or residential development; or
   c. A combination of an interstate highway and a parcel or parcels that are within an urban service district, area, or line and that the local government has designated in the local government's future land use map as land that is to be developed for industrial, commercial, or residential purposes;

2. Do not exceed 700 acres and are surrounded on at least 50 percent of their perimeter by a parcel or parcels that the local government has designated on the local government's future land use map as land that is to be developed for industrial, commercial, or residential purposes; and the parcel or

parcels are surrounded on at least 50 percent of their perimeter by a parcel or parcels within an urban service district, area, or line; or

3. Are located within the boundary of an established rural study area adopted in the local government's comprehensive plan which was intended to be developed with residential uses;

Where a right-of-way, body of water, or canal exists along the perimeter of a parcel, the perimeter calculations of the agricultural enclave must be based on the adjacent parcel or parcels across the right-of-way, body of water, or canal.

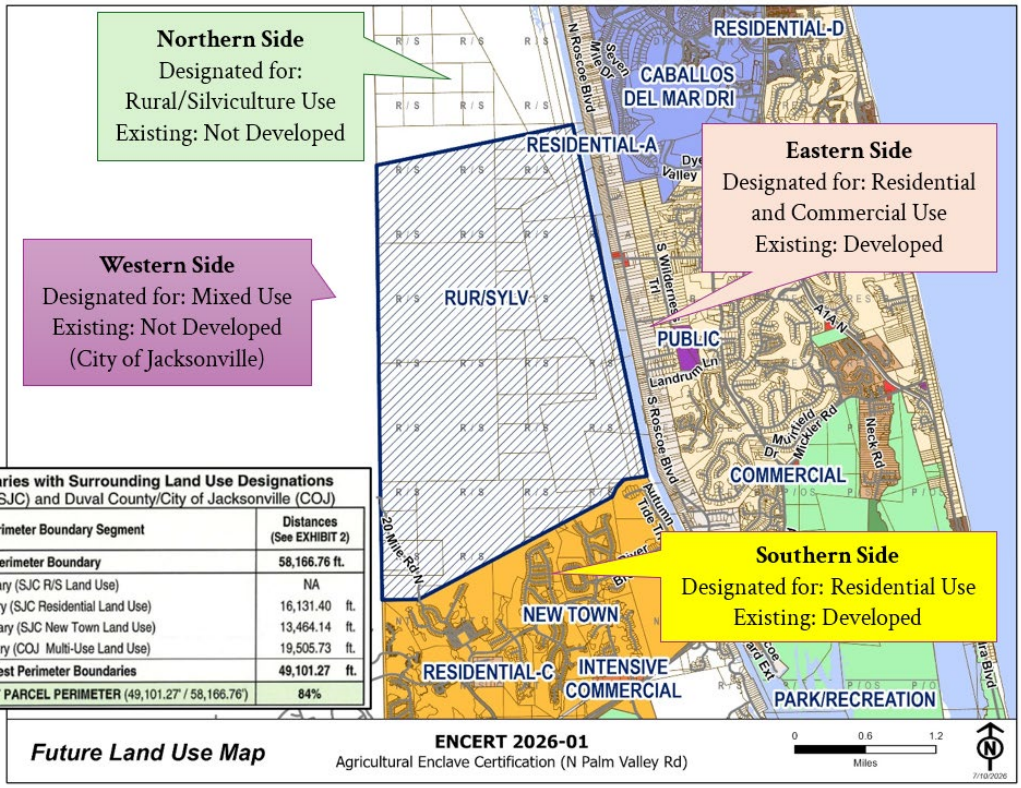
Applicant response: As provided within the applicant's Exhibit 6, 7, and 8 documents, the applicant asserts that it meets Florida Statute Section 163.3164(4)(c)1.b. in which the subject site is:

- surrounded on at least 75% of the perimeter by designated land (via the FLUM and Zoning map) to be developed for industrial, commercial, or residential purposes, and
- 50% of such land is existing industrial, commercial, or residential development.

See **Exhibit A - Supporting Documents** attached to this letter.

Staff review: The subject property is bounded along its eastern perimeter by the Intracoastal Waterway (ICW). In accordance with Florida Statutes, where a body of water exists along the perimeter of a parcel, the perimeter calculation for determining an agricultural enclave is based on the adjacent parcel(s) located across the body of water. Accordingly, the eastern perimeter of the subject property was evaluated using the parcels located across the ICW. County GIS Staff has evaluated the application materials and available GIS data to confirm the subject property is surrounded on 84.53% of its perimeter by parcels designated on the Future Land Use Map as land to be developed for industrial, commercial, or residential purposes [New Town, Res-A, Commercial, and Multi-Use (COJ)] and by parcels designated on the Zoning Map as land to be developed for industrial, commercial, or residential purposes (PUD, RS-2, & RS-3). The subject property is surrounded by 50.72% of its perimeter by parcels developed as existing industrial, commercial, or residential (Eastern and Southern). See Future Land Use Map (FLUM) and Zoning Map below.

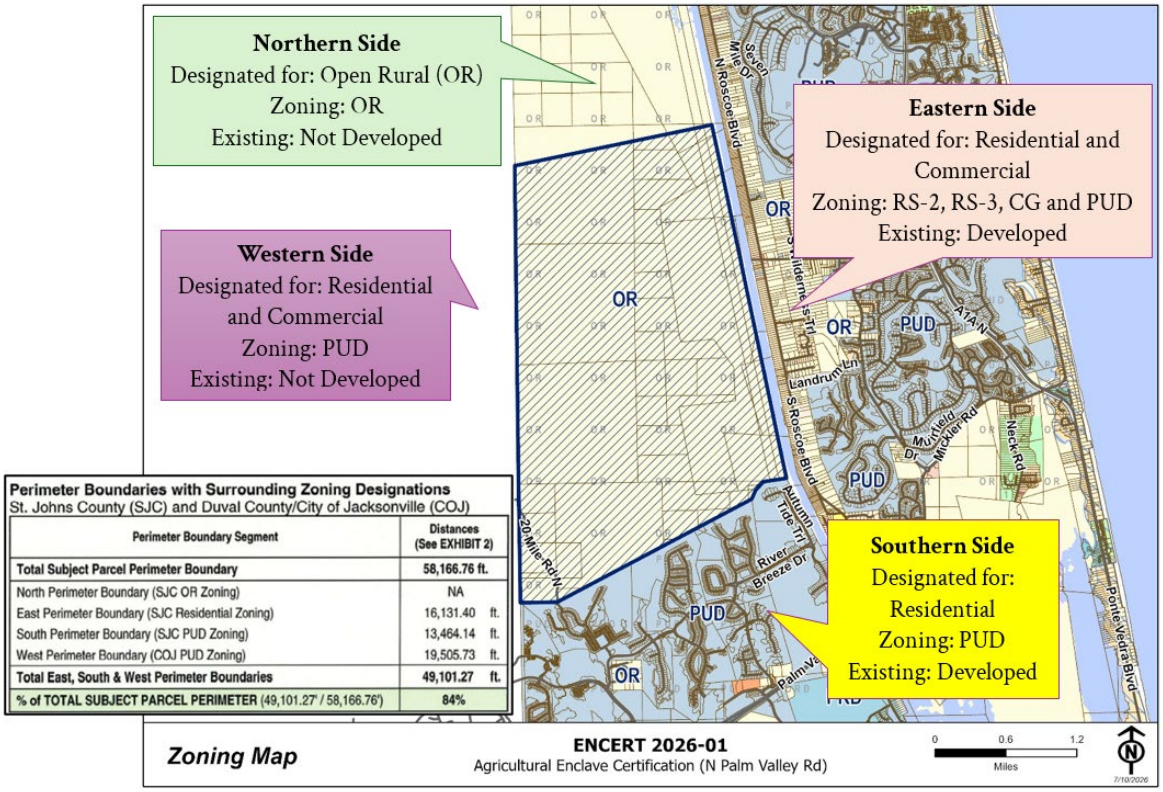
FLU map:



Perimeter Boundaries with Surrounding Land Use Designations
St. Johns County (SJC) and Duval County/City of Jacksonville (COJ)

Perimeter Boundary Segment	Distances (See EXHIBIT 2)
Total Subject Parcel Perimeter Boundary	**58,166.76 ft.**
North Perimeter Boundary (SJC R/S Land Use)	NA
East Perimeter Boundary (SJC Residential Land Use)	16,131.40 ft.
South Perimeter Boundary (SJC New Town Land Use)	13,464.14 ft.
West Perimeter Boundary (COJ Multi-Use Land Use)	19,505.73 ft.
Total East, South & West Perimeter Boundaries	**49,101.27 ft.**
% of TOTAL SUBJECT PARCEL PERIMETER (49,101.27' / 58,166.76')	**84%**

Zoning Map:



Perimeter Boundary w/ Surrounding Existing Commercial & Residential Development
St. Johns County (SJC) and Duval County/City of Jacksonville (COJ)

Perimeter Boundary Segment	Distances (See EXHIBIT 2)	
Total Subject Parcel Perimeter Boundary	**58,166.76 ft.**	
North Perimeter Boundary (SJC OR Zoning)	NA	
East Perimeter Boundary (SJC Residential Zoning)	16,131.40	ft.
South Perimeter Boundary (SJC PUD Zoning)	13,464.14	ft.
West Perimeter Boundary (COJ PUD Zoning)	NA	
Total East, South & West Perimeter Boundaries	**29,595.54**	**ft.**
% of TOTAL SUBJECT PARCEL PERIMETER (29,595.54' / 58,166.76')	**51%**	

Finding: Based upon the application materials submitted and staff's review, the application **does demonstrate compliance with Section 163.3146(4)(c)1.b, Florida Statutes**.

(d) Have public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternate provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. 163.3180, or the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements;

Applicant response: As provided within the applicant's Exhibit 9 documents, the owner offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of transportation/recreation improvements, school improvements, and water/wastewater improvements pursuant to Section 163.3164(4)(d), Chapter 2026-34, Laws of Florida. Because the subject site falls within the JEA water, sewer, and reclaimed water service territory, the applicant has provided a letter from JEA stating there is capacity to serve the site's water/sewer needs. See **Exhibit A - Supporting Documents** attached to this letter

Staff review: Review by County departments indicates that all public facilities are not presently available. However, Section 163.3164(4)(d), Florida Statutes, expressly provides that this criterion may be satisfied where the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of the required improvements. The applicant has offered to enter into such an agreement.

Finding: Based upon the application materials submitted and staff's review, the application **does demonstrate compliance with Section 163.3146(4)(d), Florida Statutes**.

(e) Not exceeding 1,280 acres; however, if the parcel or parcels are surrounded on at least 75 percent of their perimeter by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile, the area must be determined to be urban and the parcel or parcels may not exceed 4,480 acres; and

Applicant response: As provided within the applicant's Exhibit 10 documents, 84% of the existing and authorized residential developments located east, south, and west of the subject site will achieve a buildout density of at least 1,000 residents per square mile. See **Exhibit A – Supporting Documents** attached to this letter.

Staff review: The subject property encompasses approximately 4,462 acres, which is below the maximum allowable size of 4,480 acres. Additionally, the property is surrounded by authorized residential development along 84.53% of its perimeter, consistent with the requirements of Section 163.3164(4)(e).

Finding: Based upon the application materials submitted and staff's review, the application **does demonstrate compliance with Section 163.3146(4)(e), Florida Statutes**.

(f) Are located within a county with a population of 1.75 million or less.

Applicant response: As provided within the applicant's Exhibit 11 documents, the applicant provides a recent official population estimate prepared by the Florida Office of Economic and Demographic Research (EDR) for St. Johns County is 348,336 persons (2025 estimate). See **Exhibit A – Supporting Documents** attached to this letter.

Staff review: The current population of St. Johns County, Florida is less than 1.75 million.

Finding: Based upon the application materials submitted and staff's review, the application **does demonstrate compliance with Section 163.3146(4)(f), Florida Statutes**.

CONCLUSION

Based upon the application materials submitted by the applicant and the information reviewed by County staff, **the application appears to satisfy the statutory definition of an agricultural enclave** contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes.

This report constitutes staff's preliminary evaluation required by Section 163.3162(4)(a), Florida Statutes. The Board of County Commissioners must conduct a public hearing and consider the application, this report, and any additional evidence presented before determining whether the subject parcels satisfy the statutory definition of an agricultural enclave and whether certification should be approved or denied.

EXHIBIT

A. Supporting Documents

EXHIBIT A

Supporting Documents

ROGERS | TOWERS
ATTORNEYS AT LAW

Ellen Avery-Smith

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St. Augustine, Florida 32086

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July 1, 2026

Honorable Clay Murphy, Chair
St. Johns County Board of County Commissioners
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Re: Application for Agricultural Enclave Certification

Dear Chairman Murphy:

This firm represents BR4700, LLC (the "Owner"), which is the owner of approximately 4,462 acres located in northeast St. Johns County, Florida (the "BR4700 Ag Enclave Property"). Please consider this letter and its exhibits as an application to the St. Johns County Board of County Commissioners ("BOCC") for certification of the BR4700 Ag Enclave Property as an agricultural enclave pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Laws of Florida. In support of this application, the Owner herewith submits the following documents:

Index of Exhibits

- **EXHIBIT 1**
  - **Completed St. Johns County form of Owner's Authorization**
- **EXHIBIT 2**
  - **Legal Description and Exhibit 2 Map of the BR4700 Ag Enclave Property**
- **EXHIBIT 3 Evidence of Location**
  - Affidavit submitted as evidence that the BR4700 Ag Enclave Property is not located within the boundaries of any of the areas identified in Section 163.3162(4)(i), Chapter 2026-34, Laws of Florida.
- **EXHIBIT 4 Evidence of Ownership or Control of the BR4700 Ag Enclave Property**
  - **EXHIBIT 4.1 Title Report**
  - **EXHIBIT 4.2 Owner Affidavit** submitted as evidence of ownership or control by a single person or entity as of January 1, 2025, pursuant to Section 163.3164(4)(a), Chapter 2026-34, Laws of Florida.
  - **EXHIBIT 4.3 Estuary Deed** submitted as evidence of ownership of BR4700 Ag Enclave Parcel on January 1, 2025.

- **EXHIBIT 4.4 Estuary Conversion** submitted as evidence that Estuary Corporation was converted to Estuary, LLC by Certificate of Conversion on December 30, 2013.
- **EXHIBIT 4.5 BR4700 Deed** submitted as evidence that BR4700, LLC is wholly owned by Estuary, LLC.

- **EXHIBIT 5 Evidence of Continuous Use for Bona Fide Agricultural Purposes**
  - **EXHIBIT 5.1** Affidavit submitted as evidence that the BR4700 Ag Enclave Property has been in continuous use for bona fide agricultural purposes, as defined by Section 193.461, Florida Statutes (2026), for a period of five (5) years prior to the date hereof pursuant to Section 163.3164(4)(b), Chapter 2026-34, Laws of Florida, and that no Comprehensive Plan amendment or development application has been filed related to the BR4700 Ag Enclave Property prior to the date hereof.
  - **EXHIBIT 5.2** St. Johns County Property Appraiser's Office Letter is submitted as evidence that the BR4700 Ag Enclave Property has been classified as agricultural land pursuant to Section 193.461, Florida Statutes (2026) for at least five years.
  - **APPENDIX to Exhibit 5 - Property Tax Records for BR4700 Ag Enclave Property**

- **EXHIBIT 6 & MAP Surrounding Existing Future Land Use**
  - **Exhibit 6 Affidavit** submitted, together with **Exhibit 6 Map and Exhibits 6.1 and 6.2,** as evidence that the BR4700 Ag Enclave Property is surrounded on at least 75 percent of its perimeter by a parcel or parcels that the local government has designated in the local government's future land use map as land that is to be developed for industrial, commercial, or residential purposes.

- **EXHIBIT 7 & MAP Surrounding Existing Zoning**
  - **Exhibit 7 Affidavit** submitted, together with **Exhibit 7 Map and Exhibits 7.1 and 7.2,** as evidence that the BR4700 Ag Enclave Property is surrounded on at least 75 percent of its perimeter by a parcel or parcels that the local government has designated in the local government's zoning map as land that is to be developed for industrial, commercial, or residential purposes.

- **EXHIBIT 8 & MAP Surrounding Existing Development**
  - **Exhibit 8 Affidavit** submitted, together with **Exhibit 8 Map,** as evidence that at least 50 percent of such parcel or parcels adjacent to the BR4700 Ag Enclave Property and that the local government has designated in the local government's future land use map and zoning map is existing industrial, commercial, or residential development pursuant to 380.04, Florida Statutes (2026).

- **EXHIBIT 9 Public Services Availability, Agreement or Proportionate Share Offer Letters**
  - **EXHIBIT 9.1 Letter** transmitted by the Owner to St. Johns County offering to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of transportation and recreation improvements.
  - **EXHIBIT 9.2 Letter** transmitted by the Owner to the St. Johns County School District offering to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of school improvements.
  - **EXHIBIT 9.3 Letter** transmitted by the Owner to JEA offering to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of water and wastewater improvements.
  - **EXHIBIT 9.4 Map of JEA Service Area** and letter from JEA confirming capacity to provide water, sewer and reclaimed water service.

- **EXHIBIT 10 & MAP Surrounding Existing/Authorized Density**
  - **Exhibit 10 Affidavit** submitted, together with **Exhibit 10 Map** and **APPENDIX to Exhibit 10, Exhibits 10.1 through 10.10,** as evidence that: the BR4700 Ag Enclave Property is surrounded on at least 75 percent of its perimeter by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile; and is not within a county covered by the water protection plan specified in Section 373.4595(4)(c), Florida Statutes (2026).

    Additionally, as required in Section 163.3162(4)(a), Chapter 2026-34, Laws of Florida, **Exhibit 10.10** is submitted as evidence that one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development on the BR4700 Ag Enclave Property, which is 1.0 residential unit per gross acre.

- **EXHIBIT 11 Population and Adjacency**
  - **Exhibit 11 Affidavit** submitted as evidence that the applicable statutory population and adjacency criteria have been met.
  - **Exhibit 11.1** - Citation confirming the population of St. Johns County is 1.75 million or less.
  - **Exhibit 11.2** - Perimeter Evaluation Methodology – Intracoastal Waterway (ICW) Adjacency.

- **EXHIBIT 12 Biographical Information of Affiants** submitted as evidence of the experience and expertise of the affiants whose affidavits are included in this application.

This application is complete and contains all information required for applications filed pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Laws of Florida.

Pursuant to Section 163.3162(b), Chapter 2026-34, Laws of Florida, the Owner understands that, within thirty (30) days after the County's receipt of this application—that is, on or before July 31, 2026—St. Johns County shall provide to the Owner a written report detailing whether the application complies with the requirements of Section 163.3162(4)(a), Chapter 2026-34, Laws of Florida.

Pursuant to Section 163.3162(c), Chapter 2026-34, Laws of Florida, within thirty (30) days after providing the Owner with the written report mentioned above—that is, on or before August 31, 2026—St. Johns County shall hold a public hearing to approve or deny the certification of the BR4700 Ag Enclave Property as an agricultural enclave.

Please feel free to contact the undersigned regarding any questions or requests which could facilitate the processing of this application. Thank you.

Sincerely,

Ellen Avery-Smith

cc: County Administrator Joy Andrews
County Attorney Rich Komando, Esq.
T.R. Hainline, Jr., Esq.

EXHIBIT 1

Owner's Authorization Form

Owner's Authorization Form

Rogers Towers, P.A. is hereby authorized TO ACT ON BEHALF OF

BR4700, LLC the owners(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for: Other

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated ( ), have been notified of the Agricultural Enclave Certification Application.

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development actifity.

Signature of Owner

Print Name Robert H. Pritchard, Executive Vice President

Signature of Owner

Print Name

Telephone Number (904) 223-7482

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 8th day of June, 2026, by Robert H. Pritchard as Executive Vice President for BR4700, LLC.

Notary Public, State of Florida
Name: Scott A. Oko
My Commission Expires: May 19 2027
My Commission Number is: HH498116

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced ____

Revised August 30, 2011

SCOTT A. OKO
MY COMMISSION # HH 498116
EXPIRES: May 19, 2028

Owner's Authorization Form

Prime AE Group, Inc. is hereby authorized TO ACT ON BEHALF OF

BR4700, LLC the owners(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for: Other

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated ( ), have been notified of the Agricultural Enclave Certification Application.

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development actifity.

Signature of Owner

Print Name Robert H. Pritchard, Executive Vice President

Signature of Owner

Print Name

Telephone Number (904) 223-7482

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 8th day of June, 2026, by Robert H. Pritchard as Executive Vice President for BR4700, LLC.

Notary Public, State of Florida
Name: Scott A. Oko
My Commission Expires: HH498116
My Commission Number is: May 19 2028

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced ____

Revised August 30, 2011

SCOTT A. OKO
MY COMMISSION # HH 498116
EXPIRES: May 19, 2028

EXHIBIT 2

Legal Description and Map

June 18, 2026

Work Order No. 26-178.01
File No. 131G-16.01A

BR 4700 Ag Enclave property

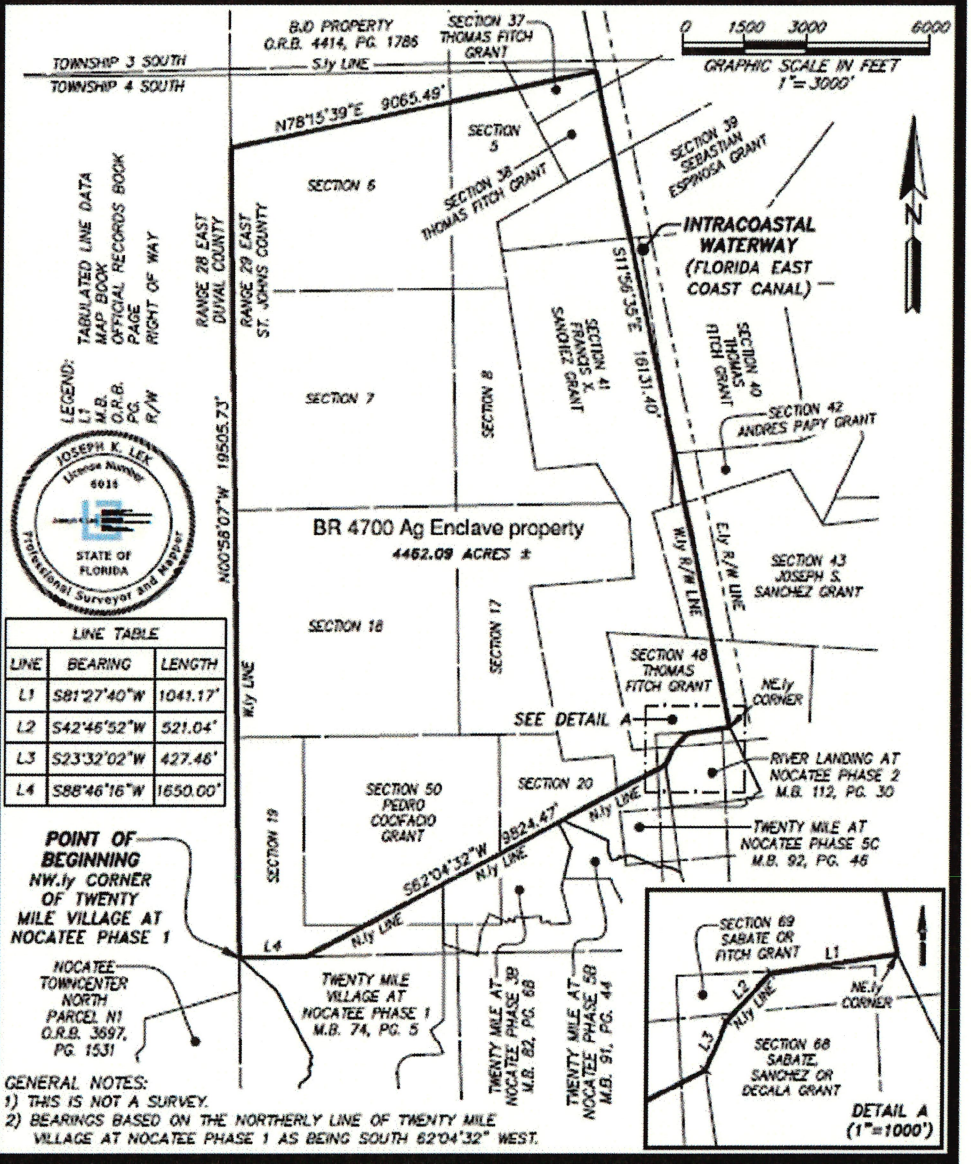
All of Sections 7, 18, and fractional Sections 8 and 17, together with portions of Section 6 and portions of fractional Sections 5, 19 and 20, Sections 37, 38, 40 and 48 of the Thomas Fitch Grant, Section 39 of the Sebastian Espinosa Grant, Section 41 of the Francis X. Sanchez Grant, Section 42 of the Andres Papy Grant, Section 43 of the Joseph S. Sanchez Grant, Section 50 of the Pedro Cocifacio Grant, Section 68 of the Sabate, Sanchez or Decala Grant, and Section 69 of the Sabate or Fitch Grant, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Twenty Mile Village at Nocatee Phase 1, a plat recorded in Map Book 74, page 5, of the Public Records of said county, said corner lying on the Westerly line of said Range 29 East, said line also being the dividing line between Duval County and St. Johns County, Florida; thence North 00°58'07" West, along said Westerly line, 19,505.73 feet; thence North 78°15'39" East, departing said Westerly line, 9065.49 feet to a point lying on the Westerly right of way line of Intracoastal Waterway, a 500 foot right of way as presently established; thence South 11°56'35" East, along said Westerly right of way line, 16,131.40 feet to the Northeasterly corner of River Landing at Nocatee Phase 2, a plat recorded in Map Book 112, page 30, of said Public Records; thence Southwesterly along the Northerly lines of said River Landing at Nocatee Phase 2, Twenty Mile at Nocatee Phase 5C, a plat recorded in Map Book 92, page 46, Twenty Mile at Nocatee Phase 5B, a plat recorded in Map Book 91, page 44, Twenty Mile at Nocatee Phase 3B, a plat recorded in Map Book 82, page 68, and said Twenty Mile Village at Nocatee Phase 1, all of said Public Records, the following 5 courses: Course 1, thence South 81°27'40" West, departing said Westerly right of way line, 1041.17 feet; Course 2, thence South 42°46'52" West, 521.04 feet; Course 3, thence South 23°32'02" West, 427.46 feet; Course 4, thence South 62°04'32" West, 9824.47 feet; Course 5, thence South 88°46'16" West, 1650.00 feet to the Point of Beginning.

Containing 4462.09 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

ALL OF SECTIONS 7, 18, AND FRACTIONAL SECTIONS 8 AND 17, TOGETHER WITH PORTIONS OF SECTION 6 AND PORTIONS OF FRACTIONAL SECTIONS 5, 19 AND 20, SECTIONS 37, 38, 40 AND 48 OF THE THOMAS FITCH GRANT, SECTION 39 OF THE SEBASTIAN ESPINOSA GRANT, SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 42 OF THE ANDRES PAPY GRANT, SECTION 43 OF THE JOSEPH S. SANCHEZ GRANT, SECTION 50 OF THE PEDRO COCIFACIO GRANT, SECTION 68 OF THE SABATE, SANCHEZ OR DECALA GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S81°27'40"W	1041.17'
L2	S42°46'52"W	521.04'
L3	S23°32'02"W	427.46'
L4	S88°46'16"W	1650.00'

GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE NORTHERLY LINE OF TWENTY MILE VILLAGE AT NOCATEE PHASE 1 AS BEING SOUTH 62°04'32" WEST.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ETM SURVEYING & MAPPING
Trusted Advisors, Creating Community.
14775 Old St. Augustine Rd, Jacksonville, Florida 32258
(904) 642-8550 www.etminc.com
Certificate of Authorization No: LB 3624

SCALE: 1"=3000'
DATE: June 18, 2026

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE of FLORIDA LS No. 6016

ORDER NO.: 26-178.01 FILE NO.: 1310-18.01A DRAWN BY: SES CAD FILE: F:\Survey\Projects\Estuary Lands\26178\01-3000 Ag Enclave\Sketch\3000 N.W Lands.dwg

SKETCH TO ACCOMPANY DESCRIPTION OF

ALL OF SECTIONS 7, 18, AND FRACTIONAL SECTIONS 8 AND 17, TOGETHER WITH PORTIONS OF SECTION 6 AND PORTIONS OF FRACTIONAL SECTIONS 5, 19 AND 20, SECTIONS 37, 38, 40 AND 48 OF THE THOMAS FITCH GRANT, SECTION 39 OF THE SEBASTIAN ESPINOSA GRANT, SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 42 OF THE ANDRES PAPY GRANT, SECTION 43 OF THE JOSEPH S. SANCHEZ GRANT, SECTION 50 OF THE PEDRO COCIFACIO GRANT, SECTION 68 OF THE SABATE, SANCHEZ OR DECALA GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

BR 4700 Ag Enclave Line Certification:

Perimeter (16,131.40' + 13,464.14' + 19,505.73' + 9,065.49') = 58,166.76'

East Line
16,131.40' 100% 16,131.40/58,166.76 = 27.733% of property perimeter

South Lines
1041.17' 100%
521.04' 100%
427.46' 100%
9824.47' 100%
1650.00' 100%
13,464.14'(total) 100% 13,464.14/58,166.76 = 23.147% of property perimeter

West Line
19,505.73' 0% 19,505.73/58,166.76 = 33.534% of property perimeter

North Line
9,065.49' 0% 9,065.49/58,166.76 = 15.585% of property perimeter

SURVEYOR'S CERTIFICATION

I, Joseph K. Lek, Professional Surveyor and Mapper, Florida License No. LS 6016, hereby certify that I have measured or verified the boundary line lengths of the subject property and calculated the perimeter to be 58,166.76 feet, enclosing approximately 4,462.09 acres.

Based upon my review of the boundary configuration and adjacent land development conditions, I have determined the following:

Boundary	Length (Feet)	Percent of Perimeter
East Boundary (abutting the Intracoastal Waterway Right-of-Way)	16,131.40	27.733%
South Boundary (aggregate)	13,464.14	23.147%
West Boundary	19,505.73	33.534%
North Boundary	9,065.49	15.585%

The above determinations are based upon available survey information, recorded plats, aerial imagery, field observations, and other information deemed relevant to this evaluation.

JOSEPH K. LEK License Number 6016 STATE OF FLORIDA Professional Surveyor and Mapper

ETM SURVEYING & MAPPING | Trusted Advisors, Creating Community.

14775 Old St. Augustine Rd. Jacksonville, Florida 32258 (904) 642-8550 www.etminc.com
Certificate of Authorization No: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SCALE: 1"=3000'
DATE: June 18, 2026

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE of FLORIDA LS No. 6016

ORDER NO.: 26-178.01 FILE NO.: 1510-16.01A DRAWN BY: SES CAD FILE: I:\Survey\NWAproj\001\Estuary Lands\2017001-0001 Ag Enclave\Sketch\0001 ICW Lands.dwg

EXHIBIT 2

Map – BR4700 Ag Enclave Property

As depicted on the map below, the BR4700 Ag Enclave Property is located in St. Johns County and is adjacent to: the Jacksonville-Duval County/St. Johns County boundary; the Intracoastal Waterway (ICW) and parcels on North Roscoe Boulevard, Palm Valley and Ponte Vedra Beach; and the northern boundary of the Nocatee development, St. Johns County.

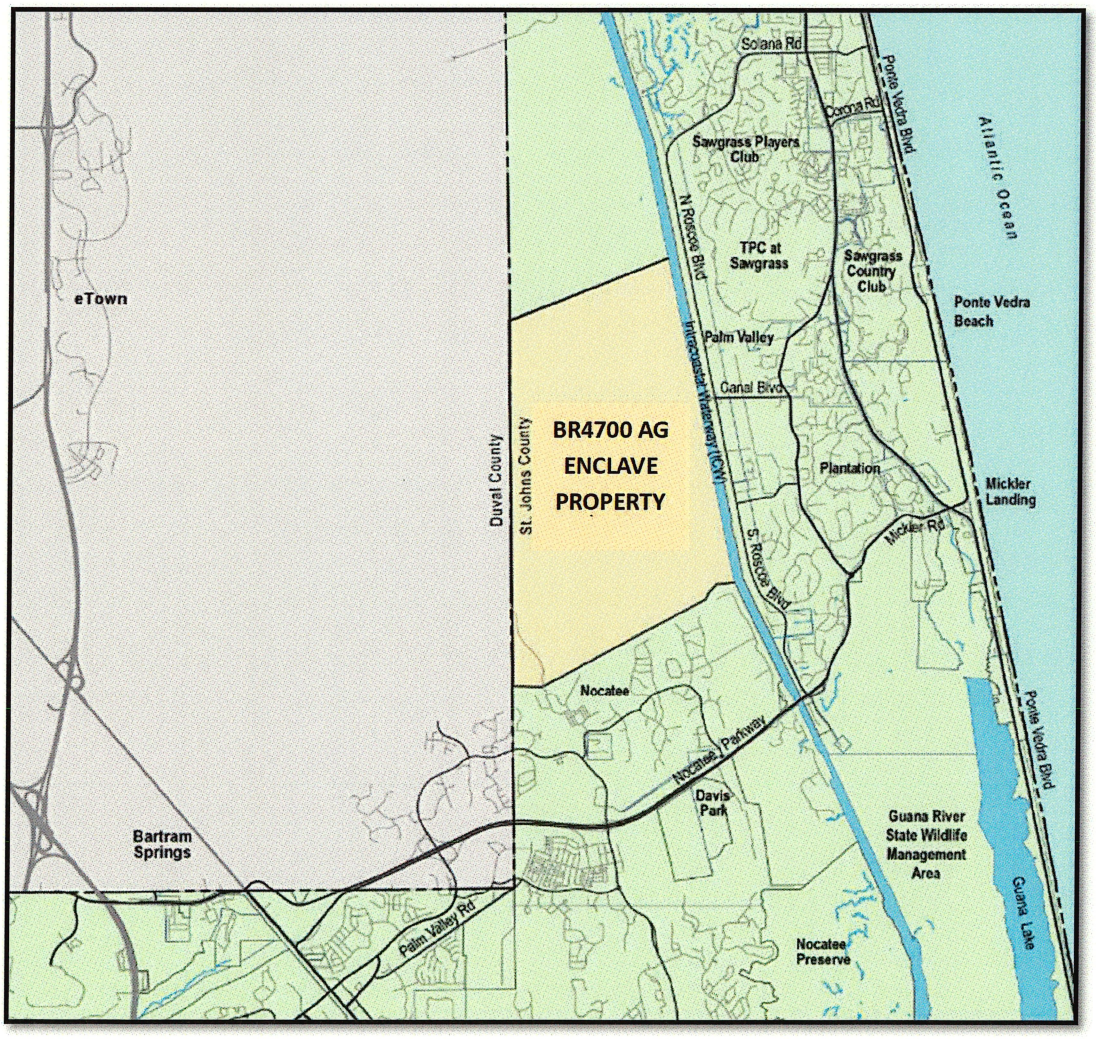


EXHIBIT 3

Affidavit submitted as evidence that the BR4700 Ag Enclave Property is not located within the boundaries of any of the areas identified in Section 163.3162(4)(i), Chapter 2026-34, Laws of Florida.

Agricultural Enclave Locational Requirements

Section 163.3162(4), Chapter 2026-34, Laws of Florida:
(4) PUBLIC HEARING PROCESS.

(i) Nothing within this subsection relating to agricultural enclaves shall preempt or replace any protection currently existing for any BR4700 Ag Enclave Property located within the boundaries of any of the following areas:

1. *The Wekiva Study Area, as described in s. 369.316.*
2. *The Everglades Protection Area, as defined in s. 373.4592(2).*
3. *Any area of critical state concern, as designated in s. 380.055, s. 380.0551, s. 380.0552, s. 380.0553, or s. 380.0555.*
4. *Any portion of an BR4700 Ag Enclave Property encumbered by a recorded conservation easement as defined in s. 704.06.*
5. *A military installation or range identified in s.163.3175(2).*

Compliance with Agricultural Enclave Locational Requirements

Please see **EXHIBIT 3**, below, as evidence that the BR4700 Ag Enclave Property is not located within the boundaries of any of the areas identified in Section 163.3162(4)(i), Chapter 2026-34, Laws of Florida.

EXHIBIT 3

Affidavit of Evidence of Location

AFFIDAVIT OF BR4700 AG ENCLAVE PROPERTY NOT BEING LOCATED IN PROTECTED AREA, CONSERVATION EASEMENT, MILITARY INSTALLATION OR ST. LUCIE RIVER WATERSHED PROTECTION PLAN

STATE OF FLORIDA

COUNTY OF ST. JOHNS

Before me this day personally appeared Ellen Avery-Smith ("Affiant"), who being by me first duly sworn deposes and says:

1. I am a Florida-licensed attorney who has practiced in the areas of land use and real estate development law since 1997.

2. The real property described and depicted in **Exhibit 2** in the Application for Agricultural Enclave Certification dated July 1, 2026 and incorporated herein by this reference (the "**BR4700 Ag Enclave Property**") is not located in the Wekiva Study Area, as described in Section 369.316, Florida Statutes.

3. The BR 4700 Ag Enclave Property is not located in the Everglades Protection Area, as defined in Section 373.4592(2), Florida Statutes.

4. The BR 4700 Ag Enclave Property is not located in an area of critical state concern, as designated in Sections 380.055 (Big Cypress Aera), 380.0551 (Green Swamp Area), 380.0552 (Florida Keys Area), 380.0553 (Brevard Barrier Island Area) or 380.0555 (Apalachicola Bay Area), Florida Statutes.

5. As indicated in the Title Report attached as **Exhibit 4.1** to the Application for Agricultural Enclave Certification dated July 1, 2026 and incorporated herein by this reference (the "**Title Report**"), no portion of the BR4700 Ag Enclave Property is encumbered by a recorded conservation easement, as defined in Section 704.06, Florida Statutes.

6. No portion of the BR4700 Ag Enclave Property contains a military installation or range, as defined in Section 163.3175(2), Florida Statutes.

7. No portion of the BR4700 Ag Enclave Property lies within the counties covered by the water protection plan specified in Section 373.4595(4)(c), Florida Statutes (St. Lucie River Watershed Protection Plan).

8. This affidavit is being given for the purpose of certifying and evidencing that the BR4700 Ag Enclave Property is not located in any of the areas listed in sections 2 through 7 herein, pursuant to the requirements for an agricultural enclave set forth in Sections 163.3162(4)(i)1 through 5, and Section 163.3164(4)(e), Florida Statutes.

FURTHER AFFIANT SAYETH NOT.

Dated: June 23, 2026

Ellen Avery-Smith
Affiant

Sworn to and subscribed before me this 23rd day of June, 2026, by Ellen Avery-Smith, ☑ who is personally known to me or ☐ who has produced his/her _____ as identification and who has taken an oath.

TAMMY HOTALING
MY COMMISSION # HH 511536
EXPIRES: April 3, 2028

Notary Public, State of Florida

Name: Tammy Hotaling

My Commission Expires April 3, 2028

My Commission Number is: HH 511536

EXHIBIT 3.1

AFFIDAVIT OF BR4700 AG ENCLAVE PROPERTY BEING ADJACENT TO PLATTED SUBDIVISIONS AND COMMERCIAL DEVELOPMENT

STATE OF FLORIDA

COUNTY OF ST. JOHNS

Before me this day personally appeared Ellen Avery-Smith ("Affiant"), who being by me first duly sworn deposes and says:

1. I am a Florida-licensed attorney who has practiced in the areas of land use and real estate development law since 1997.

2. This affidavit is based on my personal knowledge of the facts and statements contained herein, the knowledge and experience outlined above, and information I have gathered from a review of the public records of St. Johns County.

3. Attached as **Attachments 1 through 5** are the following subdivision plats, as approved by the Board of County Commissioners of St. Johns County and recorded in the Public Records of St. Johns County, Florida:

    a. River Landing at Nocatee Phase 2, recorded in Map Book 112, Pages 30-38, inclusive.
    b. Twenty Mile at Nocatee Phase 3B, recorded in Map Book 82, Pages 68-78, inclusive.
    c. Twenty Mile at Nocatee Phase 5B, recorded in Map Book 91, Pages 44-57, inclusive.
    d. Twenty Mile at Nocatee Phase 5C, recorded in Map Book 92, Pages 46-56, inclusive.
    e. Twenty Mile Village at Nocatee Phase 1, recorded in Map Book 74, Pages 5-36, inclusive.

4. The subdivision plats referenced in Paragraph 3 above subdivide the lands described therein into three or more parcels and therefor constitute "development" on such lands pursuant to Section 380.04(1), Florida Statutes (2026).

5. The real property described and depicted in **Exhibit 2** in the Application for Agricultural Enclave Certification dated July 1, 2026 and incorporated herein by this reference (the "**BR4700 Ag Enclave Property**") is located adjacent to and north of the platted subdivisions referenced in Paragraph 3 above. Furthermore, the entire southern

perimeter of the BR4700 Ag Enclave Property is adjacent to the platted subdivisions referenced in Paragraph 2 above and constitute development.

6. Attached as **Attachments 6 through 9** are the following recorded subdivision plats, as approved by the Board of County Commissioners of St. Johns County, located on the west side of South Roscoe Boulevard:

    a. East Coast Canal Estates, recorded in Map Book 5, Page 57.
    b. East Coast Canal Estates, Unit 2, recorded in Map Book 5, Page 63.
    c. East Coast Canal Estates, Unit No 3, recorded in Map Book 5, Page 64.
    d. East Coast Canal Estates, Unit 4, recorded in Map Book 5, Page 67.

    All of the Public Records of St. Johns County, Florida.

7. The subdivision plats referenced in Paragraph 6 above subdivide the lands described therein into three or more parcels and therefor constitute "development" on such lands pursuant to Section 380.04(1), Florida Statutes (2026).

8. The BR4700 Ag Enclave Property is located across the Intracoastal Waterway and west of the platted subdivisions referenced in Paragraph 6 above and constitute development.

9. Attached as **Attachment 10** is a Master Development Plan Map of an existing commercial development known as Valley Smoke Restaurant located on the west side of South Roscoe Boulevard.

10. The BR4700 Ag Enclave Property is located across the Intracoastal Waterway and west of the commercial development referenced in Paragraph 9 above.

11. Pursuant to Section 163.3164(4)(f), Florida Statutes (2026), because the Intracoastal Waterway is a body of water or canal, the BR4700 Ag Enclave Property is located adjacent to and west of the platted subdivisions referenced in Paragraph 6 above and the commercial development referenced in Paragraph 9 above. Furthermore, the entire eastern perimeter of the BR4700 Ag Enclave Property is adjacent to the platted subdivisions referenced in Paragraphs 6 above and the commercial development referenced in Paragraph 9 above.

12. This affidavit is being given for the purpose of certifying and evidencing that the surrounding parcels adjacent to the BR4700 Ag Enclave Property's southern and eastern perimeter boundaries are existing residential and commercial development pursuant to Section 380.04, Florida Statutes (2026).

FURTHER AFFIANT SAYETH NOT.

Dated: August 28th, 2026.

Ellen Avery-Smith
Affiant

Sworn to and subscribed before me this 28th day of August, 2026, by Ellen Avery-Smith, ☒ who is personally known to me or ☐ who has produced his/her N/A as identification and who has taken an oath.

Notary Public, State of Florida

TAMMY HOTALING
MY COMMISSION # HH 511536
EXPIRES: April 3, 2028

Name: TAMMY HOTALING

My Commission Expires April 3, 2028

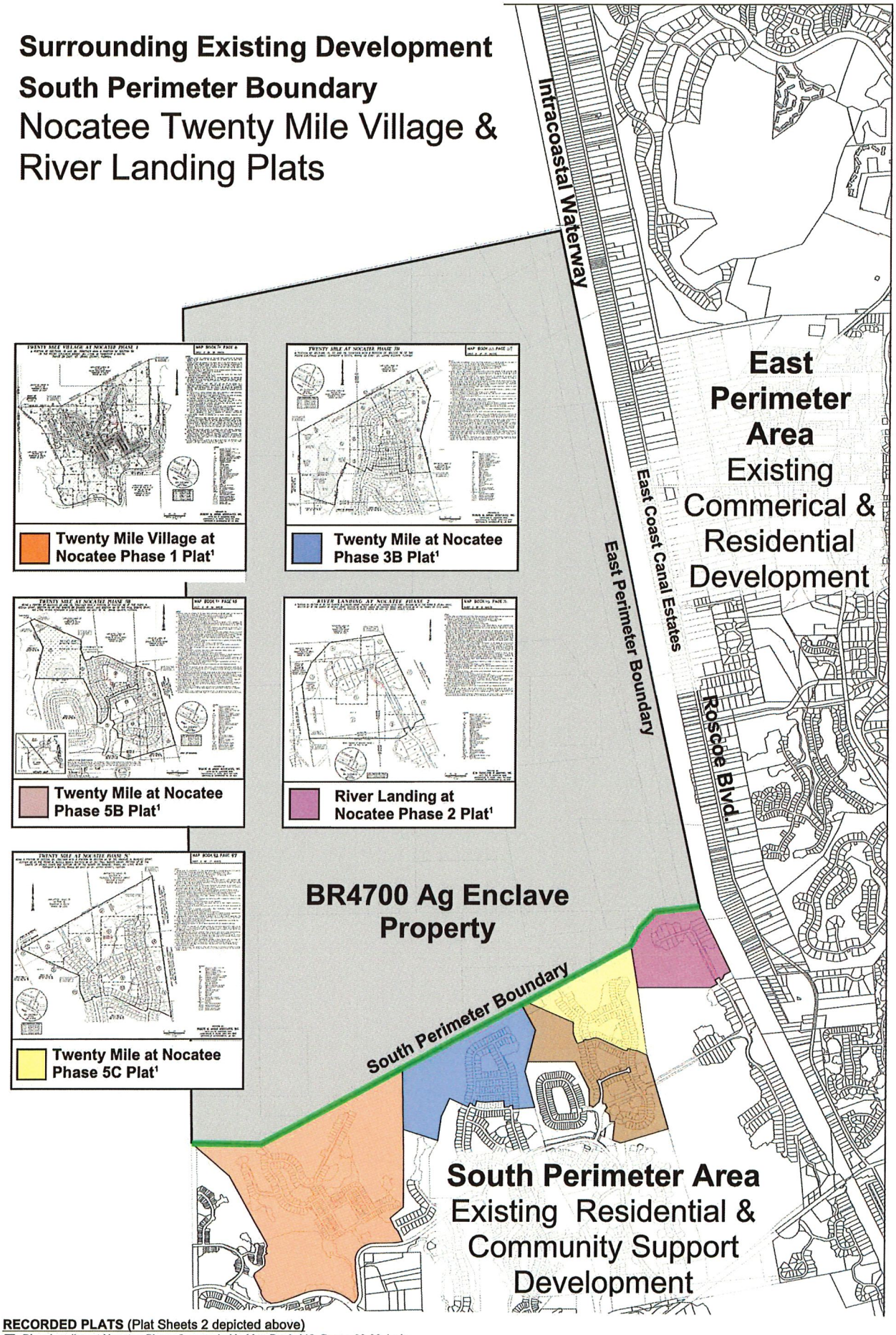
My Commission Number is: HH 511536

ATTACHMENTS 1 through 5

Subdivision plats, as approved by the Board of County Commissioners of St. Johns County and recorded in the Public Records of St. Johns County, Florida:

a. **River Landing at Nocatee Phase 2, recorded in Map Book 112, Pages 30-38, inclusive.**
b. **Twenty Mile at Nocatee Phase 3B, recorded in Map Book 82, Pages 68-78, inclusive.**
c. **Twenty Mile at Nocatee Phase 5B, recorded in Map Book 91, Pages 44-57, inclusive.**
d. **Twenty Mile at Nocatee Phase 5C, recorded in Map Book 92, Pages 46-56, inclusive.**
e. **Twenty Mile Village at Nocatee Phase 1, recorded in Map Book 74, Pages 5-36, inclusive.**

Surrounding Existing Development
South Perimeter Boundary
Nocatee Twenty Mile Village & River Landing Plats



RECORDED PLATS (Plat Sheets 2 depicted above)

- River Landing at Nocatee Phase 2, recorded in Map Book 112, Pages 30-38, inclu
- Twenty Mile Village at Nocatee Phase 1, recorded in Map Book 74, Pages 5-36, inclusive.
- Twenty Mile at Nocatee Phase 3B, recorded in Map Book 82, Pages 68-78, inclusive.
- Twenty Mile at Nocatee Phase 5B, recorded in Map Book 91, Pages 44-57, inclusive.
- Twenty Mile at Nocatee Phase 5C, recorded in Map Book 92, Pages 46-56, inclusive.

Attachment 1

Subdivision Plat
River Landing at Nocatee Phase 2

Instr # BK: 112 PG: 30,Filed & Recorded: 1/3/2022 1:19 PM
Brandon J. Patty, Clerk of the Circuit Court and Comptroller St. Johns COUNTY FL

RIVER LANDING AT NOCATEE PHASE 2

A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT, SECTION 68 OF THE SABATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 112 PAGE 30

SHEET 1 OF 9 SHEETS

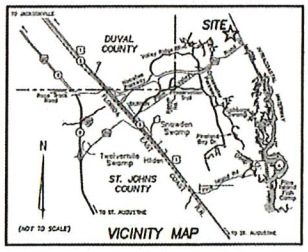
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 41 of the Francis X. Sanchez Grant, Section 48 of the Thomas Fitch Grant, Section 49 of the Pedro R. DeCala Grant, Section 67 of the Sabate or DeCala Grant and Section 68 of the Sabate or Sanchez Grant, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For said Point of Beginning, commence at the Northerly most corner of Twenty Mile at Nocatee Phase 5C, a plat recorded in Map Book 92, pages 46 through 56, of the Public Records of St. Johns County, Florida; thence North 23°32'02" East, along the Northerly line of Conservation Area 2, as described and recorded in Official Records Book 4428, page 1863 of said Public Records, 427.46 feet; thence North 42°46'52" East, continuing along said Northerly line and its Northeasterly prolongation, 521.04 feet; thence North 81°37'40" East, 1041.17 feet to a point lying on the Westerly right of way line of Intracoastal Waterway, a 500 foot right of way as depicted on the plat of Florida East Coast Canal, recorded in Map Book 4, page 68, of said Public Records; thence South 11°56'14" East, along said Westerly right of way line, 6.74 feet; thence South 26°27'32" East, continuing along said Westerly right of way line, 1732.35 feet; thence South 63°38'41" West, departing said Westerly right of way line, 189.22 feet; thence South 13°48'34" West, 32.01 feet; thence South 21°10'30" West, 53.61 feet; thence South 44°40'31" West, 73.04 feet; thence North 31°41'10" West, 23.72 feet; thence North 26°21'19" West, 52.11 feet; thence South 63°38'41" West, 110.27 feet; thence South 37°29'48" East, 15.01 feet; thence South 29°02'34" East, 41.85 feet; thence South 34°12'08" East, 58.03 feet; thence South 97°37'40" West, 13.19 feet; thence South 60°57'02" West, 42.55 feet; thence South 63°38'41" West, 97.52 feet; thence Due West, 1718.63 feet to a point lying on the Easterly line of Twenty Mile at Nocatee Phase 5C, a plat recorded in Map Book 92, pages 46 through 56 of said Public Records; thence North 08°24'39" West, along said Easterly line, 1008.87 feet to the Point of Beginning.

Containing 77.58 acres, more or less.



CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of River Landing at Nocatee Phase 2 has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this 30th day of December, 2021. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Chair, Board of County Commissioners

COPY

CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of River Landing at Nocatee Phase 2 has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 21st day of December, 2021.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of River Landing at Nocatee Phase 2 has been examined and reviewed by the Office of the St. Johns County Attorney on this 20th day of December, 2021.

Office of the County Attorney

CERTIFICATE OF CLERK

This is to certify that this plat has been examined and found that it complies in form with the requirements of Part 1 Chapter 177, Florida Statutes, and duly recorded in Map Book 112 Page(s) 30-38 of the public records of St. Johns County, Florida on this 3rd day of January, 2022.

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

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that this plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this 7th day of DECEMBER, 2021.

Damon J. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6284

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Part 1, Chapter 177, Florida Statutes, by the office of the County Surveyor for St. Johns County, Florida, on the 30th day of December, 2021.

Gail Oliver, P.S.M., County Surveyor
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4564

ADOPTION AND DEDICATION

This is to certify that Hydry Company, LLC, a Delaware limited liability company, ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as RIVER LANDING AT NOCATEE PHASE 2, and that they have caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

All road right of ways, Tracts "J" and "A" (Conservation, Upland Preservation, Upland Buffer), Tracts "F", "H", and "I" (Common Area) and Tract "G" (Stormwater Management Facility) are hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned owner reserves the right to convey title to said tracts to an entity or person, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person.

The Owner, its successors and assigns, hereby grants to the present and future owners of the lots shown on this plat and its successors and assigns, guests, invitees, domestic help, delivery, pick-up and fire protection service providers, police and other authorities of the law, United States postal carriers, representatives of the utilities, telecommunication and cable service companies authorized by said owner in writing to serve the land shown hereon, holders of mortgage liens on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across private roadways shown on this plat. The Owner, its successors and assigns, reserves and shall have the unrestricted and absolute right to deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon.

The Owner hereby irrevocably and without reservation dedicates to JEA, its successors and assigns, easements over, upon, and under all private road rights of way designated hereon, for its non-exclusive use in connection with the installation, maintenance, and use of JEA utilities, together with the right of JEA, its successors and assigns, of ingress and egress to and over said private road rights of way designated hereon.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned Owner, its successors and assigns. The undersigned Owner retains the obligation for maintenance of those privately owned easements; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

Those easements designated as "JEA-EE" are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

Those easements designated as "JEA-E" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system and for meters associated with water and/or sewer utilities; provided however, that no parallel utilities may be installed within said easements.

Those easements designated as a "2.5' Access Easement" are hereby dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with (1) access to the JEA-EE and JEA-E easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-EE and JEA-E easements. JEA shall be responsible for any damage and cost of repair of any surface and underground facilities that have been installed by others within the "2.5' Access Easement", (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the abutting JEA-EE and JEA-E easements and (4) installation of meters associated with water and sewer.

Those easements designated as a "2.5' Meter Easement", are hereby dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with the installation of meters for water and sewer.

In witness whereof, the undersigned Owner has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of its board of directors.

Witness — John M. White, Print Name

Witness — Maurice Randolph, Print Name

OWNER: HYDRY COMPANY, LLC
a Delaware limited liability company

By: _____
Name: Scott A. Oko
Title: V.P.

STATE OF Florida, COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of [✓] physical presence or [ ] online notarization, this 6th day of DECEMBER, 2021, by Scott A. Oko as _____ of Hydry Company, LLC, a Delaware limited liability company, on behalf of the company, who [✓] is personally known to me or who [ ] has produced _____ as identification.

Tina E Miller
Notary Public, State of Florida at Large
My Commission expires May 9, 2025
Commission Number HH 092371
Tina E Miller
Printed Name

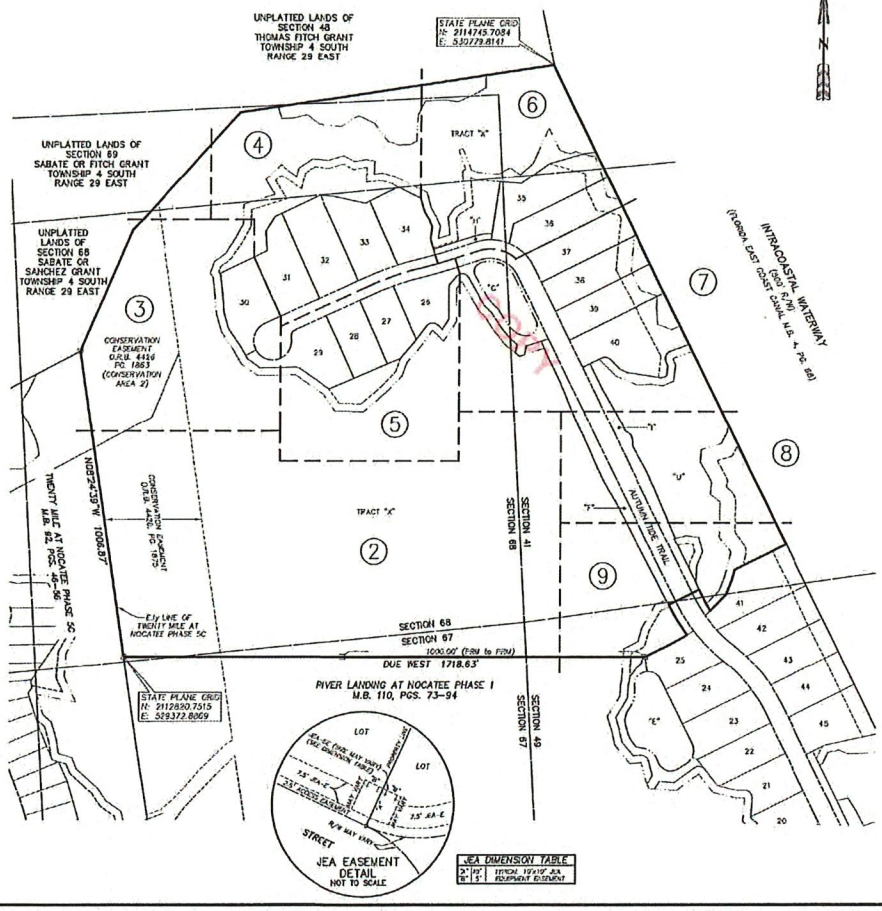
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

RIVER LANDING AT NOCATEE PHASE 2

A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT, SECTION 68 OF THE SABATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 112 PAGE 31

SHEET 2 OF 9 SHEETS



NOTES

1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Easterly line of Twenty Mile at Nocatee Phase 5C, as being North 08°24'33" West.
2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "NOCS" (Jacksonville 2) coordinates: N 2112506.373 E 493662.950 Coordinate Datum: State Plane values Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
3) NOTICE: this plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
4) Pursuant to the provisions of Section 177.091(28), Florida Statutes, all platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
5) Those easements denoted as "2.5' Access Easement" are reserved for the benefit, on a non-exclusive basis, of the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such "2.5' Access Easement". Notwithstanding, upon completion of utility installation or maintenance, utility provider shall promptly remove all material, debris, and equipment and restore the surface area of the easement property to substantially the same condition as existed prior to the work, including but not limited to replacement of roads, driveway curbs, walks and ground cover in the same manner as specified in and in accordance with the current St. Johns County standards.
6) Tracts "A", "F", "G" and "H" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
   (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
   (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
   (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
   (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
   (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
   (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
   (g) Acts or uses detrimental to such retention of land or water areas.
   (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
7) Vegetated/Natural Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and maintain a 25 foot minimum width along contiguous wetlands, and 25 foot average, 15 foot minimum width along isolated wetlands.
8) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect title measure unless otherwise noted.
9) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
10) JEA-E denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easements by JEA. The installation of fences, hedges and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and for replacement of such items.
11) JEA-EE denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use and access of said easement by JEA.

LEGEND

⊡	CORNERS SET P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	CORNERS FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED L.B.#3624
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
CT	TABULATED CURVE DATA
LT	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
JEA-E	JEA ELECTRIC EASEMENT
JEA-EE	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
	MATCHLINE
③	SHEET REFERENCE NUMBER

0 100 200 400
GRAPHIC SCALE IN FEET
1" = 200'

PREPARED BY:
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14775 OLD ST. AUGUSTINE ROAD
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

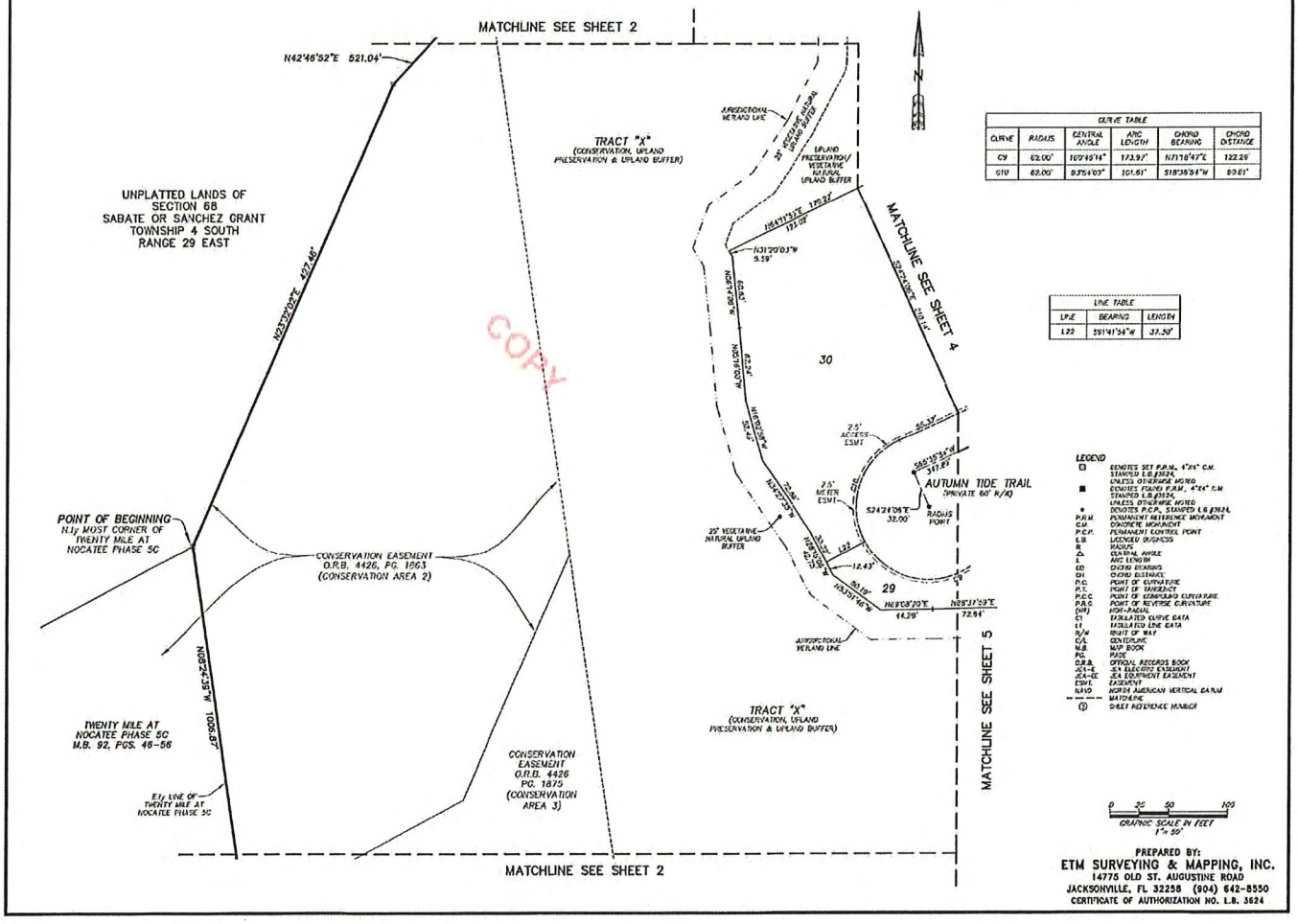
RIVER LANDING AT NOCATEE PHASE 2

A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT, SECTION 68 OF THE SABATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 112 PAGE 32

SHEET 3 OF 9 SHEETS

SEE SHEET 2 FOR NOTES


MATCHLINE SEE SHEET 2
N42°46'52"E 521.04'
UNPLATTED LANDS OF SECTION 68 SABATE OR SANCHEZ GRANT TOWNSHIP 4 SOUTH RANGE 29 EAST
N23°29'02"E 827.46'
TRACT "X" (CONSERVATION, UPLAND PRESERVATION & UPLAND BUFFER)
JURISDICTIONAL WETLAND LINE
35' VEGETATIVE NATURAL UPLAND BUFFER
UPLAND PRESERVATION/ VEGETATIVE NATURAL UPLAND BUFFER
N64°11'53"E 175.32'
121.09'
N31°20'03"W 5.59'
N.L.O.S. 62.54'
N.L.O.S. 20.42'
N.L.O.S. 20.42'
N.L.O.S. 73.46'
N.L.O.S. 20.42'
N.L.O.S. 20.42'
N.L.O.S. 20.42

RIVER LANDING AT NOCATEE PHASE 2

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MAP BOOK 112 PAGE 33

SHEET 4 OF 9 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	1000.00'	4°26'37"	77.45'	S74°49'01"W	77.44'
C3	1000.00'	11°25'15"	199.42'	S71°19'02"W	199.29'
C16	970.00'	2°57'40"	50.13'	N75°33'19"E	50.13'
C17	1033.00'	4°19'41"	77.80'	S74°52'19"W	77.76'
C18	1033.00'	7°02'34"	127.81'	S69°05'11"W	127.72'
C24	20.00'	26°51'09"	11.72'	S53°38'00"E	11.62'

LEGEND

⊡	DENOTES SET P.R.M. 4"x4" C.M. STAMPED LB #3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED LB #3624, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED LB #3624,
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
CT	TABULATED CURVE DATA
LT	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
JEA-	JEA ELECTRIC EASEMENT
JEA-EE	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
	MATCHLINE
ⓘ	SHEET REFERENCE NUMBER

GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

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MAP BOOK 112 PAGE 34

SHEET 5 OF 9 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	100.00'	4°25'12"	77.46'	S74°49'01"W	77.44'
C3	100.00'	112°07'15"	195.52'	S71°19'02"W	193.29'
C5	1033.00'	4°28'17"	79.76'	N74°49'01"E	79.76'
C6	970.00'	6°21'01"	107.51'	S73°51'39"W	107.45'
C7	970.00'	5°05'14"	85.12'	S83°08'31"W	85.10'
C8	25.00'	74°10'14"	32.58'	S28°57'47"W	30.32'
C9	62.00'	180°46'14"	175.97'	N71°18'47"E	122.29'
C21	25.00'	32°39'10"	14.25'	S56°16'13"W	14.06'
C22	25.00'	96°25'56"	42.08'	S84°52'45"W	37.28'
C23	25.00'	36°17'06"	15.83'	N73°13'21"W	15.57'

LINE TABLE		
LINE	BEARING	LENGTH
L20	N17°24'48"W	23.58'
L21	N46°54'18"W	20.62'

LEGEND

□	DENOTES SET P.R.M., 4"x4" CM. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" CM STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED L.B.#3624,
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
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R/W	RIGHT OF WAY
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M.B.	MAP BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
JEA-E	JEA ELECTRIC EASEMENT
JEA-EE	JEA EQUIPMENT EASEMENT
EASMT.	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
	MATCHLINE
③	SHEET REFERENCE NUMBER

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

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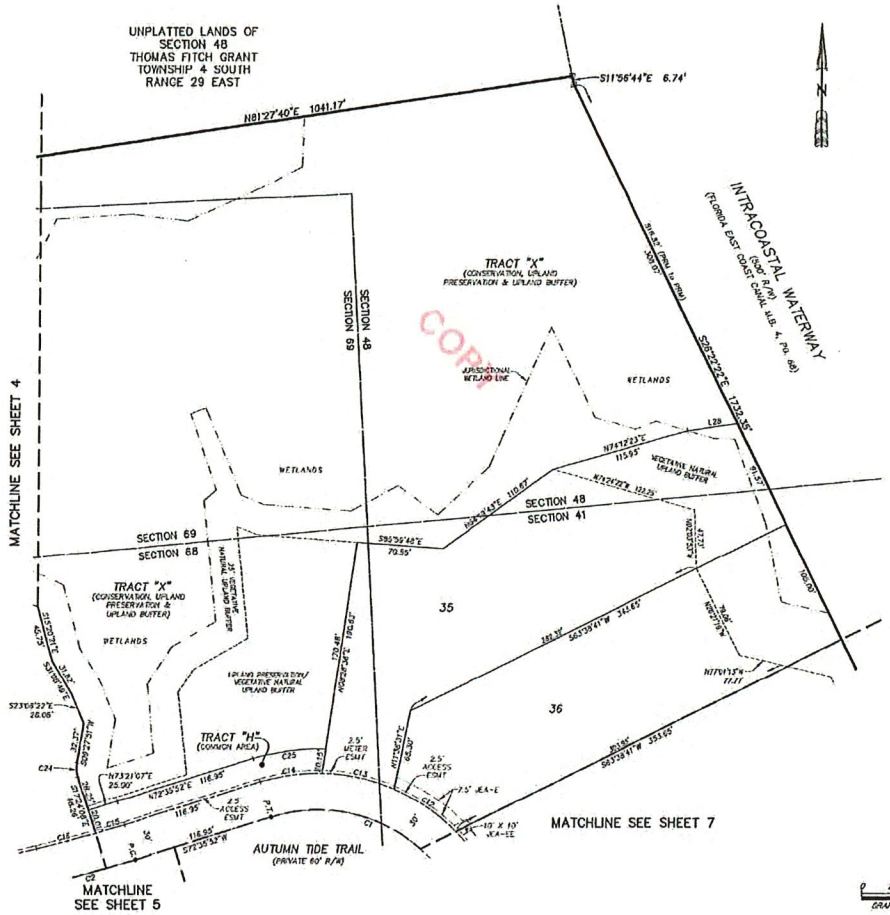
MAP BOOK 112 PAGE 35

SHEET 6 OF 9 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	130.00'	81°02'49"	183.89'	N69°52'43"W	168.94'
C2	1060.00'	4°06'27"	77.46'	S74°49'01"W	77.44'
C12	160.00'	22°09'21"	61.87'	N55°48'03"W	61.49'
C13	160.00'	21°58'20"	61.36'	N77°51'53"W	60.98'
C14	160.00'	18°33'04"	51.80'	S81°52'24"W	51.58'
C15	970.00'	1°28'37"	25.00'	N73°20'10"E	25.00'
C16	970.00'	2°57'40"	50.13'	N75°33'19"E	50.13'
C24	25.00'	26°31'59"	11.72'	S01°09'06"E	11.62'
C25	180.00'	19°22'09"	60.85'	S82°16'37"W	60.56'

LINE TABLE		
LINE	BEARING	LENGTH
L28	N81°27'39"E	40.55'

LEGEND

⊡	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
✦	DENOTES P.C.P., STAMPED L.B.#3624
P.R.M.	PERMANENT REFERENCE MONUMENT
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Δ	CENTRAL ANGLE
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M.B.	MAP BOOK
PG	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
JEA-E	JEA ELECTRIC EASEMENT
JEA-EE	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
	MATCHLINE
⑪	SHEET REFERENCE NUMBER

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

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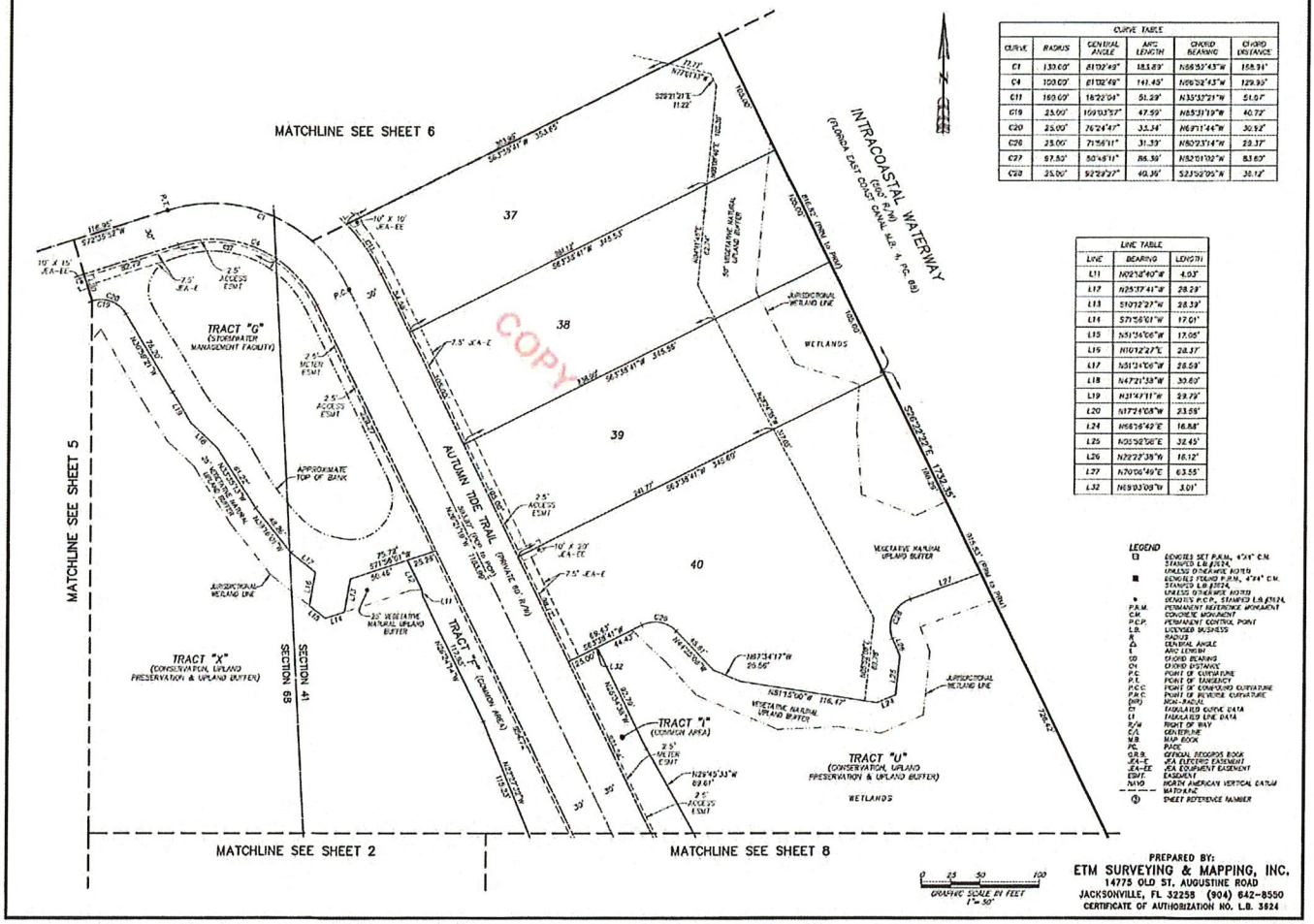
MAP BOOK 112 PAGE 36

SHEET 7 OF 9 SHEETS

SEE SHEET 2 FOR NOTES



COPY

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	133.00'	81°02'49"	188.09'	N66°53'43"W	172.84'
C4	100.00'	81°02'49"	141.45'	N66°53'43"W	129.99'
C11	160.00'	16°22'04"	45.29'	N35°37'21"W	45.13'
C19	25.00'	159°03'57"	47.59'	N85°31'19"W	46.72'
C20	25.00'	76°24'47"	33.34'	N69°11'44"W	30.92'
C26	25.00'	71°56'11"	31.39'	N80°23'14"W	29.37'
C27	97.50'	50°46'11"	86.39'	N82°01'02"W	83.63'
C28	25.00'	92°29'27"	40.36'	S23°52'05"W	36.16'

LINE TABLE

LINE	BEARING	LENGTH
L11	N02°24'40"W	4.03'
L17	N25°37'41"W	28.29'
L18	S10°12'27"W	28.39'
L24	S71°58'01"W	17.01'
L25	N51°56'06"W	17.05'
L26	N10°12'27"E	28.37'
L27	N51°24'06"W	28.59'
L28	N47°21'38"W	33.60'
L29	N31°47'11"W	39.79'
L30	N17°24'08"W	23.98'
L24	N68°16'42"E	16.88'
L25	N05°52'58"E	32.45'
L26	N22°22'38"W	18.12'
L27	N70°06'49"E	63.55'
L32	N69°03'09"W	3.01'

LEGEND

○	BENDERS SET P.R.M. 4"x4" C.M. STAMPED L.B.#3924, UNLESS OTHERWISE NOTED
■	BENDERS FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3924, UNLESS OTHERWISE NOTED
•	BENDERS P.C.P. STAMPED L.B.#3924,
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
CT	TABULATED CURVE DATA
LT	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
JCEA-E	JCEA ELECTRIC EASEMENT
JCEA-EE	JCEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
	MATCHLINE
⑥	SHEET REFERENCE NUMBER

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3924

BK: 112 PG: 37

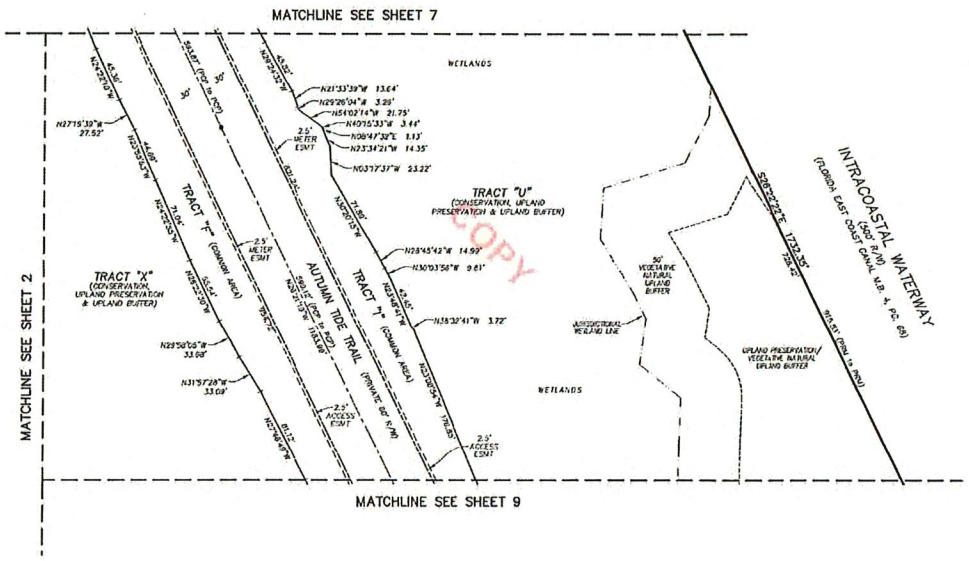
RIVER LANDING AT NOCATEE PHASE 2

A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT, SECTION 68 OF THE SABATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 112 PAGE 37

SHEET 8 OF 9 SHEETS

SEE SHEET 2 FOR NOTES



LEGEND

⊡	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED L.B.#3624,
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
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L	ARC LENGTH
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P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
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CT	TABULATED CURVE DATA
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R/W	RIGHT OF WAY
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M.B.	MAP BOOK
PG	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
JEA-E	JEA ELECTRIC EASEMENT
JEA-EE	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
— — —	MATCHLINE
⊕	SHEET REFERENCE NUMBER

0 25 50 100

GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
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RIVER LANDING AT NOCATEE PHASE 2

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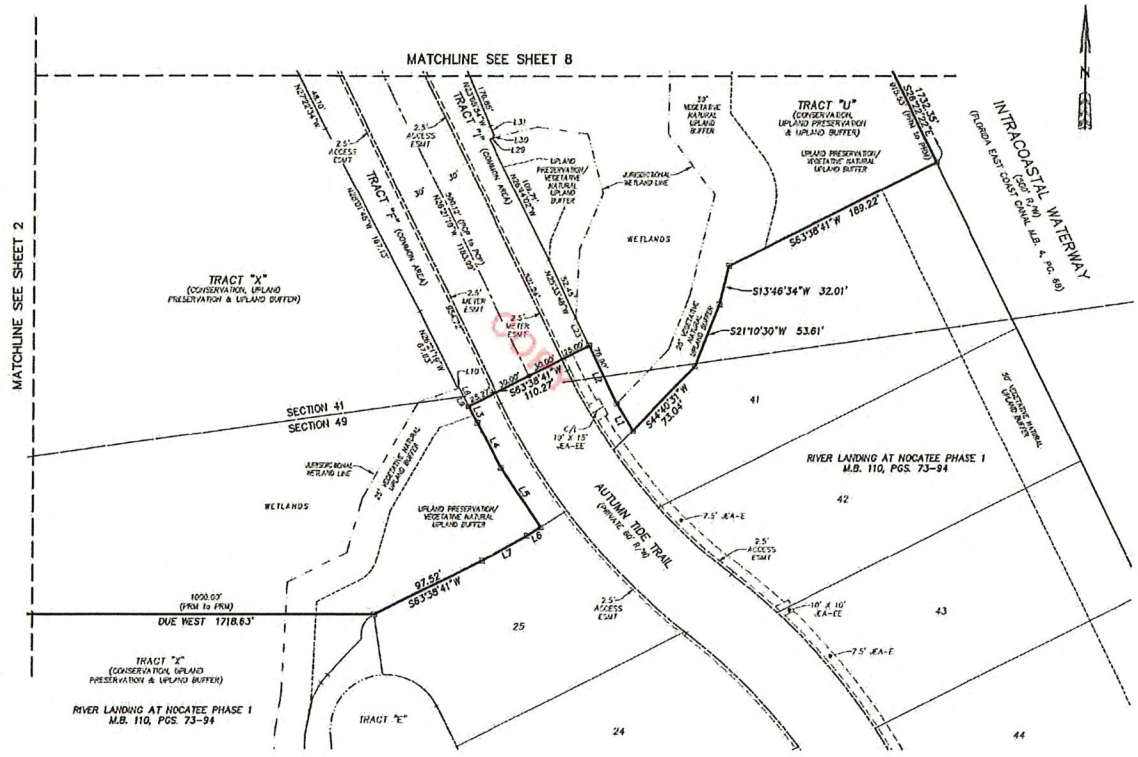
MAP BOOK 112 PAGE 38

SHEET 9 OF 9 SHEETS

SEE SHEET 2 FOR NOTES


MATCHLINE SEE SHEET 8
MATCHLINE SEE SHEET 2
TRACT "U" (CONSERVATION, UPLAND PRESERVATION & UPLAND BUFFER)
TRACT "X" (CONSERVATION, UPLAND PRESERVATION & UPLAND BUFFER)
TRACT "Z" (CONSERVATION, UPLAND PRESERVATION & UPLAND BUFFER)
TRACT "E"
TRACT "F" (COMMON AREA)
TRACT "I" (COMMON AREA)
INTRACOASTAL WATERWAY (200' R/W) (FLORIDA EAST COAST CANAL M.B. 4, PG. 60)
AUTUMN TIDE TRAIL (PRIVATE 60' R/W)
RIVER LANDING AT NOCATEE PHASE 1 M.B. 110, PGS. 73-94
WETLANDS
SECTION 41
SECTION 49
S63°38'41"W 189.22'
S13°46'34"W 32.01'
S21°10'30"W 53.61'
S44°40'31"W 73.04'
S63°38'41"W 110.62'
S63°38'41"W 97.52'
1000.03' (PRM to PRM)
DUE WEST 1718.63'
N32°52'34"W 480'
N26°21'39"W 1332.35'
S32°52'34"E 1332.35'
N26°21'39"W 1332.35'
N32°52'34"W 1672.13'
N32°52'34"W 1672.13'
N32°52'34"W 1672.13

Attachment 2

Subdivision Plat
Twenty Mile at Nocatee Phase 3B

Instr # BK: 82 PG: 68,Filed & Recorded: 12/13/2016 3:23 PM
Hunter S. Conrad, Clerk of the Circuit Court St. Johns COUNTY FL

TWENTY MILE AT NOCATEE PHASE 3B

A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COCIFACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 82 PAGE 68

SHEET 1 OF 11 SHEETS

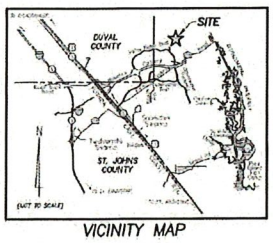
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Sections 19, 20 and 29, together with a portion of Section 50 of the Pedro Cocifacio Grant, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, begin at the Northeasterly corner of Tract "H" as depicted on Plat of Twenty Mile, a plat recorded in Map Book 72, pages 16 through 28 of the Public Records of said county; thence North 72°24'29" West, along the Northerly line of said Tract "H", 858.21 feet to the Northeasterly corner of Parcel, said corner lying on the Easterly line of Twenty Mile Village at Nocatee Phase 1, a plat recorded in Map Book 74, pages 8 through 36 of said Public Records; thence North 01°19'00" West, along said Easterly line, 1427.82 feet to the Northeasterly corner of said Twenty Mile Village at Nocatee Phase 1; thence North 62°04'32" East, 3158.76 feet; thence South 27°55'28" East, 695.69 feet; thence South 13°56'05" West, 592.26 feet; thence South 15°41'16" East, 606.97 feet; thence South 85°33'09" West, 512.68 feet; thence North 04°36'52" West, 87.56 feet; thence South 85°23'08" West, 60.00 feet to a point on a curve concave Northwesterly having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 90°00'00", an arc length of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 40°23'08" West, 35.36 feet; thence South 85°23'08" West, 115.00 feet; thence North 04°36'52" West, 150.00 feet; thence South 85°23'08" West, 420.00 feet; thence North 84°51'55" West, 127.47 feet; thence North 71°07'48" West, 72.36 feet; thence South 18°05'51" West, 127.88 feet to a point on a curve concave Northerly having a radius of 720.00 feet; thence Westerly along the arc of said curve, through a central angle of 00°46'21", an arc length of 9.40 feet to point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 87°45'10" West, 9.40 feet; thence North 67°23'43" West, 49.85 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 87°43'25", an arc length of 38.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 23°33'30" West, 34.69 feet; thence North 69°43'18" West, 60.00 feet to a point on a curve concave Northwesterly having a radius of 1270.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 04°38'55", an arc length of 100.94 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 32°37'20" West, 100.92 feet; thence North 65°10'52" West, 479.07 feet; thence South 24°49'57" West, 474.41 feet; thence South 67°45'27" West, 562.45 feet to the Point of Beginning.

Containing 128.10 acres, more or less.



VICINITY MAP

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 3868, Page 2, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section hereon, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

Witness: John M. White
Printed Name

Witness: AUSTIN RAY
Printed Name

U.S. BANK NATIONAL ASSOCIATION
a national banking association, as Trustee

By: Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent

By: R T Ray
Richard T. Ray, as Chairman

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24 day of July, 2016, by Richard T. Ray, the Chairman of the Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent of U.S. Bank National Association, a national banking association, on behalf of the bank.

Notary Public, State of Florida at Large
Tina E. Miller
Printed Name

My Commission Expires: May 9, 2017
Commission Number: FF 011900

TINA E MILLER
Commission # FF 011900
Expires May 9, 2017

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Twenty Mile at Nocatee Phase 3B, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this 6th day of December, A.D., 2016. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Chairman, Board of County Commissioners

CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Twenty Mile at Nocatee Phase 3B, has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 6th day of DEC., A.D., 2016.

Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Twenty Mile at Nocatee Phase 3B, has been examined and reviewed by the Office of the St. Johns County Attorney on this 5th day of December A.D., 2016.

Office of the County Attorney

CERTIFICATE OF CLERK

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Chapter 177, Florida Statutes, and is recorded in Map Book 82, Pages 68-78 of the public records of St. Johns County, Florida, on this 13th day of December A.D., 2016.

Clerk of the Circuit Court

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 177, Part 1, Florida, by the Office of the County Surveyor for St. Johns County, Florida, on this 12 day of December, A.D., 2016.

Gail Oliver, P.S.M., County Surveyor
Professional Land Surveyor and Mapper
License Number 4564

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a land surveyor, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Chapter 177, Part 1, Platting, of the Florida Statutes.

Signed and sealed this 21st day of OCTOBER A.D., 2016.

Damon J. Kelly
Professional Surveyor and Mapper
State of Florida LS No. 6284

ADOPTION AND DEDICATION

This is to certify that Hydry Company, LLC, a Delaware limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as Twenty Mile at Nocatee Phase 3B, and that it has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

The road right of ways shown in this plat are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereafter constructed thereon.

The drainage easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon all rights of way hereby dedicated who, over, across, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

Title to Tracts "A" and "B" (Stormwater Management Facility), Tracts "C" and "D" (Open Space) and Tract "E" (Conservation Area) are hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned owner reserves the right to convey title to said tracts to an entity or person, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned Owner, its successors and assigns. The undersigned Owner retains the obligation for maintenance of these privately owned easements; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

All utility easements shown on this plat are hereby irrevocably and without reservations dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground utilities. Any other utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) of the current Florida Statutes; however, only cable television service providers specifically authorized by the undersigned owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical systems; provided however, that no parallel utilities may be installed within said easements. Those "JEA Access and Electrical Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use for (1) access to the JEA-E.E. and JEA-E easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-E.E. and JEA-E. easements, and (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the JEA-E.E. and JEA-E. easements.

In witness whereof, the undersigned Owner has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of its board of directors.

OWNER: HYDRY COMPANY, LLC
a Delaware limited liability company

Witness: John M. White
Print Name

Witness: AUSTIN RAY
Print Name

By: Joe V. Davis
Vice President

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24 day of July, A.D., 2016, by Joe V. Davis, Vice President, on behalf of owner, he being personally known to the undersigned and did not take an oath, or produce identification.

My Commission Expires: May 9, 2019
Commission Number: FF 011900

Notary Public, State of Florida at Large
Name: Tina E Miller

TINA E MILLER
Commission # FF 011900
Expires May 9, 2017

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

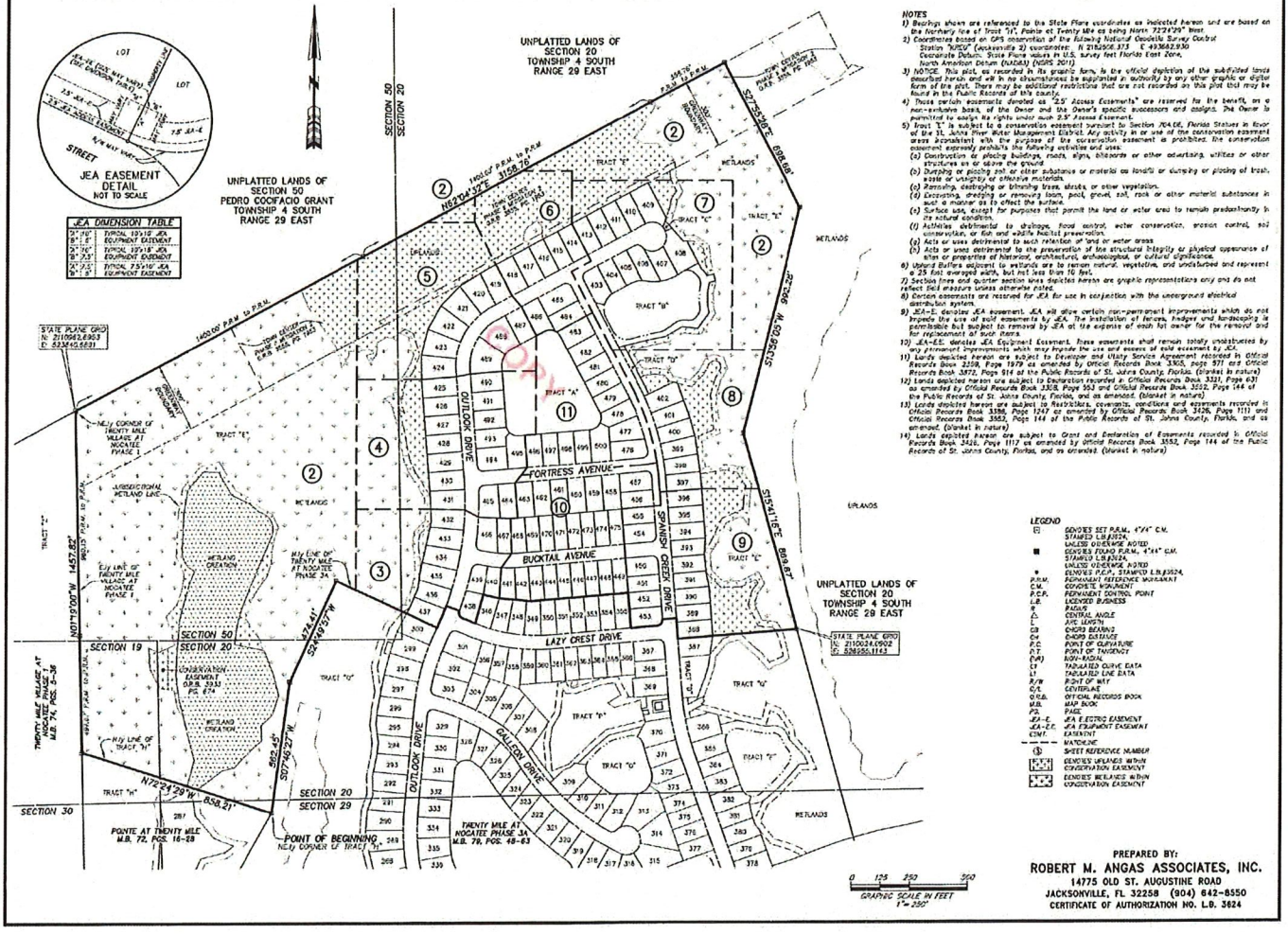
BK: 82 PG: 69

TWENTY MILE AT NOCATEE PHASE 3B

A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COCIFACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 82 PAGE 69

SHEET 2 OF 11 SHEETS



NOTES

1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly line of Tract "H", Pointe at Twenty Mile as being North 72°24'29" West.
2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "NFEV" (easterville 2) coordinates: N 2182506.873 E 493662.930 Coordinate Datum: State Plane values in U.S. survey feet Florida East Zone, North American Datum (NAD83) (NSRS 2011)
3) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
4) Those certain easements denoted as "2.5' Access Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Access Easement.
5) Tract "L" is subject to a conservation easement pursuant to Section 704.06, Florida Statues in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
(a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
(b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
(c) Removing, destroying or trimming trees, shrubs or other vegetation.
(d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
(e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
(g) Acts or uses detrimental to such retention of land or water areas.
(h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
6) Upland Buffers adjacent to wetlands are to remain natural vegetative, and undisturbed and represent a 25 foot averaged width, but not less than 10 feet.
7) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
8) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
9) JEA-E, denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easements by JEA. The installation of fences, hedges, and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and for replacement of such items.
10) JEA-EE denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use and access of said easement by JEA.
11) Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 2258, Page 1979 as amended by Official Records Book 3305, page 577 and Official Records Book 3872, Page 814 of the Public Records of St. Johns County, Florida. (blanket in nature)
12) Lands depicted hereon are subject to Declaration recorded in Official Records Book 3331, Page 631 as amended by Official Records Book 3518, Page 353 and Official Records Book 3222, Page 144 of the Public Records of St. Johns County, Florida, and as amended. (blanket in nature)
13) Lands depicted hereon are subject to Restrictions, covenants, conditions and easements recorded in Official Records Book 3386, Page 1247 as amended by Official Records Book 3426, Page 1131 and Official Records Book 3552, Page 144 of the Public Records of St. Johns County, Florida, and as amended. (blanket in nature)
14) Lands depicted hereon are subject to Grant and Declaration of Easements recorded in Official Records Book 3426, Page 1117 as amended by Official Records Book 3552, Page 144 of the Public Records of St. Johns County, Florida, and as amended. (blanket in nature)

LEGEND

⊟	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
•	DENOTES F.C.P., STAMPED L.B.#3624
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
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(NR)	NON-RADIAL
C#	TABULATED CURVE DATA
L1	TABULATED LINE DATA
R/W	RIGHT OF WAY
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M.B.	MAP BOOK
PG.	PAGE
JEA-E	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
	MATCHLINE
(5)	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

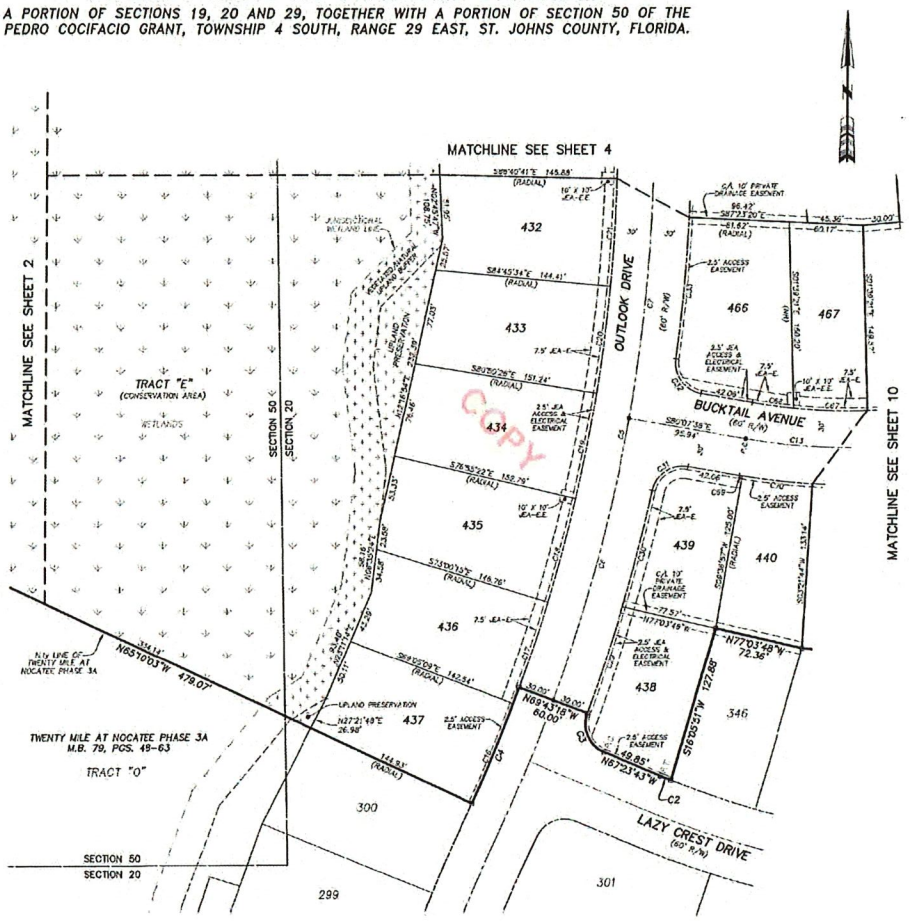
TWENTY MILE AT NOCATEE PHASE 3B

A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COCIFACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 82 PAGE 70

SHEET 3 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	720.00'	0°44'54"	9.40'	N67°46'10"W	9.40'
C3	25.00'	87°40'25"	38.25'	N23°33'30"W	34.63'
C4	1270.00'	4°33'15"	100.94'	S22°33'20"W	100.92'
C5	1300.00'	24°49'24"	563.23'	N07°52'00"E	558.83'
C6	1300.00'	10°24'20"	236.10'	N15°04'32"E	235.77'
C7	1300.00'	14°17'15"	324.17'	N09°43'45"E	323.33'
C15	500.00'	14°29'14"	126.43'	S87°22'15"E	126.08'
C16	1270.00'	3°55'06"	86.85'	N22°52'24"E	86.84'
C17	1270.00'	3°55'06"	86.85'	N18°57'18"E	86.84'
C18	1270.00'	3°55'06"	86.85'	N15°02'11"E	86.84'
C19	1270.00'	3°55'06"	86.85'	N11°07'05"E	86.84'
C20	1270.00'	3°55'06"	86.85'	N07°11'59"E	86.84'
C21	1270.00'	3°55'06"	86.85'	N03°16'52"E	86.84'
C29	1330.00'	3°53'35"	90.37'	N18°19'55"E	90.35'
C30	1330.00'	4°11'10"	97.17'	N14°17'32"E	97.15'
C31	25.00'	87°40'25"	38.25'	S56°02'09"W	34.63'
C32	25.00'	87°40'25"	38.25'	S36°17'25"E	34.63'
C33	1330.00'	4°56'08"	114.57'	N05°04'44"E	114.53'
C66	470.00'	4°11'29"	34.41'	S62°13'28"E	34.40'
C67	470.00'	7°20'04"	60.18'	S87°59'19"E	60.12'
C69	530.00'	0°15'25"	2.38'	S20°15'21"E	2.38'
C70	530.00'	6°15'13"	57.85'	S83°30'40"E	57.82'

LEGEND

- ⊡ DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- ■ DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- ● DENOTES P.C.P., STAMPED L.B.#3624
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- (NR) NON-RADIAL
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- M.B. MAP BOOK
- PG. PAGE
- JEA-E. JEA ELECTRIC EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- MATCHLINE
- ⊕ SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

0 25 50 100
GRAPHIC SCALE IN FEET
1"=50'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

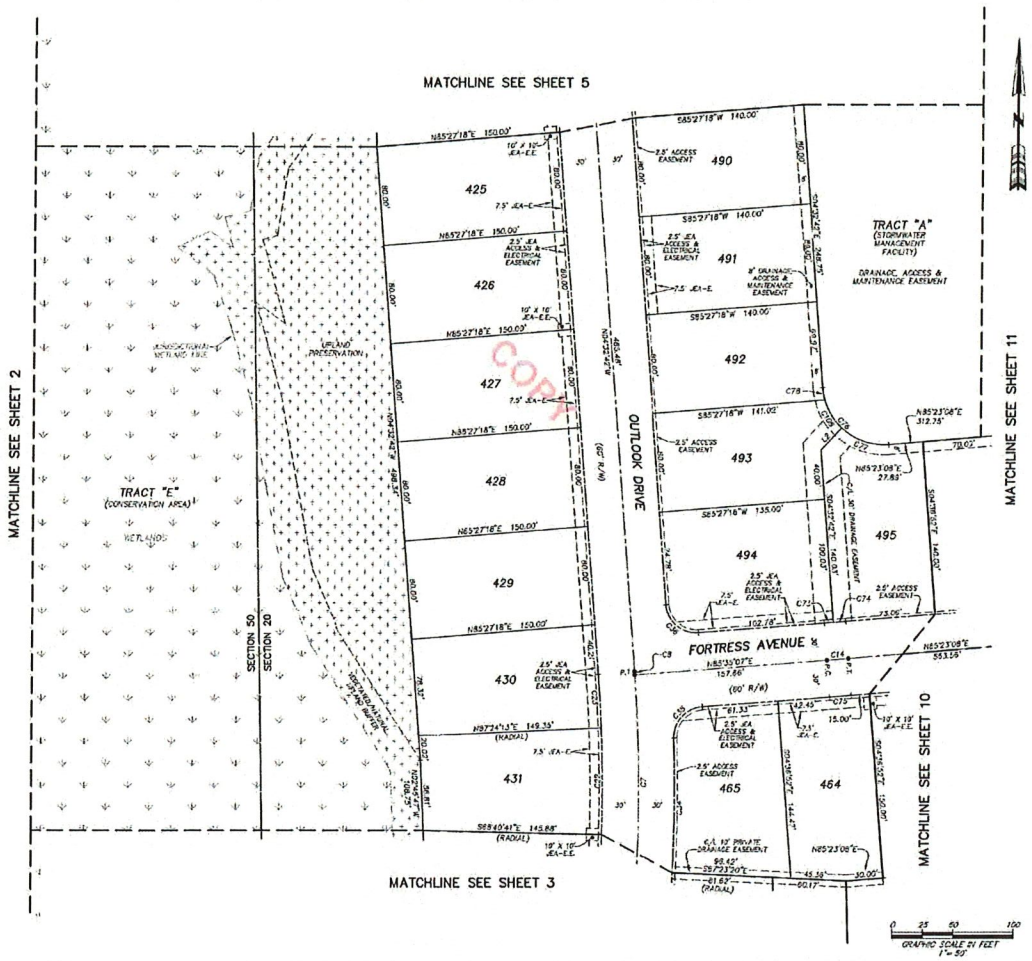
TWENTY MILE AT NOCATEE PHASE 3B

A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COCIFACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 82 PAGE 71

SHEET 4 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	1300.00'	14°17'15"	324.17'	N62°43'45"E	323.33'
C8	1300.00'	0°07'49"	2.96'	N04°28'47"W	2.96'
C14	5000.00'	0°12'00"	17.44'	N85°29'03"E	17.44'
C22	1270.00'	3°55'06"	86.85'	N00°35'14"W	86.84'
C23	1270.00'	1°56'55"	43.19'	N03°34'14"W	43.19'
C34	1330.00'	4°41'58"	109.09'	N00°15'41"E	109.06'
C35	25.00'	87°40'25"	38.25'	S41°44'55"W	34.93'
C36	25.00'	89°52'11"	39.21'	S49°28'47"E	35.32'
C73	4970.00'	0°05'02"	7.28'	N85°32'36"E	7.28'
C74	4970.00'	0°06'28"	10.08'	N85°28'37"E	10.08'
C75	5030.00'	0°12'00"	17.55'	N85°29'03"E	17.55'
C76	50.00'	90°04'10"	78.60'	S49°34'47"E	70.75'
C77	50.00'	47°46'48"	41.70'	S70°43'28"E	40.50'
C78	50.00'	11°34'20"	10.10'	S10°19'52"E	10.08'
C100	50.00'	30°43'02"	26.81'	S31°28'33"E	26.49'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N43°09'55"E	24.35'

LEGEND

- ⊡ DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- ■ DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- P.C.P. PERMANENT CONTROL POINT
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- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
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- P.T. POINT OF TANGENCY
- (NR) NON-RADIAL
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- M.B. MAP BOOK
- PG PAGE
- JEA-E. JEA ELECTRIC EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- MATCHLINE
- ⓢ SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

PREPARED BY:
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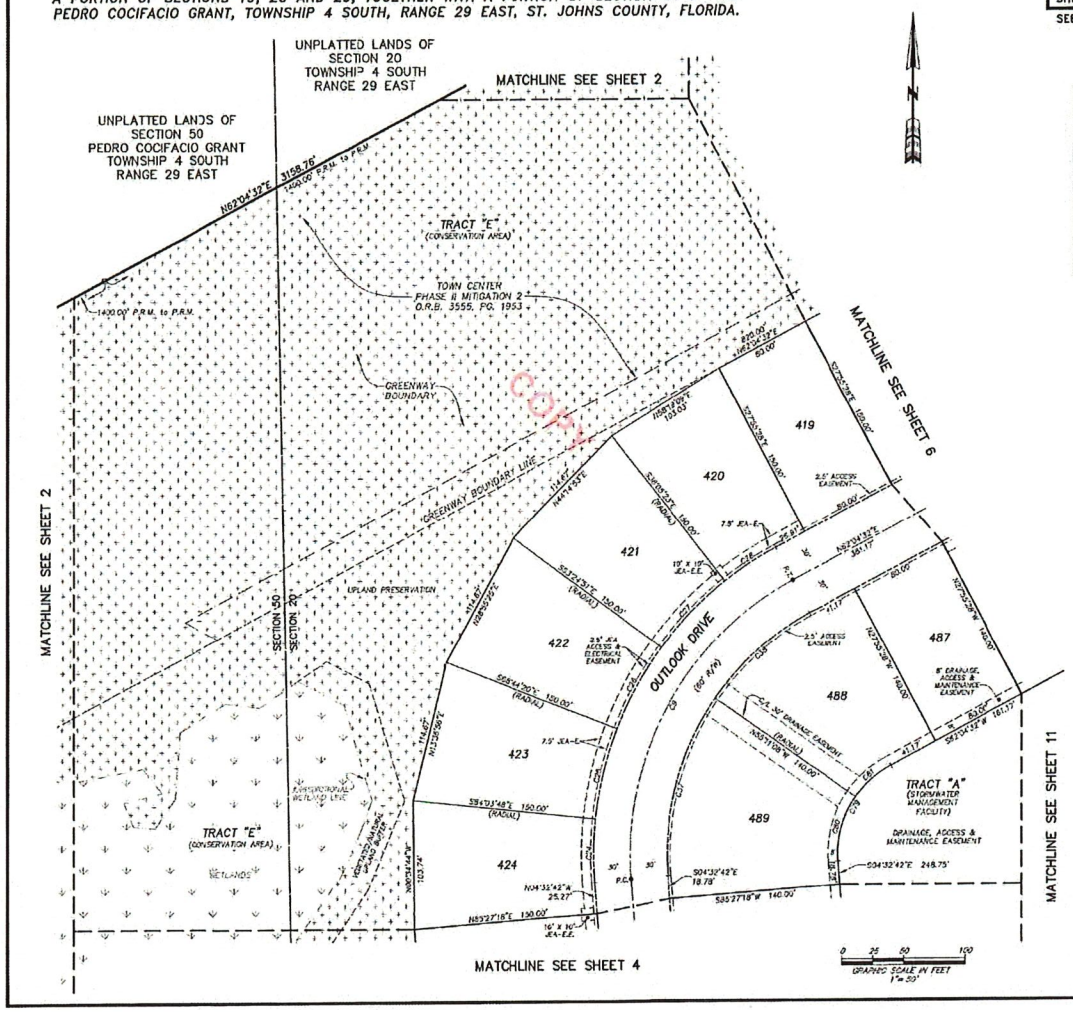
MAP BOOK 82 PAGE 72

SHEET 5 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	250.00'	66°37'14"	290.69'	N26°45'55"E	274.59'
C24	250.00'	10°29'54"	51.22'	S00°41'45"W	51.15'
C25	250.00'	15°19'28"	74.89'	S13°35'56"W	74.57'
C26	250.00'	15°19'28"	74.89'	S28°55'25"W	74.57'
C27	250.00'	15°19'28"	74.89'	S44°14'53"W	74.57'
C28	250.00'	10°09'56"	49.68'	S56°59'35"W	49.61'
C37	250.00'	39°21'34"	151.13'	S15°08'05"W	148.15'
C38	220.00'	27°15'40"	104.68'	S48°26'42"W	103.69'
C79	80.00'	66°37'14"	93.02'	S29°45'55"W	87.87'
C80	80.00'	39°21'34"	54.96'	S15°08'05"W	53.88'
C81	80.00'	27°15'40"	36.06'	S48°26'42"W	37.71'

LEGEND

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- C.M. CONCRETE MONUMENT
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- L.B. LICENSED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
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- CB CHORD BEARING
- CH CHORD DISTANCE
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- P.T. POINT OF TANGENCY
- (NR) NON-RADIAL
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- ESM.E. EASEMENT
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- ⊙ SHEET REFERENCE NUMBER
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TWENTY MILE AT NOCATEE PHASE 3B

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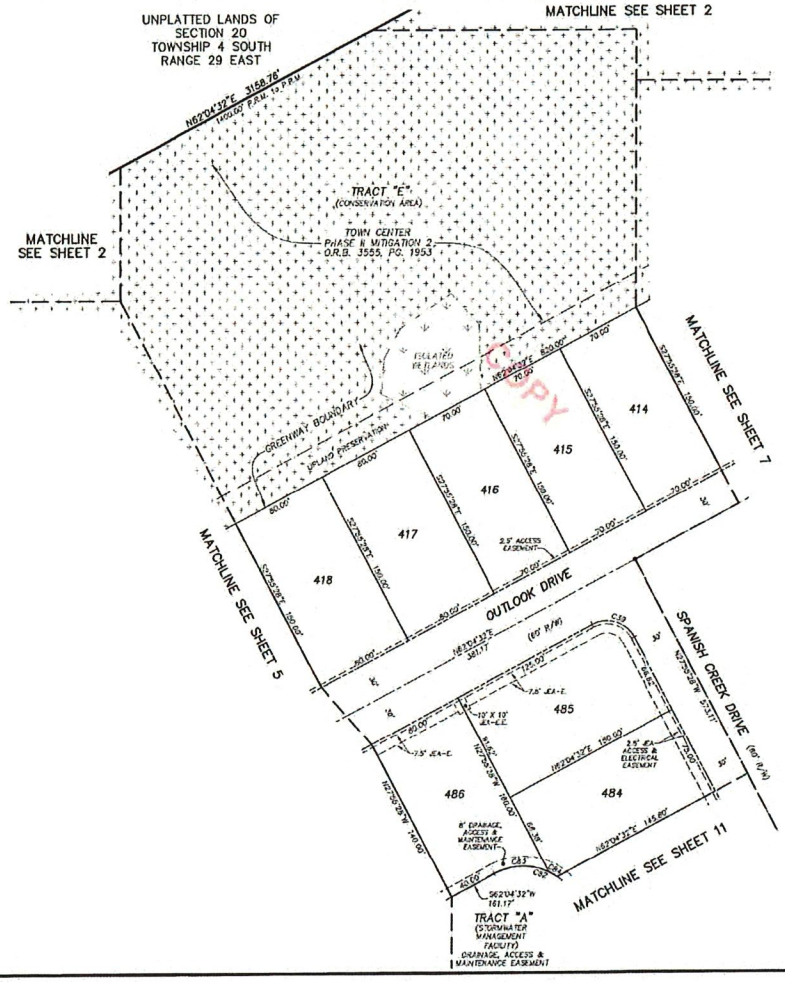
MAP BOOK 82 PAGE 73

SHEET 6 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



COPY

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C79	25.00'	90°00'00"	39.27'	N72°55'28"W	35.36'
C82	50.00'	90°00'00"	78.54'	N72°55'28"W	70.71'
C83	50.00'	53°07'48"	46.36'	S89°38'27"W	44.70'
C84	50.00'	6°59'08"	7.85'	S60°17'44"W	7.84'

LEGEND

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C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
(NR)	NON-RADIAL
CT	TABULATED CURVE DATA
LT	TABULATED LINE DATA
P/W	RIGHT OF WAY
C/L	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
M.B.	MAP BOOK
PG.	PAGE
JEA-E.	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
	MATCHLINE
①	SHEET REFERENCE NUMBER
	DENOTES UPLANDS BUFFER CONSERVATION EASEMENT
	DENOTES WETLANDS BUFFER CONSERVATION EASEMENT

GRAPHIC SCALE IN FEET
1"=50'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

BK: 82 PG: 74

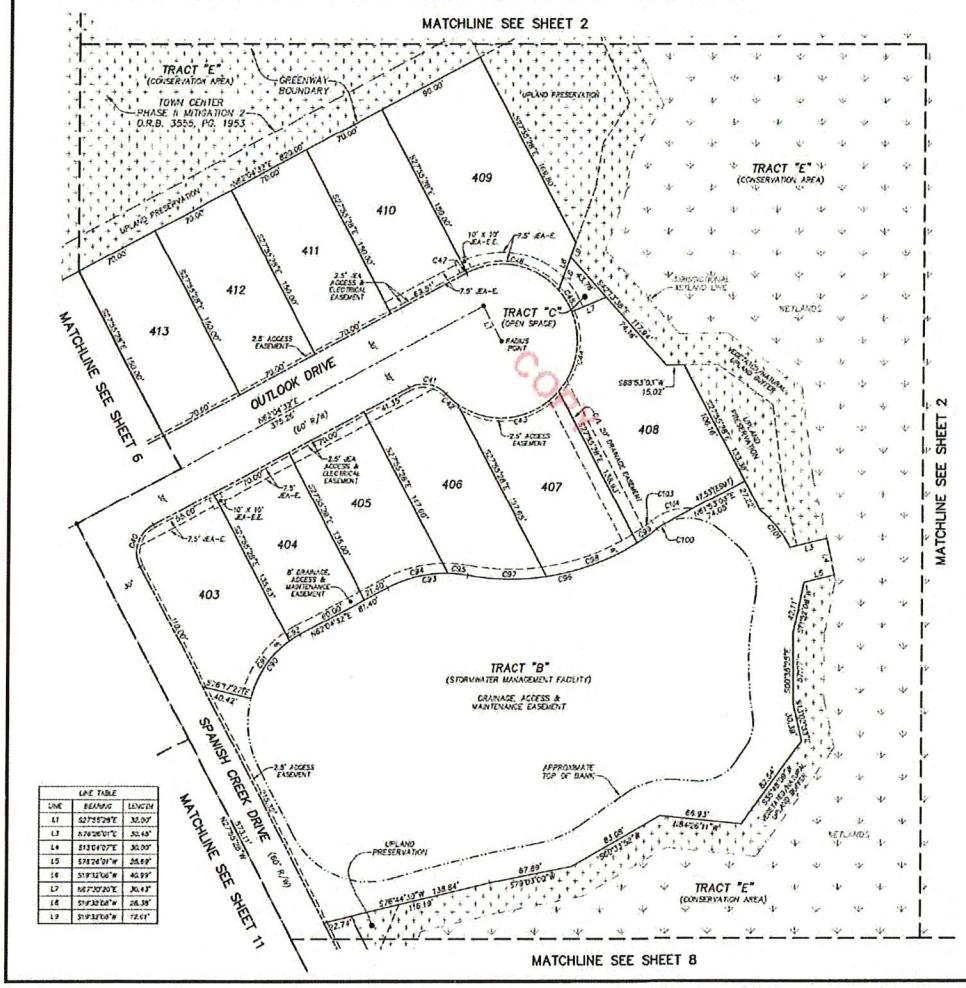
TWENTY MILE AT NOCATEE PHASE 3B

A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COCIFACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 82 PAGE 74

SHEET 7 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C40	25.00'	90°00'00"	39.27'	S17°04'32"W	35.36'
C41	25.00'	74°40'14"	32.58'	N80°33'20"W	30.33'
C42	62.00'	1°39'19"	12.59'	S49°04'23"E	12.57'
C43	62.00'	84°33'03"	91.48'	N82°49'52"E	83.41'
C44	62.00'	83°58'06"	88.23'	N09°01'33"E	80.84'
C45	62.00'	19°56'19"	29.49'	N31°57'50"W	29.40'
C46	62.00'	71°00'23"	82.28'	N19°27'12"W	76.28'
C47	62.00'	0°37'02"	0.49'	S82°18'04"W	0.49'
C90	80.00'	40°21'52"	57.51'	S37°53'31"W	56.54'
C91	80.00'	41°19'09"	57.51'	S34°19'07"W	56.26'
C92	80.00'	7°01'51"	10.03'	S58°29'07"W	10.02'
C93	100.00'	38°19'38"	66.89'	S81°47'08"W	65.65'
C94	100.00'	51°04'37"	89.13'	S76°36'48"W	86.20'
C95	100.00'	6°14'37"	10.14'	N84°33'28"W	10.13'
C96	137.00'	41°43'30"	166.05'	N78°32'18"E	159.39'
C97	137.00'	18°52'50"	64.92'	S89°02'25"E	64.92'
C98	137.00'	23°03'33"	79.25'	N83°59'24"E	78.75'
C99	137.00'	5°47'01"	13.89'	N53°34'04"E	13.88'
C100	41.89'	95°37'37"	7.21'	S57°36'20"W	7.21'
C101	86.50'	24°57'33"	38.58'	N39°43'41"W	38.25'
C103	169.00'	5°37'35"	16.58'	N53°29'29"E	16.57'
C104	43.66'	42°10'04"	36.58'	S73°46'38"W	35.76'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27°55'29"E	30.00'
L3	N76°26'01"E	30.49'
L4	S13°04'07"E	30.00'
L5	S76°26'01"W	28.89'
L6	S19°32'06"W	46.99'
L7	N67°30'20"E	30.43'
L8	S19°32'06"W	26.38'
L9	S19°32'06"W	72.01'

LEGEND

- ◻ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED.
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- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- (N.R.) NON-RADIAL
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
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- C/L CENTERLINE
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- MATCHLINE
- SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

0 25 50 100

GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
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14775 OLD ST. AUGUSTINE ROAD
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COPY

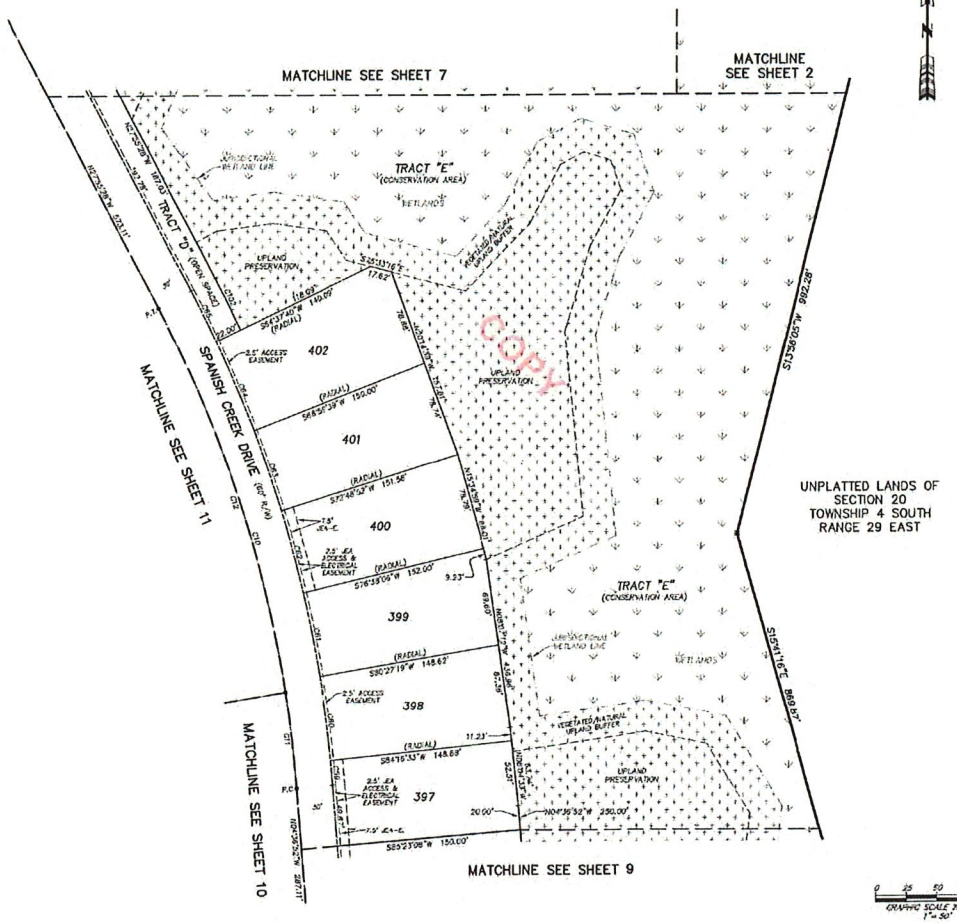
TWENTY MILE AT NOCATEE PHASE 3B

A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COCIFACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 82 PAGE 75

SHEET 8 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	1000.00'	23°15'35"	406.83'	N16°16'10"W	404.03'
C11	1000.00'	4°28'49"	78.20'	N06°51'17"W	78.18'
C12	1000.00'	18°49'46"	328.64'	N18°30'24"W	327.18'
C09	1030.00'	1°09'32"	19.90'	N05°10'16"W	19.90'
C80	1030.00'	3°49'14"	68.68'	N07°35'04"W	68.67'
C81	1030.00'	3°49'14"	68.68'	N11°27'17"W	68.67'
C82	1030.00'	3°49'14"	68.68'	N15°16'31"W	68.67'
C83	1030.00'	3°49'14"	68.68'	N19°05'44"W	68.67'
C84	1030.00'	4°21'09"	78.50'	N23°11'21"W	78.48'
C85	1030.00'	2°33'07"	45.88'	N26°38'54"W	45.87'
C102	1052.00'	2°33'07"	46.88'	N26°38'54"W	46.85'

LEGEND

- □ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- MATCHLINE
- ① SHEET REFERENCE NUMBER
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- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

0 25 50 100
GRAPHIC SCALE IN FEET
1"=50'

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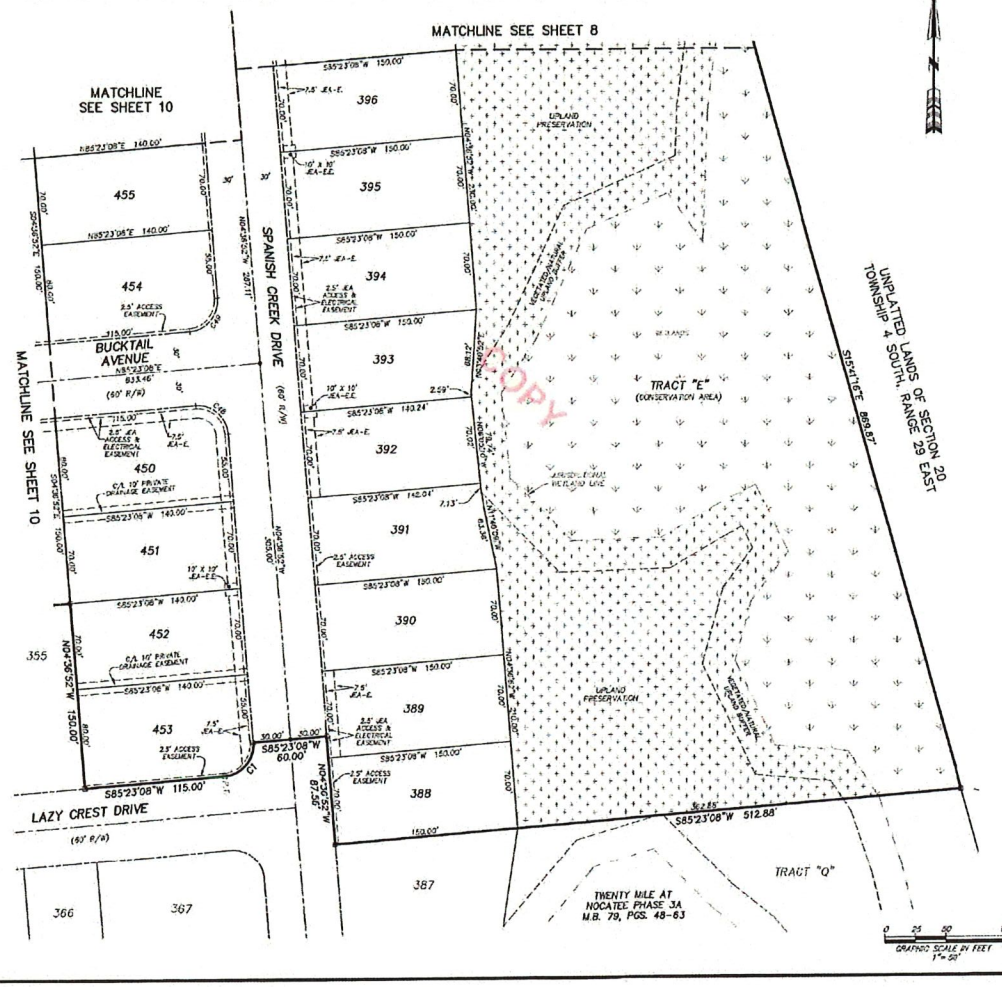
MAP BOOK 82 PAGE 76

SHEET 9 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	25.00'	90°00'00"	39.27'	S40°23'08"W	35.36'
C48	25.00'	90°00'00"	39.27'	N49°36'52"W	35.36'
C49	25.00'	90°00'00"	39.27'	S40°23'08"E	35.36'

LEGEND

⊡	DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
(NR)	NON-RADIAL
T	TABULATED CURVE DATA
L1	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
O.R.B.	OFFICIAL RECORDS BOOK
M.B.	MAP BOOK
PG.	PAGE
JEA-E.	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESME.	EASEMENT
	MATCHLINE
(1)	SHEET REFERENCE NUMBER
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	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

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MAP BOOK 82 PAGE 77

SHEET 10 OF 11 SHEETS

SEE SHEET 2 FOR NOTES


MATCHLINE SEE SHEET 11
MATCHLINE SEE SHEET 4
MATCHLINE SEE SHEET 8
MATCHLINE SEE SHEET 3
MATCHLINE SEE SHEET 9
FORTRESS AVENUE (60' R/W)
BUCKTAIL AVENUE (60' R/W)
N85°27'08"E 653.56'
N85°23'08"E 633.48'
S85°23'08"W 420.00'
N84°51'45"W 137.47'
N80°54'39"E 35.12'
N85°23'08"E 140.00'
N85°23'08"E 140.00'
N85°23'08"E 75.00'
N85°23'08"E 75.00'
N85°23'08"E 75

BK: 82 PG: 78

TWENTY MILE AT NOCATEE PHASE 3B

A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COCIFACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 82 PAGE 78

SHEET 11 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	1000.00'	23°18'35"	406.63'	N16°16'10"W	404.03'
C12	1000.00'	18°49'46"	328.64'	N18°30'34"W	327.16'
C15	300.00'	4°28'49"	23.46'	N63°08'43"E	23.45'
C53	270.00'	4°08'02"	19.49'	N63°19'07"E	19.48'
C54	25.00'	93°40'59"	40.88'	N34°24'38"E	36.47'
C55	970.00'	3°03'04"	51.65'	N13°37'26"W	51.65'
C56	970.00'	6°12'24"	105.23'	N18°39'26"W	105.17'
C57	970.00'	4°44'35"	80.30'	N24°04'11"W	80.28'
C58	970.00'	1°28'59"	25.11'	N27°10'58"W	25.11'
C62	50.00'	90°56'00"	79.54'	N72°52'28"W	70.71'
C63	50.00'	53°07'48"	46.36'	S68°38'27"W	44.72'
C64	50.00'	8°59'50"	7.85'	N60°17'44"W	7.84'
C65	50.00'	27°53'22"	24.32'	N41°51'39"W	24.08'
C66	50.00'	112°03'20"	97.79'	N29°21'28"E	82.93'
C67	50.00'	3°47'59"	3.32'	N04°48'13"W	3.32'
C68	50.00'	49°07'29"	42.87'	N01°41'31"E	41.57'
C69	50.00'	59°07'52"	51.60'	N53°49'12"E	49.34'
C105	830.00'	1°15'15"	18.17'	N27°17'50"W	18.17'

LEGEND

- ⊡ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- ■ DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- • DENOTES P.C.P., STAMPED L.B.#3624,
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- △ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- (NR) NON-RADIAL
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- M.B. MAP BOOK
- PG. PAGE
- JEA-E. JEA ELECTRIC EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- MATCHLINE
- SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

Attachment 3

Subdivision Plat
Twenty Mile at Nocatee Phase 5B

Instr # BK: 91 PG: 44,Filed & Recorded: 6/25/2018 8:35 AM
Hunter S. Conrad, Clerk of the Circuit Court St. Johns COUNTY FL

TWENTY MILE AT NOCATEE PHASE 5B

BEING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 65 OF THE SABATE OR CHAIRES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 91 PAGE 44

SHEET 1 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

CAPTION

A portion of Sections 20 and 29, together with a portion of Section 49 of the Pedro R. Decala Grant, Section 65 of the Sabate or Chaires Grant, and Section 66 of the Paul Sabate Grant, all lying within Township 4 South, Range 29 east of St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of Twenty Mile at Nocatee Phase 4A, a plat recorded in Map Book 78, pages 57 through 76 of the Public Records of said county; thence South 72°33'06" West, along the Northerly line of said plat and along the Northerly line of Twenty Mile at Nocatee Phase 4B, a plat recorded in Map Book 82, pages 8 through 13 of said Public Records, 1175.21 feet; thence North 68°56'29" West, continuing along said Northerly line of Twenty Mile at Nocatee Phase 4B, a distance of 199.89 feet; thence North 07°07'29" East, departing said Northerly line, 263.55 feet; thence North 01°39'10" West, 48.29 feet; thence South 89°51'04" West, 105.06 feet to a point on a curve concave Westerly having a radius of 118.00 feet; thence Northerly along the arc of said curve, through a central angle of 09°58'40", an arc length of 20.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 09°54'33" East, 20.52 feet; thence North 04°54'45" West, 93.18 feet to the point of curvature of a curve concave Southeasterly having a radius of 118.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 51°41'28", an arc length of 112.74 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 31°27'26" East, 108.50 feet; thence North 58°18'15" West, 75.19 feet to the point of curvature of a curve concave Easterly having a radius of 13.00 feet; thence Northerly along the arc of said curve, through a central angle of 88°31'49", an arc length of 20.09 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 14°32'21" West, 18.15 feet; thence North 69°17'26" West, 2.00 feet; thence North 28°42'34" East, 42.53 feet to the point of curvature of a curve concave Southeasterly having a radius of 50.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 34°15'27", an arc length of 29.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 45°50'17" East, 29.46 feet; thence North 63°09'01" East, 15.23 feet; thence North 26°01'59" West, 108.87 feet to a point on a curve concave Northerly having a radius of 23.00 feet; thence Westerly along the arc of said curve, through a central angle of 26°55'06", an arc length of 23.43 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 83°03'34" West, 23.08 feet; thence North 83°28'53" West, 16.66 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 64°39'01", an arc length of 44.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 41°13'35" West, 42.34 feet; thence North 01°01'54" East, 74.84 feet to the point of curvature of a curve concave Easterly having a radius of 692.00 feet; thence Northerly along the arc of said curve, through a central angle of 06°30'01", an arc length of 54.98 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 04°18'24" East, 54.85 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 630.00 feet, through a central angle of 29°01'07", an arc length of 319.08 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 06°39'09" West, 315.68 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 30.00 feet, through a central angle of 84°47'03", an arc length of 44.39 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 20°53'49" East, 40.45 feet; thence North 63°17'20" East, 203.06 feet to the point of curvature of a curve concave Southerly having a radius of 970.00 feet, thence Easterly along the arc of said curve, through a central angle of 09°01'24", an arc length of 152.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 67°46'02" East, 152.61 feet; thence North 72°14'44" East, 288.56 feet to the point of curvature of a curve concave Southeasterly having a radius of 30.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 85°52'53", an arc length of 45.02 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 64°41'17" East, 40.93 feet; thence North 68°18'42" East, 60.00 feet to a point on a curve concave Easterly having a radius of 770.00 feet; thence Northerly along the arc of said curve, through a central angle of 08°00'05", an arc length of 107.53 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 17°41'16" East, 107.44 feet; thence South 72°18'47" East, 60.00 feet to a point on a curve concave Northeasterly having a radius of 30.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 85°50'58", an arc length of 45.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 29°18'48" West, 40.92 feet; thence South 72°18'44" West, 104.39 feet; thence North 17°41'19" East, 72.26 feet; thence South 72°18'44" West, 51.00 feet; thence South 17°41'16" East, 72.26 feet; thence South 72°18'44" West, 150.68 feet to the point of curvature of a curve concave Southerly having a radius of 1030.00 feet; thence Westerly along the arc of said curve, through a central angle of 09°01'24", an arc length of 162.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 67°43'02" West, 162.05 feet; thence South 63°12'20" West, 202.08 feet to the point of curvature of a curve concave Northerly having a radius of 30.00 feet; thence Westerly along the arc of said curve, through a central angle of 61°07'03", an arc length of 44.39 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 74°19'09" West, 42.45 feet; thence South 58°04'23" West, 60.00 feet to a point on a curve concave Westerly having a radius of 970.00 feet; thence Southerly along the arc of said curve, through a central angle of 20°31'36", an arc length of 356.70 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 13°28'49" East, 354.71 feet; thence Southerly along the arc of a curve concave Westerly having a radius of 482.00 feet, through a central angle of 07°43'45", an arc length of 81.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 03°47'51" West, 81.75 feet; thence South 14°39'43" West, 51.01 feet to the point of curvature of a curve concave Northeasterly having a radius of 52.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 31°41'59", an arc length of 28.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 30°27'12" West, 28.59 feet; thence South 46°31'42" West, 147.98 feet to the point of curvature of a curve concave Northwesterly having a radius of 73.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 24°55'47", an arc length of 31.35 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 58°02'36" West, 31.09 feet; thence North 01°39'26" West, 23.09 feet; thence South 63°47'22" West, 23.20 feet; thence North 17°41'01" West, 14.97 feet; thence South 83°43'31" West, 51.39 feet; thence North 01°19'01" West, 394.09 feet; thence North 21°25'17" West, 720.87 feet; thence due West, 1122.77 feet to apoint lying on the Easterly line of Twenty Mile at Nocatee Phase 3B, a plat recorded in Map book 82, pages 64 through 70 of said Public records; thence North 13°56'05" East, along said Easterly line, 757.00 feet; thence North 21°35'28" East, continuing along said Easterly line, 588.68 feet; thence North 67°01'32" East, departing said Easterly line, 111.29 feet; thence South 66°31'32" East, 1232.31 feet; thence South 01°47'21" East, 55.85 feet; thence South 01°50'51" West, 110.63 feet; thence South 03°06'42" East, 27.48 feet; thence South 07°50'35" East, 90.78 feet; thence South 20°01'43" East, 93.11 feet; thence South 30°57'50" East, 60.84 feet; thence South 30°55'27" East, 37.19 feet; thence South 28°52'32" East, 29.17 feet; thence North 70°36'40" East, 152.51 feet to a point on a curve concave Westerly having a radius of 570.00 feet; thence Northerly along the arc of said curve, through a central angle of 02°46'51", an arc length of 27.66 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 20°48'51" West, 27.65 feet; thence North 67°49'49" East, 60.00 feet to a point on a curve concave Northeasterly having a radius of 30.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 84°17'35", an arc length of 44.38 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 64°33'42" East, 40.45 feet; thence North 73°02'48" East, 134.05 feet to the point of curvature of a curve concave Southerly having a radius of 230.00 feet; thence Easterly along the arc of said curve, through a central angle of 41°52'43", an arc length of 168.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 85°02'52" East, 165.14 feet; thence South 63°24'30" East, 578.93 feet to the point of curvature of a curve concave Northerly having a radius of 470.00 feet; thence Easterly along the arc of said curve, through a central angle of 12°22'30", an arc length of 101.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 71°35'58" East, 101.36 feet; thence South 77°47'26" East, 8.83 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; thence

CAPTION (continued)

Northeasterly along the arc of said curve, through a central angle of 87°03'36", an arc length of 45.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 59°43'52" East, 41.32 feet; thence North 15°51'44" East, 28.27 feet; thence South 74°08'06" East, 218.01 feet; thence North 15°24'58" East, 375 feet; thence North 19°06'19" West, 8.52 feet; thence South 68°34'12" East, 270.86 feet; thence South 18°26'54" East, 1759.14 feet to the Point of Beginning.

Containing 101.35 acres, more or less.

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 3606, Page 2, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section hereon, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

Witness
Gregory J. Barbour
Printed Name

Witness
E. Joseph Mott, Jr.
Printed Name

U.S. BANK NATIONAL ASSOCIATION
a national banking association, as Trustee

By: Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent

By: R. May
Richard T. Ray, as Chairman

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11 day of April, 2018, by Richard T. Ray, the Chairman of the Tolomato Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent of U.S. Bank National Association, a national banking association, on behalf of the bank.

Jane E. Miller
Notary Public, State of Florida at Large
Jane E. Miller
Printed Name

My Commission Expires May 9, 2021
Commission Number GG 060968

JANE E. MILLER
Commission # GG 060968
Expires May 9, 2021
Bonded Thru Troy Fain-Insurance 800-385-7019

COPY

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Twenty Mile at Nocatee Phase 5B has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this 19 day of June, 2018. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County at any part of said subdivision.

Chair, Board of County Commissioners

CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Twenty Mile at Nocatee Phase 5B has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 14th day of June, 2018.

Director, Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Twenty Mile at Nocatee Phase 5B has been examined and reviewed by the Office of the St. Johns County Attorney on this 18 day of June, 2018.

Office of the County Attorney

CERTIFICATE OF CLERK

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Chapter 177, Florida Statutes, and is recorded in Map Book 91, Pages 44-57 of the public records of St. Johns County, Florida on this 21 day of June, 2018.

Clerk of the Circuit Court

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 177, Part 1, Platting by the Office of the County Surveyor for St. Johns County, Florida, on this 12th day of June, 2018.

Gail Oliver
Gail Oliver, P.S.M., County Surveyor
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4564

ADOPTION AND DEDICATION

This is to certify that Hydry Company, LLC, a Delaware limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as Twenty Mile at Nocatee Phase 5B, and that it has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

All right of ways shown on this plat are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereafter constructed thereon.

The drainage easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon all rights of way hereby dedicated, lots, access, ingress, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity or person as is assume of obligation of maintenance and operation thereof under the plat.

Title to Tracts "A", "C", "E", "H", "I", "J", "K" and "N" (Open Space), Tract "B" (Neighborhood Park), Tracts "D", "F" and "G" (Stormwater Management Facility), Tract "L" (Stormwater Management Facility/Open Space) Tracts "M", "N", "O", "P", "Q" and "T" (Conservation Area) and Tract "S" (Future Development) are hereby retained by the undersigned Owner, its successors and assigns, provided however, the undersigned owner reserves the right to convey title to said tracts to an entity or person, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned Owner, its successors and assigns. The undersigned Owner retains the obligation for maintenance of those privately owned easements, provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity or person as will assume of collection of maintenance and operation thereof under the plat.

All utility easements shown on this plat are hereby irrevocably and without reservations dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground utilities. Any other utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) Florida Statutes, however, only cable television service providers specifically authorized by the undersigned owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system, provided however, that no parallel utilities may be installed within said easements. Those "JEA Access and Electrical Easements" are hereby irrevocably dedicates to JEA, its successors and assigns, for its non-exclusive use for (1) access to the JEA-E.E. and JEA-E easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-E.E. and JEA-E. easements, and (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the JEA-E.E. and JEA-E. easements.

Those easements designated as "AT&T" are hereby irrevocably dedicated to American Telephone and Telegraph Company, its successors and assigns, for their exclusive use. Those easements designated as "AT&T Access" are hereby irrevocably dedicated to American Telephone and Telegraph Company, its successors and assigns, for their non-exclusive use.

In witness whereof, the undersigned Owner has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of its board of directors.

OWNER: HYDRY COMPANY, LLC
a Delaware limited liability company

Witness
Michael O'Connell
Print Name

Witness
John M. White
Print Name

By: Jed V. Davis
Vice President

STATE OF FLORIDA, COUNTY OF Duval

The foregoing instrument was acknowledged before me this 11 day of April, 2018, by Jed V. Davis, Vice President, on behalf of owner, he being personally known to the undersigned and did not take an oath, or produce identification.

My Commission Expires May 9, 2021
Commission Number GG 060968

Jane E. Miller
Notary Public, State of Florida at Large
Name Jane E. Miller

JANE E. MILLER
Commission # GG 060968
Expires May 9, 2021
Bonded Thru Troy Fain-Insurance 800-385-7019

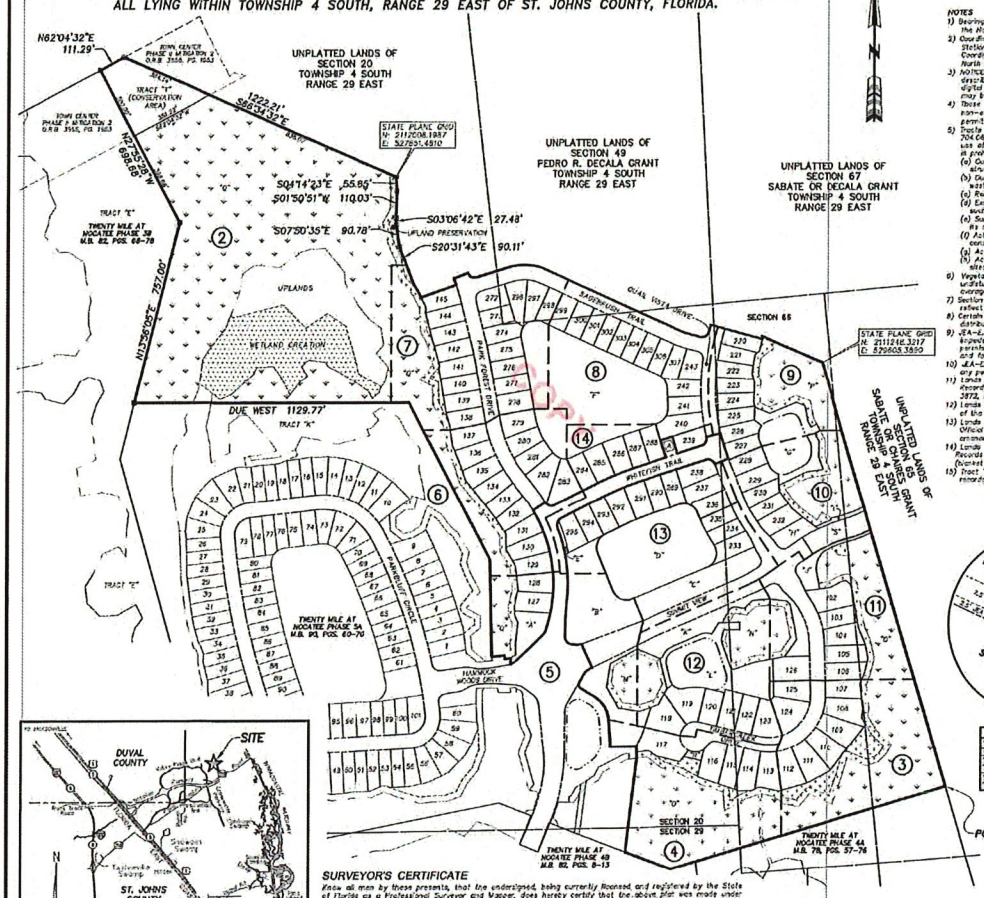
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

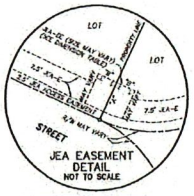
TWENTY MILE AT NOCATEE PHASE 5B

BEING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 65 OF THE SABATE OR CHAIRES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 91 PAGE 45

SHEET 2 OF 14 SHEETS





JEA DIMENSION TABLE

5'x10'	TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
5'x5'	TYPICAL 5'x5' JEA EQUIPMENT EASEMENT
5'x10'	TYPICAL 10'x15' JEA EQUIPMENT EASEMENT
5'x5'	TYPICAL 7.5'x10' JEA EQUIPMENT EASEMENT

LEGEND

□	DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED L.B.#3624
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
CT	TABULATED CURVE DATA
LT	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
JEA-E.	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
AT&T	AMERICAN TELEPHONE AND TELEGRAPH COMPANY
	MATCHLINE
①	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

NOTES

1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly line of Twenty Mile at Nocatee Phase 4A, as being South 73°33'06" West.
2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KSEE" (Zone/value 2) coordinates: N 2162556.373 E 453062.930 Coordinate Datum: State Plane values Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
3) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
4) Those certain easements denoted as "2.5' Access Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Access Easement.
5) Tracts "A", "B", "D", "F", "G" and "I" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purposes of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
(a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
(b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
(c) Removing, destroying or trimming trees, shrubs, or other vegetation.
(d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
(e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
(g) Acts or uses detrimental to such retention of land or water areas.
(h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
6) Vegetated/Natural Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot minimum width along contiguous wetlands, and a 25 foot average width, 15 foot minimum width along isolated wetlands.
7) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
8) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
9) JEA-E, Denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easements by JEA. The installation of fences, hedges and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and for replacement of such items.
10) JEA-E.E. denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use and access of said easement by JEA.
11) Lands depicted hereon are subject to Developer and Utility Service Agreements recorded in Official Records Book 2358, Page 1978, Official Records Book 3305, page 577 and Official Records Book 3872, Page 914 of the Public Records of St. Johns County, Florida (blanket in nature).
12) Lands depicted hereon are subject to Declaration recorded in Official Records Book 3321, Page 631 of the Public Records of St. Johns County, Florida, and as amended. (blanket in nature)
13) Lands depicted hereon are subject to Restrictions, covenants, conditions and easements recorded in Official Records Book 3389, Page 1247 of the Public Records of St. Johns County, Florida, and as amended. (blanket in nature)
14) Lands depicted hereon are subject to Grant and Declaration of Easements recorded in Official Records Book 3428, Page 1117 of the Public Records of St. Johns County, Florida, and as amended. (blanket in nature)
15) Tract "B" depicted hereon is subject to Agreement for Joint Use, Maintenance and Cost Sharing recorded in Official Records Book 4908, Page 1771 of the Public Records of St. Johns County, Florida.

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this 8th day of JUNE, 2018.

Damon A. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6284

0 125 250 500
GRAPHIC SCALE IN FEET
1" = 250'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

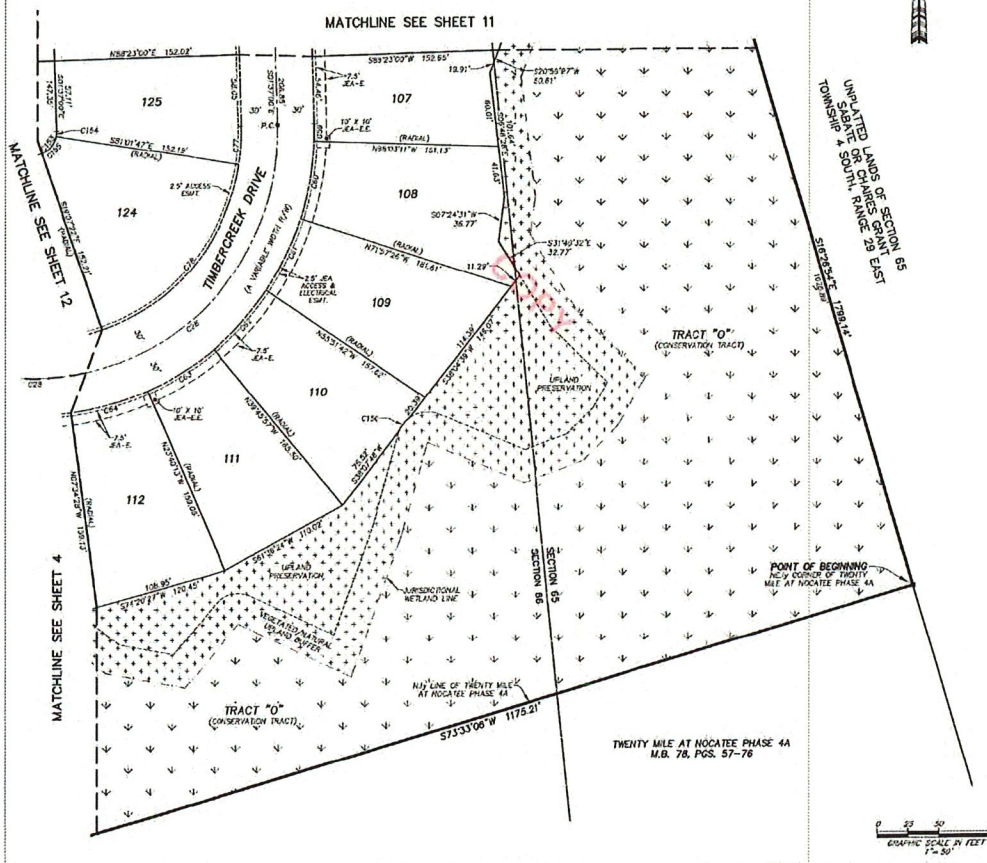
TWENTY MILE AT NOCATEE PHASE 5B

BEING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 65 OF THE SABATE OR CHAIRES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 91 PAGE 46

SHEET 3 OF 14 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C29	200.00'	104°58'01"	366.32'	S02°54'20"W	317.16'
C59	230.00'	3°33'49"	14.31'	N00°09'53"E	14.30'
C60	230.00'	16°05'44"	64.61'	N08°09'42"E	64.40'
C61	230.00'	16°05'44"	64.61'	N24°15'26"E	64.40'
C62	230.00'	16°05'44"	64.61'	N40°21'11"E	64.40'
C63	230.00'	16°05'44"	64.61'	N56°26'55"E	64.40'
C64	230.00'	16°05'44"	64.61'	N72°32'40"E	64.40'
C77	170.00'	10°35'13"	31.41'	N03°49'37"E	31.37'
C78	170.00'	61°54'25"	183.69'	N39°55'26"E	174.88'
C150	25.00'	32°31'33"	14.19'	S38°04'39"W	14.00'
C153	13.00'	105°32'21"	35.00'	N51°09'10"E	30.28'
C154	12.00'	12°47'41"	4.24'	N04°45'50"E	4.23'
C155	19.00'	87°36'05"	18.10'	N39°58'43"E	18.31'

LEGEND

□	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
●	DENOTES P.C.P. STAMPED L.B.#3624.
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
C1	DESIGNATES CURVE DATA
L1	DESIGNATES LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
JEA-E.	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
AT&T	AMERICAN TELEPHONE AND TELEGRAPH COMPANY
----	MATCHLINE
(1)	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

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TWENTY MILE AT NOCATEE PHASE 5B

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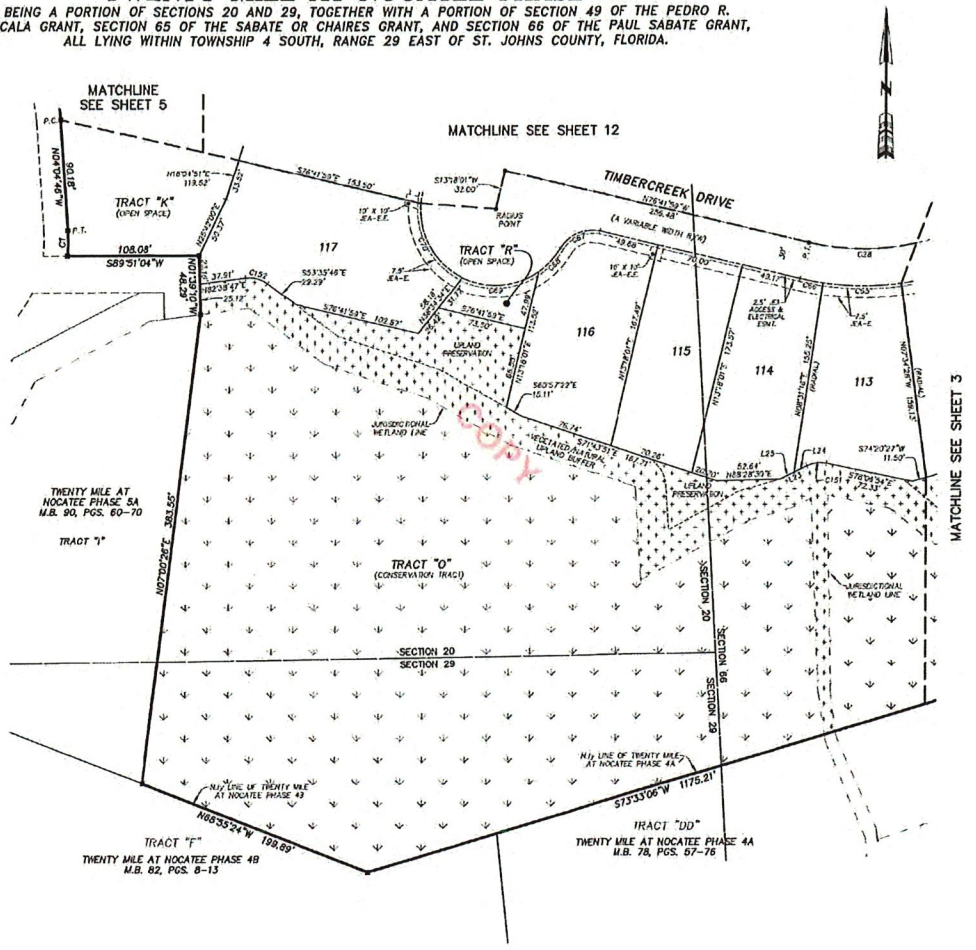
MAP BOOK 91 PAGE 47

SHEET 4 OF 14 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	118.00'	9°58'40"	20.55'	N00°54'33"E	20.52'
C28	200.00'	164°55'01"	398.23'	S59°50'30"W	317.16'
C65	230.00'	16°05'44"	64.61'	S89°31'36"E	64.40'
C66	230.00'	4°46'44"	19.18'	S75°15'21"E	19.18'
C67	30.00'	72°18'52"	37.85'	S67°09'35"W	35.39'
C68	62.00'	23°57'15"	25.92'	N42°59'48"E	25.73'
C69	62.00'	81°01'35"	68.04'	N85°29'11"E	62.55'
C70	62.00'	65°23'51"	74.01'	S29°48'06"E	69.70'
C151	25.12'	27°48'53"	18.58'	S82°58'40"W	18.22'
C152	25.00'	43°45'27"	19.09'	N75°28'29"W	18.63'

LINE TABLE		
LINE	BEARING	LENGTH
L23	S63°58'31"W	24.14'
L24	S63°58'31"W	11.54'
L25	S63°58'31"W	12.80'

LEGEND

- ⊡ DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- ■ DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- • DENOTES P.C.P., STAMPED L.B.#3624,
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- JEA-E. JEA ELECTRIC EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY
- — — — MATCHLINE
- ⊕ SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

0 25 50 100
GRAPHIC SCALE IN FEET
1"=50'

PREPARED BY:
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TWENTY MILE AT NOCATEE PHASE 5B

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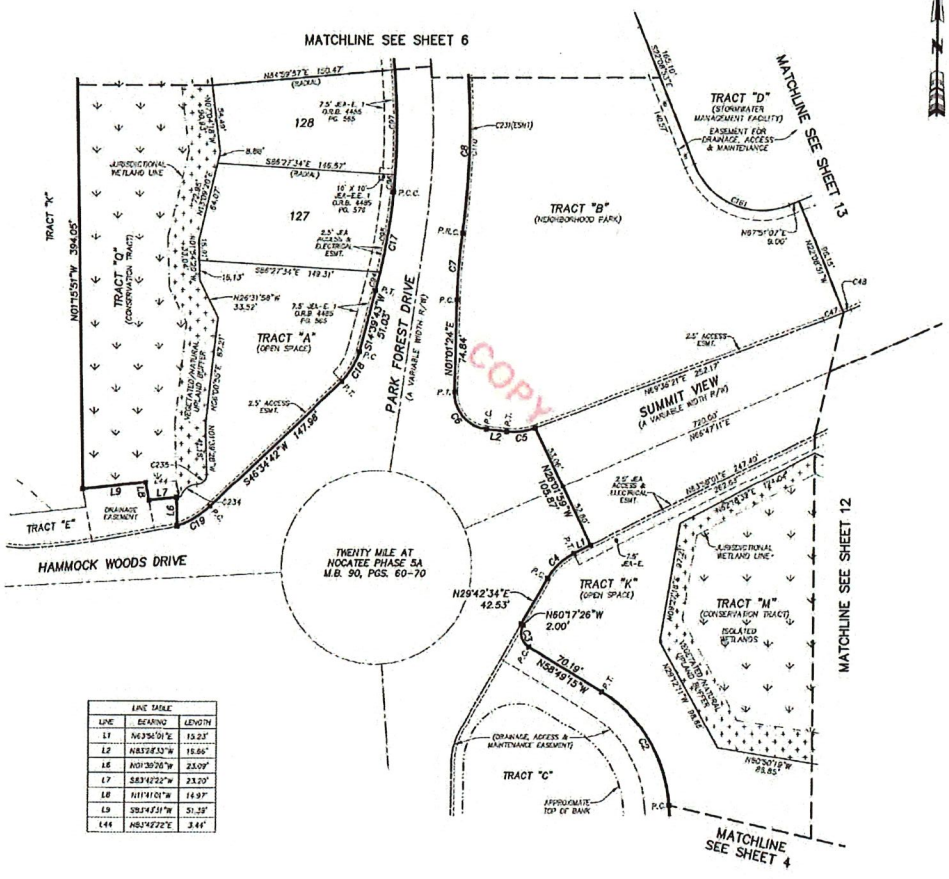
MAP BOOK 91 PAGE 48

SHEET 5 OF 14 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	116.00'	54°41'28"	112.74'	N31°27'01"W	108.59'
C3	13.00'	88°31'49"	20.09'	N14°33'30"W	18.15'
C4	53.00'	34°13'27"	29.50'	N46°50'19"E	29.49'
C5	53.00'	26°55'08"	25.49'	S83°03'54"W	25.25'
C6	33.00'	84°29'57"	44.24'	N41°13'35"W	40.34'
C7	482.00'	6°37'01"	54.68'	N04°18'24"E	54.65'
C8	633.00'	29°31'07"	319.08'	N06°39'09"W	315.58'
C17	462.00'	9°43'45"	81.95'	S09°47'31"W	81.75'
C18	52.00'	31°54'59"	28.97'	S20°37'13"W	28.59'
C19	72.00'	24°25'47"	31.33'	S59°02'35"W	31.08'
C47	493.00'	2°02'04"	17.45'	N68°35'19"E	17.46'
C48	493.00'	0°47'06"	6.71'	N67°10'44"E	6.71'
C94	462.00'	1°59'31"	15.35'	N13°44'58"E	15.36'
C95	462.00'	7°54'13"	66.49'	N08°53'05"E	66.44'
C96	570.00'	1°23'33"	13.85'	N04°14'12"E	13.85'
C97	570.00'	8°32'29"	84.97'	N00°43'49"W	84.89'
C110	530.00'	18°34'47"	204.30'	N01°45'59"W	203.40'
C161	50.00'	99°00'00"	94.25'	S57°08'53"E	84.85'
C231	930.00'	12°00'28"	132.12'	N01°30'55"E	131.88'
C234	13.92'	73°26'40"	17.91'	S52°26'19"W	16.62'
C235	9.00'	69°48'07"	10.69'	N43°45'06"E	11.29'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N63°54'01"E	15.23'
L2	N83°28'33"W	19.86'
L6	N01°30'26"W	23.09'
L7	S83°42'22"W	23.20'
L8	N11°41'01"W	14.97'
L9	S82°47'31"W	51.28'
L44	N83°42'22"E	3.44'

LEGEND

○	DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
●	DENOTES P.C.P., STAMPED L.B.#3624,
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
CT	TABULATED CURVE DATA
LT	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
JEA-E.	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
AT&T	AMERICAN TELEPHONE AND TELEGRAPH COMPANY
	MATCHLINE
⊙	SURVEY REFERENCE MARKER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

0 25 50 100
GRAPHIC SCALE IN FEET
1"=50'

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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

COPY

TWENTY MILE AT NOCATEE PHASE 5B

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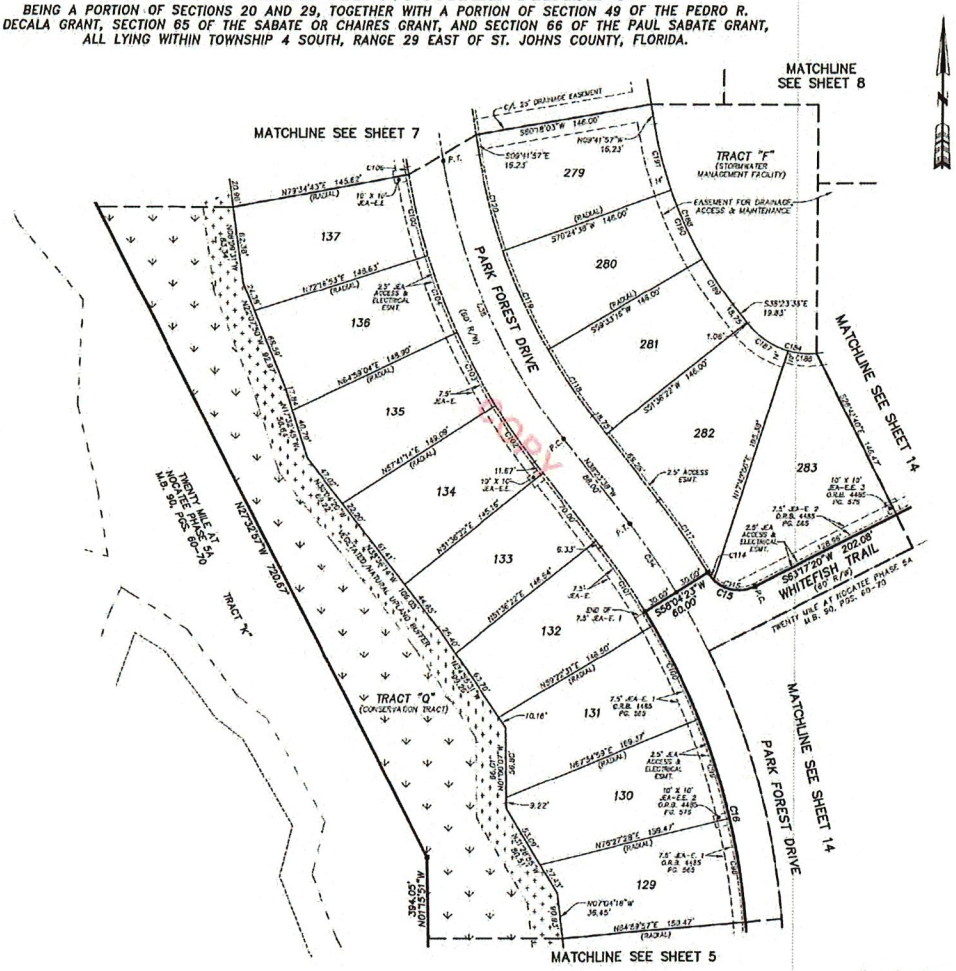
MATCHLINE SEE SHEET 8
MATCHLINE SEE SHEET 7
MATCHLINE SEE SHEET 5
MATCHLINE SEE SHEET 14
MATCHLINE SEE SHEET 14
PARK FOREST DRIVE
PARK FOREST DRIVE
TRACT "F" (STORMWATER MANAGEMENT FACILITY)
TRACT "O" (CONSERVATION TRACT)
TRACT "K"
WHITEFISH TRAIL (60' R/W)
TWENTY MILE AT NOCATEE PHASE 5A M.B. 90, PGS. 60-70
TWENTY MILE AT NOCATEE PHASE 5A M.B. 90, PGS. 60-70
279
280
281
282
283
137
136
135
134
133
132
131
130
129
C/A 25' DRAINAGE EASEMENT
EASEMENT FOR DRAINAGE, ACCESS & MAINTENANCE
S89°18'03"W 146.00'
N09°41'57"W 16.23'
S09°41'57"E 16.23'
S70°24'39"W 146.00'
S20°24'39"W 146.00'
S39°33'16"W 146.00'
S01°36'22"W 146.00'
S58°04'23"W 60.00'
S63°17'20"W 202.08'
N23°32'57"W 720.07'
N79°34'43"E 145.62'
N72°16'53"E 188.63'
N62°58'04"E 148.90'
N67°41'14"E 149.08'
N01°36'22"E 145.16'
N01°36'22"E 146.84'
N09°27'31"E 148.50'
N16°34'53"E 169.19'
N19°27'38"E 198.47'
N07°04'18"W 39.45'
N34°59'57"E 153.47'
N23°32'57"W 394.05'
S39°33'33"E 19.85'
S01°36'22"W 146.00'
N01°36'22"E 146.47'
N23°32'57"W 395.49'
C15
C114
C115
C116
C117
C118
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C148
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C152
C153

BK: 91 PG: 50

TWENTY MILE AT NOCATEE PHASE 5B

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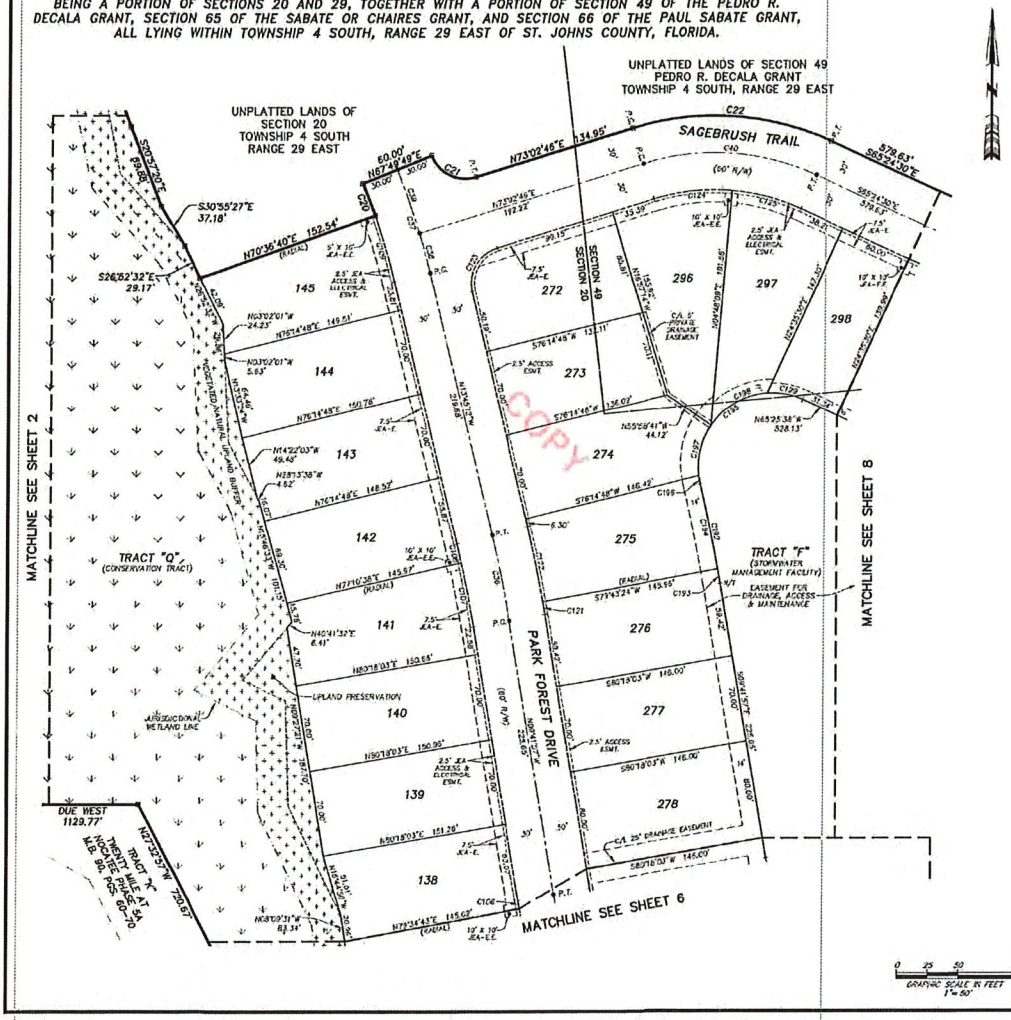

MAP BOOK 91 PAGE 50

SHEET 7 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C20	570.00'	2°46'51"	27.66'	N25°46'45"W	27.66'
C21	30.00'	84°47'03"	44.39'	S84°03'42"E	40.45'
C22	230.00'	41°32'43"	166.77'	S86°10'52"E	163.14'
C36	1060.00'	4°03'19"	70.76'	N11°43'35"W	70.74'
C37	960.00'	6°24'59"	68.14'	N12°57'42"W	68.09'
C38	960.00'	3°12'01"	53.51'	N15°21'13"W	53.51'
C39	860.00'	5°12'57"	54.82'	N19°33'42"W	54.80'
C40	200.00'	41°32'43"	145.00'	S86°10'52"E	141.86'
C106	530.00'	0°43'29"	6.69'	S10°00'37"E	6.69'
C107	970.00'	3°07'25"	52.88'	N11°15'49"W	52.88'
C108	970.00'	0°55'30"	15.75'	N13°17'17"W	15.75'
C109	570.00'	5°36'09"	55.04'	N16°34'16"W	55.04'
C121	1550.00'	0°34'29"	10.38'	N09°59'17"W	10.38'
C122	1550.00'	2°28'38"	62.50'	N12°00'54"W	62.49'
C123	30.00'	86°47'59"	45.45'	S29°36'47"W	41.23'
C124	170.00'	21°53'50"	64.97'	S83°39'41"W	64.58'
C125	170.00'	19°38'54"	58.30'	N23°53'57"W	58.01'
C132	1332.93'	3°34'49"	82.66'	N11°42'52"W	82.65'
C193	1327.93'	0°36'45"	11.85'	N10°10'52"W	11.85'
C194	1327.93'	3°04'01"	70.81'	N11°56'16"W	70.80'
C195	60.00'	139°54'39"	134.12'	S50°32'53"W	107.89'
C196	60.00'	8°32'59"	8.96'	S10°13'47"E	8.95'
C197	60.00'	45°58'37"	42.91'	S33°32'00"W	42.00'
C198	60.00'	52°00'52"	54.47'	S60°01'45"W	52.62'
C132	60.00'	24°32'11"	25.68'	N79°41'44"W	25.58'

LEGEND

⊡	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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M.B.	MAP BOOK
PG.	PAGE
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JEA-E.E.	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
AT&T	AMERICAN TELEPHONE AND TELEGRAPH COMPANY
— — —	MATCHLINE
(1)	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
N/T	NON-TANGENT

GRAPHIC SCALE IN FEET 1" = 50'

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ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

BK: 91 PG: 51

TWENTY MILE AT NOCATEE PHASE 5B

BEING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 65 OF THE SABATE OR CHAIRES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 91 PAGE 51

SHEET 8 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

LINE TABLE		
LINE	BEARING	LENGTH
L4	S72°18'44"W	51.00'
L10	S71°47'20"E	8.83'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C23	470.00'	12°29'50"	101.56'	S71°35'55"E	101.36'
C24	30.00'	87°03'39"	45.58'	N58°49'52"E	41.32'
C31	800.00'	28°56'17"	402.68'	N00°43'58"E	398.42'
C32	800.00'	23°53'53"	361.91'	N09°46'17"W	358.54'
C33	800.00'	2°56'24"	41.05'	N13°40'52"E	41.05'
C41	500.00'	12°22'50"	108.04'	S71°35'53"E	107.83'
C81	830.00'	4°01'18"	58.25'	S69°35'59"E	58.25'
C82	830.00'	4°29'26"	65.05'	S64°20'37"E	65.03'
C83	830.00'	4°29'26"	65.05'	S59°08'49"E	65.03'
C84	830.00'	5°49'06"	84.28'	S53°16'05"W	84.25'
C85	30.00'	85°59'58"	45.03'	N34°41'21"W	40.93'
C126	530.00'	2°16'32"	21.06'	S66°34'26"E	21.06'
C127	530.00'	6°17'01"	57.33'	S72°50'33"E	57.30'
C128	530.00'	3°51'09"	35.64'	S75°51'46"E	35.63'
C200	60.00'	69°49'14"	69.96'	N33°31'31"W	65.08'
C201	60.00'	11°27'21"	12.00'	N03°58'39"W	11.98'
C202	60.00'	13°51'38"	14.51'	N14°23'10"W	14.48'
C203	60.00'	41°29'15"	43.45'	N07°39'44"W	42.50'
C204	970.00'	4°45'08"	80.45'	S02°17'40"E	80.43'
C205	970.00'	2°12'48"	36.91'	S01°00'30"E	36.99'
C206	970.00'	2°34'20"	43.55'	S03°30'04"E	43.54'
C207	60.00'	76°09'58"	80.62'	N33°49'15"E	74.81'
C209	60.00'	33°09'23"	34.72'	N15°54'29"E	34.24'
C209	60.00'	43°19'30"	45.89'	N59°24'00"E	44.78'

UNPLATTED LANDS OF
SECTION 49
PEDRO R. DECALA GRANT
TOWNSHIP 4 SOUTH
RANGE 29 EAST

S65°24'30"E 579.63'

SECTION 49
SECTION 20

SECTION 49
SECTION 65

SAGEBRUSH TRAIL
(60' R/W)

S74°50'56"E 219.03'

N15°09'04"E
28.27'

N30.03'

299
300
301
302
303
304
305
306
307
243
242
241
240

TRACT "F"
(STORMWATER MANAGEMENT FACILITY)

EASEMENT FOR DRAINAGE, ACCESS & MAINTENANCE

QUAIL VISTA DRIVE
(A VARIABLE WIDTH R/W)

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 14

LEGEND

⊡	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED L.B.#3624
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
CT	TABULATED CURVE DATA
LT	TABULATED LINE DATA
R/W	RIGHT OF WAY
C.A.	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
JEA-E.	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
AT&T	AMERICAN TELEPHONE AND TELEGRAPH COMPANY
	MATCHLINE
ⓐ	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

0 25 50 100
GRAPHIC SCALE IN FEET
1"=50'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

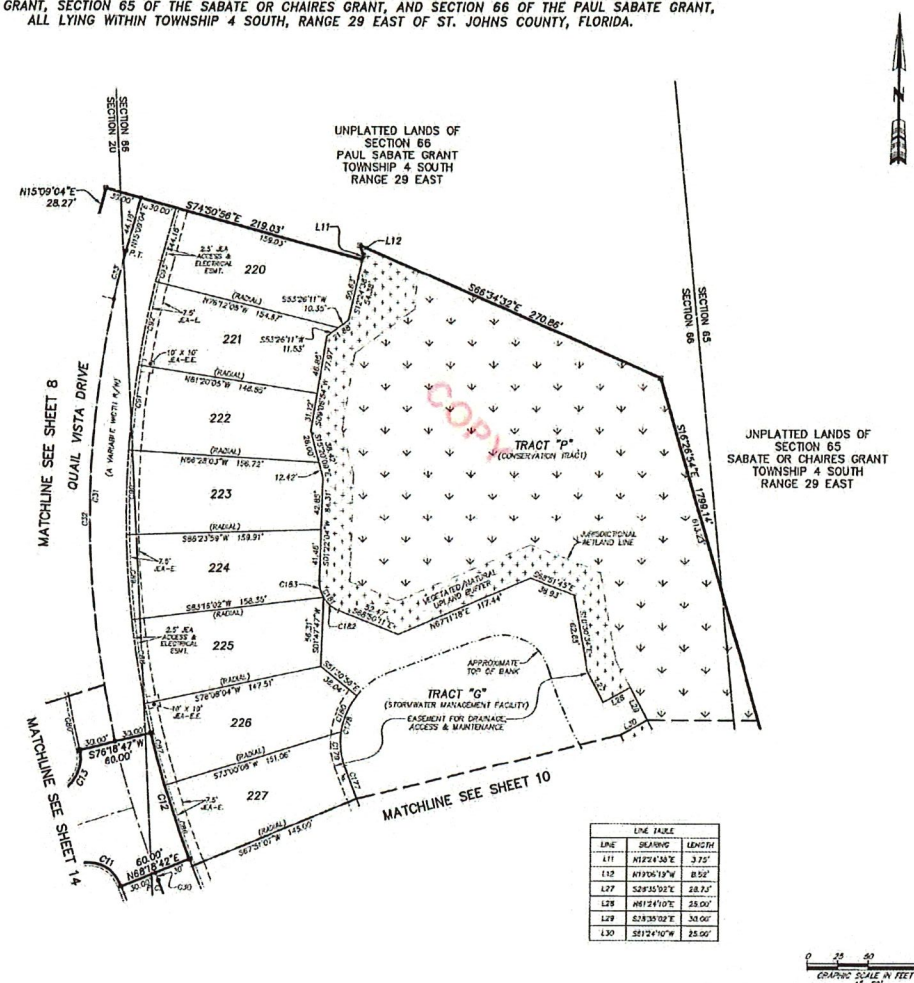
TWENTY MILE AT NOCATEE PHASE 5B

BEING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 65 OF THE SABATE OR CHAIRES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 91 PAGE 52

SHEET 9 OF 14 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	30.00'	85°59'58"	45.03'	S84°41'17"E	40.92'
C12	770.00'	8°00'05"	107.53'	N17°41'16"W	107.44'
C13	30.00'	85°59'58"	45.03'	S29°18'43"W	40.92'
C30	800.00'	0°27'35"	6.42'	N21°55'03"W	6.42'
C31	800.00'	28°50'17"	402.66'	N00°43'55"E	398.43'
C32	800.00'	25°33'33"	361.81'	N02°46'17"W	358.84'
C33	800.00'	2°58'24"	41.05'	N13°40'32"E	41.05'
C60	830.00'	3°04'36"	44.57'	S12°08'35"E	44.56'
C65	770.00'	5°08'59"	69.21'	S13°34'23"E	69.18'
C67	770.00'	5°07'58"	68.88'	S18°25'55"E	68.86'
C68	770.00'	5°07'58"	68.88'	S23°33'53"E	68.86'
C69	770.00'	5°07'58"	68.86'	S28°09'39"E	68.86'
C90	770.00'	5°07'58"	68.86'	S32°57'36"E	68.86'
C91	770.00'	5°07'58"	68.86'	S36°05'34"E	68.86'
C92	770.00'	5°07'58"	68.86'	S41°13'34"E	68.86'
C93	770.00'	1°21'12"	18.19'	S14°28'28"W	18.19'
C177	625.00'	2°33'19"	28.41'	S20°56'45"E	28.41'
C178	60.00'	56°08'49"	60.77'	S09°28'14"W	58.30'
C179	60.00'	27°15'55"	28.55'	S08°54'39"E	28.28'
C180	60.00'	30°45'46"	32.21'	S33°06'11"W	31.83'
C181	25.00'	70°12'14"	30.63'	S33°44'04"E	28.75'
C182	25.00'	38°20'01"	16.63'	S49°35'10"E	16.49'
C183	25.00'	31°42'13"	13.83'	S14°29'03"E	13.66'

LINE TABLE		
LINE	BEARING	LENGTH
L11	N12°24'30"E	3.75'
L12	N19°06'19"W	8.52'
L27	S28°35'02"E	28.73'
L28	N61°24'10"E	25.00'
L29	S28°35'02"E	30.00'
L30	S61°24'10"W	25.00'

LEGEND

- □ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
- ■ DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3824, UNLESS OTHERWISE NOTED
- ● DENOTES P.C.P., STAMPED L.B.#3824
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- CT CALCULATED CURVE DATA
- LT CALCULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- JEA-E. JEA ELECTRIC EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY
- MATCHLINE
- (1) SHEET REFERENCE NUMBER
- DENOTES UPLANDS BUFFER CONSERVATION EASEMENT
- DENOTES WETLANDS BUFFER CONSERVATION EASEMENT

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 25'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

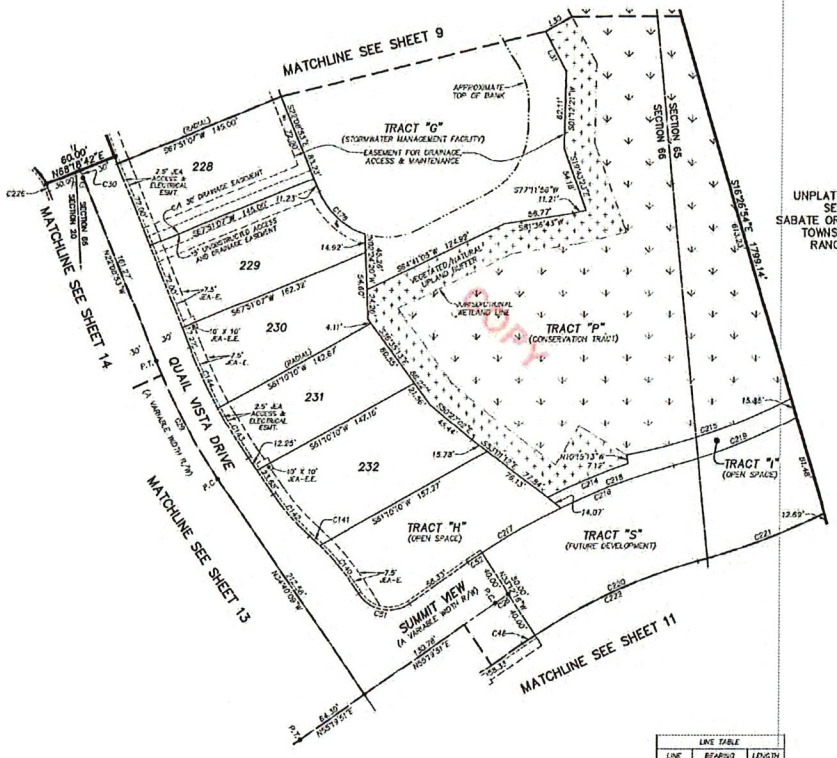
TWENTY MILE AT NOCATEE PHASE 5B

BEING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 65 OF THE SABATE OR CHAIRES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 91 PAGE 53

SHEET 10 OF 14 SHEETS

SEE SHEET 2 FOR NOTES



UNPLATTED LANDS OF SECTION 65 SABATE OR CHAIRES GRANT TOWNSHIP 4 SOUTH RANGE 29 EAST

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C26	500.00'	1°29'05"	12.96'	N56°04'23"E	12.96'
C28	500.00'	12°31'16"	109.27'	N28°24'31"W	109.05'
C30	809.00'	0°27'35"	6.42'	N21°50'05"W	6.42'
C46	460.00'	1°28'11"	11.83'	S56°04'26"W	11.83'
C51	30.00'	91°07'03"	47.71'	S79°08'37"E	42.84'
C52	540.00'	1°28'59"	13.98'	S56°04'21"W	13.98'
C140	235.00'	12°20'09"	50.61'	N39°43'08"W	50.51'
C141	335.00'	2°49'48"	11.65'	N47°58'06"W	11.65'
C142	180.00'	14°08'50"	44.62'	S41°41'34"E	44.51'
C143	470.00'	5°50'19"	47.99'	S31°45'00"E	47.97'
C144	470.00'	6°40'39"	54.82'	S25°29'21"E	54.79'
C176	60.00'	51°08'33"	53.56'	S47°43'08"E	51.80'
C214	552.50'	7°24'24"	71.42'	S57°41'42"W	71.37'
C215	475.00'	17°19'45"	143.11'	N71°08'55"E	142.57'
C216	540.00'	18°20'37"	172.89'	S65°58'08"W	172.15'
C217	540.00'	9°26'21"	88.96'	S50°00'08"W	87.92'
C218	540.00'	10°59'16"	98.85'	S69°54'50"W	98.71'
C219	460.00'	13°27'05"	107.99'	N68°25'35"E	107.75'
C220	460.00'	18°20'28"	147.25'	S68°59'18"W	146.62'
C221	540.00'	11°40'36"	110.05'	N69°19'10"E	109.89'
C222	460.00'	19°49'37"	159.15'	S80°14'39"W	158.39'
C229	933.00'	0°27'35"	6.96'	S21°55'05"E	6.96'

LINE TABLE		
LINE	BEARING	LENGTH
L39	S61°24'10"W	25.00'
L51	S28°35'02"E	36.75'

LEGEND

⊙	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.3624, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED L.B.3624,
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
JEA-E.	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
AT&T	AMERICAN TELEPHONE AND TELEGRAPH COMPANY
———	MATCHLINE
①	AREA DESIGNATION NUMBER
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS BUFFER WITHIN CONSERVATION EASEMENT

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
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14775 OLD ST. AUGUSTINE ROAD
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

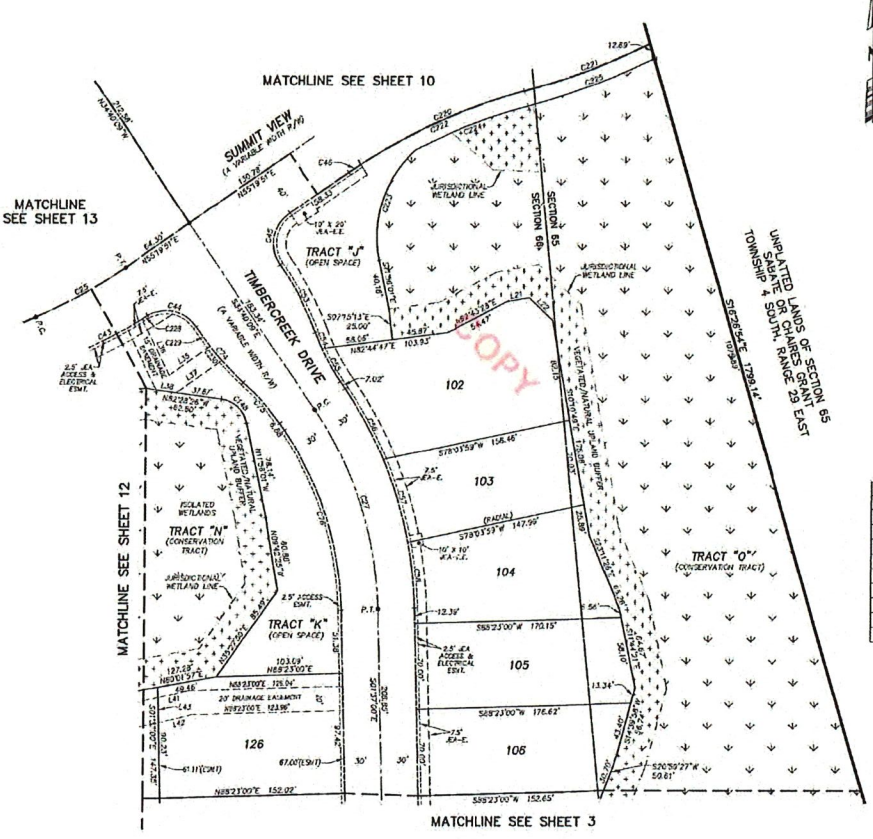
TWENTY MILE AT NOCATEE PHASE 5B

BEING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 65 OF THE SABATE OR CHAIRES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 91 PAGE 54

SHEET 11 OF 14 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C26	415.19'	11°27'20"	83.01'	N81°05'31"E	82.87'
C27	200.00'	33°03'09"	115.08'	S18°08'34"E	113.47'
C43	450.00'	8°25'47"	73.82'	N82°34'18"E	73.55'
C44	33.00'	87°29'43"	45.81'	N77°53'44"W	41.49'
C45	33.00'	81°12'46"	47.67'	S59°18'27"W	43.78'
C48	450.00'	1°29'11"	11.95'	S56°04'26"W	11.95'
C53	235.00'	15°05'59"	62.17'	N29°17'08"W	61.99'
C54	182.00'	4°23'25"	13.95'	S72°49'01"E	13.94'
C55	182.00'	9°39'25"	30.68'	S29°50'26"E	30.64'
C56	333.00'	11°05'52"	65.84'	N38°57'13"W	65.73'
C57	333.00'	12°15'37"	70.42'	N17°07'28"W	70.25'
C58	333.00'	9°23'40"	54.11'	N06°18'50"W	54.05'
C74	235.00'	14°34'06"	59.01'	S41°25'56"E	58.85'
C75	182.00'	14°02'50"	44.62'	N41°41'34"W	44.51'
C76	273.00'	33°07'09"	155.76'	N16°08'34"W	153.61'
C148	25.00'	70°32'25"	30.78'	N47°12'14"W	28.87'
C220	460.00'	18°00'29"	147.25'	S85°59'15"W	146.62'
C221	542.00'	11°40'26"	110.05'	N86°19'10"E	109.88'
C222	460.00'	19°49'37"	159.15'	S85°14'29"W	158.38'
C223	65.00'	59°24'24"	98.50'	S12°46'11"W	94.15'
C224	467.59'	12°48'04"	99.72'	S69°46'26"W	99.51'
C225	552.59'	11°28'47"	110.38'	N69°26'04"E	110.19'
C228	460.00'	0°37'17"	5.20'	N58°40'03"E	5.20'
C229	235.00'	4°46'25"	19.66'	S36°32'08"E	19.66'
C230	258.00'	3°38'42"	15.09'	S40°45'11"E	15.08'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N79°30'26"E	18.75'
L22	S47°20'12"E	26.78'
L35	N55°18'51"E	41.08'
L36	S06°54'08"E	50.64'
L37	N30°18'31"E	48.90'
L38	S87°38'28"E	16.77'
L41	N76°11'46"E	26.55'
L42	N76°11'48"E	28.67'
L43	S01°37'00"E	20.44'

LEGEND

- ⊡ 3/4"X18" CM. STAMPED L.B. #3624, UNLESS OTHERWISE NOTED
- ■ 4"X4" CM. STAMPED L.B. #3624, UNLESS OTHERWISE NOTED
- ● 5/8"X18" REBAR STAMPED L.B. #3624, UNLESS OTHERWISE NOTED
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
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- C1 TABULATED CURVE DATA
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- MATCHLINE
- SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

0 25 50 100
GRAPHIC SCALE IN FEET
1"=50'

PREPARED BY:
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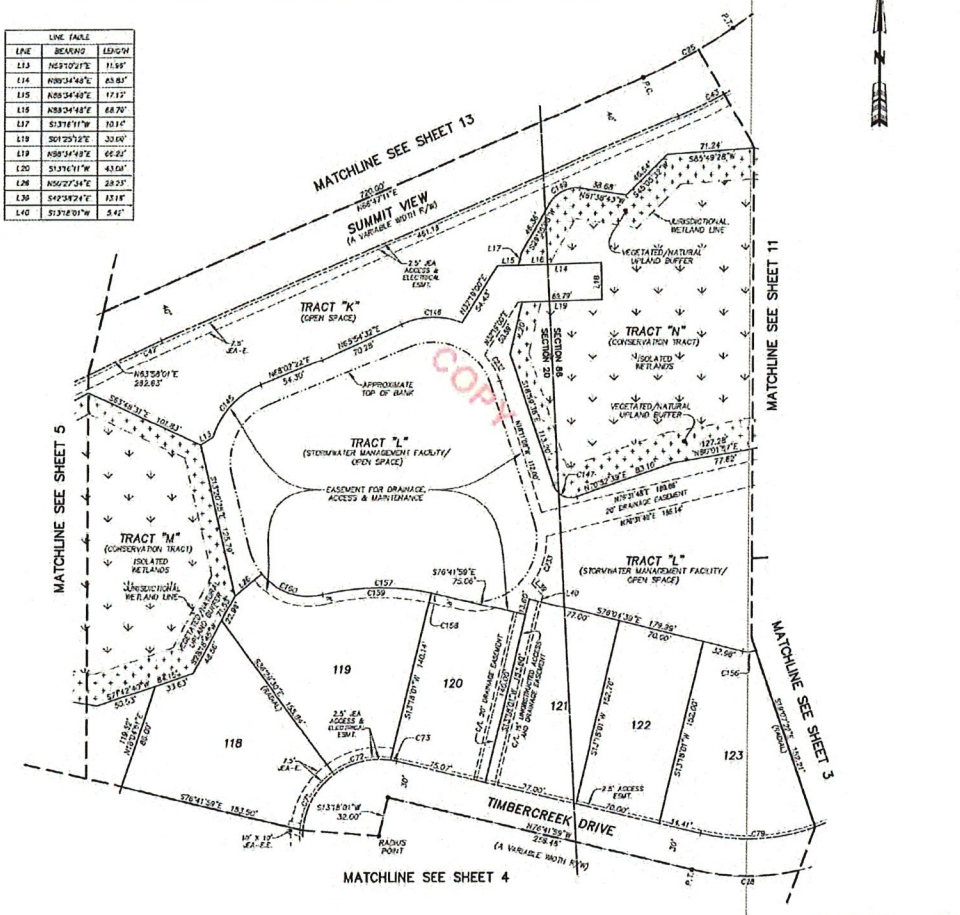
MAP BOOK 91 PAGE 55

SHEET 12 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

LINE TABLE		
LINE	BEARING	LENGTH
L13	N59°10'21"E	11.98'
L14	N86°34'48"E	63.83'
L15	N86°34'48"E	17.13'
L16	N86°34'48"E	68.70'
L17	S13°18'01"W	10.14'
L18	S01°25'12"E	33.00'
L19	N86°34'48"E	66.22'
L20	S13°18'01"W	43.04'
L26	N56°27'34"E	28.23'
L38	S42°34'24"E	13.18'
L40	S13°18'01"W	5.42'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C25	415.19'	11°37'20"	63.01'	N81°53'31"E	62.93'
C28	200.00'	104°58'04"	366.23'	S50°50'30"W	317.16'
C42	433.00'	2°49'15"	21.33'	S65°27'38"W	20.32'
C43	460.00'	8°25'47"	70.82'	N62°34'18"E	70.56'
C71	62.00'	49°04'10"	53.14'	S28°57'10"W	51.53'
C72	62.00'	45°13'20"	48.94'	S76°07'18"W	47.68'
C73	62.00'	4°33'35"	4.94'	N78°55'56"W	4.91'
C79	170.00'	32°25'22"	96.20'	N87°05'20"E	94.92'
C145	67.00'	50°57'10"	59.58'	S42°33'47"W	57.64'
C146	65.00'	45°16'16"	51.36'	S88°32'40"W	50.03'
C147	15.00'	90°07'45"	23.60'	S64°03'28"E	21.24'
C149	25.00'	69°46'09"	30.01'	S63°38'13"W	28.24'
C156	19.00'	35°08'35"	11.65'	N86°21'03"E	11.47'
C157	202.00'	26°40'47"	94.06'	S80°57'36"W	93.21'
C158	202.00'	1°24'00"	4.94'	N77°23'58"W	4.94'
C159	202.00'	25°16'47"	89.13'	S89°15'38"W	88.40'
C160	50.00'	6°30'20"	5.57'	S71°27'36"E	5.57'
C232	58.00'	24°20'34"	24.81'	N30°20'25"W	24.62'
C233	58.00'	40°04'27"	40.57'	N17°25'41"E	39.74'



LEGEND

⊡	DENOTES SET P.R.M. 4"x4" C.M. STAMPED LB #3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED LB #3624, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED LB #3624
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
CT	TABULATED CURVE DATA
LT	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
JEA-E.	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
AT&T	AMERICAN TELEPHONE AND TELEGRAPH COMPANY
	MATCHLINE
③	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

0 25 50 100
GRAPHIC SCALE IN FEET
1"=50'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

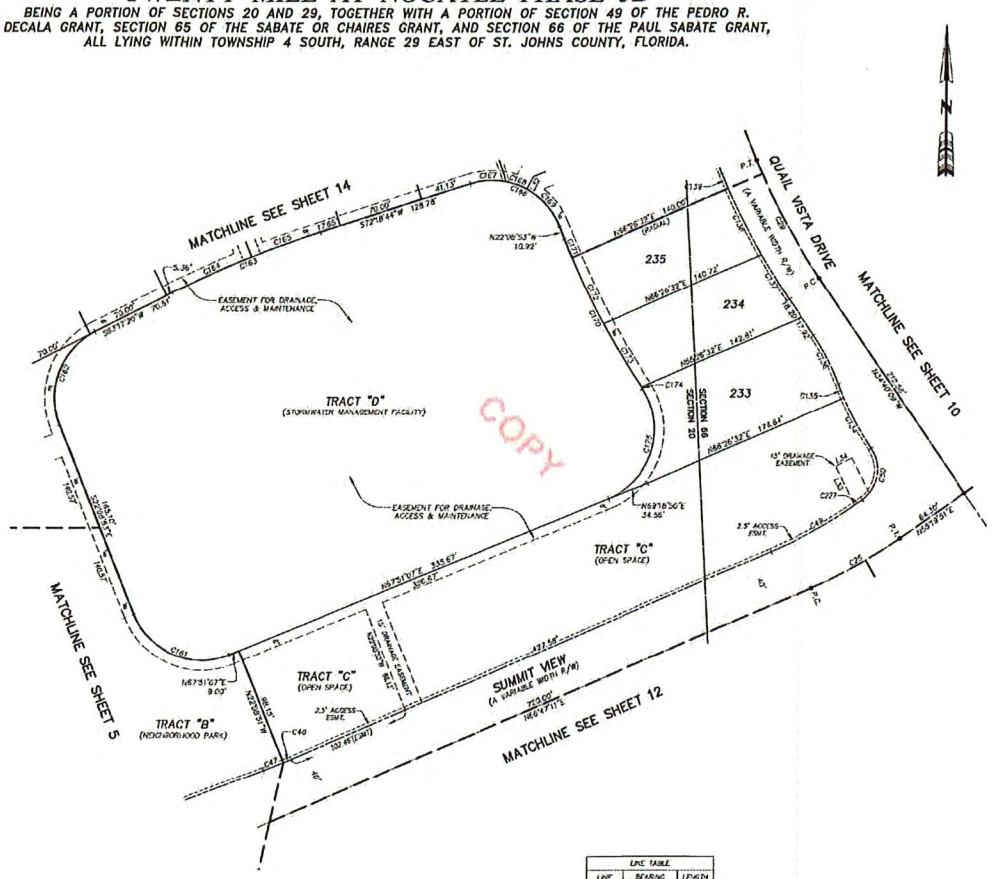
TWENTY MILE AT NOCATEE PHASE 5B

BEING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 65 OF THE SABATE OR CHAIRES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 91 PAGE 56

SHEET 13 OF 14 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C25	415.19'	11°37'20"	83.01'	N61°03'31"E	82.87'
C29	500.00'	12°31'16"	109.27'	N28°34'31"W	109.05'
C47	490.00'	2°02'04"	17.40'	N66°35'19"E	17.40'
C48	490.00'	0°47'06"	6.71'	N67°10'44"E	6.71'
C49	490.00'	12°59'02"	65.98'	N60°27'40"E	65.82'
C50	33.00'	89°29'50"	48.86'	N09°43'14"E	42.24'
C134	236.90'	11°29'10"	47.51'	S29°13'08"E	47.33'
C135	236.00'	2°55'12"	12.03'	S32°04'34"E	12.03'
C136	183.00'	14°02'50"	44.82'	N27°38'44"W	44.51'
C137	530.00'	4°39'40"	42.65'	S33°21'49"E	42.64'
C138	530.00'	6°30'01"	60.15'	S26°46'28"E	60.10'
C139	533.00'	12°41'36"	13.04'	S21°31'10"E	13.04'
C181	60.00'	90°00'00"	54.25'	S67°08'53"E	84.85'
C182	60.00'	83°28'13"	87.47'	S20°34'16"W	81.41'
C183	830.00'	9°01'24"	130.72'	S87°48'02"W	130.58'
C184	830.00'	4°54'58"	71.23'	S83°44'50"W	71.20'
C185	830.00'	4°06'25"	59.50'	S78°15'37"W	59.48'
C186	60.00'	85°32'23"	89.58'	N64°55'04"W	81.49'
C187	60.00'	29°48'35"	53.03'	S86°41'34"W	29.80'
C188	60.00'	172°01'01"	18.17'	N70°19'08"W	18.10'
C189	60.00'	39°25'41"	41.29'	N41°51'43"W	40.48'
C190	670.00'	11°51'01"	138.56'	S28°04'23"E	138.33'
C191	670.00'	1°24'39"	16.49'	S22°51'10"E	16.49'
C192	670.00'	5°08'19"	60.08'	S26°17'38"E	60.06'
C193	670.00'	5°10'47"	60.57'	S31°17'08"E	60.55'
C194	670.00'	0°07'33"	1.47'	S33°56'13"E	1.47'
C195	60.00'	101°51'01"	106.66'	N16°55'37"E	93.16'
C227	403.09'	1°04'48"	7.54'	N65°00'33"E	7.54'

LINE TABLE		
LINE	BEARING	LENGTH
L32	N58°45'00"E	11.80'
L33	N29°54'56"W	35.37'
L34	S63°05'04"W	15.00'

LEGEND

- ⊡ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- ■ DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- PG. PAGE
- JEA-E. JEA ELECTRIC EASEMENT
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- MATCHLINE
- ① SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

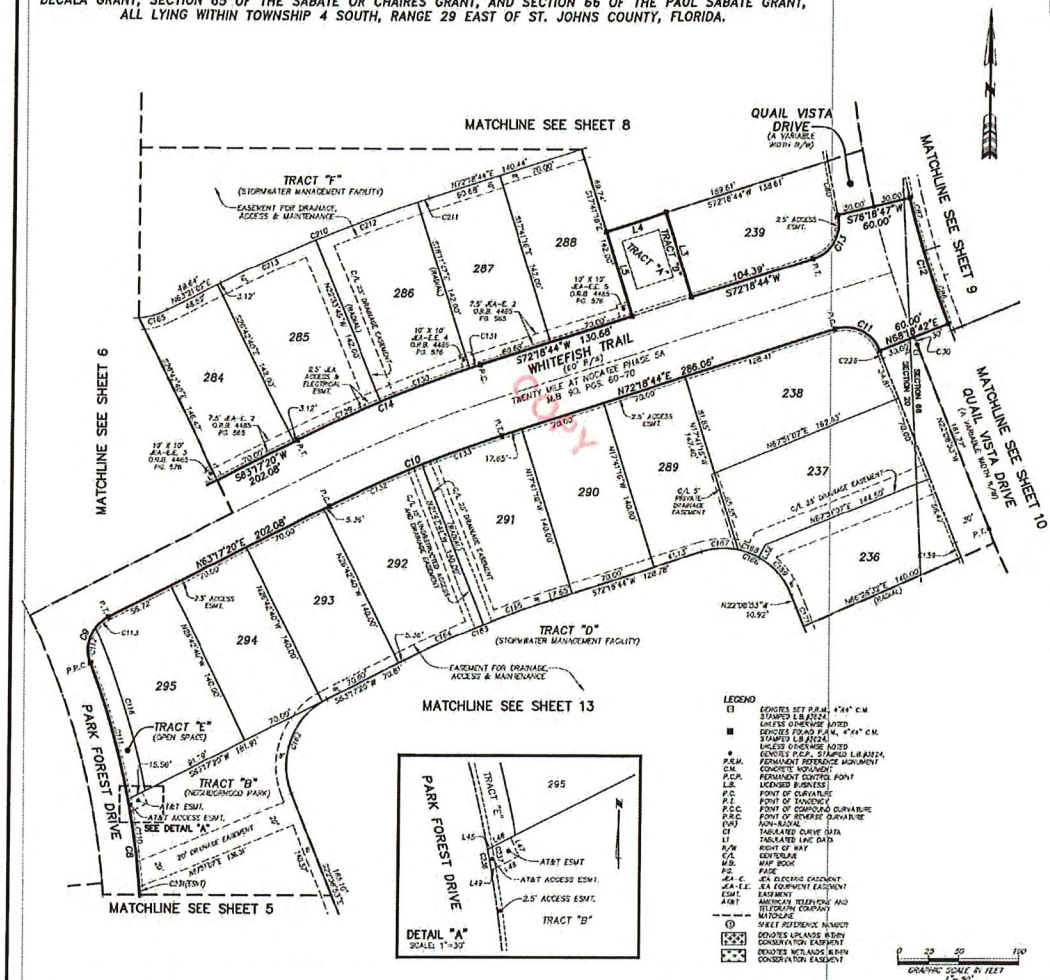
TWENTY MILE AT NOCATEE PHASE 5B

BEING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 65 OF THE SABATE OR CHAIRES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 91 PAGE 57

SHEET 14 OF 14 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C8	630.00'	29°01'07"	319.08'	N06°39'09"W	315.66'
C9	30.00'	84°47'03"	44.39'	N20°53'49"E	40.45'
C10	970.00'	9°01'24"	152.76'	N87°48'00"E	152.61'
C11	30.00'	85°58'58"	45.03'	S84°41'17"E	40.92'
C12	770.00'	8°00'05"	107.53'	N17°41'18"W	107.44'
C13	30.00'	85°58'58"	45.03'	S29°17'42"W	40.92'
C14	1030.00'	9°01'24"	162.21'	S87°48'00"W	162.05'
C30	800.00'	0°27'35"	6.42'	N21°53'05"W	6.42'
C50	830.00'	3°04'34"	44.57'	S12°08'53"E	44.56'
C86	770.00'	5°06'59"	68.71'	S19°34'23"E	68.18'
C87	770.00'	5°07'59"	68.98'	S14°25'55"E	68.96'
C110	630.00'	18°34'47"	204.30'	N01°46'59"W	203.40'
C111	630.00'	10°29'10"	114.76'	N15°16'33"E	114.62'
C112	30.00'	88°31'27"	30.82'	S07°56'19"E	29.68'
C113	30.00'	23°56'06"	13.57'	S50°19'47"E	13.46'
C115	645.00'	12°20'51"	138.00'	N17°36'11"W	137.73'
C129	1030.00'	4°08'55"	74.58'	S05°21'49"W	74.56'
C130	1030.00'	4°21'58"	78.49'	S09°37'16"W	78.47'
C131	1030.00'	0°30'32"	9.15'	S12°11'29"W	9.15'
C132	970.00'	4°54'59"	83.23'	S65°44'30"W	83.21'
C133	970.00'	4°08'25"	68.53'	S70°15'32"W	68.52'
C139	530.00'	13°47'36"	13.04'	S22°31'13"E	13.04'
C162	60.00'	69°26'13"	88.47'	S22°34'14"W	83.41'
C163	830.00'	9°11'24"	130.72'	S87°48'00"W	130.58'
C164	830.00'	4°54'59"	71.22'	S65°44'30"W	71.20'
C165	830.00'	4°08'25"	59.50'	S70°15'32"W	59.48'
C166	60.00'	85°09'23"	89.58'	N66°55'04"W	81.46'
C167	60.00'	28°15'29"	30.12'	S66°41'34"W	29.80'
C168	60.00'	17°21'03"	18.17'	N70°13'05"W	18.10'
C169	60.00'	33°56'41"	41.29'	N41°34'49"W	40.68'
C171	870.03'	1°24'36"	16.49'	S72°51'10"E	16.49'
C185	65.00'	21°10'47"	24.03'	N73°56'26"E	23.89'
C210	1172.00'	9°01'24"	184.58'	S87°48'00"W	184.39'
C211	1172.00'	0°30'32"	10.41'	S72°03'29"W	10.41'
C212	1172.00'	4°21'58"	89.31'	S89°37'14"W	89.29'
C213	1172.00'	4°08'55"	84.96'	S85°21'46"W	84.94'
C226	830.00'	0°27'35"	6.66'	S21°53'05"E	6.66'
C231	630.00'	12°00'58"	132.12'	N01°30'55"E	131.89'
C236	833.00'	0°56'48"	10.41'	N10°38'58"W	10.41'
C237	632.50'	0°56'24"	10.41'	N10°38'34"W	10.41'

LINE TABLE

LINE	BEARING	LENGTH
L3	N17°41'18"W	72.26'
L4	S72°18'44"W	51.00'
L5	37°41'16"E	24.26'
L32	N28°45'00"E	11.60'
L45	S63°17'20"W	2.60'
L48	S63°17'20"W	10.00'
L47	S26°42'40"E	10.00'
L48	S63°17'20"W	12.68'
L49	S63°17'20"W	2.91'

LEGEND

- EDGINGS SET P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- EDGINGS FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- EDGINGS P.C.P. STAMPED L.B.#3624
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- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (N#) NON-RADIAL
- CT TABULATED CURVE DATA
- LT TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- JEA-E.E. JEA ELECTRIC EASEMENT
- JEA-F.E. JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- AT&T AMERICAN TELEPHONE AND TELEGRAPH COMPANY
- MATCHLINE
- (1) SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

GRAPHIC SCALE IN FEET 1"=50'

PREPARED BY:
ROBERT N. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

COPY

Attachment 4

Subdivision Plat
Twenty Mile at Nocatee Phase 5C

Instr # BK: 92 PG: 46 Filed & Recorded: 8/27/2018 10:26 AM
Hunter S. Conrad, Clerk of the Circuit Court St. Johns COUNTY FL

TWENTY MILE AT NOCATEE PHASE 5C

BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 92 PAGE 46

SHEET 1 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

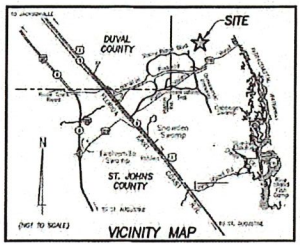
CAPTION

A portion of Section 20, together with a portion of Section 41 of the Frances X. Sanchez Grant, Section 49 of the Pedro R. DeCala Grant, Section 66 of the Paul Sabate Grant, Section 67 of the Sabate or DeCala Grant and Section 68 of the Sabate or Sanchez Grant, all lying within Township 4 South, Range 29 East of St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Tract "E", as depicted on Twenty Mile at Nocatee Phase 3B, a plat recorded in Map Book 82, pages 69 through 78 of the Public Records of said county, thence North 63°24'32" East, along the Easterly prolongation of the Northerly line of said plat, 111.29 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 62°24'32" East, 2624.47 feet; thence South 08°24'39" East, 2596.39 feet; thence North 68°34'13" West, 270.86 feet; thence South 19°06'19" East, 8.52 feet; thence South 12°24'58" West, 3.75 feet; thence North 74°50'56" West, 218.03 feet; thence South 15°09'04" West, 28.27 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 87°01'36", an arc length of 45.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 59°40'52" West, 41.32 feet; thence North 77°47'20" West, 8.83 feet to the point of curvature of a curve concave Northerly having a radius of 470.00 feet; thence Westerly along the arc of said curve, through a central angle of 17°27'01", an arc length of 101.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 71°30'53" West, 101.36 feet; thence North 65°24'20" West, 578.63 feet to the point of curvature of a curve concave Southerly having a radius of 233.00 feet; thence Westerly along the arc of said curve, through a central angle of 41°32'43", an arc length of 168.77 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 86°10'52" West, 165.14 feet; thence South 73°02'46" West, 1124.89 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 87°47'03", an arc length of 44.39 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 64°33'42" West, 40.45 feet; thence South 87°49'48" West, 60.00 feet to a point on a curve concave Westerly having a radius of 570.00 feet; thence Southerly along the arc of said curve, through a central angle of 02°48'01", an arc length of 27.85 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 20°48'45" East, 27.96 feet; thence South 70°35'40" West, 152.84 feet; thence North 26°52'33" West, 29.17 feet; thence North 32°53'27" West, 37.18 feet; thence North 20°57'20" West, 59.88 feet; thence North 20°31'43" West, 90.11 feet; thence North 07°50'35" West, 90.78 feet; thence North 03°06'42" West, 27.48 feet; thence North 01°50'51" East, 110.03 feet; thence North 04°14'23" West, 55.85 feet; thence North 66°31'52" West, 1222.21 feet to the Point of Beginning.

Containing 85.05 acres, more or less.



VICINITY MAP

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies in all of the survey requirements of Part 1, Chapter 177, Florida Statutes.

Signed and sealed this 24th day of JULY, 2018.

Damon J. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6281

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 3628, Page 3, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section hereon, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

Witness: John M. White
Printed Name

Witness: Gregory J. Barbour
Printed Name

U.S. BANK NATIONAL ASSOCIATION
a national banking association, as Trustee

By: Toloma Community Development District, a local unit of special purpose Government, established pursuant to Chapter 190, Florida Statutes, as authorized

By: Richard T. Ray, as Chairman

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21 day of May, 2018, by Richard T. Ray, the Chairman of the Toloma Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent of U.S. Bank National Association, a national banking association, on behalf of the bank.

Tina E Miller
Notary Public, State of Florida at Large
TINA E Miller
Printed Name

My Commission Expires: May 9, 2021
Commission Number: GG 060968

TINA E MILLER
Commission # GG 060968
Expires May 9, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Twenty Mile at Nocatee Phase 5C has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this 21 day of August, 2018. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Chair, Board of County Commissioners

CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Twenty Mile at Nocatee Phase 5C has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 21 day of August, 2018.

Director of Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Twenty Mile at Nocatee Phase 5C has been examined and reviewed by the Office of the St. Johns County Attorney on this 14 day of August, 2018.

Office of the County Attorney

CERTIFICATE OF CLERK

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Chapter 177, Florida Statutes, and is recorded in Map Book 92, Pages 46-56 of the public records of St. Johns County, Florida, on this 27 day of August, 2018.

Clerk of the Circuit Court

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 177, Part 1, Platting, by the Office of the County Surveyor for St. Johns County, Florida, on this 16th day of August, 2018.

Gail Oliver, P.S.M., County Surveyor
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4504

ADOPTION AND DEDICATION

This is to certify that Hydry Company, LLC, a Delaware limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as Twenty Mile at Nocatee Phase 5C, and that it has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

All right of ways shown on this plat are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, in perpetuity for maintenance of the rights of way, access, and drainage improvements which are now or hereafter constructed thereon.

The drainage easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon all rights of way hereby dedicated, into, over, across, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

Title to Tract "A" (Open Space/Utility Tract), Tract "B" (Open Space), Tracts "C" and "D" (Stormwater Management Facility) and Tracts "E", "F", "G" and "H" (Conservation Area) are hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned owner reserves the right to convey title to said tracts to an entity or person, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned, and the sole and exclusive property of the undersigned Owner, its successors and assigns. The undersigned Owner retains the obligation for maintenance of these privately owned easements; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

Any utility easement shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) Florida Statutes; however, only cable television service providers specifically authorized by the undersigned owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

Those easements designated as "JEA-E.E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E." are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements. Those "JEA Access and Electrical Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use for (1) access to the JEA-E.E. and JEA-E. easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-E.E. and JEA-E. easements, and (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the JEA-E.E. and JEA-E. easements.

In witness whereof, the undersigned Owner has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of its board of directors.

OWNER: HYDRY COMPANY, LLC
a Delaware limited liability company

Witness: John M. White
Print Name

Witness: Gregory J. Barbour
Print Name

By: Jed V. Davis
Vice President

STATE OF FLORIDA, COUNTY OF Duval

The foregoing instrument was acknowledged before me this 21 day of May, 2018, by Jed V. Davis, Vice President, on behalf of owner, he being personally known to me/undersigned and did not take an oath, or produce identification.

My Commission Expires: May 9, 2021
Commission Number: GG 060968

Tina E Miller
Notary Public, State of Florida at Large
Name: TINA E Miller

TINA E MILLER
Commission # GG 060968
Expires May 9, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

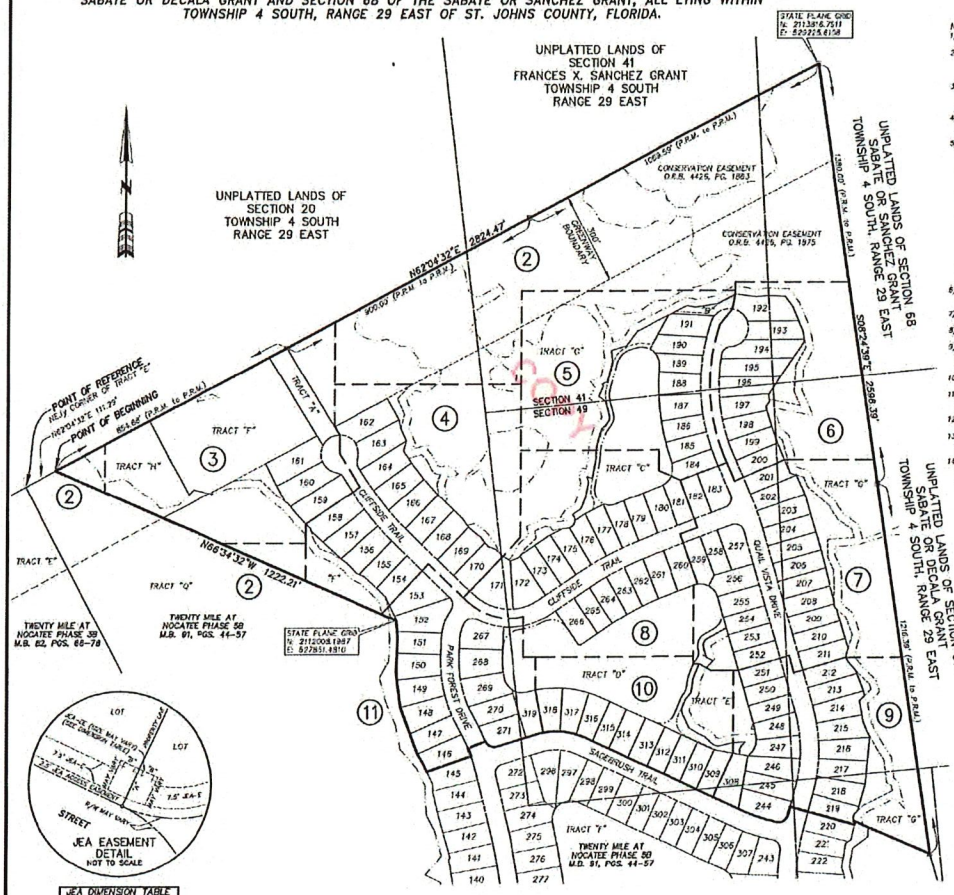
BK: 93 PG: 47

TWENTY MILE AT NOCATEE PHASE 5C

BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 93 PAGE 47

SHEET 2 OF 11 SHEETS



NOTES

1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Northerly line of Twenty Mile at Nocatee Phase 3B, as being North 82°04'32" East.
2) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "NEDA" (Jacksonville 2) coordinates: N 2132566.373 E 413462.930
Coordinate Datum: State Plane zones Florida East Zone, North American Datum 1983 (2011) and are in U.S. survey feet.
3) NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.
4) Those certain easements denoted as "2.5' Access Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Access Easement.
5) Tracts "A", "F", "G" and "H" are subject to a conservation easement pursuant to Section 704.06, Florida Statutes in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
(a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
(b) Dumping or placing soil or other substances or materials as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
(c) Removing, destroying or trimming trees, shrubs or other vegetation.
(d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
(e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
(f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
(g) Acts or uses detrimental to such retention of land or water areas.
(h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, prehistorical, archaeological, or cultural significance.
6) Vegetated/Natural Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed and represent a 25 foot minimum width along contiguous wetlands, and 25 foot average, 15 foot minimum width along isolated wetlands.
7) Section lines and quarter section lines depicted hereon are graphic representations only and do not reflect field measure unless otherwise noted.
8) Certain easements are reserved for JEA for use in conjunction with the underground electrical distribution system.
9) JEA-E denotes JEA easement. JEA will allow certain non-permanent improvements which do not impede the use of said easements by JEA. The installation of fences, hedges and landscaping is permissible but subject to removal by JEA at the expense of each lot owner for the removal and for reassessment of such items.
10) JEA-E.E. denotes JEA Equipment Easement. These easements shall remain totally unobstructed by any permanent improvements which may impede the use and access of said easement by JEA.
11) Lands depicted hereon are subject to Developer and Utility Service Agreement recorded in Official Records Book 3255, Page 1973 and Official Records Book 3355, page 571 of the Public Records of St. Johns County, Florida, and as amended. (blanket in nature)
12) Lands depicted hereon are subject to Declaration recorded in Official Records Book 3121, Page 631 of the Public Records of St. Johns County, Florida, and as amended (blanket in nature)
13) Lands depicted hereon are subject to Restrictions, covenants, conditions and easements recorded in Official Records Book 3286, Page 1247 of the Public Records of St. Johns County, Florida, and as amended. (blanket in nature)
14) Lands depicted hereon are subject to Grant and Declaration of Easements recorded in Official Records Book 3428, Page 1117 of the Public Records of St. Johns County, Florida, and as amended. (blanket in nature)

LEGEND

□	DENOTES SET P.R.M. 4"X4" C.M. STAMPED LB #3824, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M. 4"X4" C.M. STAMPED LB #3824, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED LB #3824,
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
JEA-E.	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
	MATCHLINE
①	SHEET REFERENCE NUMBER
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

JEA DIMENSION TABLE	
26'	10'	TYPICAL 17'x10' JEA EQUIPMENT EASEMENT
0'	5'	
24'	10'	TYPICAL 19'x15' JEA EQUIPMENT EASEMENT
9'	5'	
26'	10'	TYPICAL 23'x15' JEA EQUIPMENT EASEMENT
9'	5'	

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

TWENTY MILE AT NOCATEE PHASE 5C

BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

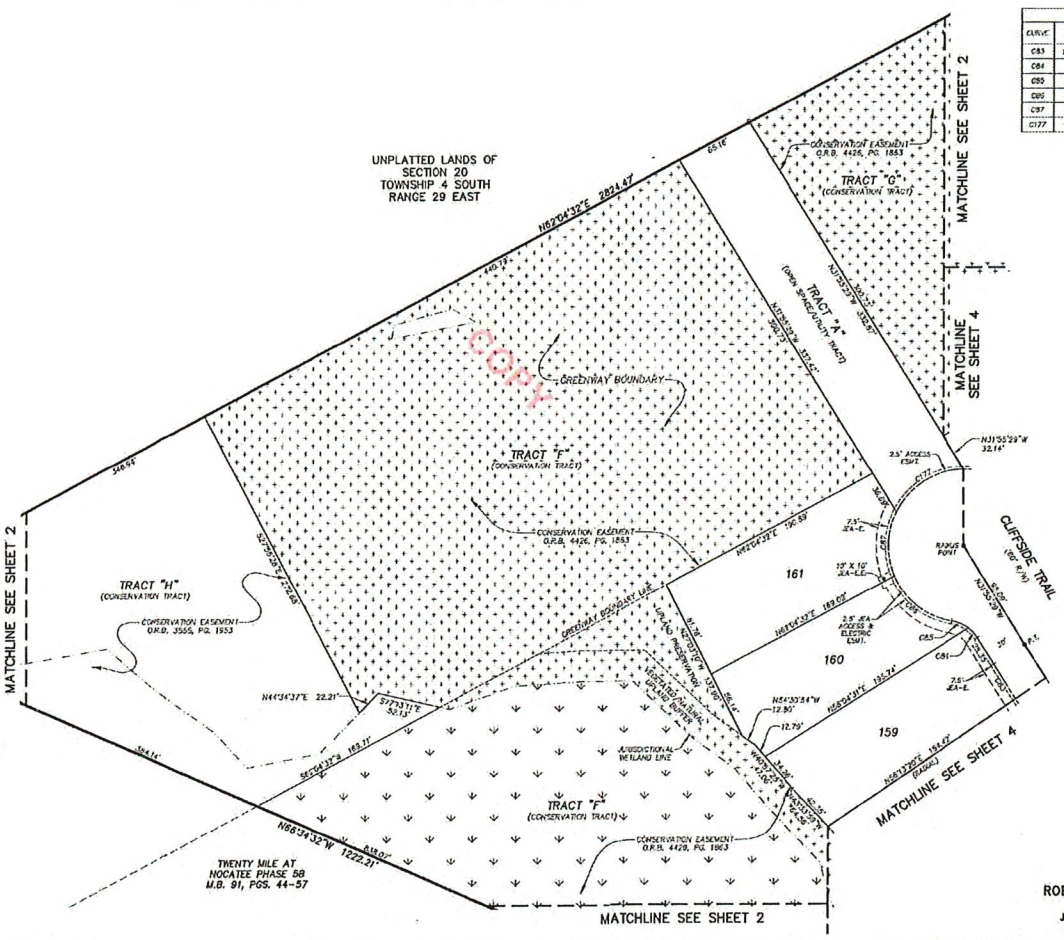
MAP BOOK 92 PAGE 48

SHEET 3 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C83	1030.00'	1°51'11"	33.31'	S32°51'05"E	33.31'
C84	30.00'	20°52'44"	10.93'	N42°21'51"W	10.87'
C85	30.00'	28°24'55"	14.88'	N67°00'41"W	14.73'
C86	62.00'	56°39'19"	62.93'	S52°08'29"E	60.26'
C87	62.00'	49°31'30"	53.59'	S01°41'56"W	51.94'
C177	62.00'	63°13'41"	68.42'	S58°04'31"W	65.00'



LEGEND

- □ DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- ■ DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- • DENOTES P.C.P., STAMPED L.B.#3624.
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NP) NON-RADIAL
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- JEA-E. JEA ELECTRIC EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- MATCHLINE
- ① SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

BK: 92 PG: 49

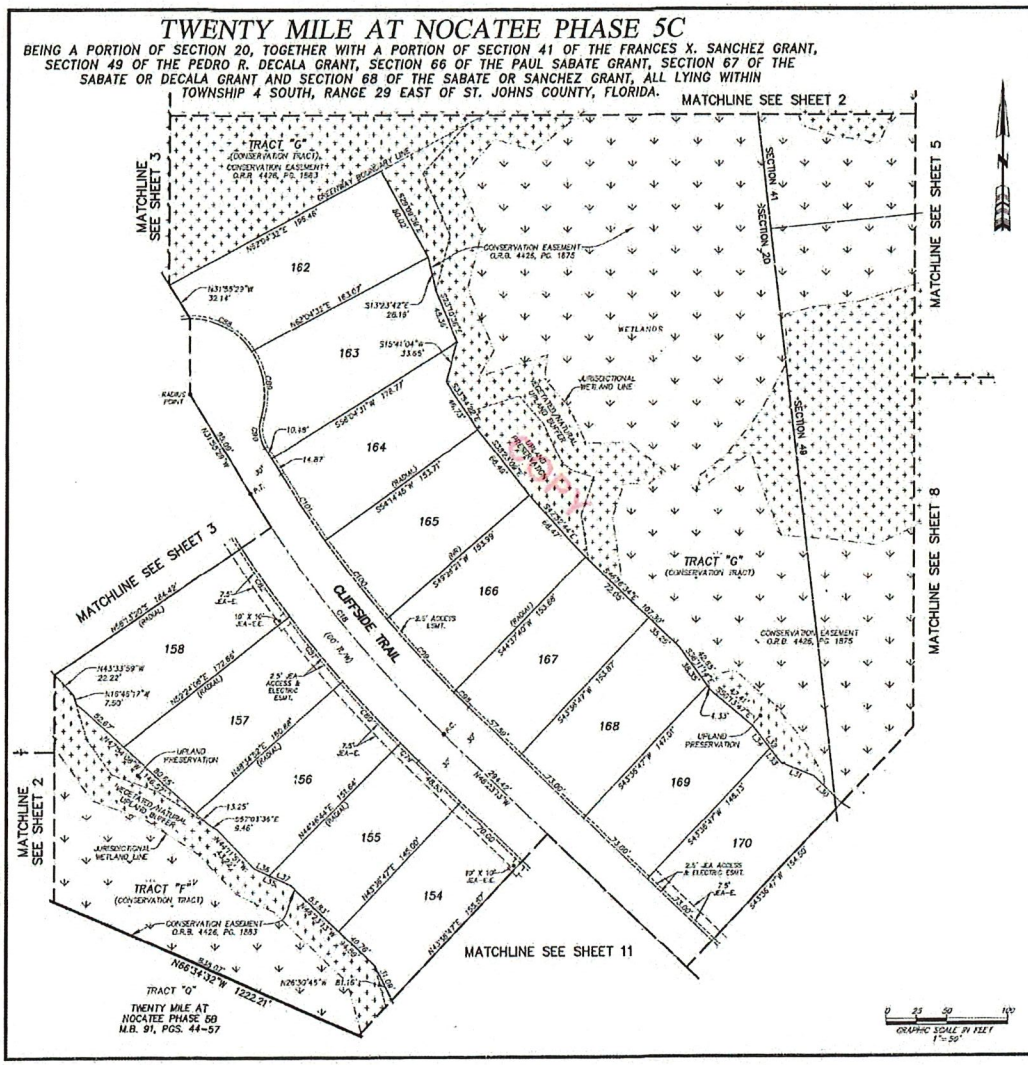
TWENTY MILE AT NOCATEE PHASE 5C

BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 92 PAGE 49

SHEET 4 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	1000.00'	14°27'44"	252.41'	N39°09'21"W	251.74'
C79	1030.00'	1°09'57"	20.96'	S45°48'15"E	20.96'
C80	1030.00'	3°48'08"	68.35'	S43°19'12"E	68.34'
C81	1030.00'	3°49'14"	68.66'	S39°30'31"E	68.67'
C82	1030.00'	3°49'14"	68.66'	S35°41'17"E	68.67'
C88	62.00'	55°54'14"	60.49'	N62°21'32"W	58.12'
C89	62.00'	51°45'35"	56.03'	N28°31'07"W	54.14'
C90	30.00'	49°17'39"	25.81'	S07°16'39"E	25.02'
C98	970.00'	1°00'54"	17.16'	S45°52'46"E	17.16'
C99	970.00'	4°48'32"	81.41'	S42°58'03"E	81.39'
C100	970.00'	4°48'32"	81.41'	S38°09'31"E	81.39'
C101	970.00'	3°49'46"	64.83'	S33°50'22"E	64.82'

LINE TABLE		
LINE	BEARING	LENGTH
L30	S46°23'13"E	32.14'
L31	N68°15'13"W	28.43'
L32	S37°40'05"E	38.33'
L33	S37°40'05"E	14.65'
L34	S37°40'05"E	21.69'
L35	N65°13'43"W	33.92'
L36	N65°13'43"W	14.11'
L37	N65°13'43"W	12.81'

LEGEND

- □ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- ■ DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- • DENOTES P.C.P., STAMPED L.B.#3624
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- PG. PAGE
- JEA-E. JEA ELECTRIC EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- — — — MATCHLINE
- ⊙ SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

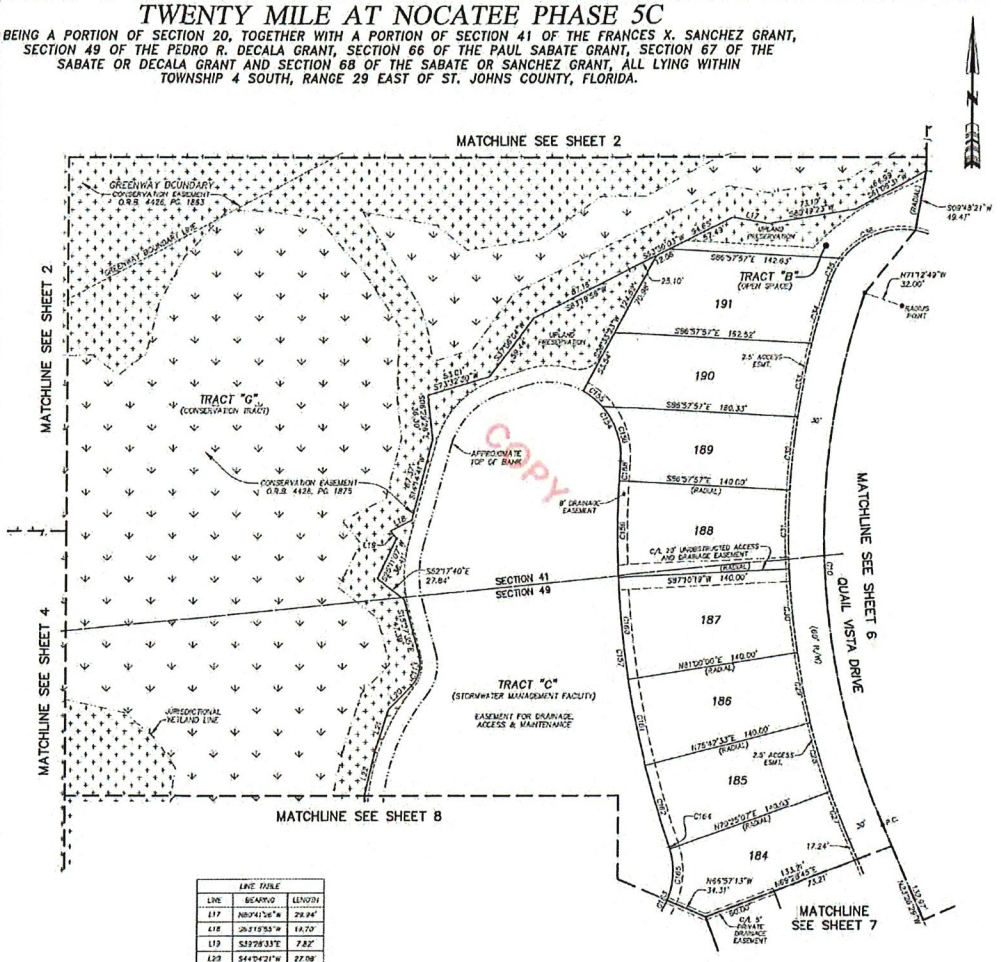
TWENTY MILE AT NOCATEE PHASE 5C

BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 92 PAGE 50

SHEET 5 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C26	600.00'	42°13'43"	442.21'	N32°19'39"W	432.27'
C27	630.00'	3°51'36"	42.44'	S21°30'41"E	42.43'
C28	630.00'	5°17'27"	58.17'	S16°36'10"E	58.15'
C29	630.00'	5°17'27"	58.17'	S11°18'44"E	58.15'
C30	820.00'	6°10'19"	91.89'	S03°34'31"E	91.84'
C31	830.00'	5°51'45"	84.46'	S00°08'11"W	84.43'
C32	830.00'	5°27'54"	80.05'	S05°46'00"W	80.01'
C33	830.00'	5°30'55"	80.65'	S11°15'25"W	80.62'
C34	630.00'	4°46'17"	52.47'	S16°24'03"W	52.45'
C35	62.00'	19°31'09"	21.12'	S29°32'45"W	21.02'
C36	62.00'	91°30'01"	98.55'	S61°05'30"W	83.40'
C113	25.00'	59°01'28"	25.98'	N14°16'23"E	24.82'
C154	60.00'	65°47'00"	68.89'	N29°38'58"W	65.17'
C155	60.00'	19°26'21"	20.36'	N51°48'18"W	20.26'
C156	63.00'	48°18'39"	46.90'	N18°34'48"W	47.19'
C157	770.00'	23°49'31"	318.25'	S07°55'54"E	316.09'
C158	770.00'	1°42'29"	16.23'	S03°38'17"W	16.23'
C159	770.00'	5°51'45"	78.78'	S00°08'11"W	78.75'
C160	770.00'	6°16'19"	82.94'	S05°54'51"E	82.90'
C161	770.00'	5°17'27"	71.10'	S11°38'44"E	71.08'
C162	770.00'	5°08'52"	69.18'	S16°31'53"E	69.16'
C163	63.00'	88°55'04"	93.11'	N25°01'13"E	84.00'
C164	63.00'	1°50'03"	1.92'	N18°31'18"W	1.92'
C165	63.00'	40°29'03"	42.57'	N02°43'15"E	41.68'

LINE TABLE		
LINE	BEARING	LENGTH
L17	N89°41'56"E	29.94'
L18	S6°15'53"W	19.70'
L19	S39°28'33"E	7.82'
L20	S44°04'21"W	27.08'
L21	S17°53'20"W	35.73'
L22	S12°41'47"W	36.13'

LEGEND

○	DENOTES SET P.R.M. 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED L.B.#3624
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P.C.P.	PERMANENT CONTROL POINT
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P.C.	POINT OF CURVATURE
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P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
CT	TABULATED CURVE DATA
LT	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
JEA-E.	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
EASE.	EASEMENT
	MATCHLINE
⑥	SHEET REFERENCE NUMBER
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
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TWENTY MILE AT NOCATEE PHASE 5C

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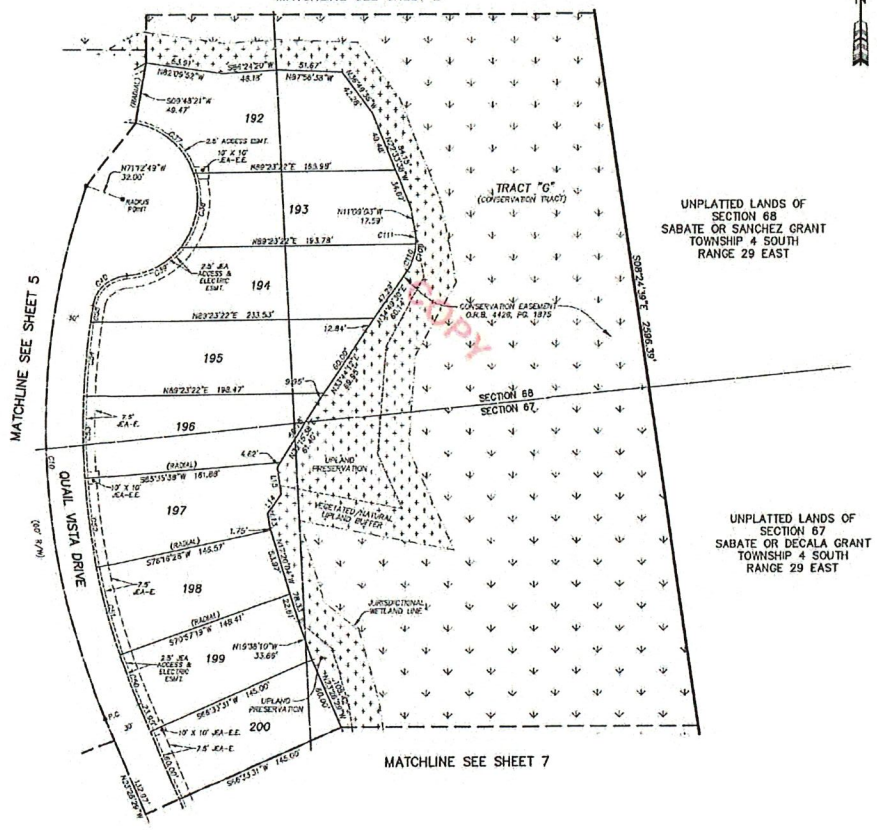
MAP BOOK 92 PAGE 51

SHEET 6 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



COPY

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	600.00'	42°52'40"	448.91'	N02°19'38"W	438.37'
C37	62.00'	60°31'18"	65.49'	N49°55'00"W	62.49'
C38	62.00'	56°39'23"	61.31'	N09°47'30"E	61.00'
C39	62.00'	47°19'11"	51.20'	N62°55'37"E	49.76'
C40	33.00'	76°52'35"	43.25'	S48°08'53"W	37.30'
C50	570.00'	4°23'48"	43.74'	S21°14'39"E	43.73'
C51	570.00'	7°19'10"	72.82'	S13°23'30"E	72.77'
C52	570.00'	7°19'10"	72.82'	S05°55'51"E	72.77'
C53	570.00'	6°42'02"	66.65'	S01°53'21"E	66.61'
C54	570.00'	6°03'59"	60.35'	S05°13'38"W	60.32'
C55	570.00'	1°20'59"	13.43'	S09°02'08"W	13.43'
C109	42.00'	42°58'33"	31.70'	N11°50'14"E	30.81'
C110	42.00'	31°29'52"	23.09'	N19°04'34"E	22.80'
C111	42.00'	14°28'41"	10.61'	N03°54'42"W	10.58'

LINE TABLE

LINE	BEARING	LENGTH
L13	N09°29'22"W	12.07'
L14	N35°31'38"E	19.19'
L15	N10°03'12"W	21.86'

LEGEND

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M.B.	MAP BOOK
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JEA-E.	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
	MATCHLINE
(1)	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

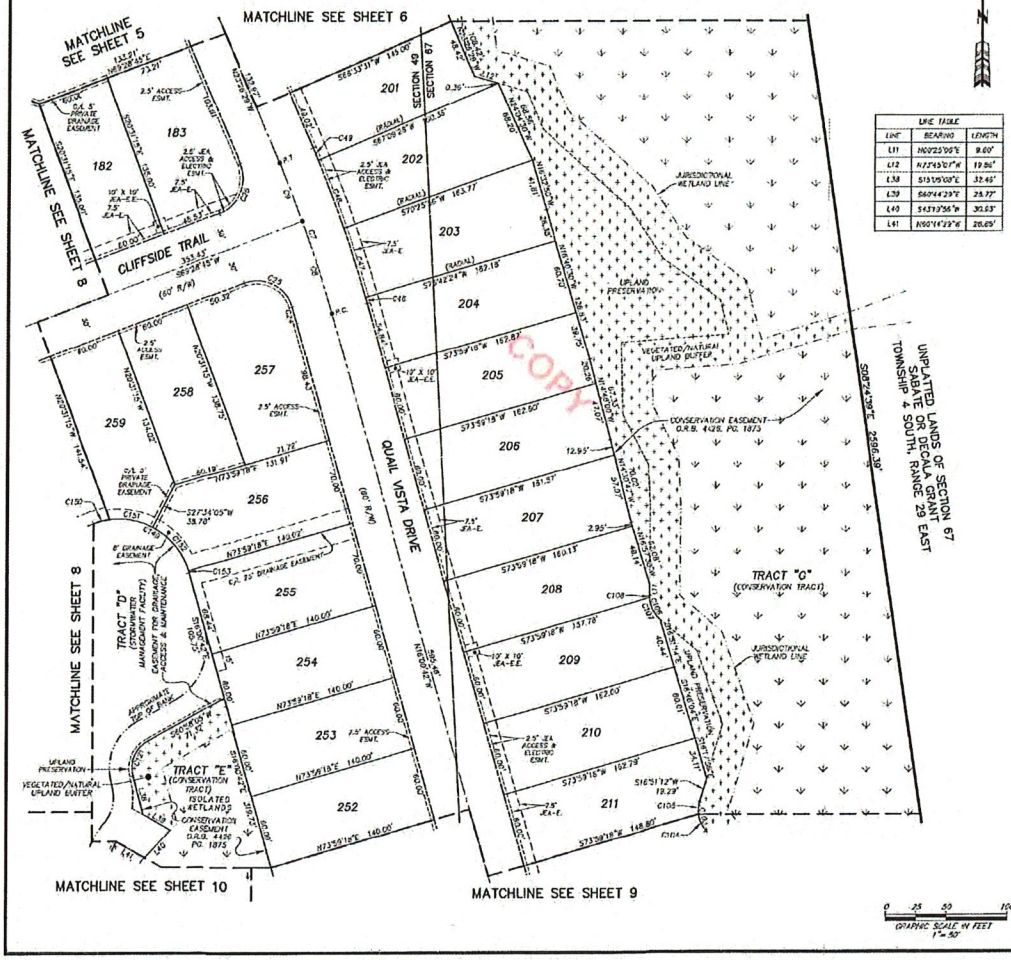
TWENTY MILE AT NOCATEE PHASE 5C

BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 92 PAGE 52

SHEET 7 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L11	N00°25'06"E	9.60'
L12	N77°45'01"W	19.56'
L38	S15°15'08"E	32.46'
L39	S60°44'29"E	25.77'
L40	S43°39'56"W	30.63'
L41	N60°14'29"W	28.65'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C7	1000.00'	7°25'48"	129.69'	N19°43'35"W	129.59'
C8	1000.00'	4°30'34"	78.70'	N15°15'59"W	78.68'
C9	1000.00'	2°55'14"	50.97'	N21°58'50"W	50.97'
C24	970.00'	0°50'39"	14.39'	N16°26'11"W	14.39'
C25	30.00'	93°36'25"	49.04'	N83°41'28"W	43.78'
C26	30.00'	92°53'14"	48.65'	N23°01'08"E	43.49'
C46	1030.00'	0°18'54"	5.07'	N15°06'09"W	5.07'
C47	1030.00'	3°19'26"	58.87'	N17°56'30"W	58.86'
C48	1030.00'	3°19'26"	58.87'	N21°15'56"W	58.86'
C49	1030.00'	0°39'57"	10.77'	N23°08'31"W	10.77'
C103	25.00'	57°50'23"	25.24'	S12°03'56"E	24.18'
C104	25.00'	33°54'00"	14.79'	S24°07'10"E	14.58'
C105	25.00'	23°56'22"	10.45'	S04°53'01"W	10.37'
C106	25.00'	50°22'20"	21.98'	S24°45'04"E	21.28'
C107	25.00'	46°53'31"	20.46'	S26°32'28"E	19.89'
C108	25.00'	3°28'49"	1.52'	S01°13'19"E	1.52'
C121	25.00'	78°03'13"	33.16'	S22°58'29"W	30.80'
C149	60.00'	84°30'24"	88.47'	N53°15'59"W	80.69'
C150	60.00'	13°05'38"	13.82'	S75°59'00"W	13.60'
C151	60.00'	35°04'43"	36.73'	N79°28'16"W	36.15'
C152	60.00'	44°56'08"	47.06'	N39°27'51"W	45.86'
C153	60.00'	1°29'57"	1.57'	N16°45'14"W	1.57'

LEGEND	
□	BENCHREE SET P.R.M., 4"x4" C.M. STAMPED LB #3924, UNLESS OTHERWISE NOTED
■	BENCHREE FOUND P.R.M., 4"x4" C.M. STAMPED LB #3924, UNLESS OTHERWISE NOTED
•	DENOTES P.R.P., STAMPED LB #3924
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.R.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
CT	TABULATED CURVE DATA
LT	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
JEA-E.	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
	MATCHLINE
①	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
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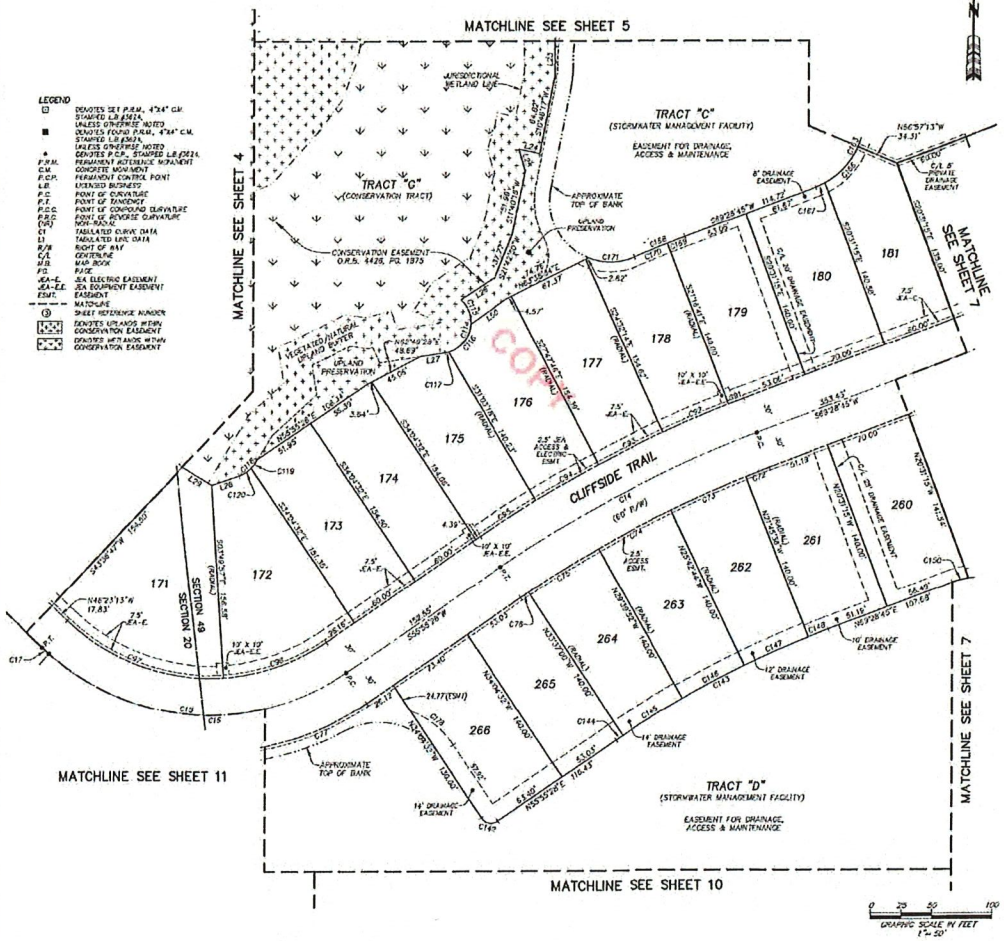
TWENTY MILE AT NOCATEE PHASE 5C

BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.



MAP BOOK 92 PAGE 53

SHEET 8 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	1060.00'	13°33'17"	250.57'	S67°47'06"W	249.99'
C15	200.00'	77°41'12"	271.18'	N85°17'53"W	250.88'
C16	200.00'	75°32'11"	263.67'	N36°16'27"W	244.99'
C17	200.00'	2°09'01"	7.51'	N41°22'47"W	7.51'
C72	973.00'	1°14'20"	20.98'	S58°51'34"W	20.97'
C73	973.00'	3°57'08"	68.91'	S56°15'53"W	68.89'
C74	973.00'	3°57'08"	68.91'	S52°18'42"W	68.90'
C75	973.00'	3°57'08"	68.91'	S48°21'34"W	68.90'
C76	973.00'	0°27'33"	7.77'	S46°09'14"W	7.77'
C77	230.00'	39°06'38"	157.00'	N75°26'47"E	153.99'
C81	1050.00'	0°45'28"	13.91'	S59°06'02"W	13.91'
C82	1050.00'	3°15'32"	58.59'	S60°05'33"W	58.58'
C83	1050.00'	3°15'32"	58.59'	S63°20'50"W	58.58'
C84	1050.00'	3°15'32"	58.59'	S66°26'28"W	58.58'
C85	1050.00'	3°01'14"	54.30'	S69°28'05"W	54.30'
C96	170.00'	30°14'36"	89.73'	N71°02'45"E	88.70'
C97	170.00'	47°26'44"	140.77'	S70°08'25"E	136.78'
C114	25.00'	129°14'20"	56.39'	N16°53'09"E	43.17'
C115	25.00'	50°47'01"	22.15'	N22°18'01"W	21.41'
C116	25.00'	71°27'33"	31.18'	N38°49'16"E	29.20'
C117	25.00'	7°03'47"	3.08'	N78°04'39"E	3.08'
C118	25.00'	41°49'47"	23.62'	N44°26'23"E	23.04'
C119	25.00'	19°34'30"	8.69'	N34°32'43"E	8.64'
C120	25.00'	27°00'37"	11.33'	N58°10'11"E	11.23'
C142	10.00'	90°00'00"	15.71'	S73°04'32"E	14.14'
C143	830.00'	13°33'17"	196.38'	S82°42'50"W	195.90'
C144	830.00'	0°27'33"	6.65'	S68°08'14"W	6.65'
C145	830.00'	3°57'08"	57.25'	S64°21'34"W	57.24'
C146	830.00'	3°57'08"	57.25'	S60°24'42"W	57.24'
C147	830.00'	3°57'08"	57.25'	S56°27'50"W	57.24'
C148	830.00'	1°14'29"	17.95'	S54°51'34"W	17.95'
C150	60.00'	13°00'38"	13.62'	S75°29'03"A	13.60'
C163	60.00'	88°33'04"	93.11'	N25°01'13"E	84.05'
C168	60.00'	38°05'53"	40.26'	N42°16'14"E	39.51'
C167	60.00'	7°59'05"	8.36'	N65°29'12"E	8.35'
C168	1170.00'	2°11'29"	44.75'	S58°23'00"W	44.75'
C169	1170.00'	0°45'26"	15.46'	S59°05'02"W	15.46'
C170	1170.00'	1°26'03"	29.29'	S62°00'17"W	29.29'
C171	50.00'	44°50'16"	38.63'	N89°23'30"E	37.66'
C178	74.00'	35°48'29"	46.25'	N51°59'17"W	45.52'

LINE TABLE

LINE	BEARING	LENGTH
L23	S00°59'23"E	22.14'
L24	N77°43'17"W	17.61'
L25	S16°19'53"E	18.72'
L26	S26°26'45"W	33.31'
L27	N81°38'49"E	20.30'
L28	N71°20'25"E	24.04'
L29	S59°25'59"E	28.45'
L30	N54°46'31"E	35.46'

PREPARED BY:
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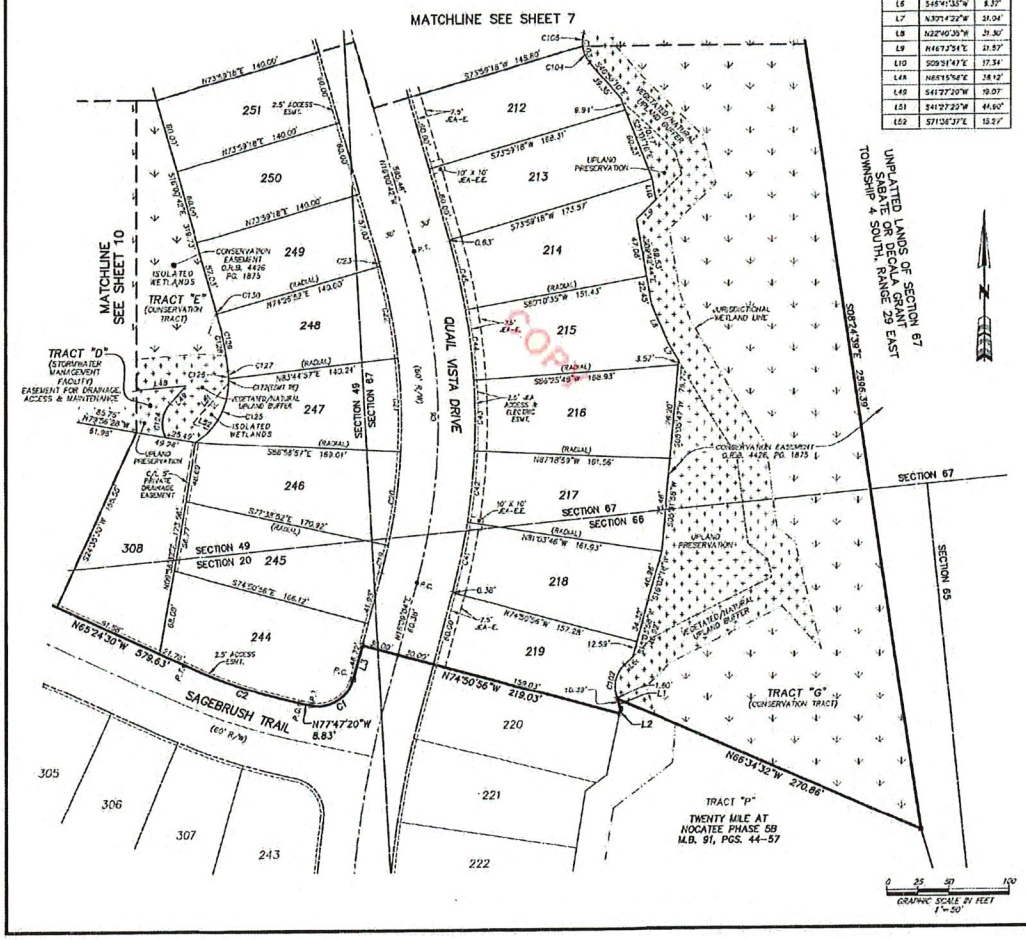
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

COPY

TWENTY MILE AT NOCATEE PHASE 5C

BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S19°06'19"E	8.52'
L2	S12°24'38"E	3.75'
L3	S15°09'04"W	28.21'
L6	S46°41'33"W	8.37'
L7	N30°14'32"W	31.04'
L8	N22°40'39"W	21.30'
L9	N46°13'54"E	21.57'
L10	S09°51'47"E	17.34'
L4A	N85°15'56"E	38.12'
L49	S41°27'20"W	19.07'
L51	S41°27'20"W	44.90'
L52	S71°26'37"E	13.57'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30.00'	81°03'29"	42.58'	S84°40'52"W	41.32'
C2	470.00'	12°23'50"	101.66'	N71°35'55"W	101.46'
C8	560.00'	31°09'48"	271.95'	N00°05'49"W	268.61'
C19	470.00'	2°47'08"	22.96'	N13°40'04"E	22.95'
C20	470.00'	9°18'05"	76.30'	N07°43'08"E	76.22'
C21	470.00'	9°18'05"	76.30'	N01°36'00"W	76.22'
C22	470.00'	9°18'05"	76.30'	N10°54'05"W	76.22'
C23	470.00'	0°22'38"	3.77'	N15°48'55"W	3.77'
C41	530.00'	6°12'59"	57.48'	N14°02'39"E	57.45'
C42	530.00'	6°13'13"	57.85'	N20°48'37"E	57.82'
C43	530.00'	6°13'13"	57.85'	N27°01'50"E	57.80'
C44	530.00'	6°12'13"	57.83'	N33°14'48"E	57.82'
C45	530.00'	6°11'17"	57.24'	N39°25'03"E	57.21'
C102	25.00'	65°47'54"	28.71'	S13°47'38"W	27.16'
C103	25.00'	57°53'22"	25.24'	S12°05'58"E	24.18'
C104	25.00'	33°41'03"	14.79'	S24°03'13"E	14.58'
C105	25.00'	23°58'22"	10.46'	S04°53'01"E	10.39'
C124	25.00'	65°42'31"	28.11'	S08°16'04"W	27.49'
C125	80.00'	58°28'35"	81.25'	N27°40'18"E	38.63'
C126	80.00'	64°12'23"	87.24'	N24°48'53"E	83.77'
C127	90.00'	5°42'50"	8.98'	N04°25'54"W	8.98'
C128	330.00'	8°43'22"	50.24'	N11°39'00"W	50.19'
C129	330.00'	8°15'48"	47.59'	N11°25'13"W	47.55'
C130	330.00'	0°27'24"	2.65'	N15°46'56"W	2.65'
C172	60.00'	3°00'52"	3.15'	N00°04'03"E	3.15'

LEGEND

⊡	DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED L.B.#3624
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
(NR)	NON-RADIAL
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
PG.	PAGE
EA-E	EA ELECTRIC EASEMENT
EA-EE	EA EQUIPMENT EASEMENT
EASMT.	EASEMENT
	MATCHLINE
⑤	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

MAP BOOK 92 PAGE 54

SHEET 9 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

TWENTY MILE AT NOCATEE PHASE 5C

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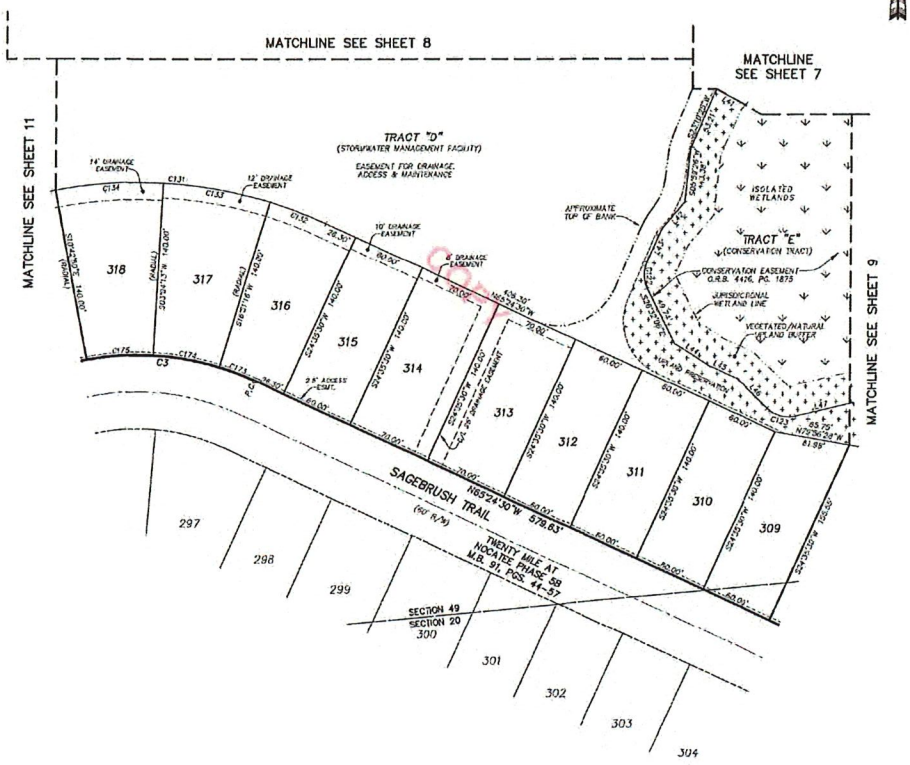
MAP BOOK 92 PAGE 55.

SHEET 10 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	233.00'	41°32'43"	168.77'	N36°10'39"W	165.14'
C122	25.00'	50°19'24"	21.92'	S09°24'54"E	21.23'
C123	25.00'	56°18'18"	24.61'	S74°34'14"E	23.60'
C131	370.00'	39°57'54"	257.33'	N65°19'57"W	252.17'
C132	370.00'	7°41'14"	49.96'	N85°18'37"W	49.93'
C133	370.00'	13°47'03"	89.01'	N70°02'16"W	88.80'
C134	370.00'	13°47'03"	89.01'	S83°49'41"W	88.80'
C173	233.00'	7°41'14"	31.06'	N85°18'37"W	31.04'
C174	233.00'	13°47'03"	56.33'	N70°02'16"W	56.20'
C175	233.00'	13°47'03"	56.33'	S83°49'41"W	56.20'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N80°44'29"W	26.85'
L42	S40°37'16"W	28.60'
L43	S23°42'18"W	29.71'
L44	S57°30'07"E	32.85'
L45	S85°01'35"E	25.46'
L46	S48°13'26"E	30.86'
L47	N79°55'08"E	47.76'

LEGEND

- ⊡ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.3624, UNLESS OTHERWISE NOTED
- ■ DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.3624, UNLESS OTHERWISE NOTED
- ● DENOTES P.C.P., STAMPED L.B.3624,
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- (NR) NON-RADIAL
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- P.G. PAGE
- JEA-E. JEA ELECTRIC EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- MATCHLINE
- ⑩ SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

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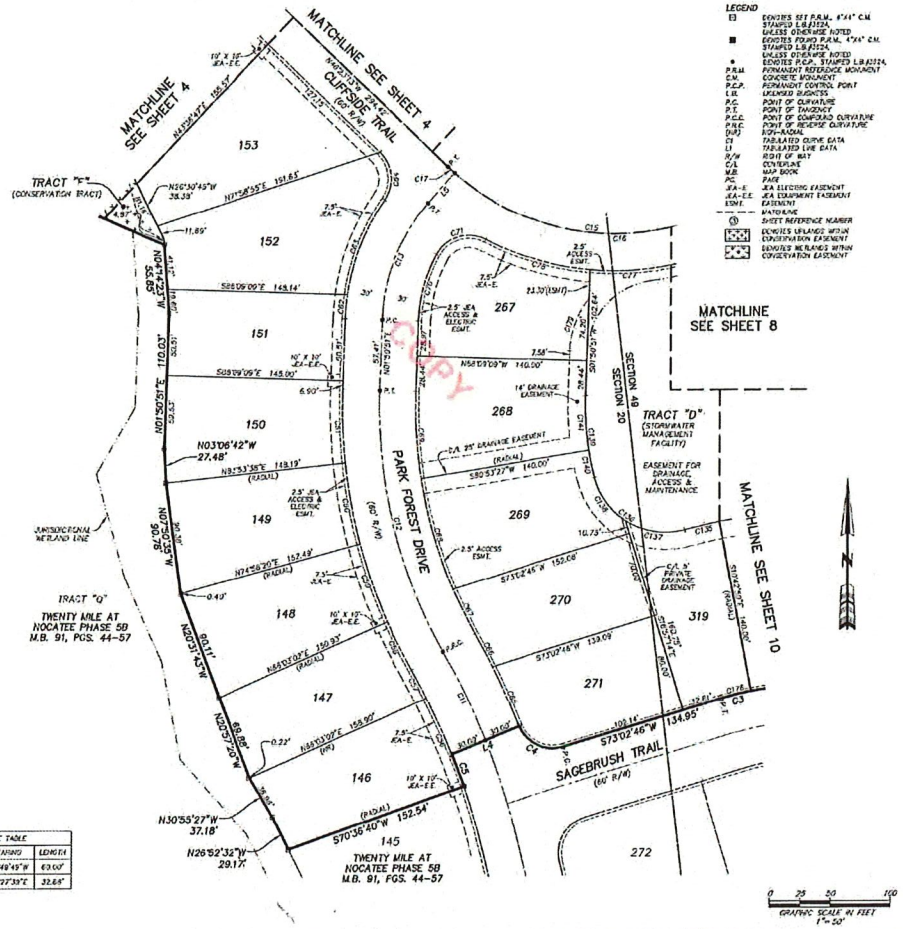
MAP BOOK 91 PAGE 56

SHEET 11 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



LEGEND

⊡	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3224, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3224, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED L.B.#3224
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C.M.	CONCRETE MONUMENT
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(NR)	NON-RADIAL
C#	TABULATED CURVE DATA
L#	TABULATED LINE DATA
R/W	RIGHT OF WAY
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M.B.	MAP BOOK
PG.	PAGE
JEA-E.	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
	MATCHLINE
①	SHEET REFERENCE NUMBER
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	230.00'	4°32'43"	106.77'	N86°10'53"W	106.14'
C4	30.00'	84°49'03"	44.39'	N64°33'42"W	40.45'
C5	570.00'	2°48'51"	27.99'	S20°46'45"E	27.98'
C11	600.00'	7°40'13"	80.32'	N26°00'17"W	80.26'
C12	400.00'	31°41'18"	221.22'	N13°59'48"W	218.41'
C13	150.00'	39°26'48"	103.27'	N21°39'15"E	101.25'
C15	200.00'	77°47'19"	271.58'	N85°37'52"W	250.68'
C16	200.00'	75°32'11"	263.67'	N86°16'27"W	244.59'
C17	200.00'	2°09'09"	7.51'	N47°27'47"W	7.51'
C56	570.00'	7°50'32"	78.02'	N03°18'36"W	77.96'
C57	570.00'	2°36'39"	25.98'	N06°32'08"W	25.95'
C58	430.00'	5°53'26"	44.21'	S26°53'41"E	44.19'
C59	430.00'	8°55'16"	66.96'	S31°29'19"E	66.89'
C60	430.00'	8°55'16"	66.96'	S40°24'35"E	66.89'
C61	430.00'	7°57'13"	59.69'	S49°20'45"E	59.64'
C62	180.00'	6°13'03"	19.53'	S04°57'21"W	19.52'
C63	180.00'	26°28'10"	83.16'	S21°17'57"W	82.42'
C64	30.00'	60°55'15"	42.37'	N65°55'39"W	38.94'
C65	630.00'	4°50'23"	53.21'	N24°25'24"W	53.20'
C66	630.00'	2°49'50"	31.12'	N28°25'39"W	31.12'
C67	570.00'	6°42'26"	49.10'	S20°44'09"E	49.08'
C68	570.00'	14°31'16"	53.77'	S18°27'10"E	53.32'
C69	570.00'	10°57'25"	70.76'	S03°37'31"E	70.65'
C70	120.00'	26°54'55"	56.38'	S15°18'19"W	55.86'
C71	30.00'	88°51'39"	46.53'	S73°11'19"W	42.00'
C77	230.00'	39°06'29"	157.00'	N75°28'47"E	153.89'
C78	230.00'	22°39'02"	90.93'	S73°40'22"E	90.37'
C135	570.00'	4°32'34"	29.54'	S77°02'58"W	29.53'
C136	60.00'	90°28'39"	94.87'	S59°57'35"E	85.23'
C137	60.00'	47°41'06"	49.93'	S81°24'53"E	48.51'
C138	60.00'	42°47'33"	44.81'	S29°07'04"E	43.79'
C139	230.00'	19°30'32"	78.28'	S69°26'27"E	77.92'
C140	230.00'	2°33'12"	10.24'	S81°53'09"E	10.24'
C141	230.00'	10°57'25"	43.98'	S83°37'51"E	43.92'
C178	230.00'	6°16'23"	25.05'	S78°09'58"W	25.04'
C179	74.03'	31°49'23"	45.27'	S13°45'36"W	44.52'

LINE TABLE

LINE	BEARING	LENGTH
L4	S67°48'49"W	63.00'
L5	N41°27'39"E	32.86'

0 25 50 100

GRAPHIC SCALE IN FEET 1"= 50'

PREPARED BY:

ROBERT M. ANGAS ASSOCIATES, INC.

14775 OLD ST. AUGUSTINE ROAD

JACKSONVILLE, FL 32258 (904) 642-8550

CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

Attachment 5

Subdivision Plat
Twenty Mile Village at Nocatee Phase 1

TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 5

SHEET 1 OF 32 SHEETS

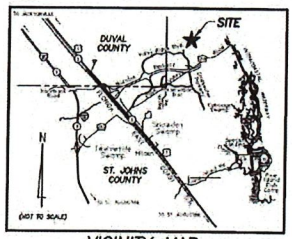
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Sections 19, and 30, together with a portion of Section 50 of the Pedro Colifacio Grant, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeast corner of said Section 19; thence North 88°46'19" East, along the Southerly line of said Section 19, a distance of 1550.00 feet; thence North 87°54'32" East, departing said Southerly line, 3728.95 feet; thence South 01°19'00" East, 1920.30 feet; thence Due South, 1350.00 feet; thence South 50°00'00" West, 399.87 feet; thence South 25°24'25" East, 264.35 feet; thence South 70°59'00" East, 36.75 feet to a point lying on a curve concave Northeasterly having a radius of 55.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 56°28'59", an arc length of 54.22 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 34°35'00" East, 52.03 feet; thence South 25°24'25" East, 275.95 feet to a point lying on a curve concave Northerly having a radius of 1000.00 feet; thence Westerly along the arc of said curve, through a central angle of 13°52'03", an arc length of 242.04 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 81°47'57" West, 241.44 feet; thence South 88°43'59" West, 424.52 feet to the point of curvature of a curve concave Southerly having a radius of 540.00 feet; thence Westerly along the arc of said curve, through a central angle of 33°09'38", an arc length of 303.10 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 72°39'11" West, 298.94 feet; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 365.00 feet, through a central angle of 63°13'54", an arc length of 398.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 25°17'24" West, 379.06 feet; thence South 05°39'34" East, 27.92 feet to the point of curvature of a curve concave Westerly having a radius of 300.00 feet; thence Southerly along the arc of said curve, through a central angle of 12°15'10", an arc length of 42.77 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 00°28'01" West, 42.69 feet; thence Southerly along the arc of a curve concave Easterly having a radius of 238.00 feet, through a central angle of 12°15'10", an arc length of 51.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 00°08'01" West, 51.01 feet; thence South 05°39'34" East, 36.30 feet to the northeasterly corner of the Northerly terminus of 20 Mile Road, a 100 foot right of way as presently established; thence Southerly along the Westerly right of way line of said 20 Mile Road the following 4 courses: Course 1, thence South 05°39'34" East, 581.85 feet to the point of curvature of a curve concave Westerly having a radius of 250.00 feet; Course 2, thence Southerly along the arc of said curve, through a central angle of 46°19'36", an arc length of 202.14 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 17°10'13" West, 196.68 feet; Course 3, thence South 40°20'01" West, 37.15 feet; Course 4, thence South 87°24'20" West, 43.68 feet to a point lying on the Northerly right of way line of Valley Ridge Boulevard said right of way line being a curve concave Southerly having a radius of 1070.00 feet; thence Westerly along said Northerly right of way line the following 3 courses: Course 1, thence Westerly along the arc of said curve, through a central angle of 64°05'46", an arc length of 1198.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 78°30'27" West, 1135.55 feet, Course 2, thence South 69°26'40" West, 496.85 feet to the point of curvature of a curve concave Northerly having a radius of 1108.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of 18°35'07", an arc length of 358.76 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 78°44'13" West, 357.18 feet; thence North 01°58'14" West, departing said Northerly right of way line, 18.83 feet; thence North 70°44'56" West, 82.20 feet; thence North 51°22'50" West, 74.75 feet; thence North 32°16'49" West, 105.72 feet; thence North 24°33'10" West, 87.95 feet; thence North 08°42'34" East, 63.85 feet; thence North 50°09'52" West, 28.2' feet; thence North 25°42'17" West, 353.14 feet; thence North 23°28'41" East, 48.47 feet; thence North 27°31'15" East, 25.18 feet; thence North 53°39'23" East, 153.10 feet; thence North 49°13'45" East, 127.84 feet; thence North 04°13'08" East, 108.92 feet; thence North 11°18'15" West, 44.03 feet; thence North 10°49'16" West, 66.50 feet; thence North 14°05'36" East, 25.77 feet; thence North 81°12'20" East, 81.18 feet; thence North 80°16'10" East, 57.86 feet; thence North 13°16'08" East, 11.58 feet; thence North 37°58'35" East, 18.36 feet; thence North 07°23'43" West, 59.93 feet; thence North 30°22'46" East, 27.47 feet; thence North 44°39'19" West, 32.61 feet; thence North 03°27'35" West, 54.60 feet; thence North 33°09'07" West, 74.19 feet; thence North 29°06'14" West, 1719.09 feet; thence North 49°55'59" West, 1179.76 feet to the Point of Beginning.

Containing 341.98 acres, more or less.



VICINITY MAP

CONSENT AND JOINDER

The undersigned hereby certifies that it is the holder of the mortgage, lien or other encumbrance recorded in Official Records Book 3608, Page 3, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in the caption hereon. The undersigned hereby joins and consents to the dedications by the Owner of the lands described in the Adoption and Dedication section herein, and agrees that the Mortgage shall be subordinated to said dedications.

Signed in the presence of:

Witness: John M. White
Printed Name

Witness: MICHAEL O'STEEN
Printed Name

U.S. BANK NATIONAL ASSOCIATION
a national banking association, as Trustee

By: Taramata Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent

By: Richard T. Ray, as Chairman

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13 day of January, 2015, by Richard T. Ray, the Chairman of the Taramata Community Development District, a local unit of special purpose Government established pursuant to Chapter 190, Florida Statutes, as authorized agent of U.S. Bank National Association, a national banking association, on behalf of the bank.

Notary Public, State of Florida at Large: Tina E Miller
Printed Name: Tina E Miller
My Commission Expires: May 9, 2017
Commission Number: FF 016700

SURVEYOR'S CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and registered by the State of Florida as a land surveyor, does hereby certify that the above plat was made under the undersigned's responsible direction and supervision, and that the plat complies with all of the survey requirements of Chapter 177, Part 1, Platting, of the Florida Statutes.

Signed and sealed this 16 day of JANUARY A.D., 2015.

Damon J. Kelly
Professional Surveyor and Mapper
State of Florida LS No. 6284

CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of Twenty Mile Village at Nocatee Phase 1, has been examined and approved by the County Growth Management Department for St. Johns County, Florida, on this 19th day of January A.D., 2015.

Director of the Growth Management Department

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of Twenty Mile Village at Nocatee Phase 1, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this 17 day of February A.D., 2015. This acceptance shall not be deemed as requiring construction or maintenance by St. Johns County of any part of said subdivision.

Chairman, Board of County Commissioners

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of Twenty Mile Village at Nocatee Phase 1, has been examined and reviewed by the Office of the St. Johns County Attorney on this 13 day of February A.D., 2015.

Office of the County Attorney

CERTIFICATE OF CLERK

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Chapter 177, Florida Statutes, and is recorded in Map Book 74, Pages 5-36 of the public records of St. Johns County, Florida, on this 24 day of February A.D., 2015.

Cheryl Strickland
Clerk of the Circuit Court

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 177, Part 1, Platting, by the Office of the County Surveyor of St. Johns County, Florida, on this 19th day of February A.D., 2015.

Gail Oliver, P.S.M., County Surveyor
Professional Land Surveyor and Mapper
License Number 4564

ADOPTION AND DEDICATION

This is to certify that Hydry Company, LLC, a Delaware limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereafter be known as Twenty Mile Village at Nocatee Phase 1, and that it has caused the same to be surveyed and subdivided, and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

Those rights of way depicted hereon as Oak Canopy Trail, Fruitland Trail, Southern Oak Drive, Jack Rabbit Trail, Out Post Trail, Lone Eagle Way, Eagle Rock Drive and Bear Island Trail are hereby irrevocably dedicated to St. Johns County, Florida, its successors and assigns, in perpetuity for maintenance of the right of ways, and drainage improvements which are now or hereafter constructed thereon. Hydry Company, LLC ("Hydry") or a homeowners association designated by Hydry shall maintain, repair and replace any brick pavers located within the rights of way shown on this plat in good condition and repair. The cost of maintenance, repair or replacement of any such brick pavers shall be paid by Hydry Company, LLC or such homeowners associates designated by Hydry.

All private alleys depicted hereon shall remain privately owned and the sole and exclusive property of the Owner, its successors and assigns; provided however, the Owner reserves the right to convey title to said alleys to an entity, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

The drainage easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge all storm water which may fall or come upon all rights of way hereby dedicated, into, over, across, or through said easements shown hereon, which may be dedicated to a property owners' association, or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

Title to Tracts "A", "D", "F", "G", "H", "J", "JJ", "L", "O", "Q", "R", "CC", "HH", "KK" and "MM" (Open Space), Tracts "I", "U" and "FF" (Neighborhood Park), Tract "M" (Private Access Tract), Tracts "T", "S", "V", "Y", "Z", "EE" and "JJ" (Stormwater Management Facility/Open Space), Tract "C" (Landscape Buffer Tract), Tracts "E", "K" and "N" (Landscape/Sign Area), Tracts "W", "X", "Z", "AA", "BB", "CC", "DD" and "II" (Conservation Area), Tracts "LL" and "NN" (Landscape Area) and Tract "K" (Village Commons) are hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned owner reserves the right to convey title to said tract to an entity or person, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity or person.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned Owner, its successors and assigns. The undersigned Owner retains the obligation for maintenance of these privately owned easements; provided however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association or other such entity or person as will assume all obligation of maintenance and operation thereof under the plat.

All utility easements shown on this plat are hereby irrevocably and without reservations dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground utilities. Any other utility easements shown on this plat shall also be easements for the construction, installation, maintenance, and operation of cable television services in the manner and subject to the provisions of Section 177.091(28) of the current Florida Statutes; however, only cable television service providers specifically authorized by the undersigned owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

Tract "B" (Pump Station Tract) is hereby irrevocably and without reservation dedicated in fee simple title to JEA, its successors and assigns.

Title to the Landscape Buffer Tract is hereby retained by the undersigned Owner, its successors and assigns; provided however, the undersigned Owner reserves the right to convey title to said tract to an entity, including without limitation, a property owners' association, or other third party that assumes all obligation of maintenance and operation thereof under this plat. Such shall be held and used by Owner, its successors and assigns, as a landscape buffer for the adjacent pump station in accordance with the requirements of Section 656.1223, City of Jacksonville Ordinance Code.

Owner hereby dedicates to JEA, its successors and assigns, a non-exclusive easement on, upon, over, and under the Landscape Buffer Tract, for electrical, water reuse, water, sewer, access and other public utilities in connection with JEA's use of the Pump Station Tract.

Owner, its successors and assigns, shall forever release, discharge, indemnify JEA and save it harmless from suits, actions, damages, liability and expenses that may be incurred in connection with property damage or personal injury, or any other damage arising from or out of any occurrence in, upon, at or from the Landscape Buffer Tract, or any part thereof, including but not limited those arising from or incidental to JEA's use of the Pump Station Tract or JEA's easement upon the Landscape Buffer Tract. Owner's successors and assigns shall be subject to this release and indemnification and the covenants herein shall run with the land described and captioned hereon.

Those easements designated as "JEA-EE," are hereby irrevocably dedicated to JEA, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. Those easements designated as "JEA-E" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system; provided however, that no parallel utilities may be installed within said easements. Those "JEA Access and Electrical Easements" are hereby irrevocably dedicated to JEA, its successors and assigns, for its non-exclusive use for (1) access to the JEA-EE and JEA-E easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-EE and JEA-E easements, and (3) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the JEA-EE and JEA-E easements.

In witness whereof, the undersigned Owner has caused this plat and dedication to be executed by its duly elected officers, acting by and with the authority of its board of directors.

Witness: John M. White
Print Name

Witness: Michael O'Steen
Print Name

OWNER: HYDRY COMPANY, LLC
a Delaware limited liability company

By: Jed V. Davis
Vice President

STATE OF FLORIDA, COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 13 day of January A.D., 2015, by Jed V. Davis, Vice President, on behalf of owner, he being personally known to the undersigned and did not take an oath, or produce identification.

My Commission Expires: May 9, 2017
Commission Number: FF 016700

Notary Public, State of Florida at Large: Tina E Miller
Name: Tina E Miller

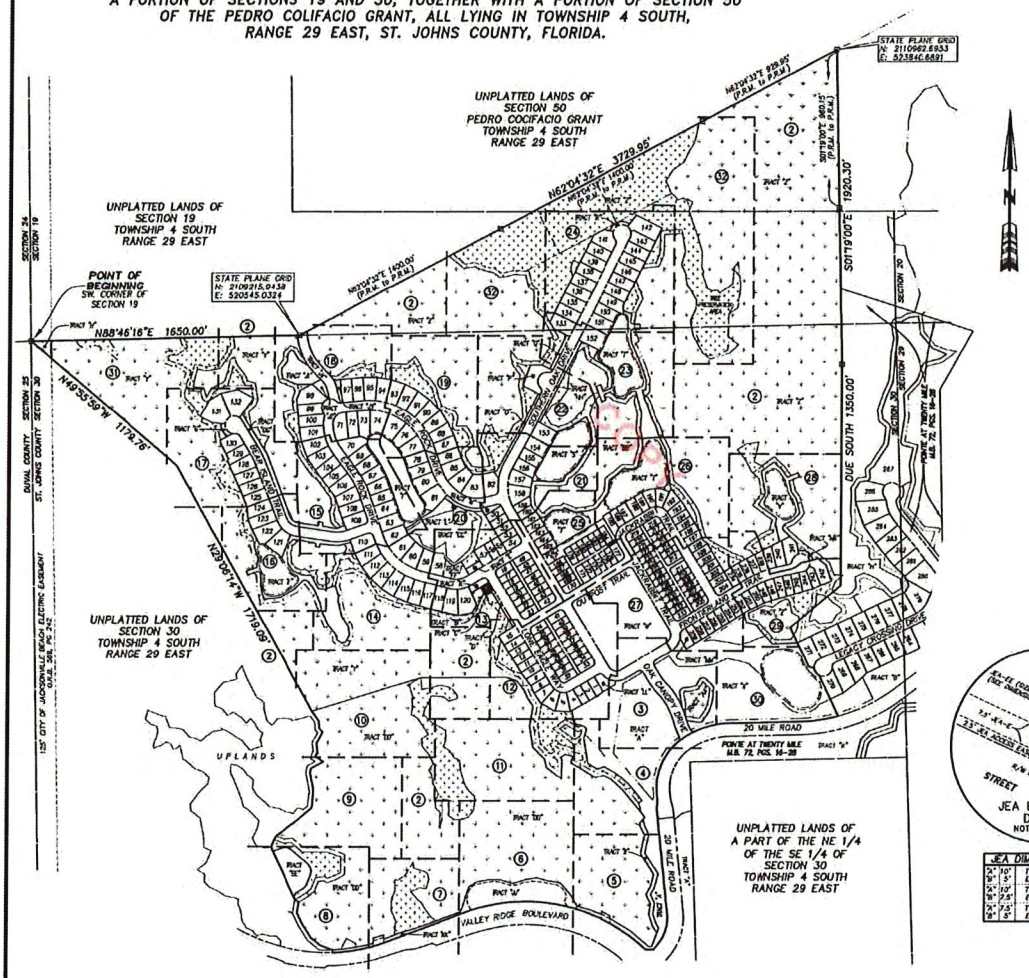
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

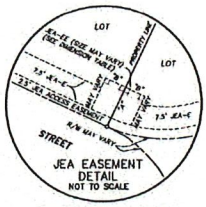
TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 6

SHEET 2 OF 32 SHEETS





JEA DIMENSION TABLE	
2"	10'
3"	5'
2"	10'
18"	7.5'
2"	7.5'
18"	5'

TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
TYPICAL 10'x10' JEA EQUIPMENT EASEMENT
TYPICAL 7.5'x10' JEA EQUIPMENT EASEMENT

0 200 400 800
GRAPHIC SCALE IN FEET
1" = 400'

NOTES:

1) Bearings shown are referenced to the State Plane coordinates as indicated hereon and are based on the Southerly line of Section 19 as being North 88°46'16" East.
2) Notice: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described hereon and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not depicted on this plat that may be found in the Public Records of this county.
3) Coordinates based on GPS observation of the following National Geodetic Survey Control Station "KREG" (Jacksonville 2) coordinates:
   N 2182506.373 E 493662.930
   Coordinate Datum: State Plane in U.S. survey feet Florida East Zone, North American Datum (NAD83) (NSRS 2007).
4) Those certain easements denoted as "2.5' Access Easements" are reserved for the benefit, on a non-exclusive basis, of the Owner and the Owner's specific successors and assigns. The Owner is permitted to assign its rights under such 2.5' Access Easement.
5) Tracts "J1", "J", "Z", "AA", "BB", "CC", "DD" and "P" are subject to a conservation easement pursuant to Section 704.06, F.S. in favor of the St. Johns River Water Management District. Any activity in or use of the conservation easement areas inconsistent with the purpose of the conservation easement is prohibited. The conservation easement expressly prohibits the following activities and uses:
   (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
   (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
   (c) Removing, destroying or trimming trees, shrubs, or other vegetation.
   (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
   (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
   (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
   (g) Acts or uses detrimental to such retention of land or water areas.
   (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.
6) Upland Buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
7) The Tree Preservation Areas depicted hereon are established per requirements set forth in the Nocatee PUD and subsequent Master Development Plan, as may be amended from time to time. For the Tree Preservation Areas depicted hereon, routine landscape maintenance, such as trimming and pruning that is not intended to result in damage to the trees, is allowed within the Tree Preservation Areas. In addition, any tree that dies within the Tree Preservation Areas as depicted on this plat that constitutes an immediate peril to life or property may be removed.
8) Lands depicted hereon subject to Developer and Utility Service Agreement recorded in Official Records Book 3359, Page 1979 and Official Records Book 3303, page 571 of the Public Records of St. Johns County, Florida.
9) Lands depicted hereon subject to Restrictions, covenants, conditions and easements recorded in Official Records Book 3386, Page 1247 and amended by Official Records Book 3426, page 1111 of the Public Records of St. Johns County, Florida, and as amended.
10) Lands depicted hereon subject to Grant of Declaration of Easements and Covenants recorded in Official Records Book 3426, Page 1117 of the Public Records of St. Johns County, Florida, and as amended.

LEGEND

⊡	DENOTES SET P.R.M. 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED L.B.#3624,
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT OH CURVE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
CT	TABULATED CURVE DATA
LT	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
	MATCHLINE
JEA-E.	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
③	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
	DENOTES TREE PRESERVATION AREA

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

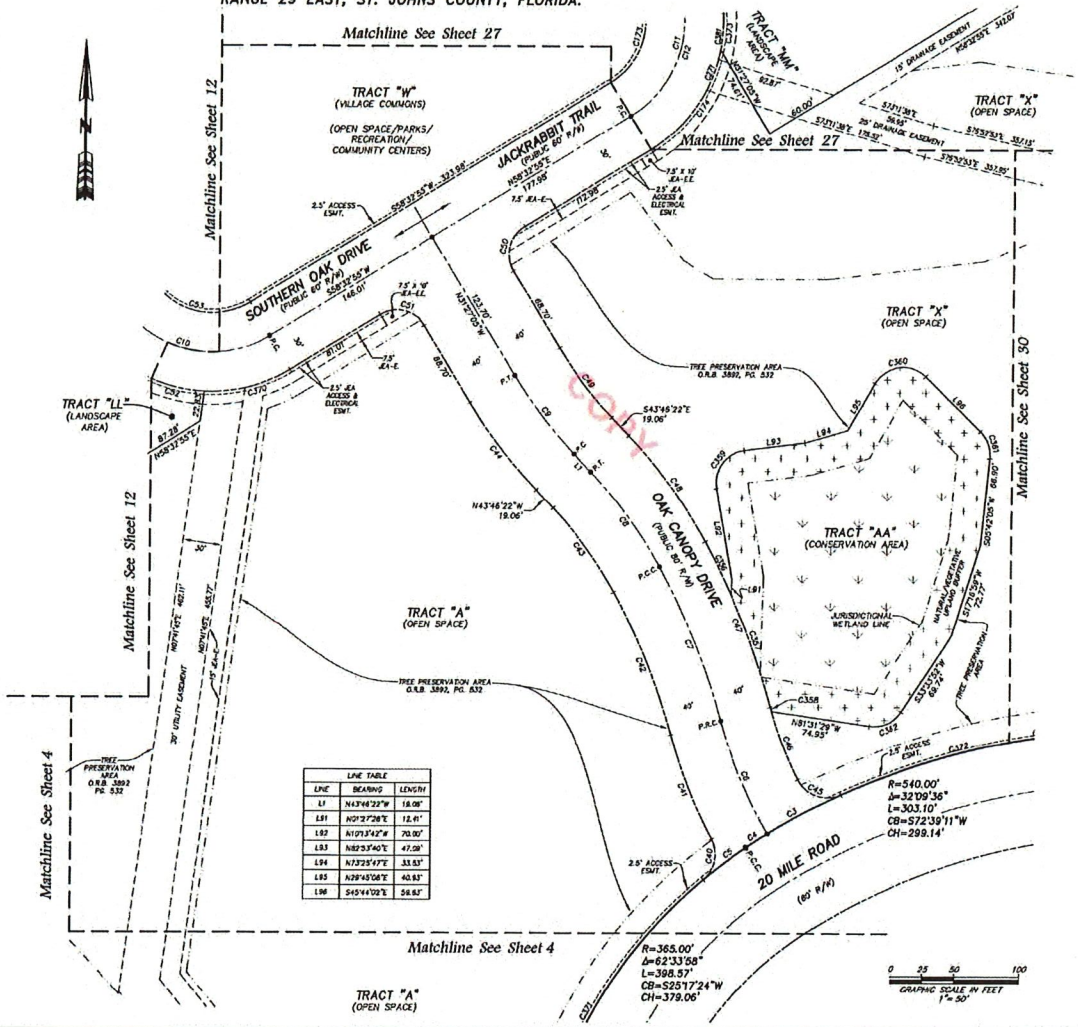
TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 7

SHEET 3 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°46'22"W	18.08'
L81	N01°27'28"E	12.41'
L82	N10°13'42"W	70.00'
L83	N82°53'40"E	47.09'
L94	N73°25'47"E	33.53'
L95	N29°45'08"E	40.53'
L96	S45°44'02"E	36.83'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	540.00'	6°41'34"	63.13'	S82°00'58"W	63.09'
C4	540.00'	2°05'38"	19.73'	S85°37'13"W	19.73'
C5	365.00'	8°27'42"	41.18'	S83°29'32"W	41.16'
C6	350.00'	13°22'43"	63.94'	N23°23'13"W	63.66'
C7	550.00'	13°16'23"	127.41'	N22°20'03"W	127.13'
C8	350.00'	14°48'07"	90.43'	N34°22'19"W	90.17'
C9	350.00'	12°18'17"	75.17'	N37°38'44"W	75.12'
C10	65.00'	90°00'00"	133.52'	N76°27'05"W	120.21'
C40	25.00'	78°23'25"	34.20'	N10°54'29"E	31.60'
C41	390.00'	12°34'32"	85.64'	S21°39'18"E	85.47'
C42	510.00'	13°16'23"	118.15'	N22°20'03"W	117.88'
C43	310.00'	14°48'07"	80.08'	N34°22'19"W	79.86'
C44	390.00'	12°18'17"	83.80'	S37°38'44"E	83.71'
C45	25.00'	87°52'20"	38.34'	S70°41'35"E	34.69'
C46	310.00'	11°03'53"	59.87'	S21°13'48"E	59.77'
C47	590.00'	13°16'23"	136.68'	N22°20'03"W	136.37'
C48	390.00'	14°48'07"	100.75'	N34°22'19"W	100.47'
C49	310.00'	12°18'17"	66.97'	S37°38'44"E	66.84'
C50	25.00'	90°00'00"	39.27'	S13°32'55"W	35.36'
C51	25.00'	90°00'00"	39.27'	N76°27'05"W	35.36'
C52	115.00'	44°23'36"	89.10'	S68°09'28"E	86.89'
C53	55.00'	90°00'00"	86.39'	S76°27'05"E	77.78'
C173	55.00'	90°00'00"	86.39'	N13°32'55"E	77.78'
C174	115.00'	47°35'38"	95.53'	N34°45'06"E	92.80'
C271	115.00'	12°30'45"	25.11'	S20°54'35"W	25.06'
C356	590.00'	4°24'17"	45.36'	N28°48'08"W	45.35'
C357	590.00'	8°52'06"	91.32'	N20°07'56"W	91.23'
C358	310.00'	0°39'21"	3.56'	S16°01'35"E	3.56'
C359	25.00'	63°07'23"	40.63'	S56°19'39"W	38.31'
C360	25.00'	104°26'50"	45.80'	S82°00'33"W	39.54'
C361	25.00'	51°28'06"	22.44'	N70°07'58"W	21.70'
C362	25.00'	64°54'40"	28.32'	N66°01'12"E	26.83'
C370	115.00'	34°05'49"	68.44'	N75°35'49"E	67.43'
C371	365.00'	54°08'15"	357.41'	S22°03'33"W	343.30'
C372	540.00'	23°23'03"	220.23'	S77°02'37"W	218.71'
C373	115.00'	13°44'18"	27.57'	N04°05'08"E	27.51'

LEGEND

- ○ DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- ■ DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- • DENOTES P.C.P., STAMPED L.B.#3624
- P.R.M. PERMANENT REFERENCE MONUMENT
- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- P.O.C. POINT ON CURVE
- P.C.C. POINT OF COMPOUND CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
- C/L CENTERLINE
- M.B. MAP BOOK
- P.B. PLAT BOOK
- PG. PAGE
- O.R.B. OFFICIAL RECORDS BOOK
- ---- MATCHLINE
- JEA-E. JEA ELECTRIC EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- SJRWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- ① SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
- DENOTES TREE PRESERVATION AREA

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

COPY

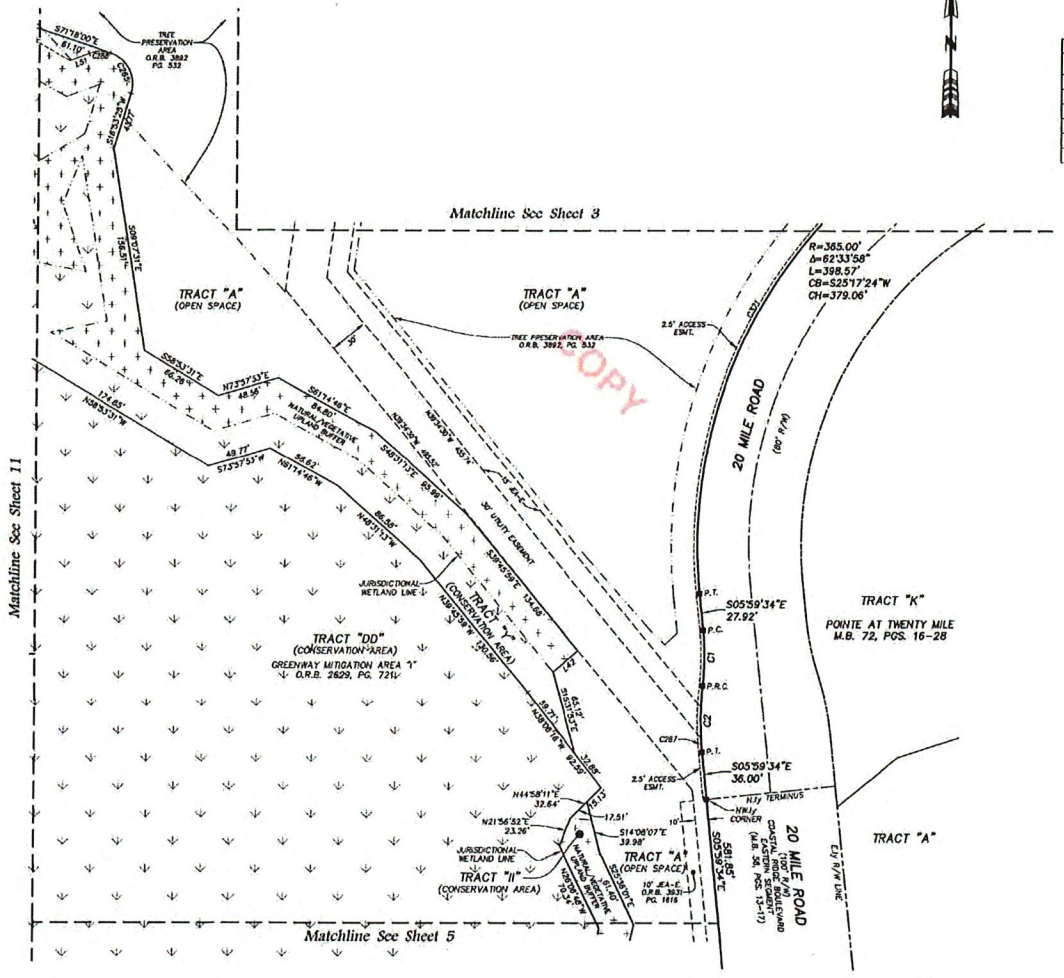
TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 8

SHEET 4 OF 32 SHEETS

SEE SHEET 2 FOR NOTES


TRACT "A" (OPEN SPACE)
TRACT "DD" (CONSERVATION AREA) GREENWAY MITIGATION AREA 1" O.R.B. 2629, PG. 721
TRACT "II" (CONSERVATION AREA)
TRACT "A" (OPEN SPACE)
TRACT "K" POINTE AT TWENTY MILE M.B. 72, PGS. 16-28
20 MILE ROAD (80' R/W)
Matchline See Sheet 3
Matchline See Sheet 5
Matchline See Sheet 11
TREE PRESERVATION AREA O.R.B. 3892, PG. 532
JURISDICTIONAL WETLAND LINE
30' UTILITY EASEMENT
2.5' ACCESS ESMT.
10' JEA-E. O.R.B. 3031, PG. 1815
N.I.T. TERMINUS
NAIL & DISK
MONUMENT LINE
E.O.F.
E.O.P.
R=365.00'
Δ=62°33'58"
L=398.57'
CB=S25°17'24"W
CH=379.06'
S05°59'34"E 27.92'
S05°59'34"E 36.00'
S59°58'26"W 85.85'
S14°08'07"E 39.98'
N44°58'11"E 32.64'
N21°56'52"E 23.26'
N73°53'31"E 48.36'
S58°14'48"E 84.80'
S73°53'53"W 56.63'
N58°14'48"W 86.88'
S39°43'39"E 134.68'
N39°43'39"W 130.26'
S21°31'51"E 65.17'
N39°43'39"W 92.50'
S50°28'09"E 34.85'
S39°43'39"E 115.13'
N39°43'39"W 17.51'
S50°16'21"E 10.00'
S50°16'21"E 40.00'
S50°16'21"E 10.00'
S50°16'21"E 10.00'
S77°18'00"E 61.10'
S39°43'39"E 134.61'
S39°43'39"E 66.28'
N39°43'39"W 124.65'
S39°43'39"E 134.61'
N39°43'39"W 130.26'
S39°43'39"E 134.68'
N39°43'39"W 92.50'
S50°16'21"E 40.00'
S50°16'21"E 10.00'
S50°16'21"E 10.00'
S50°16'21"E 10

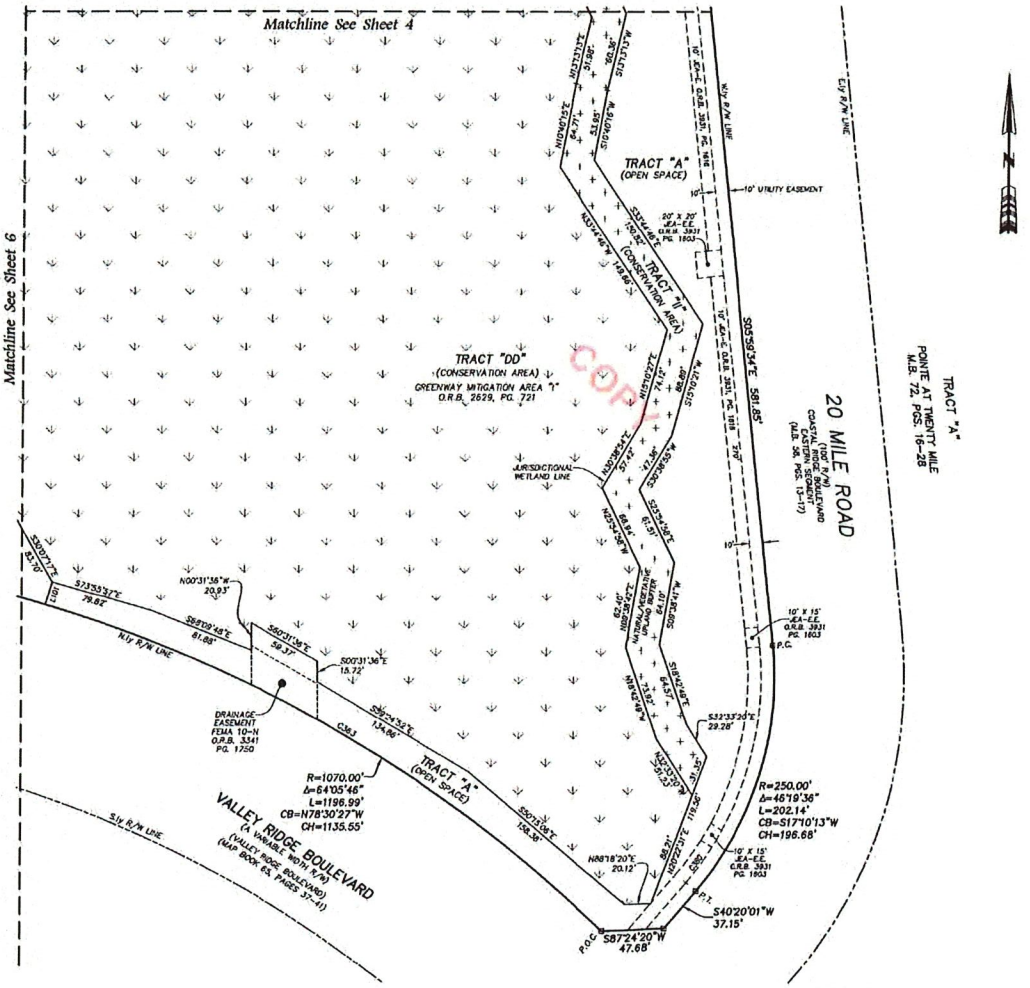
TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 9

SHEET 5 OF 32 SHEETS

SEE SHEET 2 FOR NOTES


Matchline See Sheet 4
Matchline See Sheet 6
TRACT "A" (OPEN SPACE)
10' UTILITY EASEMENT
TRACT "DD" (CONSERVATION AREA)
GREENWAY MITIGATION AREA 7
O.R.B. 2629, PG. 721
TRACT "EE" (CONSERVATION AREA)
JURISDICTIONAL WETLAND LINE
20 MILE ROAD
(100' R/W)
COUNTY ROAD NO. 210
EASTERN SEGMENT
(M.B. 58, PGS. 13-17)
W'ly R/W LINE
E'ly R/W LINE
TRACT "A"
POINTE AT TWENTY MILE
M.B. 72, PGS. 16-28
S85°59'34"E 581.85'
S33°33'20"E 29.28'
S40°20'01"W 37.15'
S87°24'20"W 47.68'
P.O.C.
P.O.B.
R=1070.00'
Δ=6°05'46"
L=1196.90'
CB=N78°30'27"W
CH=1135.55'
R=250.00'
Δ=46°19'36"
L=202.14'
CB=S17°10'13"W
CH=196.68'
VALLEY RIDGE BOULEVARD
(A VARIABLE WIDTH R/W)
(VALLEY RIDGE BOULEVARD)
(MAP BOOK 65, PAGES 37-41)
DRAINAGE EASEMENT
FEMA 10-H
O.R.B. 3341
PG. 1750
S'ly R/W LINE
10' X 15' JEA-E.E. O.R.B. 3931 PG. 1803
S00°31'36"E 15.72'
S60°31'36"E 58.37'
S73°55'31"E 79.85'
S89°09'48"E 81.68'
N00°31'36"W 20.93'
S30°07'17"E 83.70'
S60°24'32"E 134.96'
N88°18'20"E 20.12'
C.M.3
C.M.4
C.M.5
C.M.6
C.M.7
C.M.8
C.M.9
C.M.10
C.M.11
C.M.12
C.M.13
C.M.14
C.M.15
C.M.16
C.M.17
C.M.18
C.M.19
C.M.20
C.M.21
C.M.22
C.M.23
C.M.24
C.M.25
C.M.26
C.M.27
C.M.28
C.M.29
C.M.30
C.M.31
C.M.32
C.M.33
C.M.34
C.M.35
C.M.36
C.M.37
C.M.38
C.M.39
C.M.40
C.M.41
C.M.42

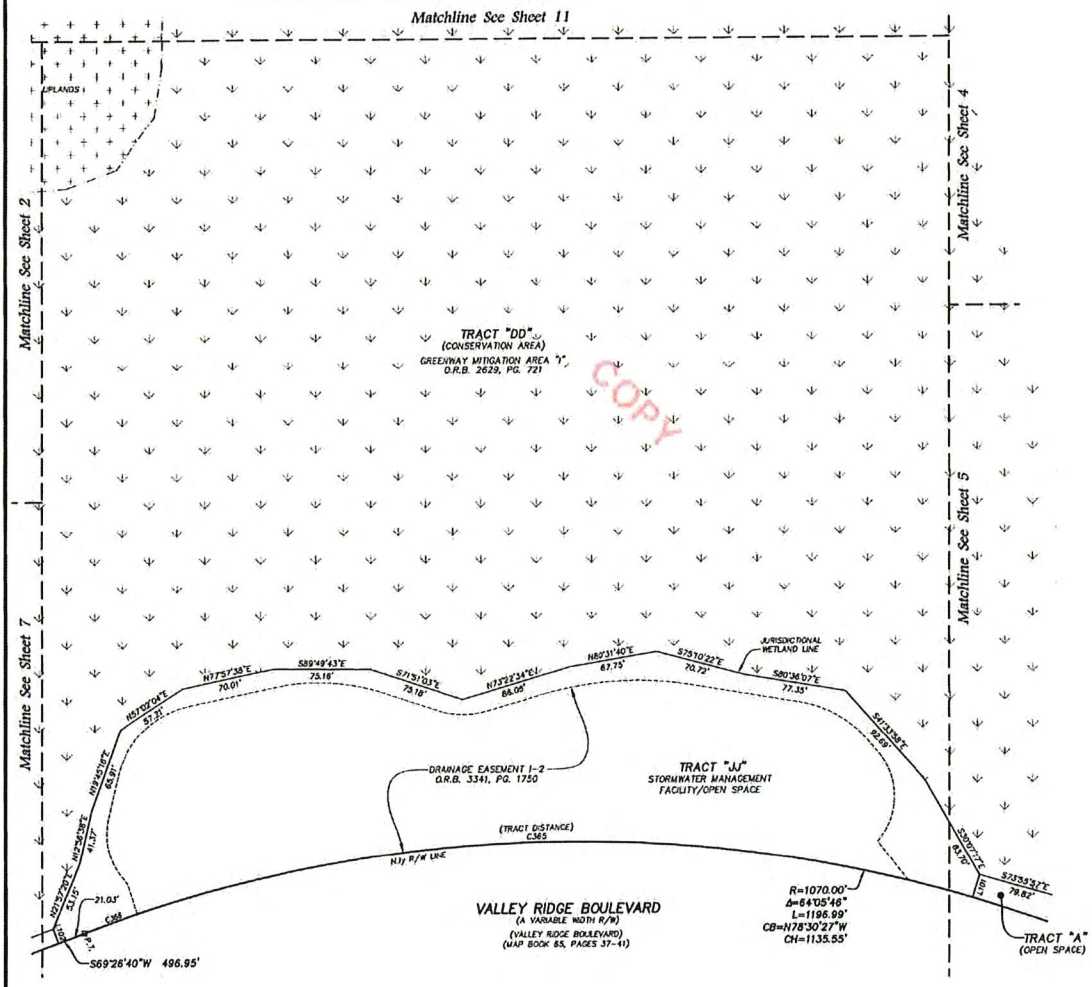
TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50
OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 10

SHEET 6 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L101	S 6°41'22"W	18.17'
L102	N70°33'20"W	11.55'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C365	1070.00'	37°14'51"	695.65'	S88°03'58"W	683.41'
C366	1070.00'	2°19'18"	43.36'	S70°36'19"W	43.36'

LEGEND

⊡	DENOTES SET P.R.M. 4"X4" C.M. STAMPED L.B.#3424, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3424, UNLESS OTHERWISE NOTED
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C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.C.C.	POINT OF COMPOUND CURVATURE
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C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
	MATCHLINE
JEA-E	JEA ELECTRIC EASEMENT
JEA-EE.	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
①	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
	DENOTES TREE PRESERVATION AREA

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3424

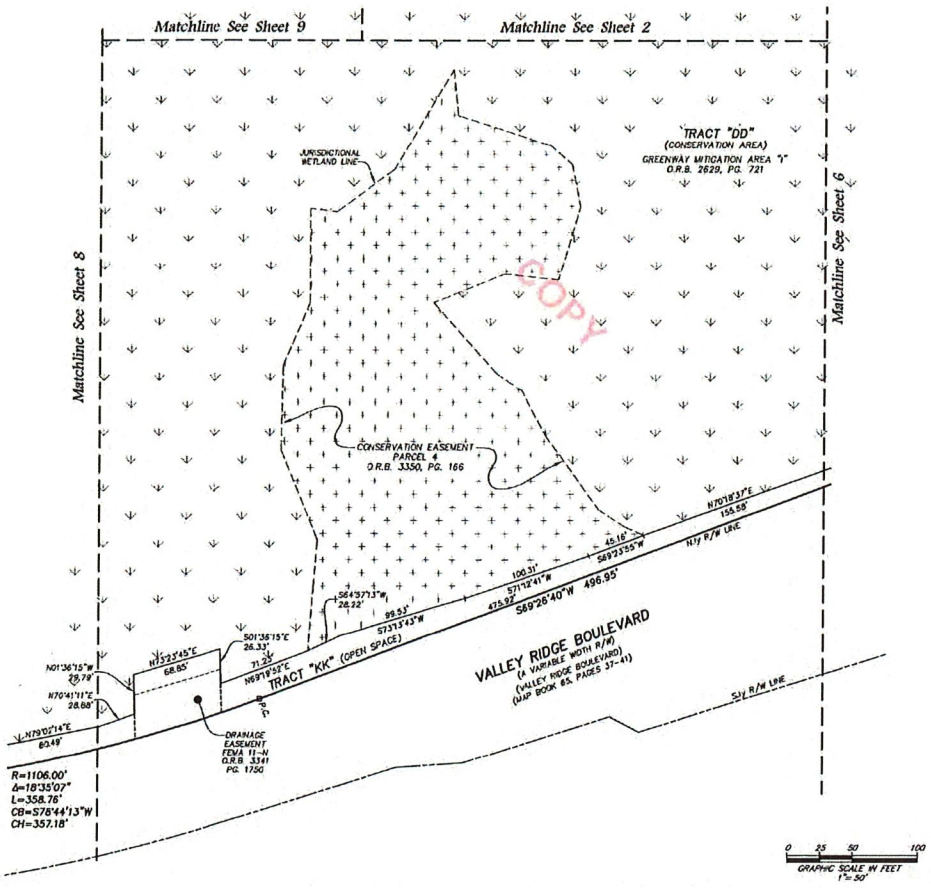
TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 11

SHEET 7 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L102	N20°33'20"W	11.55'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C368	1070.00'	2°33'18"	43.36'	S70°36'18"W	43.36'

LEGEND

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P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
	MATCHLINE
JEA-E	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESM't.	EASEMENT
SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
①	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
	DENOTES TREE PRESERVATION AREA

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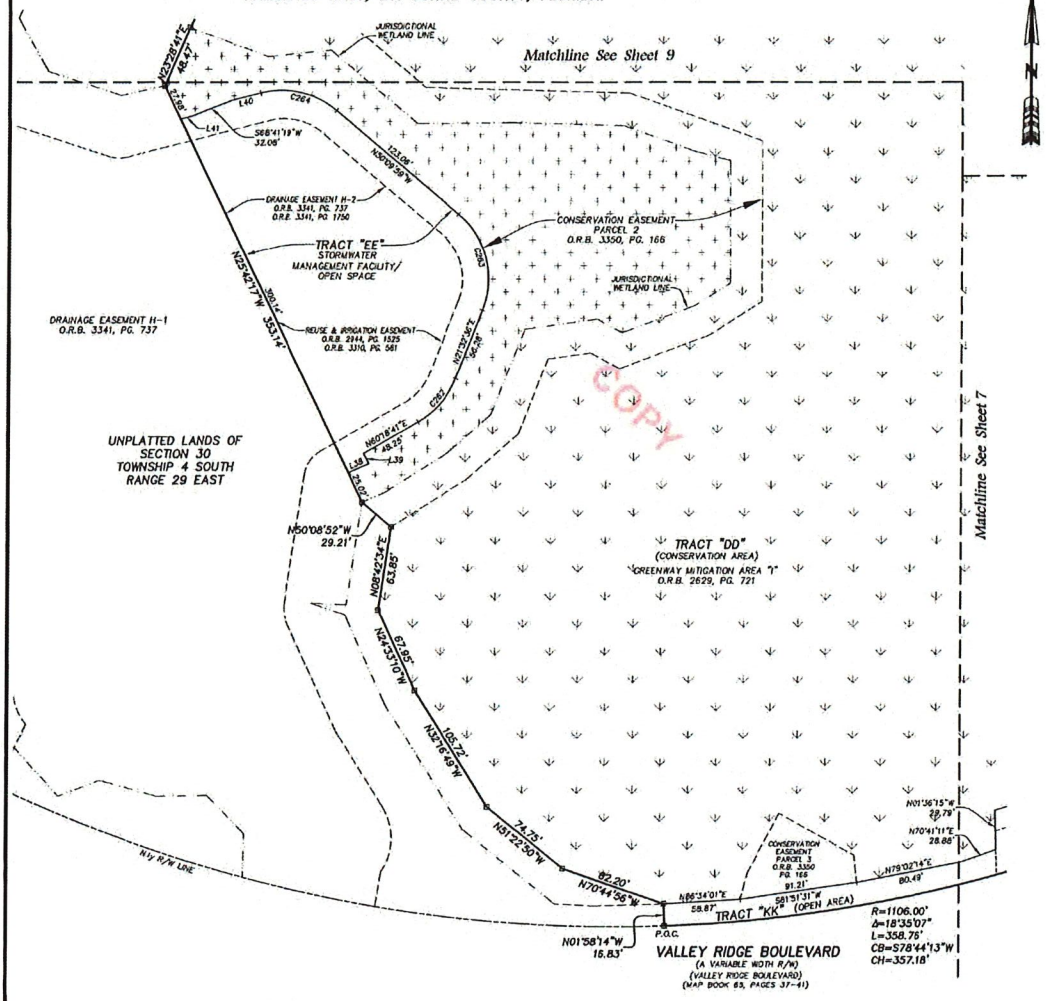
MAP BOOK 74 PAGE 12.

SHEET 8 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L38	N65°23'58"E	17.45'
L39	N28°57'35"W	8.90'
L40	S73°51'07"W	22.92'
L41	S75°31'11"W	9.58'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C262	68.00'	38°45'05"	46.66'	N40°55'38"E	45.81'
C263	85.00'	71°42'35"	81.35'	N14°18'41"W	76.15'
C264	68.00'	53°58'54"	62.18'	N77°09'26"W	59.91'

LEGEND

⊡	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
	MATCHLINE
JEA-E.	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESMT.	EASEMENT
SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
(5)	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
	DENOTES TREE PRESERVATION AREA

0 25 50 100

GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

TWENTY MILE VILLAGE AT NOCATEE PHASE 1

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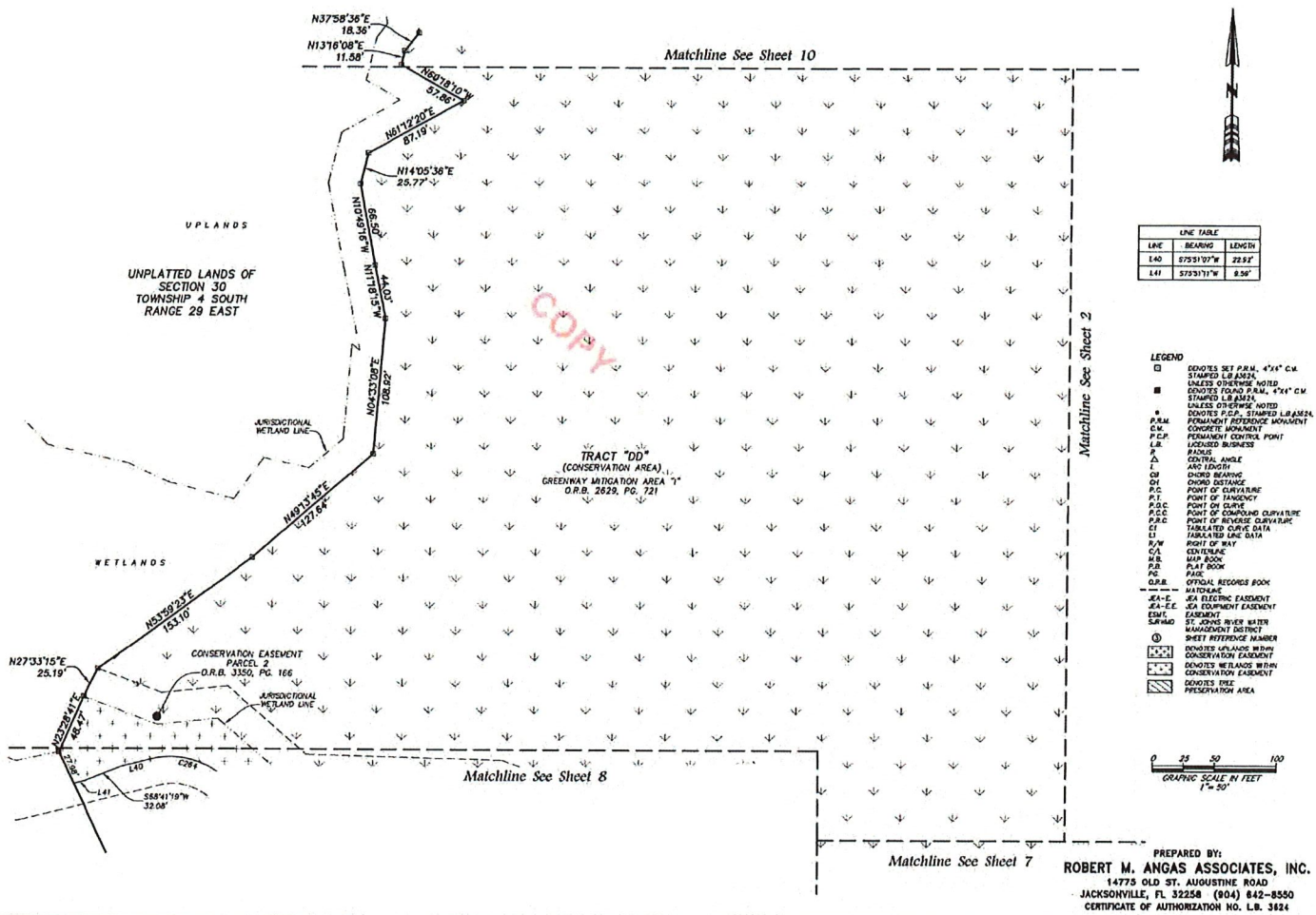
MAP BOOK 74 PAGE 13

SHEET 9 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L40	S75°51'07"W	22.92'
L41	S75°51'11"W	9.58'

LEGEND

- ⊡ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- ■ DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- L.B. LICENSED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
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- P.C. POINT OF CURVATURE
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- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- R/W RIGHT OF WAY
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- M.B. MAP BOOK
- P.B. PLAT BOOK
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- O.R.B. OFFICIAL RECORDS BOOK
- MATCHLINE
- JEA-E. JEA ELECTRIC EASEMENT
- JEA-E.E. JEA EQUIPMENT EASEMENT
- ESMT. EASEMENT
- SJRWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- ③ SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
- DENOTES TREE PRESERVATION AREA

PREPARED BY:
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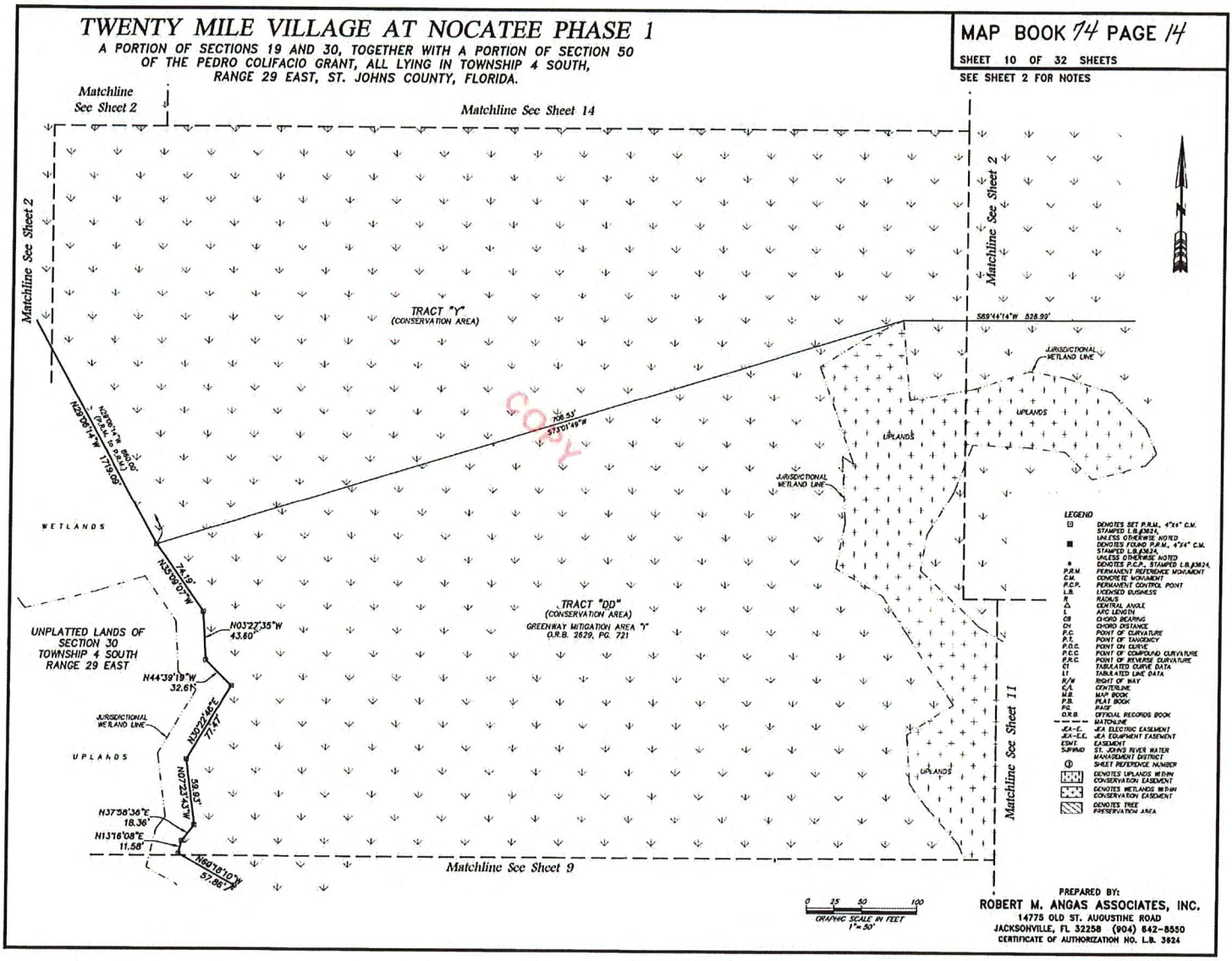
MAP BOOK 74 PAGE 14

SHEET 10 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



LEGEND

⊡	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
●	DENOTES P.C.P., STAMPED L.B.#3624
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
CT	TABULATED CURVE DATA
LT	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
	MATCHLINE
JEA-E.	JEA ELECTRIC EASEMENT
JEA-E.E.	JEA EQUIPMENT EASEMENT
ESMT	EASEMENT
SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
①	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
	DENOTES TREE PRESERVATION AREA

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

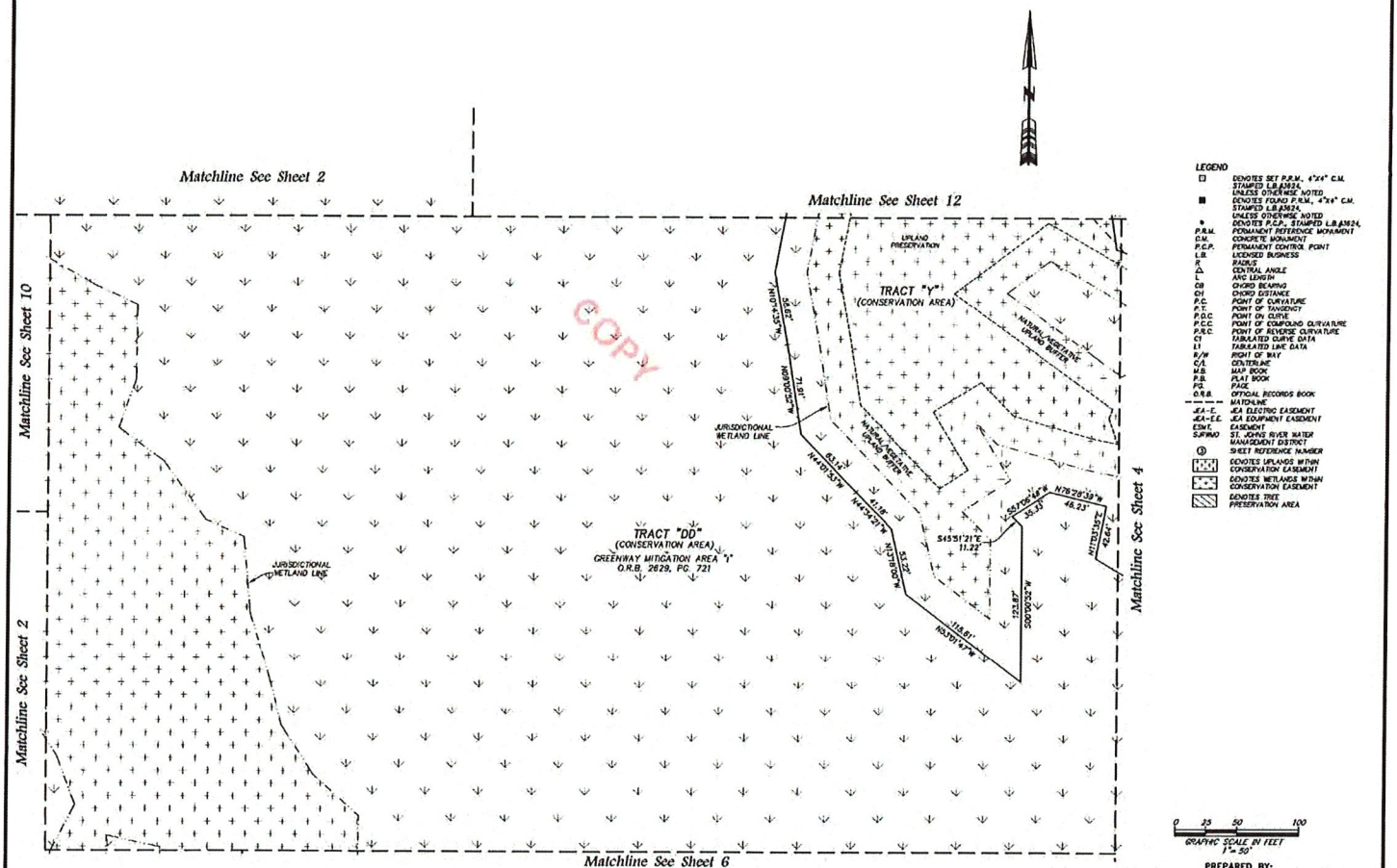
TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50
OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 15

SHEET 11 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



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ESMT.	EASEMENT
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	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
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	DENOTES TREE PRESERVATION AREA

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

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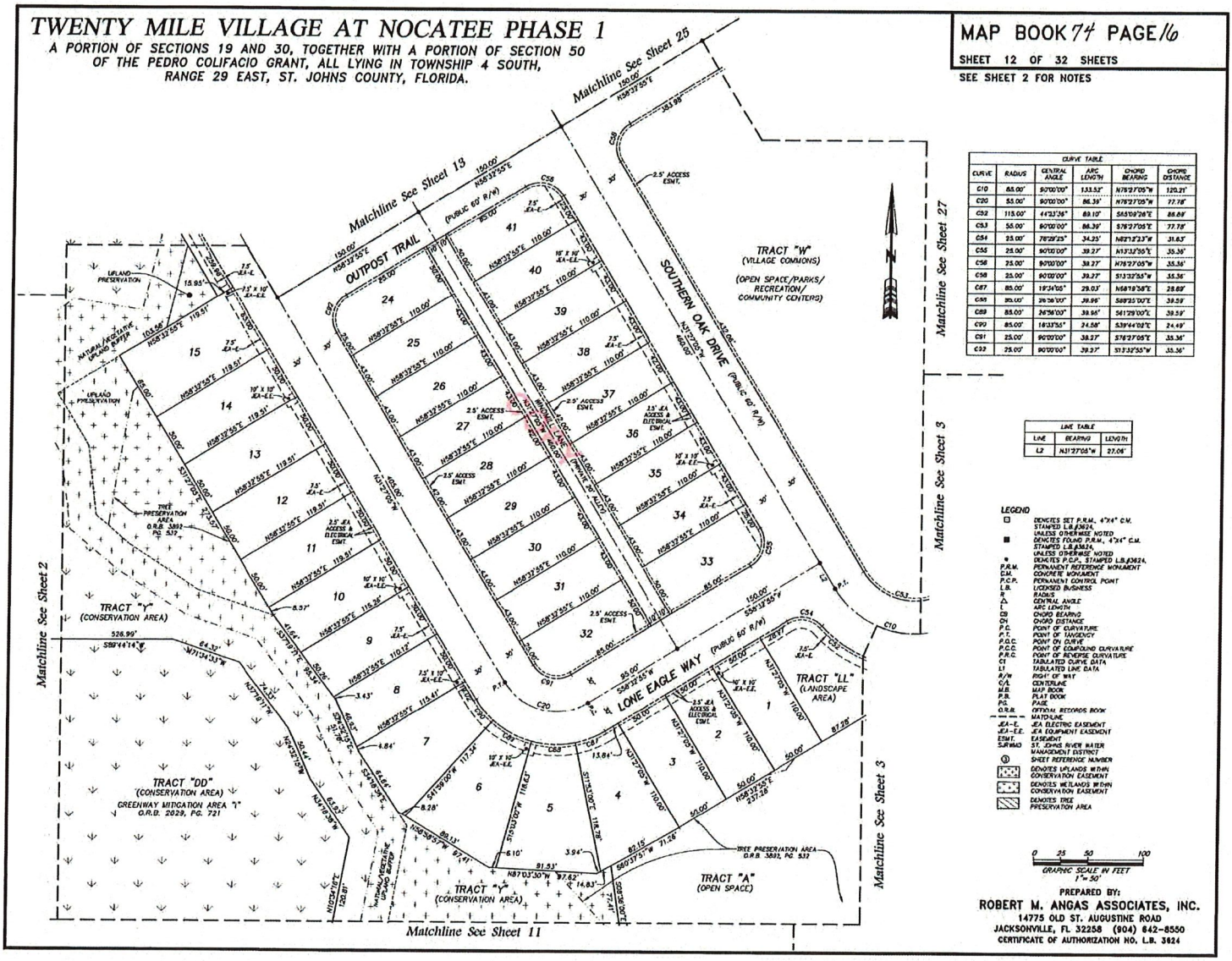
MAP BOOK 74 PAGE 16

SHEET 12 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C10	85.00'	90°00'00"	133.52'	N76°27'05"W	120.21'
C20	55.00'	90°00'00"	86.39'	N76°27'05"W	77.78'
C52	115.00'	44°33'36"	89.10'	S55°09'28"E	86.89'
C53	55.00'	90°00'00"	86.39'	S76°27'05"E	77.78'
C54	25.00'	78°29'25"	34.25'	N82°12'23"W	31.63'
C55	25.00'	90°00'00"	39.27'	N13°32'55"E	35.36'
C56	25.00'	90°00'00"	39.27'	N76°27'05"W	35.36'
C58	25.00'	90°00'00"	39.27'	S13°32'55"W	35.36'
C87	85.00'	19°34'05"	29.03'	N68°18'58"E	28.89'
C88	85.00'	29°26'00"	39.96'	S88°25'00"E	39.59'
C89	85.00'	26°56'00"	39.96'	S61°29'00"E	39.59'
C90	85.00'	16°33'55"	24.58'	S39°44'03"E	24.49'
C91	25.00'	90°00'00"	39.27'	S76°27'05"E	35.36'
C93	25.00'	90°00'00"	39.27'	S13°32'55"W	35.36'

LINE TABLE		
LINE	BEARING	LENGTH
L2	N31°27'05"W	27.06'

LEGEND

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- (1) SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
- DENOTES TREE PRESERVATION AREA

0 25 50 100

GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
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14775 OLD ST. AUGUSTINE ROAD
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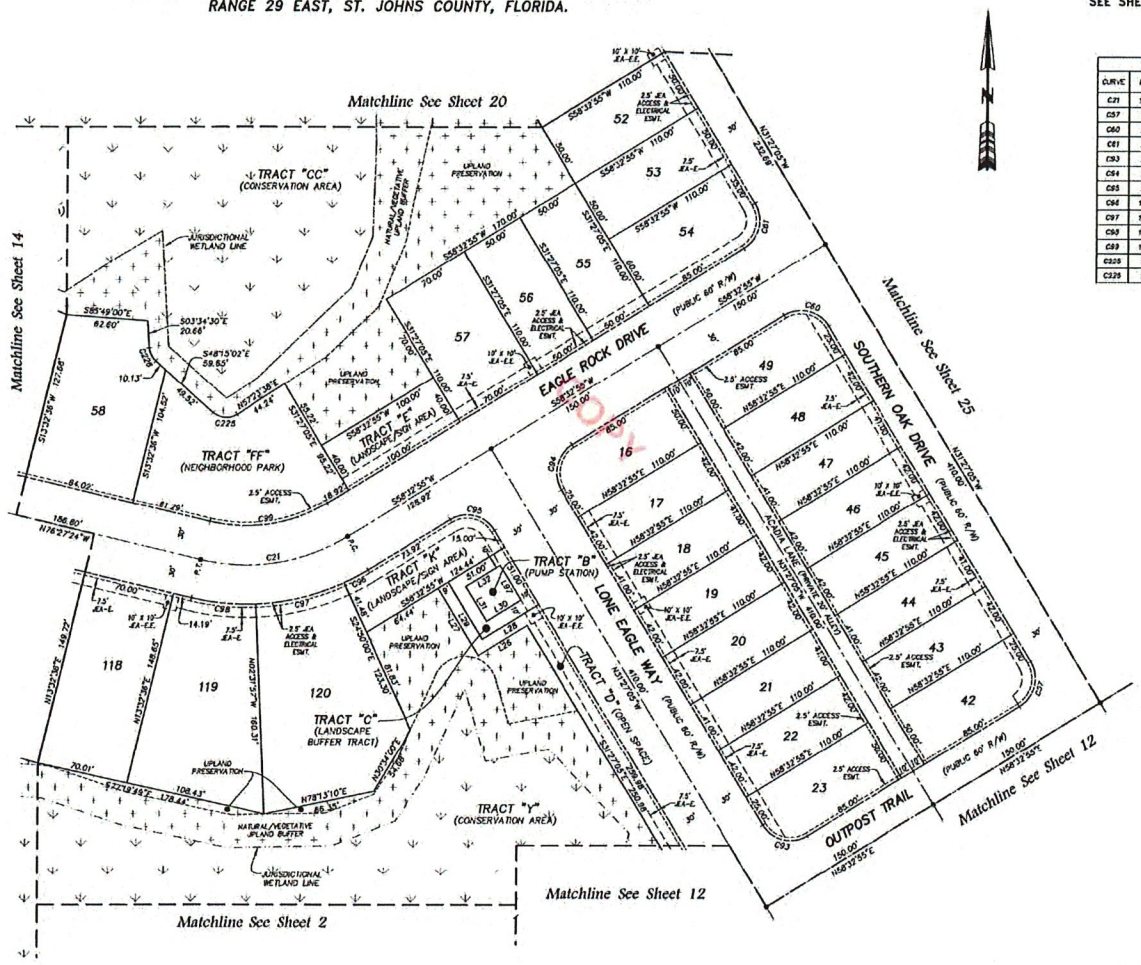
MAP BOOK 74 PAGE 17

SHEET 13 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C21	150.00'	44°53'41"	117.60'	S81°02'46"W	114.79'
C57	25.00'	90°00'00"	39.27'	N13°32'55"E	35.36'
C60	25.00'	90°00'00"	39.27'	N76°27'05"W	35.36'
C61	25.00'	89°00'00"	38.27'	N13°32'55"E	35.36'
C63	25.00'	90°00'00"	39.27'	S76°27'05"E	35.36'
C64	25.00'	90°00'00"	39.27'	S13°32'55"W	35.36'
C65	25.00'	90°00'00"	39.27'	N76°27'05"W	35.36'
C66	180.00'	6°37'35"	20.79'	N61°31'28"E	20.78'
C67	180.00'	22°18'03"	70.06'	N78°19'01"E	69.63'
C68	180.00'	16°04'33"	50.50'	S84°29'41"E	50.34'
C69	120.00'	44°59'41"	94.24'	N81°02'46"E	91.83'
C225	15.00'	7°29'21"	16.47'	S86°25'43"E	16.13'
C226	15.00'	44°40'32"	11.70'	S25°54'48"E	11.40'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N58°32'55"E	44.68'
L27	S31°27'05"E	60.00'
L28	S58°32'55"W	51.00'
L29	N31°27'05"W	31.00'
L30	N58°32'55"E	31.00'
L31	N31°27'05"W	31.00'
L32	N58°32'55"E	31.00'
L97	N31°27'05"W	31.00'

LEGEND

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- ① SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
- DENOTES TREE PRESERVATION AREA

0 25 50 100

GRAPHIC SCALE IN FEET
1"= 50'

PREPARED BY:
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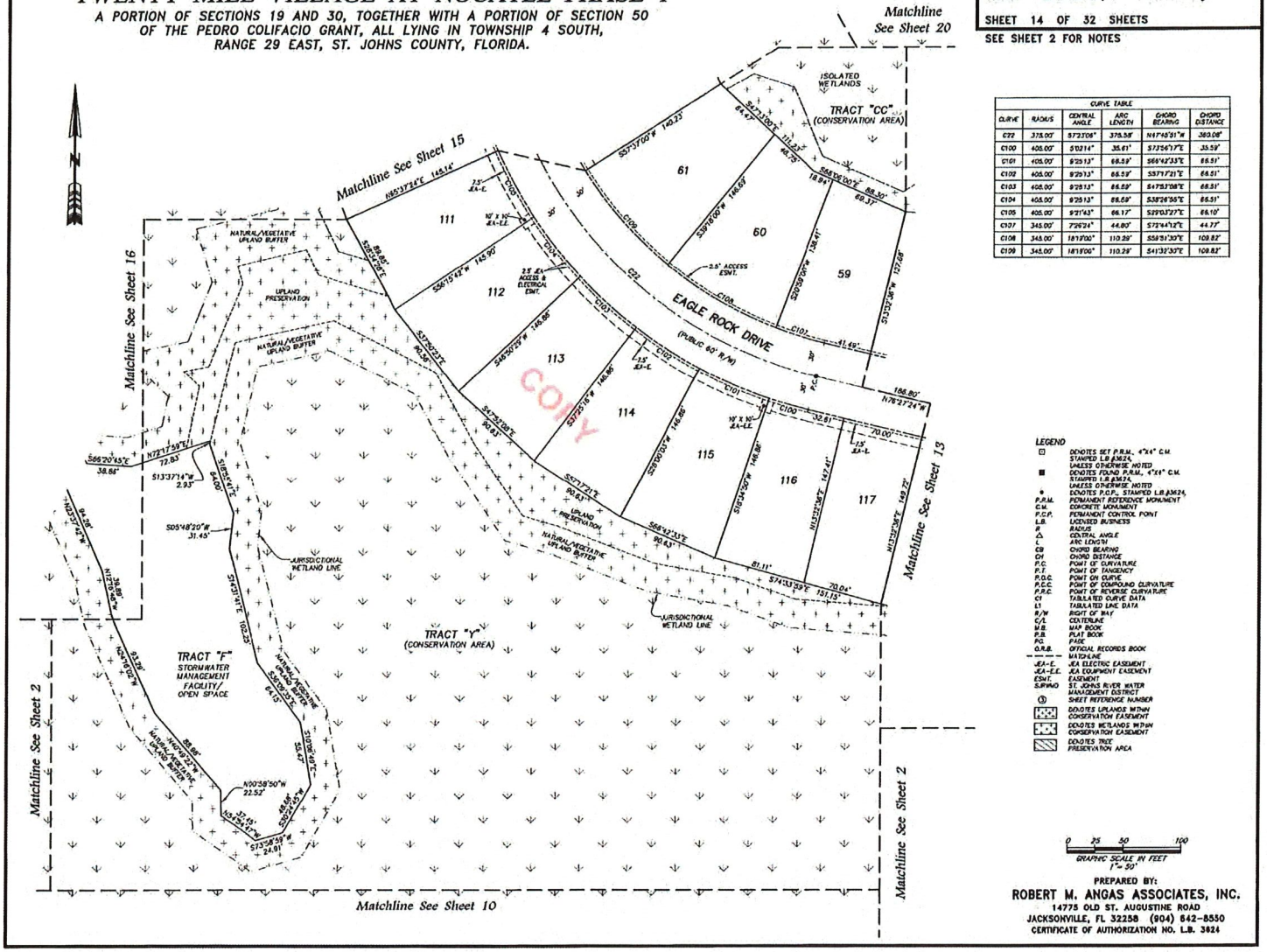
MAP BOOK 74 PAGE 18

SHEET 14 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C72	375.00'	57°27'06"	375.58'	N47°45'31"W	360.08'
C100	405.00'	5°01'14"	35.61'	S73°56'17"E	35.59'
C101	405.00'	9°25'13"	66.59'	S66°42'33"E	66.51'
C102	405.00'	9°25'13"	66.59'	S57°17'21"E	66.51'
C103	405.00'	9°25'13"	66.59'	S47°52'08"E	66.51'
C104	405.00'	9°25'13"	66.59'	S38°26'55"E	66.51'
C105	405.00'	9°21'43"	66.17'	S29°03'27"E	66.10'
C107	345.00'	72°62'4"	44.80'	S72°44'12"E	44.77'
C108	345.00'	18°18'00"	110.29'	S55°51'30"E	109.82'
C109	345.00'	18°18'00"	110.29'	S41°32'30"E	109.82'

LEGEND

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O.R.B.	OFFICIAL RECORDS BOOK
---	MATCHLINE
JEA-E.	JEA ELECTRIC EASEMENT
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	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
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	DENOTES TRCE PRESERVATION AREA

0 25 50 100

GRAPHIC SCALE IN FEET
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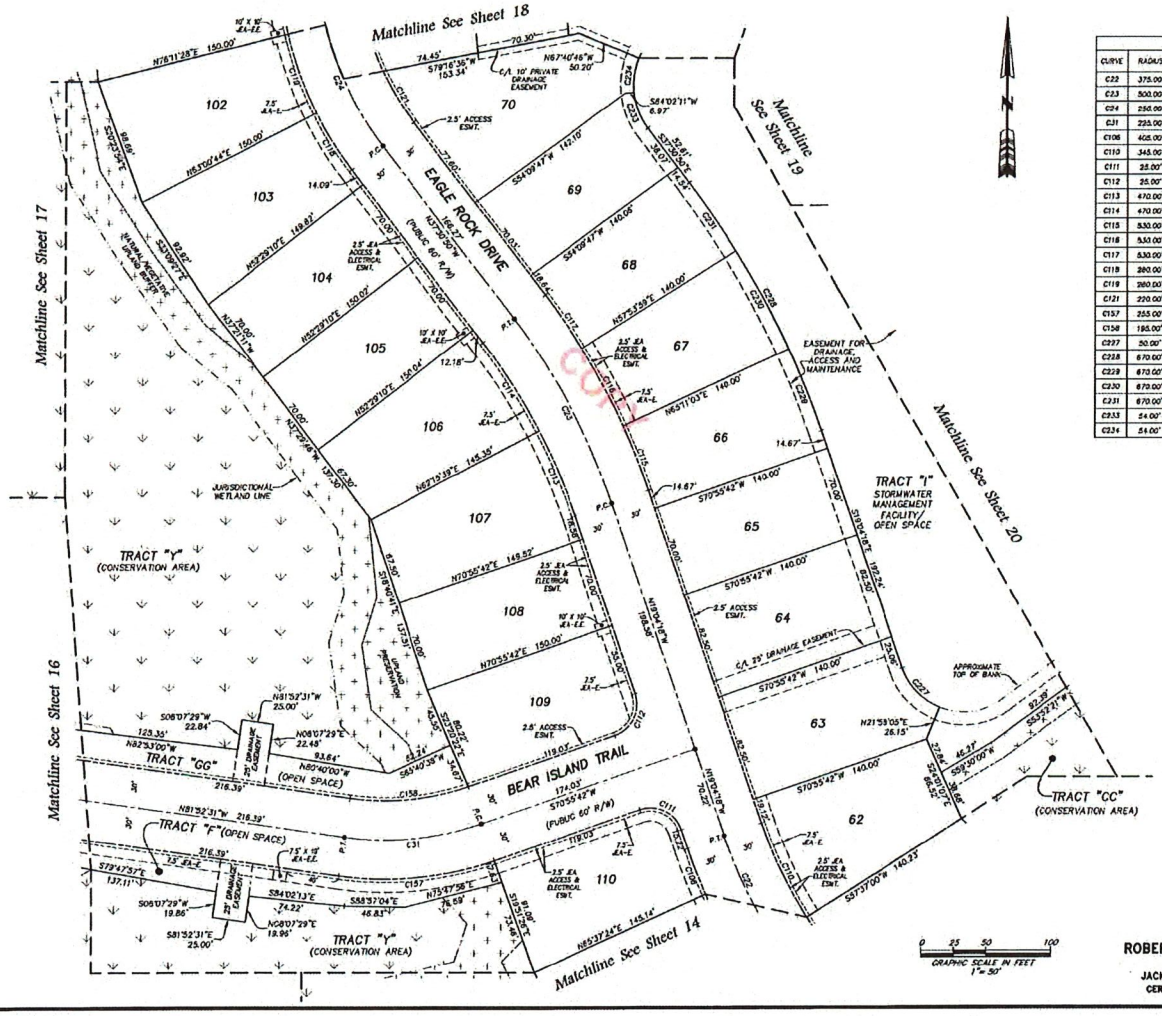
MAP BOOK 74 PAGE 19

SHEET 15 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C22	375.00'	57°23'06"	375.58'	N67°45'51"W	360.08'
C23	500.00'	18°26'21"	160.94'	N28°17'34"W	160.24'
C24	250.00'	32°08'26"	140.26'	N21°27'60"W	138.24'
C31	225.00'	27°11'47"	106.80'	S84°31'35"W	105.80'
C106	405.00'	5°18'17"	37.50'	S21°43'27"E	37.48'
C110	345.00'	13°16'42"	80.15'	S25°43'38"E	79.97'
C111	25.00'	90°00'00"	39.27'	N64°04'18"W	35.36'
C112	25.00'	90°00'00"	39.27'	N25°55'42"E	35.36'
C113	470.00'	8°40'02"	71.10'	N33°24'20"W	71.03'
C114	470.00'	9°46'29"	80.18'	N33°37'35"W	80.09'
C115	530.00'	5°44'39"	53.13'	N21°56'38"W	53.11'
C116	530.00'	7°17'01"	67.38'	N28°27'29"W	67.34'
C117	530.00'	5°24'48"	50.08'	N34°48'29"W	50.06'
C118	280.00'	10°31'24"	51.44'	S33°15'53"E	51.37'
C119	280.00'	13°10'41"	64.40'	S20°23'54"E	64.26'
C121	220.00'	11°56'44"	45.87'	S31°32'28"E	45.78'
C157	255.00'	27°11'47"	121.04'	N84°31'35"E	119.91'
C158	195.00'	27°11'47"	92.56'	N84°31'35"E	91.69'
C227	50.00'	48°57'36"	42.73'	S43°53'07"E	41.44'
C228	670.00'	18°26'21"	215.66'	N28°17'34"W	214.73'
C229	670.00'	5°44'39"	67.17'	N21°56'38"W	67.14'
C230	670.00'	7°17'01"	85.18'	N28°27'29"W	85.13'
C231	670.00'	5°24'48"	63.30'	N34°48'29"W	63.28'
C233	54.00'	31°33'00"	29.74'	S21°44'20"E	29.36'
C234	54.00'	28°17'33"	26.66'	S08°10'42"W	26.39'

LEGEND

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S.J.R.W.M.D.	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
③	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
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0 25 50 100

GRAPHIC SCALE IN FEET
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MAP BOOK 74 PAGE 20

SHEET 16 OF 32 SHEETS

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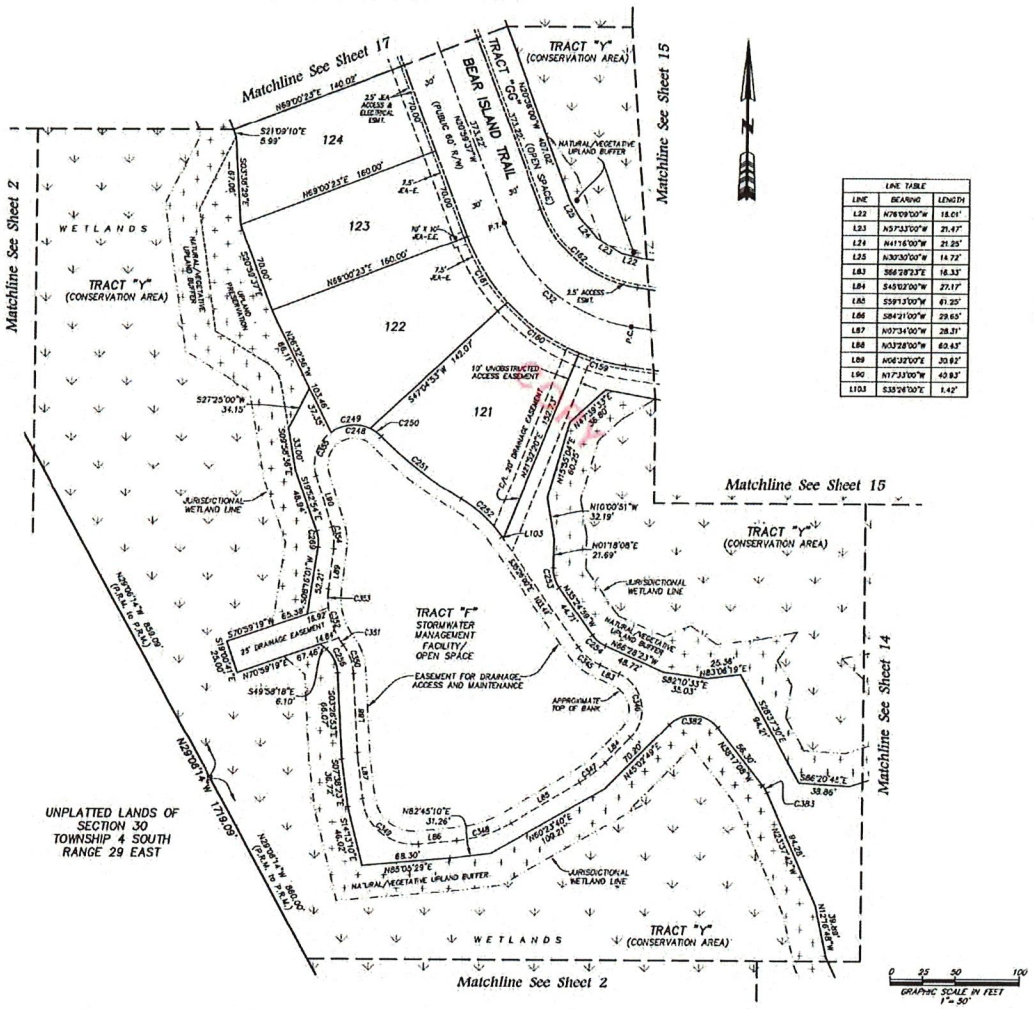

LINE TABLE		
LINE	BEARING	LENGTH
L22	N78°09'00"W	18.01'
L23	N57°33'00"W	21.47'
L24	N41°16'00"W	21.25'
L25	N30°30'00"W	14.72'
L83	S66°28'33"E	16.33'
L84	S45°02'00"W	27.17'
L85	S59°13'00"W	61.25'
L86	S84°21'00"W	23.65'
L87	N07°34'00"W	28.31'
L88	N03°28'00"W	60.45'
L89	N06°32'00"E	30.92'
L90	N17°33'00"W	40.93'
L103	S35°26'00"E	1.42'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C32	125.00'	60°52'54"	132.82'	N51°26'04"W	126.68'
C158	155.00'	13°44'52"	37.19'	S75°00'05"E	37.10'
C160	155.00'	25°12'33"	68.20'	S55°31'23"E	67.65'
C161	155.00'	21°55'30"	59.31'	S31°37'22"E	58.95'
C162	95.00'	60°52'54"	100.95'	S51°26'04"E	96.28'
C248	30.00'	81°25'44"	42.64'	N25°39'08"W	39.14'
C249	30.00'	61°00'32"	31.95'	S64°00'29"W	30.46'
C250	30.00'	20°24'53"	10.69'	N35°08'40"W	10.63'
C251	295.00'	15°08'20"	78.03'	S52°30'54"E	77.80'
C252	100.00'	24°38'34"	43.04'	N17°45'47"W	42.71'
C253	25.00'	36°43'07"	16.02'	S17°03'28"E	15.75'
C254	25.00'	31°03'34"	13.55'	S30°26'41"E	13.39'
C256	25.00'	48°31'26"	20.35'	N26°43'38"W	19.75'
C269	25.00'	28°08'35"	12.28'	N05°18'27"W	12.16'
C345	40.00'	31°02'23"	21.67'	S20°57'12"E	21.41'
C346	30.00'	111°30'23"	58.38'	N10°43'12"W	49.60'
C347	100.00'	14°11'00"	24.75'	N52°07'30"E	24.69'
C348	100.00'	25°08'00"	43.87'	N71°47'00"E	43.52'
C349	40.00'	88°05'00"	61.48'	S51°36'30"E	55.61'
C350	40.00'	33°37'00"	23.47'	N20°18'40"W	23.14'
C351	60.00'	6°03'16"	6.34'	S34°03'45"E	6.34'
C352	60.00'	24°07'38"	25.18'	S19°00'41"E	25.00'
C353	60.00'	13°31'13"	14.16'	S00°13'36"E	14.13'
C354	40.00'	24°05'00"	16.81'	N05°30'30"W	16.69'
C356	30.00'	71°11'02"	37.27'	S18°02'31"W	34.92'
C382	25.00'	96°40'24"	42.18'	N86°37'10"W	37.35'
C383	25.00'	14°39'24"	6.40'	N30°37'25"W	6.38'

LEGEND

- ○ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.3624, UNLESS OTHERWISE NOTED
- ■ DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- ● DENOTES P.C.P., STAMPED L.B.#3624
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- L.B. LICENSED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
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- P.T. POINT OF TANGENCY
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- JEA-E.E. JEA EQUIPMENT EASEMENT
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- ① SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
- DENOTES TREE PRESERVATION AREA

0 25 50 100

GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

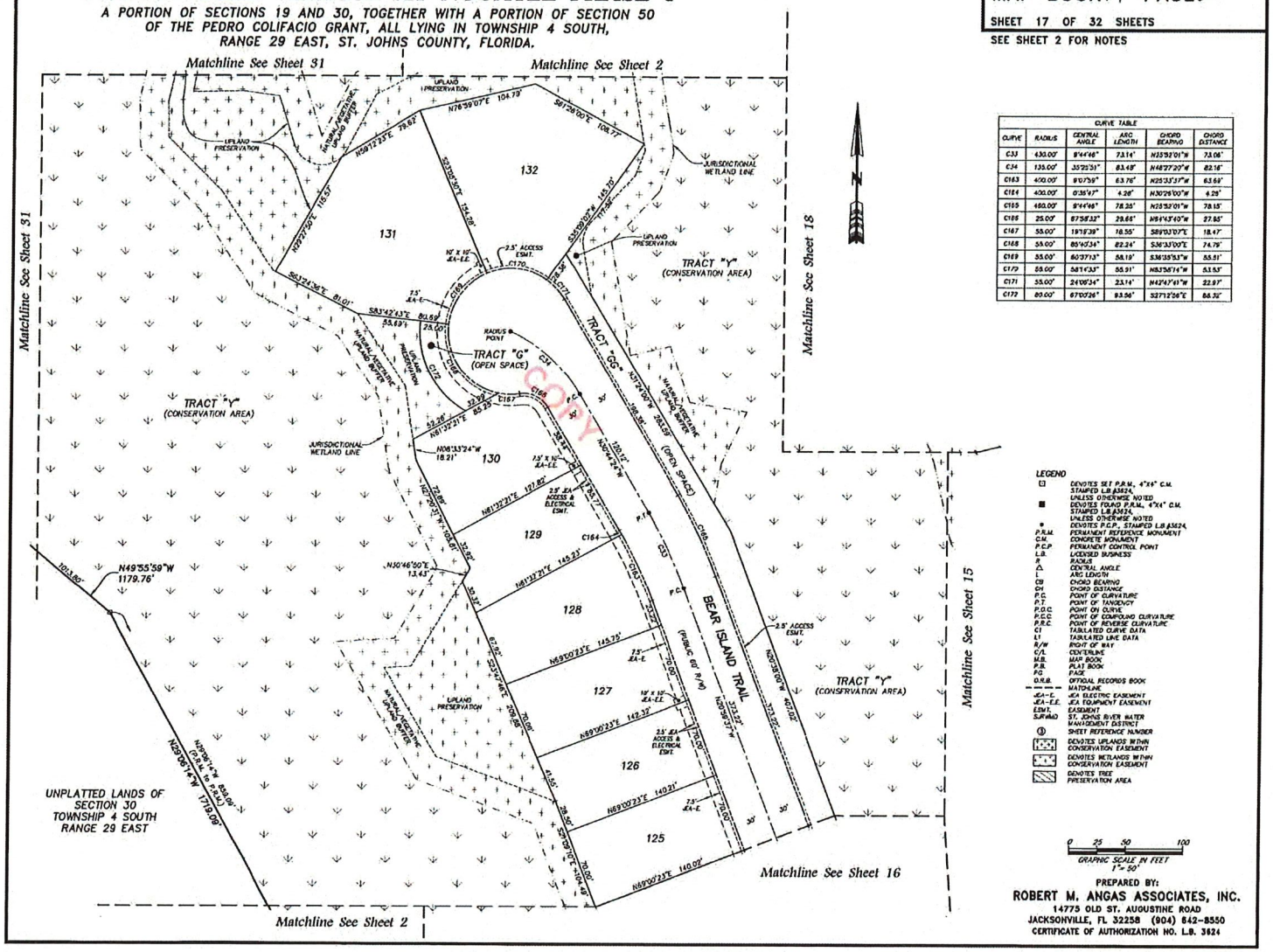
TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 21

SHEET 17 OF 32 SHEETS

SEE SHEET 2 FOR NOTES


Matchline See Sheet 31
Matchline See Sheet 2
Matchline See Sheet 18
Matchline See Sheet 15
Matchline See Sheet 16
Matchline See Sheet 2
TRACT "G" (OPEN SPACE)
TRACT "GG" (OPEN SPACE)
TRACT "Y" (CONSERVATION AREA)
BEAR ISLAND TRAIL (PUBLIC 60' R/W)
UNPLATTED LANDS OF SECTION 30 TOWNSHIP 4 SOUTH RANGE 29 EAST
JURISDICTIONAL WETLAND LINE
UPLAND PRESERVATION
MARSH/ESTUARINE WETLAND BUFFER
2.5' ACCESS ESMT.
10' X 10' JEA-E.E.
7.5' JEA-E.
25' JEA ACCESS & ELECTRICAL ESMT.
2.5' JEA ACCESS & ELECTRICAL ESMT.
N49°55'59"W 1179.76'
N23°08'04"W 1738.09'
N23°08'04"W (CALC. to P.R.M.) 858.09'
N30°46'50"E 13.43'
N68°33'24"W 18.21'
N76°59'07"E 104.79'
S87°26'00"E 108.77'
S83°42'43"E 80.69'
S81°24'36"E 81.01'
N68°12'23"E 79.62'
N29°27'50"E 118.57'
S35°39'07"W 165.70'
S35°39'07"W 154.28'
N21°24'00"E 208.58'
N21°24'00"W 208.58'
N03°08'00"W 323.03'
N03°08'00"W 323.03'
N69°00'23"E 145.75'
N69°00'23"E 142.33'
N69°00'23"E 140.21'
N69°00'23"E 140.09'
S25°01'10"E 410.48'
N61°32'21"E 137.80'
N61°32'21"E 145.23'
N61°32'21"E 55.39'
N61°32'21"E 55.39'
S03°08'00"E 323.03'
S03°08'00"E 323.03'
S03°08'00"E 70.00'
S03°08'00"E 70.00'
S03°08'00"E 70.00

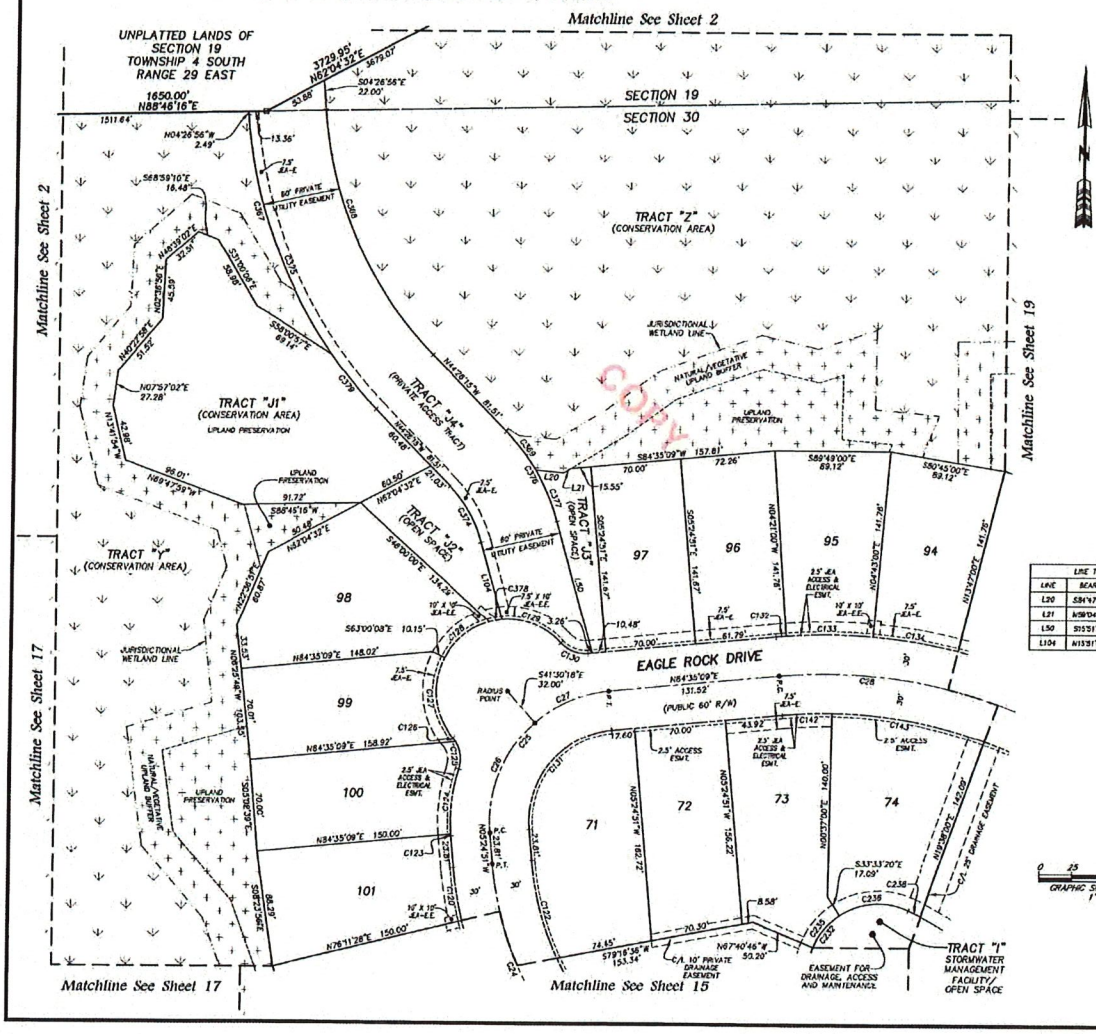
TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 22

SHEET 18 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C24	250.00'	32°05'59"	140.06'	N21°27'50"W	138.24'
C25	100.00'	90°01'00"	157.06'	N39°35'09"E	141.42'
C26	100.00'	53°54'32"	94.09'	N21°22'23"E	90.68'
C27	100.00'	36°05'28"	62.99'	N66°32'25"E	61.95'
C28	392.00'	79°31'32"	524.13'	S57°06'35"E	485.90'
C120	280.00'	8°23'41"	41.02'	S09°36'41"E	40.99'
C122	220.00'	20°59'15"	77.39'	S13°22'28"E	76.99'
C123	130.00'	0°41'58"	1.59'	S05°03'32"E	1.59'
C124	130.00'	22°01'17"	50.23'	S06°21'16"W	49.92'
C125	25.00'	50°02'23"	21.83'	N07°35'47"W	21.15'
C126	25.00'	8°26'37"	3.68'	N39°47'17"W	3.68'
C127	55.00'	87°57'27"	65.23'	S06°58'52"E	61.48'
C128	55.00'	47°26'09"	45.44'	S50°39'53"W	44.16'
C129	55.00'	52°30'13"	50.54'	N68°54'35"W	48.78'
C130	25.00'	52°49'53"	23.05'	S68°58'54"E	22.24'
C131	70.00'	90°06'00"	109.98'	S39°35'09"W	98.99'
C132	422.00'	1°03'51"	7.84'	S85°07'05"W	7.84'
C133	422.00'	8°04'00"	88.78'	N89°49'00"W	88.71'
C134	422.00'	9°04'00"	99.78'	N80°45'00"W	88.71'
C142	382.00'	6°01'31"	38.10'	S87°36'05"W	38.09'
C143	382.00'	19°01'00"	120.15'	N79°32'30"W	119.60'
C232	54.00'	152°23'47"	143.63'	S38°41'04"W	104.86'
C235	54.00'	34°01'26"	32.16'	S36°22'37"W	31.68'
C236	54.00'	58°26'17"	55.08'	S86°39'48"W	52.73'
C238	300.00'	2°00'52"	10.55'	N64°06'37"W	10.55'
C367	360.00'	31°51'09"	196.78'	N20°06'30"W	194.34'
C368	300.00'	39°59'16"	209.38'	S24°26'35"E	205.16'
C369	160.00'	13°16'22"	37.20'	S37°46'34"E	37.12'
C374	100.00'	22°36'11"	49.89'	N30°08'36"W	49.58'
C375	360.00'	39°59'16"	251.26'	N24°26'35"W	246.19'
C376	160.00'	28°38'11"	78.83'	S30°08'39"E	78.00'
C377	160.00'	15°15'49"	42.62'	S23°28'58"E	42.50'
C378	55.00'	10°25'35"	10.01'	S79°33'51"W	10.00'
C379	360.00'	8°47'10"	54.47'	N40°09'10"W	54.42'

LINE TABLE		
LINE	BEARING	LENGTH
L20	S84°47'27"E	21.63'
L21	N58°04'37"E	8.37'
L50	S15°51'04"E	104.23'
L104	N15°51'04"W	60.98'

LEGEND

- □ DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- L.B. LICENSED BUSINESS
- r RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
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- ESMT. EASEMENT
- SJRWMD ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- ① SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
- DENOTES TREE PRESERVATION AREA

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

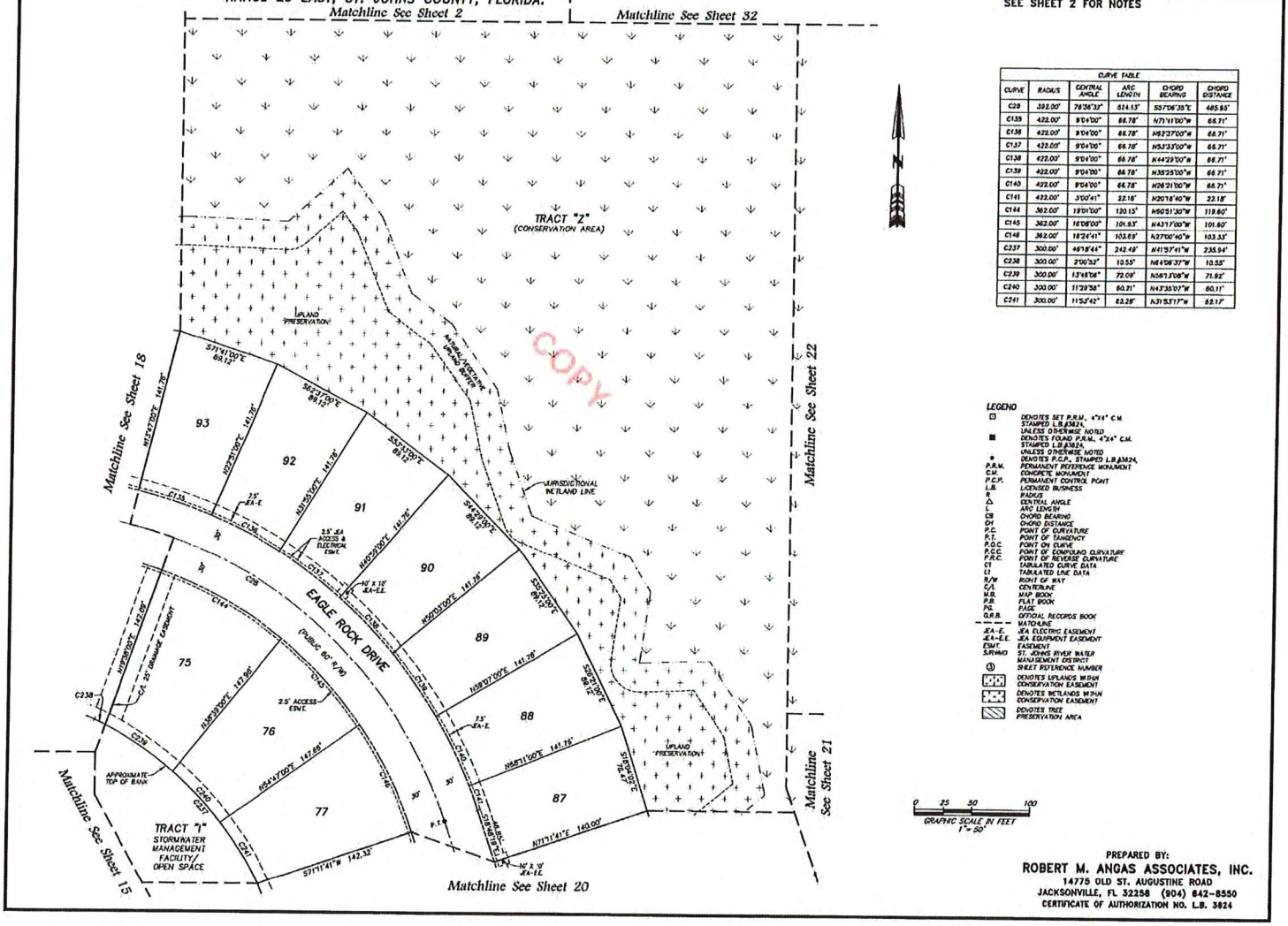
TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 23

SHEET 19 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C29	332.00'	78°36'33"	524.13'	S37°06'35"E	485.95'
C135	422.00'	9°04'00"	66.78'	N71°41'00"W	66.71'
C136	422.00'	9°04'00"	66.78'	N62°37'00"W	66.71'
C137	422.00'	9°04'00"	66.78'	N53°33'00"W	66.71'
C138	422.00'	9°04'00"	66.78'	N44°29'00"W	66.71'
C139	422.00'	9°04'00"	66.78'	N35°25'00"W	66.71'
C140	422.00'	9°04'00"	66.78'	N26°21'00"W	66.71'
C141	422.00'	3°00'41"	22.18'	N20°18'40"W	22.18'
C144	362.00'	19°01'00"	120.15'	N60°31'30"W	119.60'
C145	362.00'	16°08'00"	101.93'	N43°17'00"W	101.60'
C148	362.00'	18°24'41"	103.69'	N27°00'40"W	103.33'
C237	300.00'	46°18'44"	242.48'	N41°37'41"W	235.94'
C238	300.00'	2°00'32"	10.55'	N64°08'37"W	10.55'
C239	300.00'	13°58'06"	73.09'	N56°37'08"W	71.92'
C240	300.00'	11°29'38"	60.21'	N43°35'07"W	60.11'
C241	300.00'	11°54'43"	83.28'	N31°53'17"W	62.17'

LEGEND

- ⊡ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- C.M. CONCRETE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- L.B. LICENSED BUSINESS
- R RADIUS
- Δ CENTRAL ANGLE
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- ③ SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
- DENOTES TREE PRESERVATION AREA

0 25 50 100

GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

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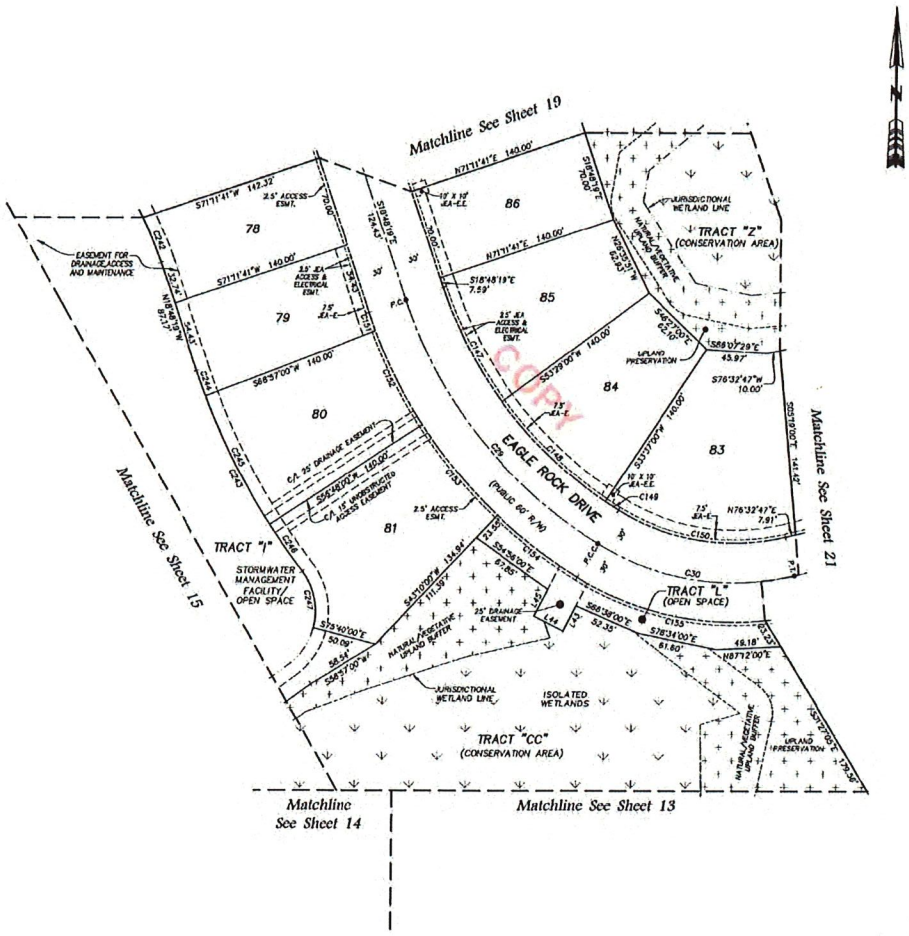
A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 24

SHEET 20 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C29	350.00'	39°46'09"	242.94'	S38°41'23"E	238.09'
C30	200.00'	44°52'46"	156.69'	S81°00'31"E	152.68'
C147	320.00'	17°42'41"	98.93'	S27°39'40"E	98.53'
C148	323.00'	19°32'00"	110.14'	S46°27'00"E	110.40'
C149	320.00'	2°11'28"	12.24'	S37°28'44"E	12.24'
C150	170.00'	44°52'46"	133.15'	S81°00'31"E	129.78'
C151	383.00'	2°16'41"	14.88'	S19°53'40"E	14.89'
C152	383.00'	12°09'00"	80.56'	S27°07'30"E	80.43'
C153	383.00'	13°38'00"	90.42'	S40°01'00"E	90.21'
C154	340.00'	11°14'28"	77.87'	S52°42'14"E	77.73'
C155	233.00'	37°35'59"	150.93'	S77°22'23"E	148.24'
C242	300.00'	7°08'06"	37.36'	N22°22'22"W	37.34'
C243	520.00'	19°10'45"	174.09'	S28°23'41"E	173.25'
C244	520.00'	2°16'41"	20.37'	S18°55'40"E	20.37'
C245	520.00'	12°09'00"	110.27'	S27°07'30"E	110.06'
C246	520.00'	4°47'04"	43.42'	S35°35'32"E	43.41'
C247	50.00'	52°19'04"	45.65'	N11°49'32"W	44.09'

LINE TABLE		
LINE	BEARING	LENGTH
L43	N27°13'06"E	21.86'
L44	S61°47'53"E	25.00'
L45	S27°12'08"W	22.97'

LEGEND

- ⊡ DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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0 25 50 100

GRAPHIC SCALE IN FEET
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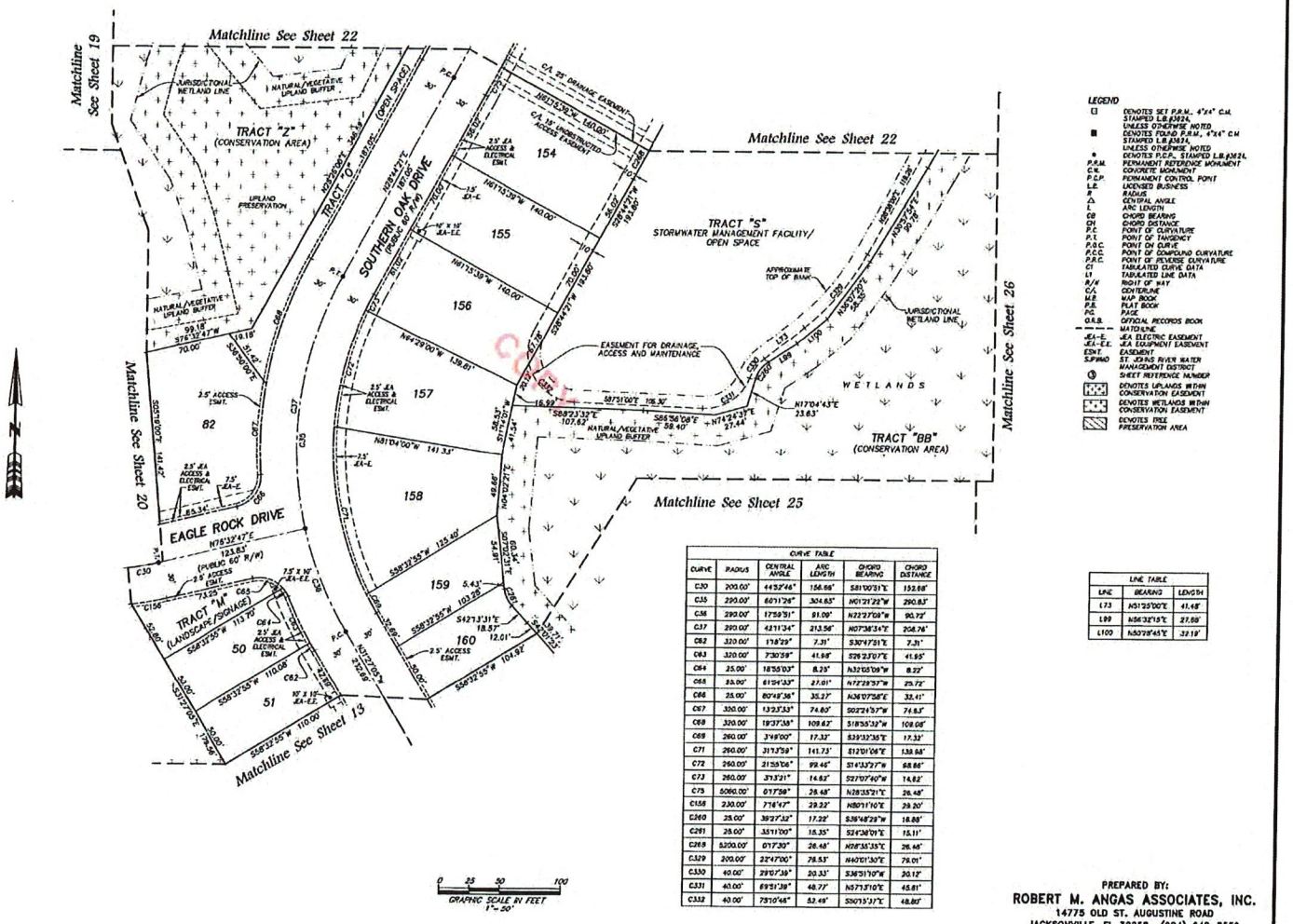
MAP BOOK 74 PAGE 25

SHEET 21 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



LEGEND

□	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3615, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED L.B.#3624,
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
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P.B.	PLAT BOOK
PG.	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
	MATCHLINE
J.E.E.	JEA ELECTRIC EASEMENT
J.E.-E.E.	JEA EQUIPMENT EASEMENT
E.M.T.	EASEMENT
S.J.R.W.M.D.	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
①	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
	DENOTES FREE PRESERVATION AREA

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C30	200.00'	44°52'46"	156.66'	S81°00'31"E	152.68'
C35	290.00'	60°11'26"	304.63'	N01°21'22"W	290.83'
C36	290.00'	17°59'51"	91.09'	N22°27'09"W	90.72'
C37	290.00'	42°11'34"	213.56'	N07°36'34"E	208.76'
C62	320.00'	1°18'29"	7.31'	S30°47'31"E	7.31'
C63	320.00'	7°30'59"	41.98'	S26°23'01"E	41.95'
C64	25.00'	18°56'03"	8.25'	N32°05'09"W	8.22'
C65	35.00'	61°54'33"	37.81'	N72°28'37"W	35.72'
C66	25.00'	80°49'36"	35.27'	N36°07'58"E	32.41'
C67	320.00'	13°33'33"	74.85'	S02°24'57"W	74.67'
C69	320.00'	19°37'35"	109.62'	S18°35'32"W	109.08'
C69	260.00'	3°49'00"	17.33'	S39°32'35"E	17.33'
C71	260.00'	31°3'59"	141.73'	S12°01'06"E	139.98'
C72	260.00'	21°39'06"	99.46'	S14°33'27"W	98.86'
C73	260.00'	3°3'21"	14.82'	S27°07'40"W	14.82'
C75	5090.00'	0°17'58"	26.48'	N28°35'21"E	26.48'
C158	230.00'	7°16'47"	29.23'	N80°11'10"E	29.20'
C260	25.00'	39°27'32"	17.22'	S36°48'29"W	16.88'
C291	25.00'	35°11'00"	15.35'	S24°38'09"E	15.11'
C265	5200.00'	0°17'30"	26.48'	N28°35'35"E	26.48'
C329	200.00'	22°47'00"	79.53'	N40°01'30"E	79.01'
C330	40.00'	29°01'38"	20.33'	S36°31'10"W	20.12'
C331	40.00'	69°31'38"	48.77'	N57°13'10"E	45.81'
C332	40.00'	75°10'46"	52.49'	S50°15'37"E	48.80'

LINE TABLE

LINE	BEARING	LENGTH
L73	N51°25'00"E	41.48'
L99	N56°32'15"E	27.88'
L100	N50°28'45"E	32.19'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

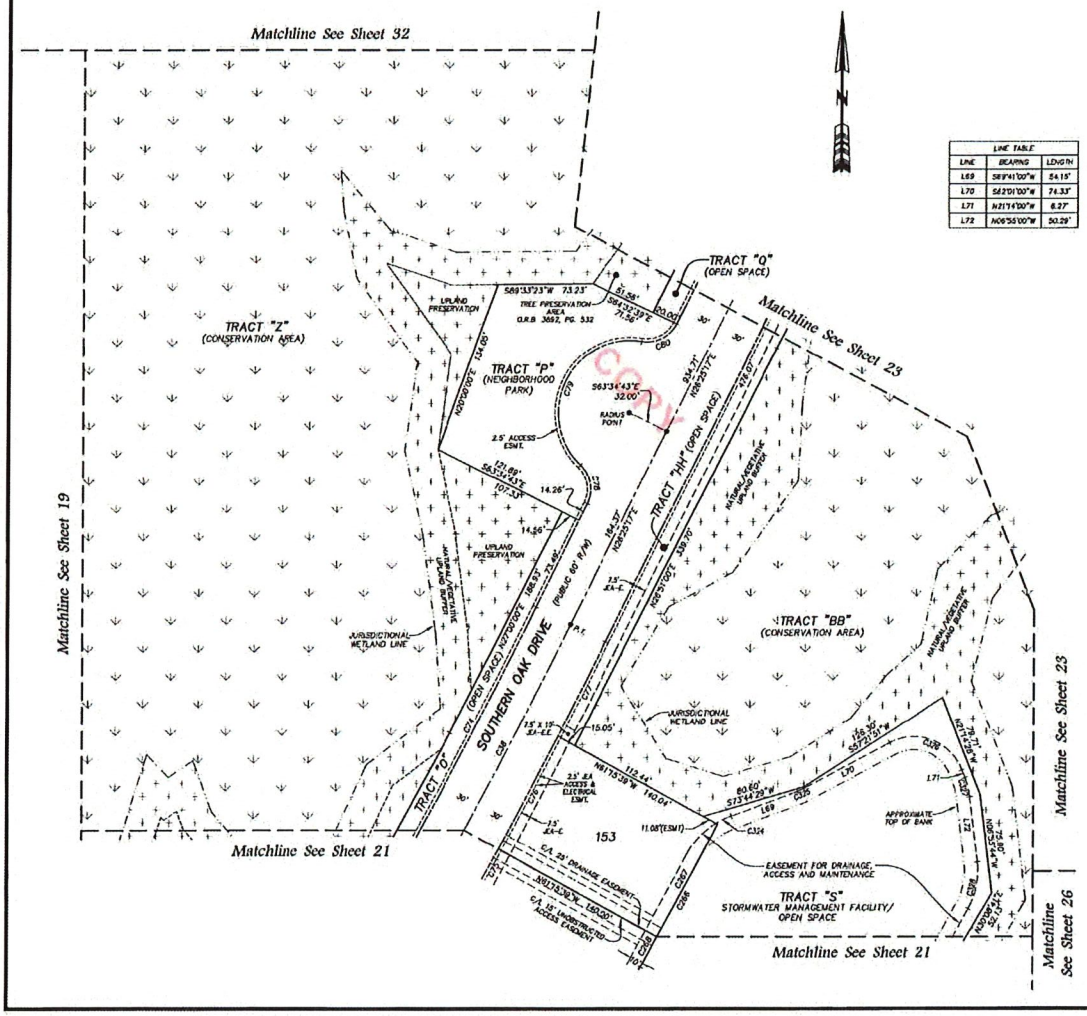
TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 26

SHEET 22 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L69	S89°41'00"W	54.15'
L70	S62°01'00"W	74.33'
L71	N21°41'00"W	6.27'
L72	N06°55'00"W	50.29'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C30	5030.00'	2°19'04"	203.47'	N27°34'49"E	203.45'
C74	5000.00'	2°19'04"	202.25'	N27°34'49"E	202.24'
C75	5060.00'	0°17'58"	26.48'	N28°35'21"E	26.48'
C76	5060.00'	1°08'15"	97.51'	N27°53'14"E	97.51'
C77	5060.00'	0°54'49"	80.69'	N26°32'42"E	80.69'
C78	25.00'	73°17'30"	31.99'	N10°17'28"W	29.84'
C79	58.00'	146°38'00"	148.71'	S56°25'17"W	105.36'
C80	25.00'	73°17'30"	31.99'	N63°04'02"E	29.84'
C296	5000.00'	1°21'56"	123.99'	N28°03'22"E	123.98'
C297	5000.00'	1°04'28"	97.51'	N27°54'36"E	97.51'
C268	5000.00'	0°17'30"	26.48'	N28°35'35"E	26.48'
C324	60.00'	11°23'41"	11.74'	S64°04'40"W	11.72'
C325	40.00'	7°40'00"	5.35'	N65°51'00"E	5.35'
C326	40.00'	99°45'00"	67.54'	N9°36'30"W	59.80'
C327	60.00'	14°19'00"	14.99'	N14°04'30"W	14.95'
C328	60.00'	35°33'00"	37.23'	N10°51'30"E	36.63'

LEGEND

⊡	DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
•	DENOTES P.C.P., STAMPED L.B.#3624,
P.R.M.	PERMANENT REFERENCE MONUMENT
C.M.	CONCRETE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
L.B.	LICENSED BUSINESS
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
C1	TABULATED CURVE DATA
L1	TABULATED LINE DATA
R/W	RIGHT OF WAY
C/L	CENTERLINE
M.B.	MAP BOOK
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PG	PAGE
O.R.B.	OFFICIAL RECORDS BOOK
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JEA-E.	JEA ELECTRIC EASEMENT
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ESMT.	EASEMENT
SJRWMD	ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
(1)	SHEET REFERENCE NUMBER
	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
	DENOTES TREE PRESERVATION AREA

0 25 50 100

GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

COPY

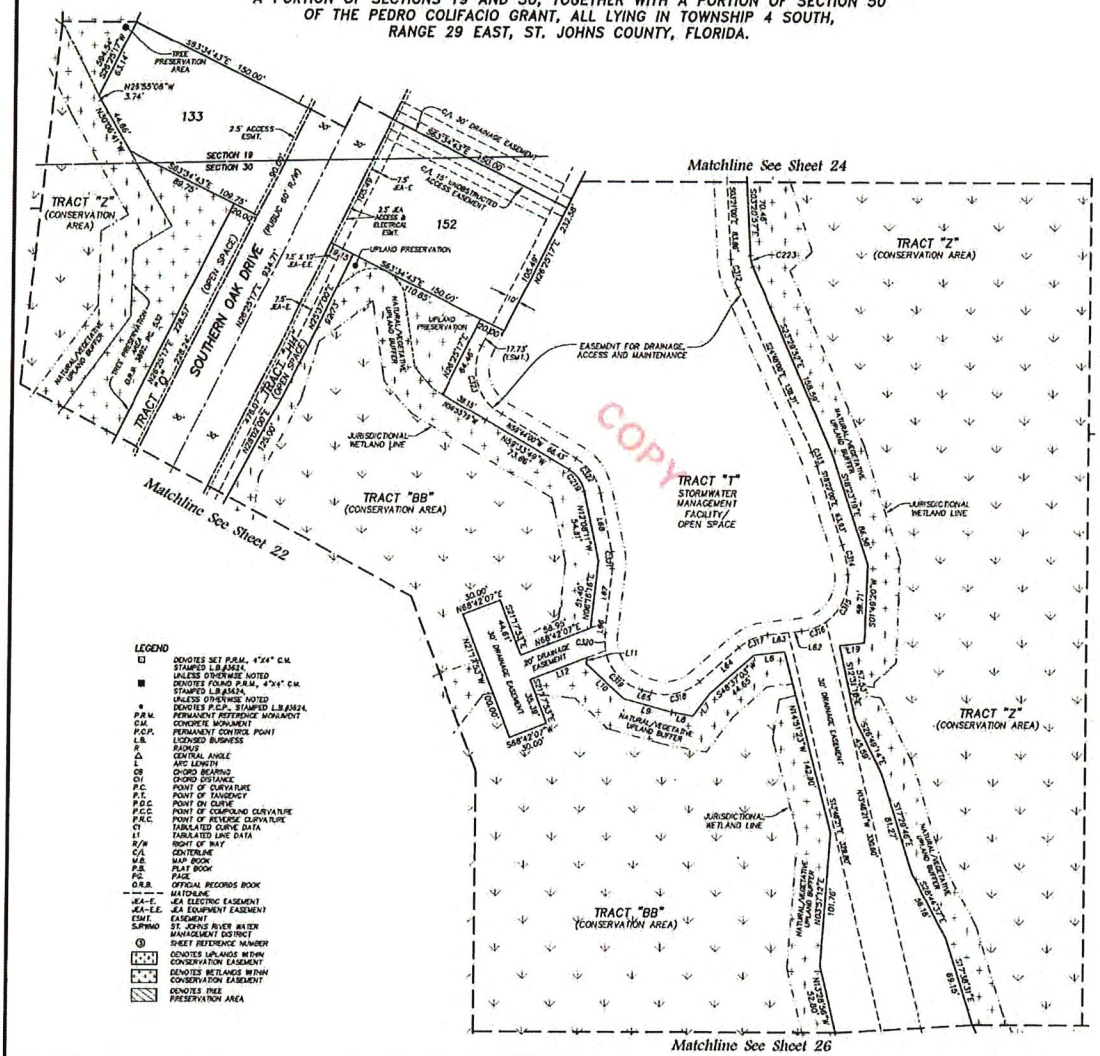
TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50
OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 27

SHEET 23 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C219	25.00'	47°23'38"	20.69'	N33°51'00"W	20.11'
C223	25.00'	20°08'36"	8.79'	S13°25'24"E	8.75'
C312	60.00'	21°27'00"	22.46'	S14°04'30"E	22.33'
C313	100.00'	6°26'00"	11.23'	N21°35'00"W	11.22'
C314	100.00'	13°09'21"	22.96'	N11°47'19"W	22.91'
C315	40.00'	59°22'30"	41.45'	N21°28'45"E	39.63'
C316	40.00'	29°26'48"	20.56'	N65°53'36"E	20.33'
C317	40.00'	34°58'00"	24.41'	S85°08'00"W	24.03'
C318	40.00'	56°32'00"	39.47'	N76°50'00"E	37.89'
C319	40.00'	62°54'13"	43.93'	S43°21'53"E	41.74'
C320	40.00'	18°07'47"	12.69'	S02°49'23"E	12.64'
C321	40.00'	18°24'00"	12.85'	N07°56'00"W	12.79'
C322	40.00'	47°36'00"	33.23'	N35°56'00"W	33.28'
C323	40.00'	89°09'17"	60.15'	S18°39'21"E	54.61'

LINE TABLE		
LINE	BEARING	LENGTH
L6	S83°30'47"W	33.51'
L7	S37°11'04"W	31.48'
L8	N79°46'45"W	16.47'
L9	N74°49'24"W	38.11'
L10	N18°28'48"W	39.90'
L11	N06°18'18"E	4.75'
L12	S66°42'07"W	48.00'
L19	S83°30'47"W	18.07'
L62	S83°37'00"W	8.89'
L63	N83°37'00"E	13.89'
L64	S48°39'00"W	38.63'
L65	N74°49'00"W	7.34'
L66	N06°16'00"E	8.04'
L67	N06°16'00"E	40.81'
L68	N12°08'00"W	46.32'

LEGEND

- DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- S.J.R.W.M.D. ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
- SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
- DENOTES TREE PRESERVATION AREA

GRAPHIC SCALE IN FEET
0 25 50 100
1"=50'

PREPARED BY:
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14775 OLD ST. AUGUSTINE ROAD
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

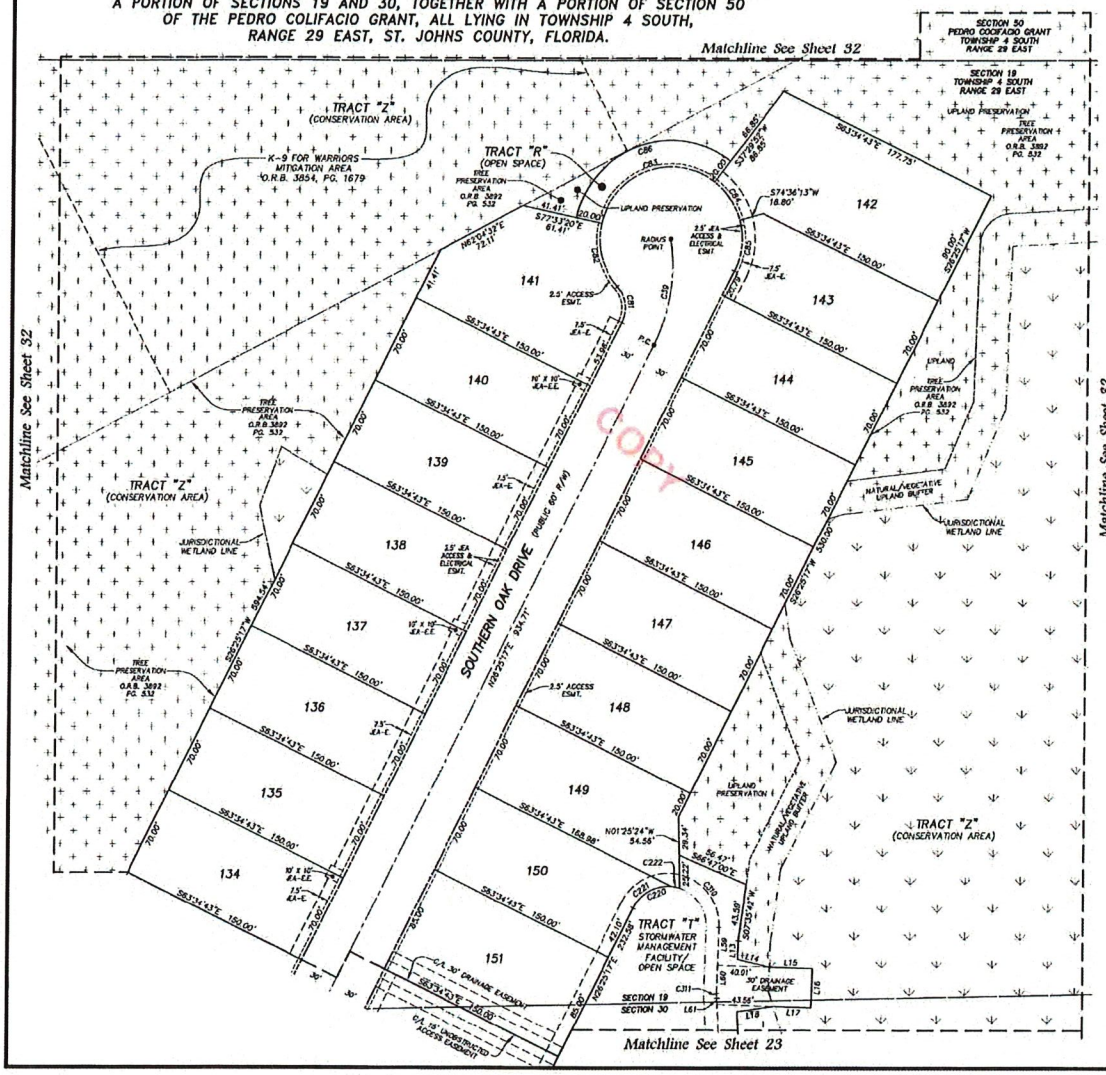
TWENTY MILE VILLAGE AT NOCATEE PHASE 1

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 28

SHEET 24 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C39	135.00'	35°23'51"	83.48'	N68°42'21"E	82.16'
C81	25.00'	67°58'33"	29.66'	N07°33'56"W	27.95'
C82	53.00'	53°56'56"	51.84'	S14°33'17"E	49.94'
C83	53.00'	119°01'31"	110.44'	S89°58'18"W	92.00'
C84	53.00'	37°08'23"	35.63'	N33°34'58"W	35.00'
C85	55.00'	41°49'04"	40.14'	N05°37'45"E	39.26'
C86	73.00'	119°01'31"	150.60'	S89°58'18"W	126.55'
C220	30.00'	81°20'40"	42.59'	S67°05'37"W	39.10'
C221	30.00'	68°27'19"	35.84'	S60°38'56"W	33.75'
C222	30.00'	12°33'21"	6.75'	N78°40'44"W	6.73'
C310	40.00'	78°58'07"	55.10'	N37°41'33"W	50.84'
C311	40.00'	6°01'09"	3.51'	S00°41'26"E	3.51'

LINE TABLE		
LINE	BEARING	LENGTH
L13	S01°45'08"W	14.18'
L14	S76°53'29"E	28.50'
L15	S88°14'00"E	33.00'
L16	S01°46'00"W	30.00'
L17	N88°14'00"W	28.84'
L18	S81°13'57"W	28.49'
L59	S01°46'00"W	29.17'
L60	S01°46'00"W	21.48'
L61	S03°21'00"E	4.97'

LEGEND

- ⊡ DENOTES SET P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
- ■ DENOTES FOUND P.R.M., 4"X4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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- ⑦ SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
- DENOTES TREE PRESERVATION AREA

0 25 50 100

GRAPHIC SCALE IN FEET 1"= 50'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

TWENTY MILE VILLAGE AT NOCATEE PHASE 1

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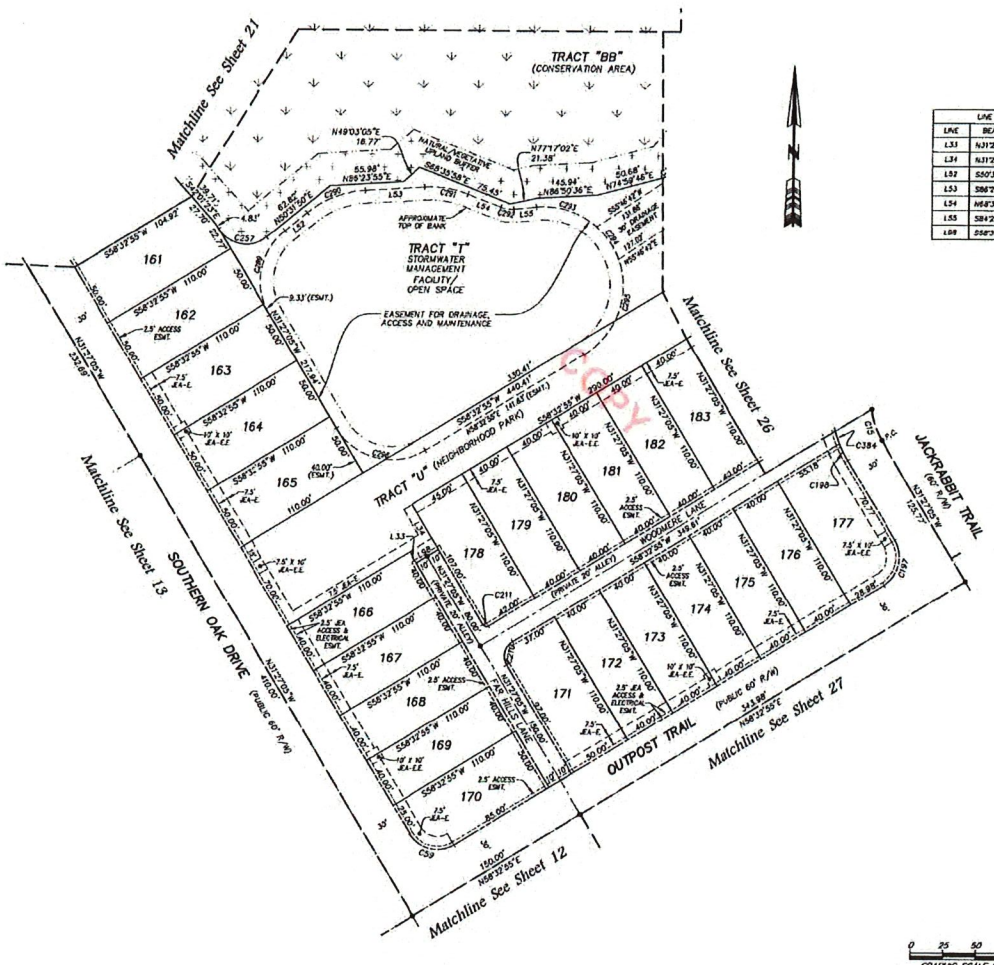
MAP BOOK 74 PAGE 29

SHEET 25 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L31	N31°27'05"W	10.03'
L34	N31°27'05"W	40.00'
L52	S50°31'50"W	21.99'
L53	S86°32'55"W	45.85'
L54	N68°35'08"W	27.24'
L55	S81°23'53"W	17.38'
L88	S58°32'55"W	20.05'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	55.00'	26°08'08"	25.09'	N18°23'02"W	24.87'
C59	25.00'	90°00'00"	39.27'	S76°27'05"E	35.36'
C187	25.00'	90°00'00"	39.27'	N13°32'55"E	35.36'
C188	65.00'	9°38'07"	14.39'	S26°38'01"E	14.29'
C310	13.00'	90°00'00"	20.42'	S13°32'55"W	18.38'
C211	3.00'	90°00'00"	4.71'	S76°27'05"E	4.24'
C257	25.00'	96°01'09"	42.77'	S80°27'38"E	37.71'
C289	50.00'	81°54'35"	71.54'	S09°32'29"W	65.59'
C290	78.00'	35°52'09"	48.83'	S68°27'33"W	48.04'
C291	78.00'	25°00'09"	34.04'	N81°06'02"W	33.77'
C292	22.00'	27°01'09"	10.37'	S82°06'33"E	10.28'
C293	61.00'	48°56'48"	48.88'	N72°08'43"W	48.03'
C294	61.00'	28°28'14"	30.31'	N34°26'12"W	30.00'
C295	61.00'	78°45'00"	83.84'	N18°10'25"E	77.40'
C298	50.00'	90°00'00"	78.54'	S76°27'05"E	70.71'
C384	85.00'	6°55'30"	10.27'	S18°21'13"E	10.27'

LEGEND

⊡	DENOTES SET P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
■	DENOTES FOUND P.R.M., 4"x4" C.M. STAMPED L.B.#3624, UNLESS OTHERWISE NOTED
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	DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
	DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
	DENOTES TREE PRESERVATION AREA

0 25 50 100

GRAPHIC SCALE IN FEET
1" = 50'

PREPARED BY:
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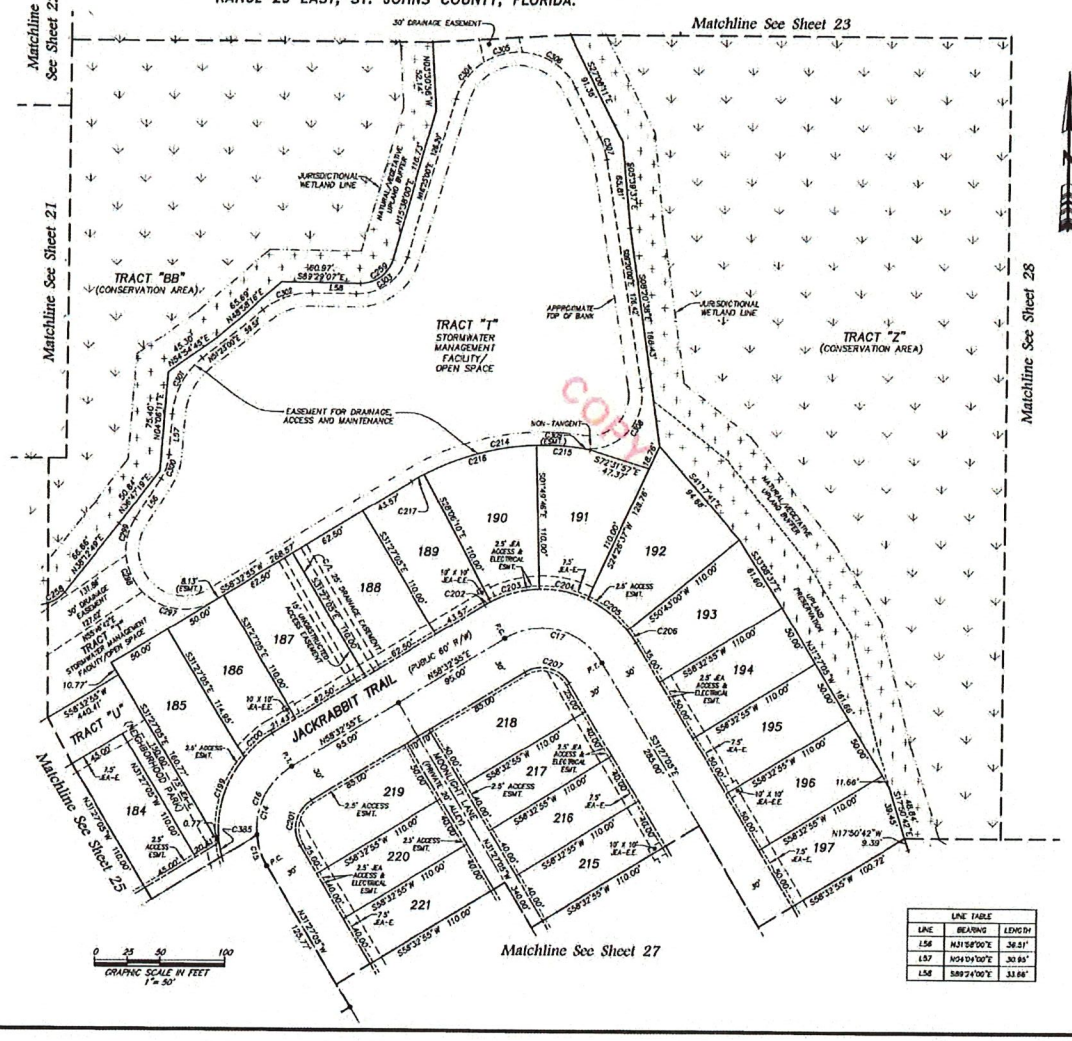
MAP BOOK 74 PAGE 30

SHEET 26 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	55.00'	90°00'00"	86.39'	N13°32'55"E	77.78'
C15	55.00'	26°08'06"	25.09'	N18°23'02"W	24.87'
C16	55.00'	83°51'34"	61.31'	N29°26'58"E	56.16'
C17	55.00'	90°00'00"	86.39'	S76°27'05"E	77.78'
C199	85.00'	49°36'41"	88.15'	S13°35'56"W	67.56'
C200	85.00'	18°38'37"	28.14'	S48°43'37"W	29.03'
C201	25.00'	90°00'00"	39.27'	S13°32'55"W	35.36'
C202	85.00'	3°30'56"	4.97'	S60°13'23"E	4.97'
C203	85.00'	26°18'23"	38.99'	S75°02'05"W	38.64'
C204	85.00'	26°18'23"	38.68'	N78°41'35"W	38.64'
C205	85.00'	26°18'23"	38.68'	N52°23'12"W	38.64'
C206	85.00'	7°49'55"	11.62'	N36°27'01"W	11.61'
C207	25.00'	90°00'00"	39.27'	N76°27'05"W	35.36'
C214	180.00'	41°56'35"	142.75'	S72°31'12"E	139.58'
C215	185.00'	13°18'16"	41.83'	N85°40'08"E	41.85'
C216	195.00'	26°18'23"	89.49'	S75°02'05"W	88.64'
C217	185.00'	3°30'56"	11.40'	S60°13'23"E	11.40'
C258	25.00'	36°48'37"	16.05'	N56°36'17"E	15.78'
C259	25.00'	74°52'53"	32.67'	N53°04'21"E	30.40'
C297	45.00'	70°27'40"	60.05'	S83°31'15"E	56.69'
C298	45.00'	39°26'33"	30.98'	S25°16'08"E	30.37'
C299	45.00'	37°30'52"	29.46'	S13°13'34"W	28.94'
C300	40.00'	27°54'00"	19.48'	N18°01'00"E	19.29'
C301	80.00'	47°19'00"	66.05'	S27°43'30"W	64.15'
C302	80.00'	39°13'00"	41.07'	S70°59'30"W	40.27'
C303	40.00'	74°11'00"	51.79'	N53°30'30"E	48.25'
C304	50.00'	41°21'36"	36.09'	S31°05'49"W	35.32'
C305	50.00'	34°56'13"	30.49'	S75°14'15"W	30.00'
C308	50.00'	67°14'08"	58.67'	N37°11'04"W	55.16'
C307	50.00'	17°44'00"	15.57'	N18°12'00"W	15.50'
C308	40.00'	107°49'23"	75.27'	N44°34'41"E	64.65'
C309	183.00'	2°00'07"	6.81'	N80°39'34"W	6.81'
C385	65.00'	7°11'06"	10.66'	S11°17'38"E	10.65'

LINE TABLE		
LINE	BEARING	LENGTH
L56	N31°58'00"E	36.51'
L57	N04°04'00"E	30.95'
L58	S89°24'00"E	33.66'

LEGEND

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- (1) SHEET REFERENCE NUMBER
- DENOTES UPLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
- DENOTES TREE PRESERVATION AREA

PREPARED BY:
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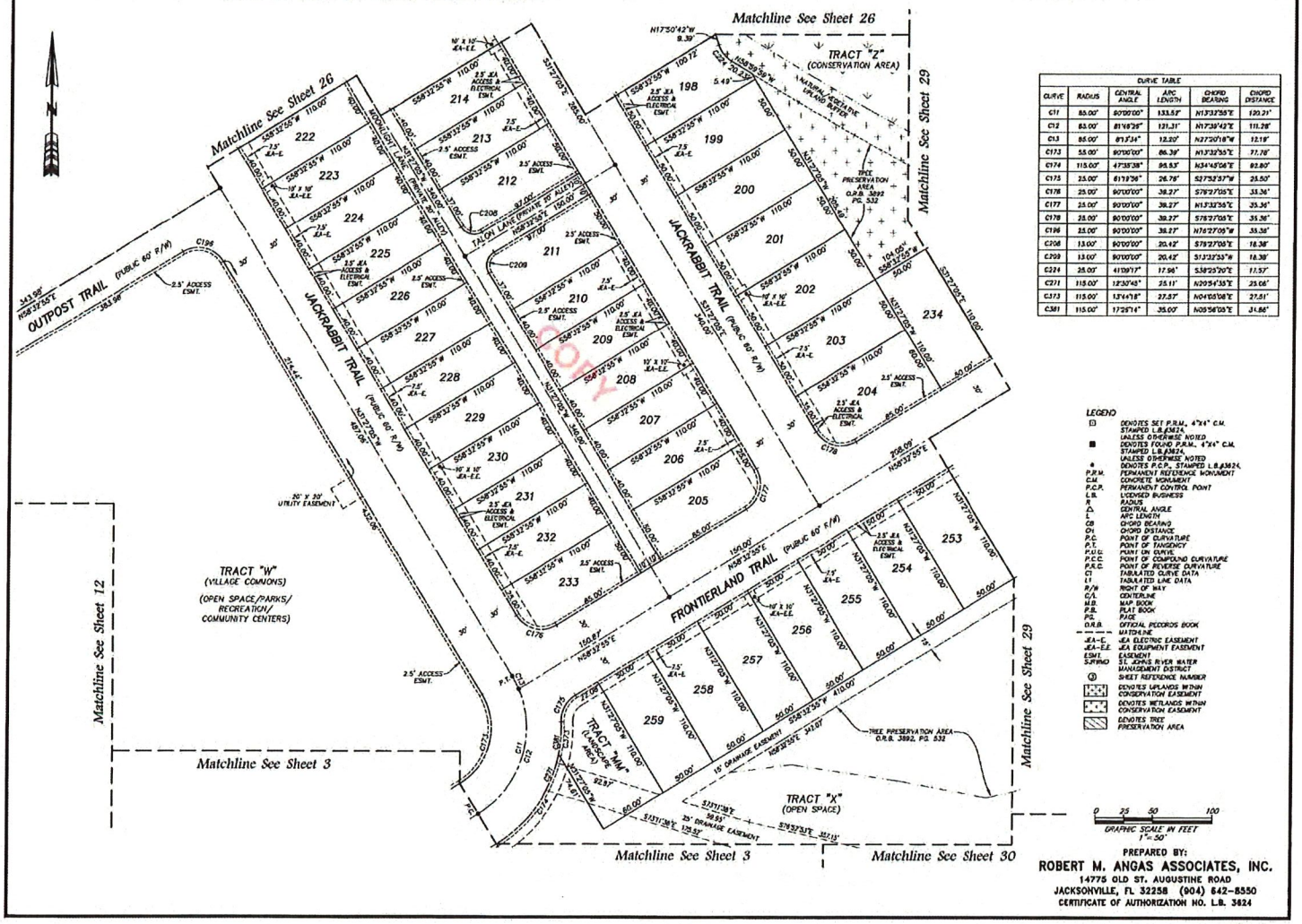
MAP BOOK 74 PAGE 31

SHEET 27 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	85.00'	90°00'00"	133.52'	N13°32'55"E	120.21'
C12	83.00'	81°48'29"	131.31'	N17°39'42"E	111.28'
C13	85.00'	8°13'34"	12.20'	N27°20'18"W	12.19'
C173	55.00'	90°00'00"	86.39'	N13°32'55"E	77.78'
C174	115.00'	47°35'38"	95.53'	N34°45'06"E	92.80'
C175	25.00'	61°19'26"	26.76'	S27°52'37"W	25.50'
C176	25.00'	90°00'00"	39.27'	S76°27'05"E	35.36'
C177	25.00'	90°00'00"	39.27'	N13°32'55"E	35.36'
C178	25.00'	90°00'00"	39.27'	S76°27'05"E	35.36'
C196	25.00'	90°00'00"	39.27'	N76°27'05"W	35.36'
C208	13.00'	90°00'00"	20.42'	S76°27'05"E	18.38'
C209	13.00'	90°00'00"	20.42'	S13°32'55"W	18.38'
C224	25.00'	41°09'17"	17.96'	S38°25'20"E	17.57'
C271	115.00'	12°50'45"	25.11'	N20°54'35"E	25.06'
C313	115.00'	13°41'18"	27.57'	N04°05'08"E	27.51'
C381	115.00'	17°28'14"	35.00'	N05°56'05"E	34.86'

LEGEND

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- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
- DENOTES WETLANDS WITHIN CONSERVATION EASEMENT
- DENOTES TREE PRESERVATION AREA

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

COPY

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ROBERT M. ANGAS ASSOCIATES, INC.
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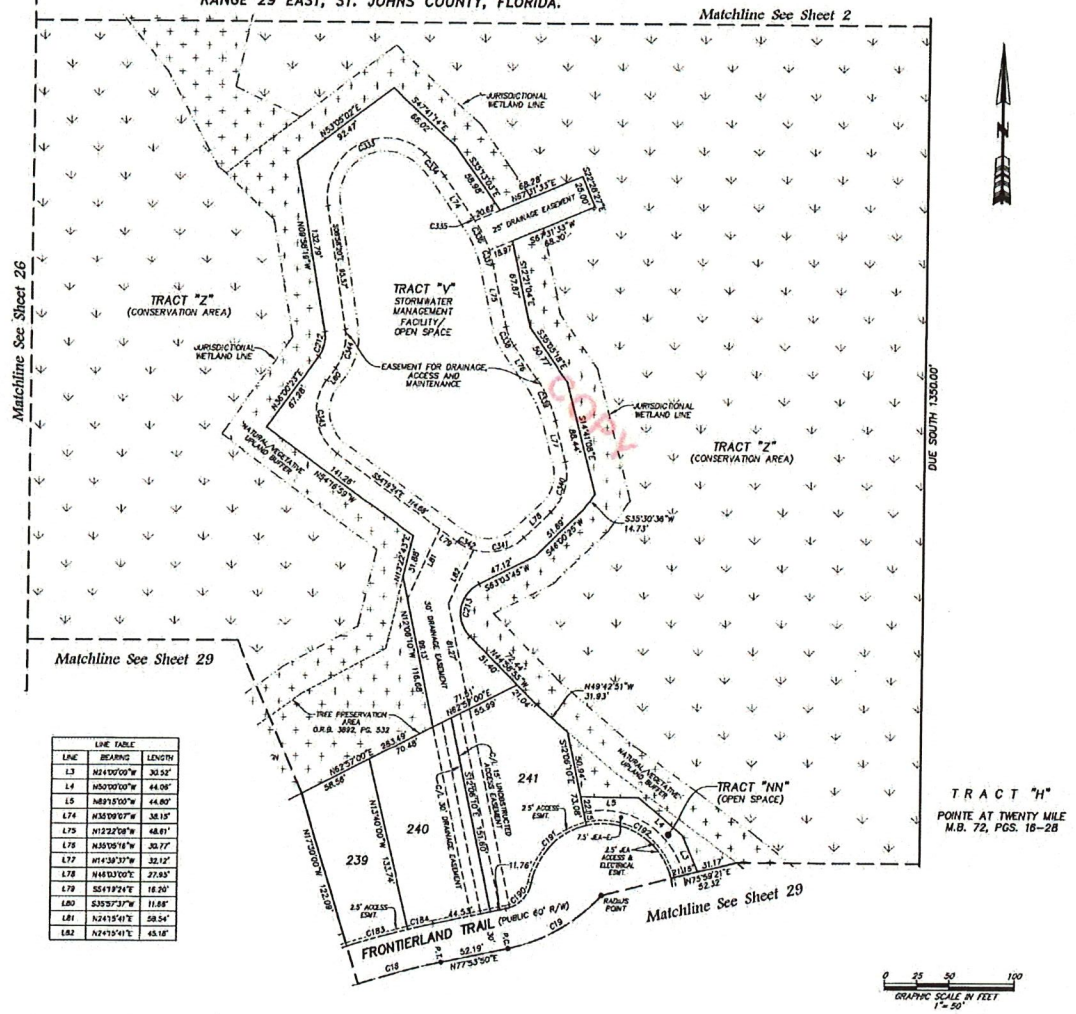
MAP BOOK 74 PAGE 32

SHEET 28 OF 32 SHEETS

SEE SHEET 2 FOR NOTES


Matchline See Sheet 2
Matchline See Sheet 26
Matchline See Sheet 29
DUE SOUTH 1350.00'
TRACT "Z" (CONSERVATION AREA)
TRACT "V" STORMWATER MANAGEMENT FACILITY/ OPEN SPACE
EASEMENT FOR DRAINAGE ACCESS AND MAINTENANCE
JURISDICTIONAL WETLAND LINE
NATURAL VEGETATIVE UPLAND BUFFER
TRACT "Z" (CONSERVATION AREA)
TRACT "NN" (OPEN SPACE)
TRACT "H" POINTE AT TWENTY MILE M.B. 72, PGS. 16-28
TREE PRESERVATION AREA O.R.B. 3922, PG. 532
30' DRAINAGE EASEMENT
20' DRAINAGE EASEMENT
25' ACCESS EASEMENT
25' JEA ACCESS & ELECTRICAL EASEMENT
15' JEA-E.
UNRESTRICTED ACCESS EASEMENT
239
240
241
FRONTIERLAND TRAIL (PUBLIC 60' R/W)
RADIUS POINT
P.O.B.
P.O.C.
N77°33'50"E 52.19'
N77°33'50"E 52.32'
N49°42'31"W 31.93'
S35°30'36"W 14.73'
S46°00'35"W 47.19'
S58°03'45"W 51.89'
S31°56'17"E 51.89'
S46°00'35"E 51.89'
N58°03'45"E 51.89'
N31°56'17"W 51.89'
N46°00'35"W 51.89

TWENTY MILE VILLAGE AT NOCATEE PHASE 1

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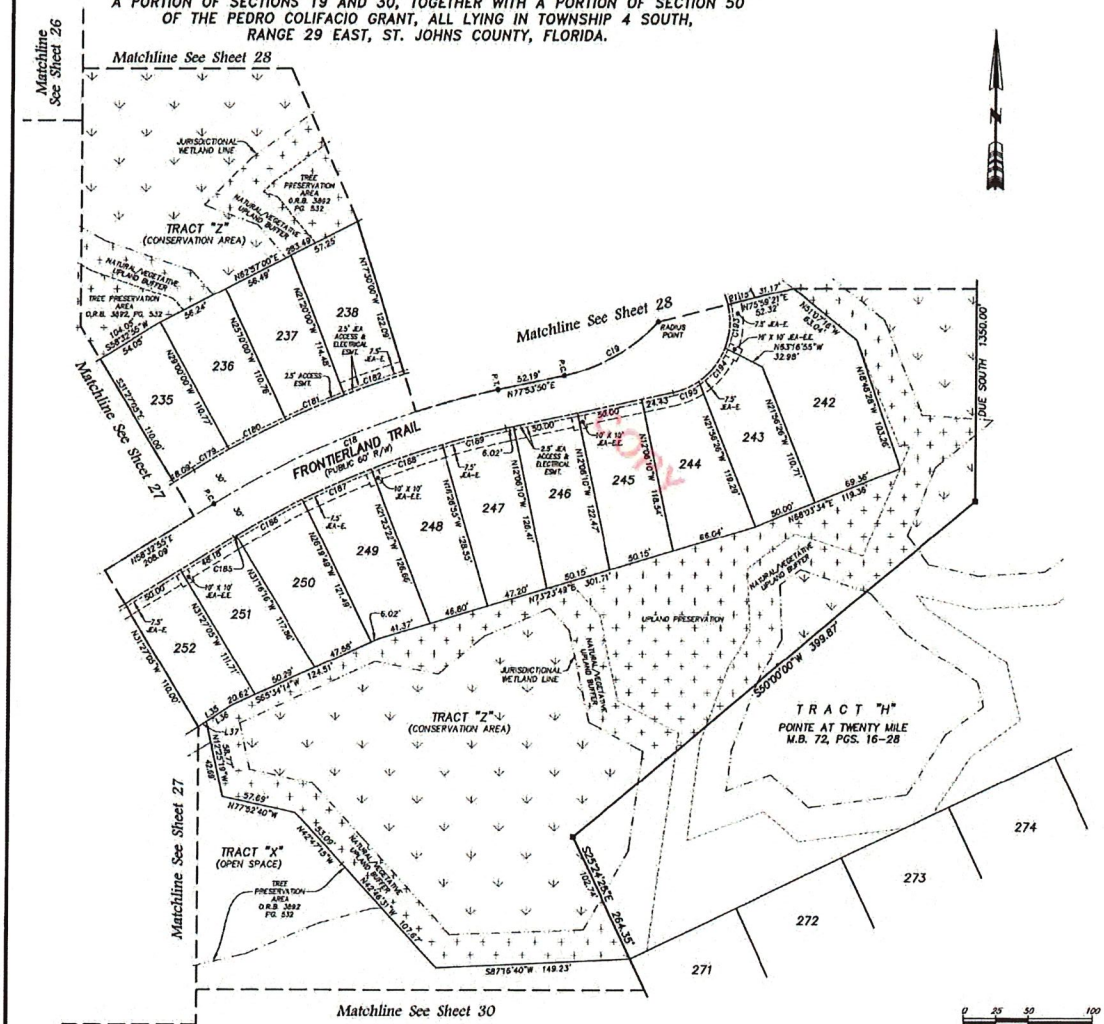
MAP BOOK 74 PAGE 33

SHEET 29 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	700.00'	19°20'54"	236.39'	N68°13'22"E	235.28'
C19	135.00'	35°25'31"	83.48'	N60°10'54"E	82.18'
C179	730.00'	2°27'05"	31.23'	S59°46'26"W	31.23'
C180	730.00'	3°50'00"	48.84'	S62°35'00"W	48.83'
C181	730.00'	3°50'00"	48.84'	S66°25'00"W	48.83'
C182	730.00'	3°50'00"	48.84'	S70°39'00"W	48.83'
C185	670.00'	0°10'49"	2.11'	S58°38'18"W	2.11'
C186	670.00'	4°56'27"	57.78'	S61°11'37"W	57.76'
C187	670.00'	4°56'27"	57.78'	S66°08'24"W	57.75'
C188	670.00'	4°56'27"	57.78'	S71°04'21"W	57.75'
C189	670.00'	4°29'45"	50.82'	S75°43'27"W	50.81'
C193	55.00'	35°03'18"	33.65'	N63°30'30"E	33.11'
C194	55.00'	34°03'46"	33.03'	N38°13'31"E	32.55'
C195	55.00'	22°28'25"	21.47'	N68°38'37"E	21.44'

LINE TABLE		
LINE	BEARING	LENGTH
L35	N56°59'07"E	29.54'
L36	S56°59'07"W	22.20'
L37	S56°59'07"W	7.35'

LEGEND

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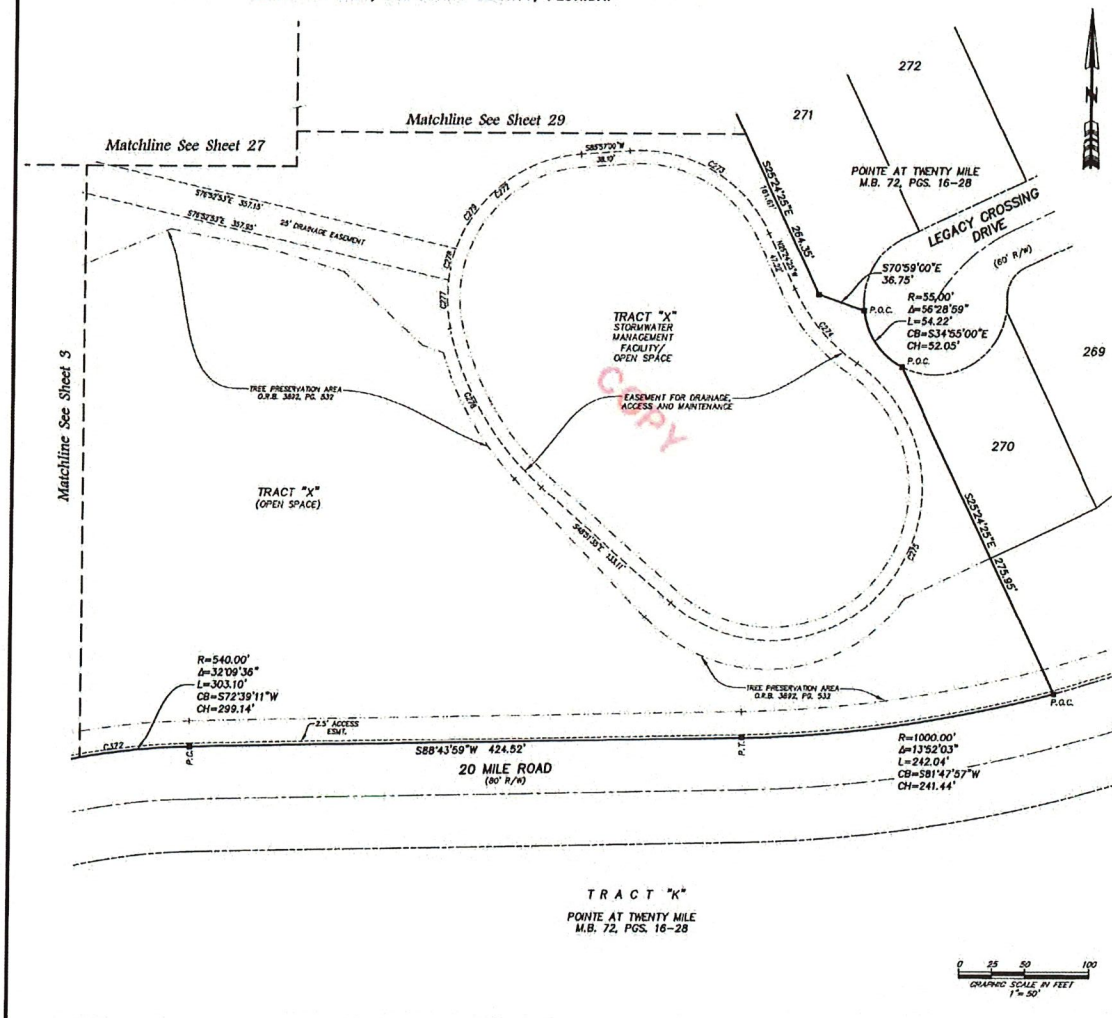
MAP BOOK 74 PAGE 34

SHEET 30 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C272	110.00'	66°18'23"	127.30'	S53°47'49"W	120.31'
C273	110.00'	68°38'15"	131.78'	N56°43'42"W	124.04'
C274	140.00'	30°37'46"	74.84'	S43°43'18"E	73.95'
C275	116.00'	187°16'36"	378.95'	N37°33'07"E	231.55'
C276	226.00'	38°13'01"	142.66'	S30°45'04"E	140.49'
C277	110.00'	19°41'11"	38.83'	S03°01'28"E	38.78'
C278	110.00'	13°03'00"	25.05'	S11°07'07"W	25.00'
C279	110.00'	88°35'24"	169.28'	S36°38'13"W	166.78'
C372	840.00'	23°23'03"	330.33'	S77°05'57"W	218.71'

LEGEND

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Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
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	DENOTES TREE PRESERVATION AREA

TRACT "K"
POINTE AT TWENTY MILE
M.B. 72, PGS. 16-28

0 25 50 100
GRAPHIC SCALE IN FEET
1"= 50'

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SHEET 31 OF 32 SHEETS

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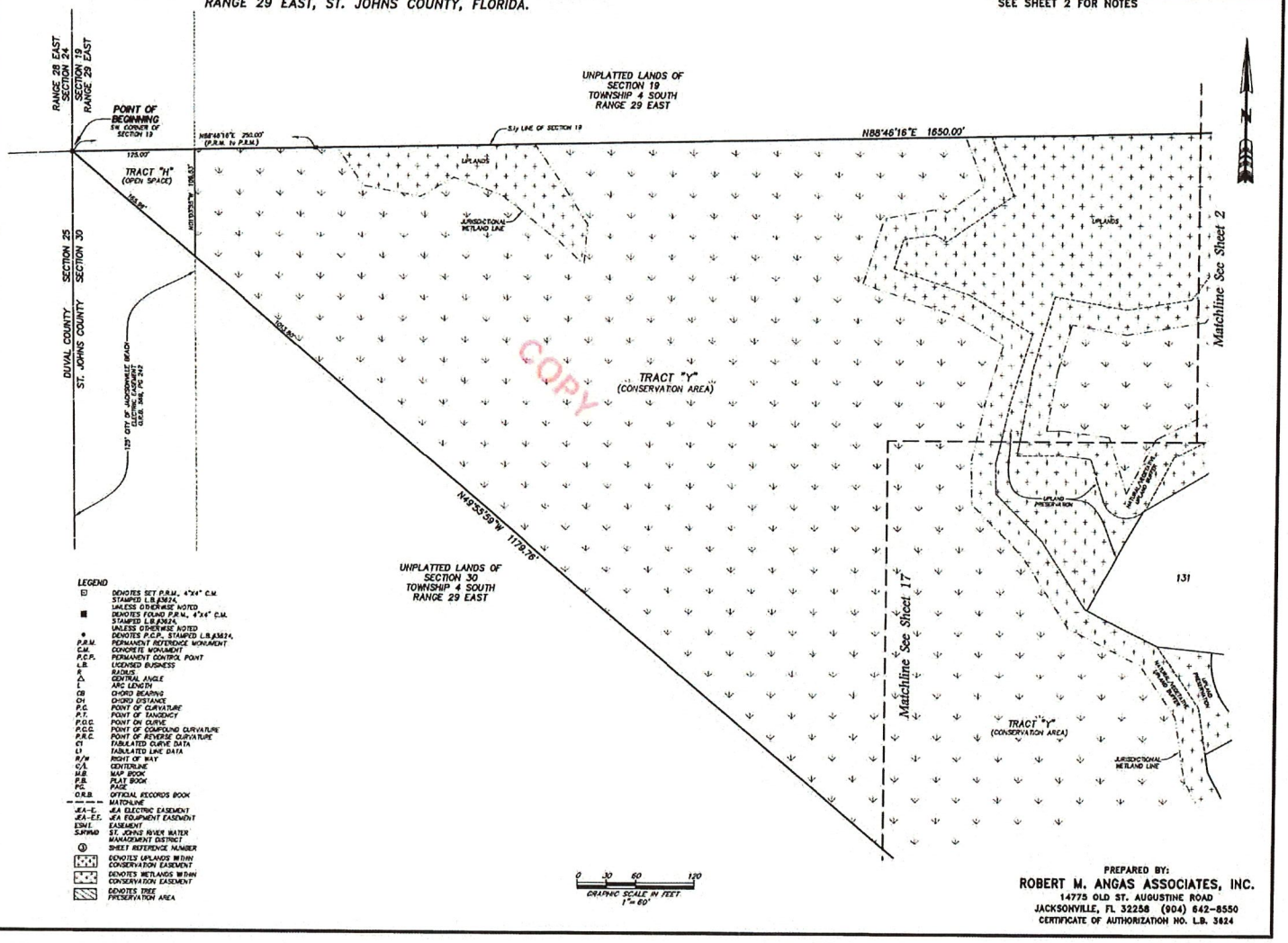

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MAP BOOK 74 PAGE 36

SHEET 32 OF 32 SHEETS

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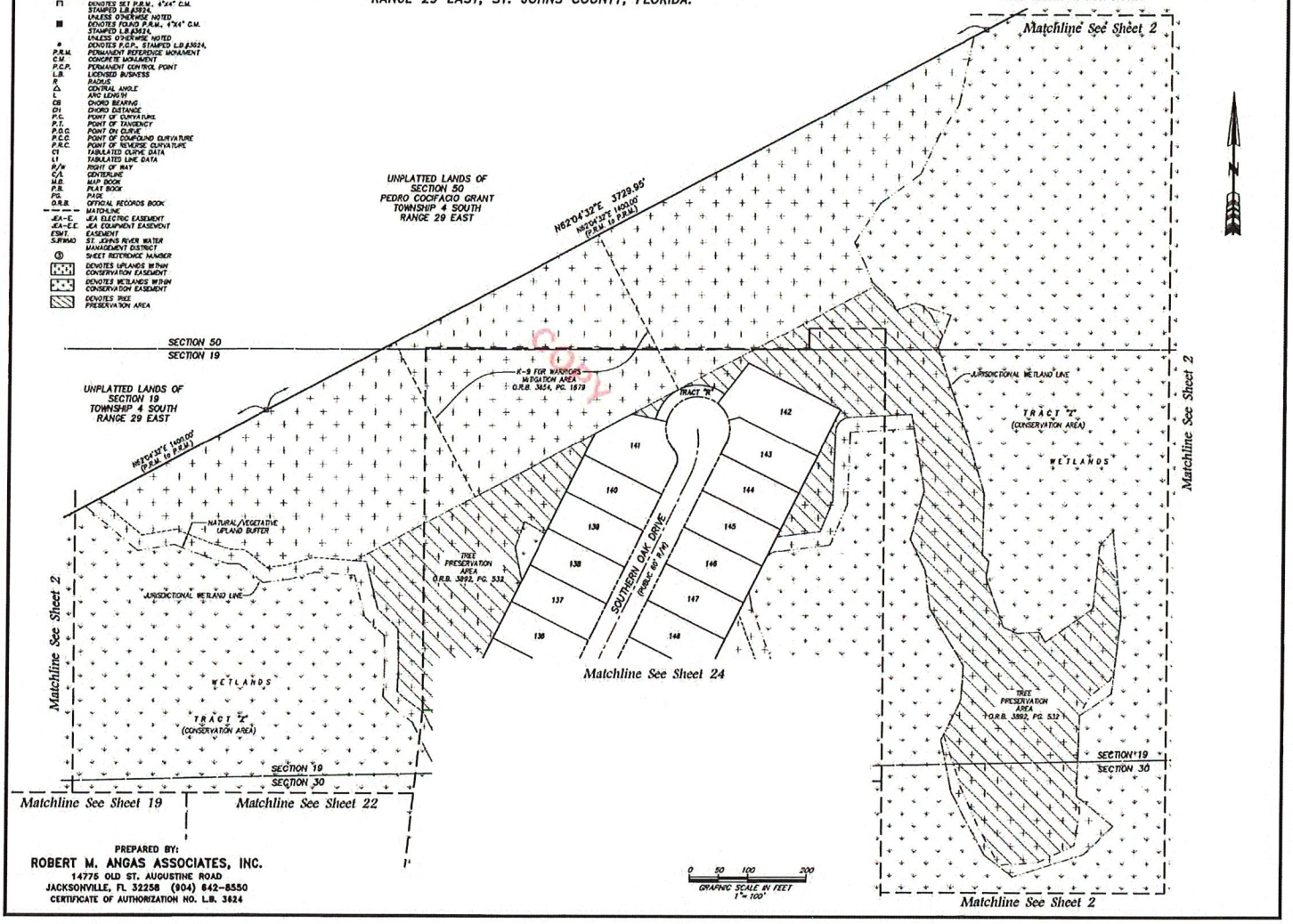

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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

ATTACHMENTS 6 through 9

Subdivision plats, as approved by the Board of County Commissioners of St. Johns County, located on the west side of South Roscoe Boulevard:

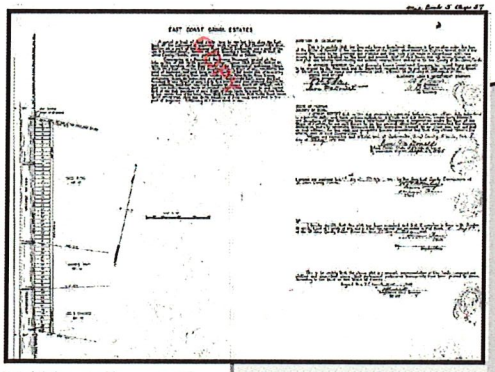
a. **East Coast Canal Estates, recorded in Map Book 5, Page 57.**
b. **East Coast Canal Estates, Unit 2, recorded in Map Book 5, Page 63.**
c. **East Coast Canal Estates, Unit No 3, recorded in Map Book 5, Page 64.**
d. **East Coast Canal Estates, Unit 4, recorded in Map Book 5, Page 67.**

All of the Public Records of St. Johns County, Florida.

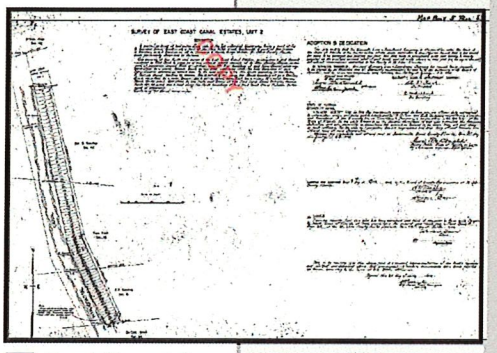
Surrounding Existing Development

East Perimeter Boundary

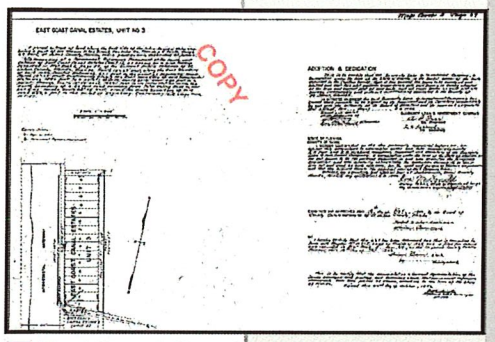
East Coast Canal Estates Unit 1 - 4 Plats



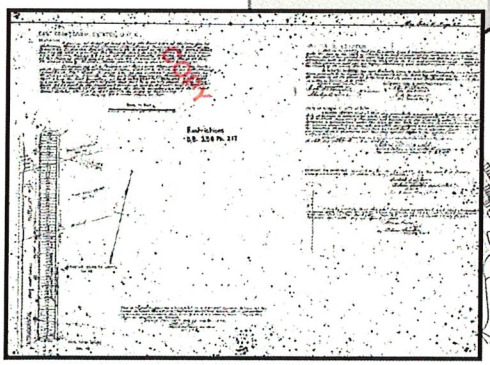
East Coast Canal Estates Unit 1



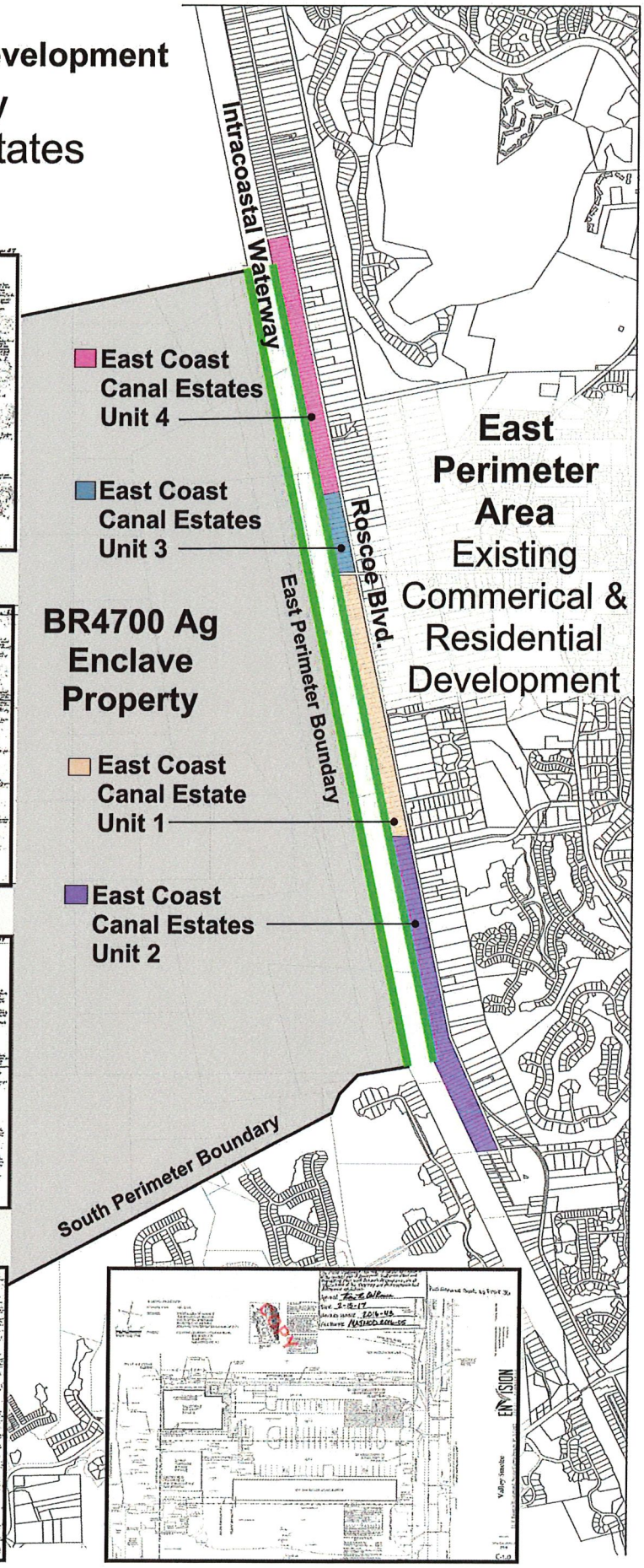
East Coast Canal Estates Unit 2



East Coast Canal Estates Unit 3



East Coast Canal Estates Unit 4



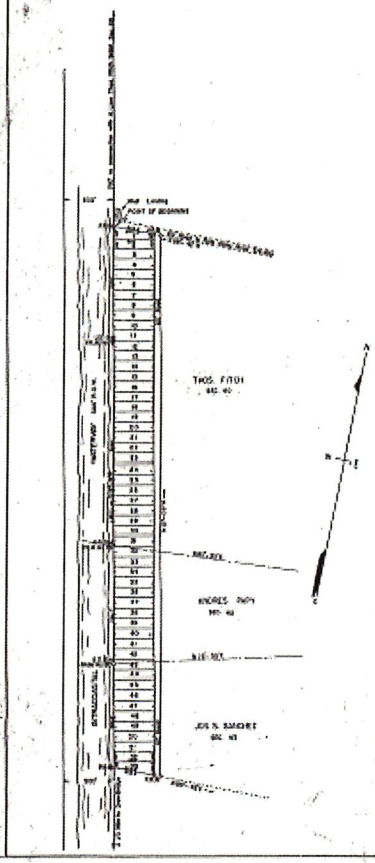
Final Development Plan
Valley Smoke Commercial Site

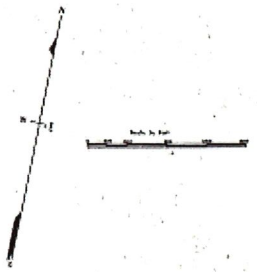
Attachment 6

Subdivision Plat
East Coast Canal Estates

Map Book 5 Page 57

EAST COAST CANAL ESTATES





A parcel of land of the Nile Tract as platted in the plat of the East Coast Canal Estates, as recorded in Plat Book 5, Page 57 of the Records of St. Johns County, Florida, being in a part of Section 39, Township 7 South, Range 29 East, and a part of the Nile Tract, as platted in the plat of the East Coast Canal Estates, as recorded in Plat Book 5, Page 57 of the Records of St. Johns County, Florida, more particularly described as follows:

Commencing at a Permanent Reference Monument located at the intersection of the North boundary of the Tropical Isles Grant, bearing an assumed bearing of North 89°-56'-00" East, with the Easterly right-of-way line of the Intracoastal Waterway (Basin Road), 100 feet wide, as now established; thence North 89°-56'-00" East along the North line of said Tropical Isles Grant, a distance of 1,320.00 feet to the point of beginning; thence continue North 89°-56'-00" East along said North line, a distance of 1,320.00 feet to the Northeast corner of said Tropical Isles Grant; thence South 00°-04'-00" East along the East line of said Tropical Isles Grant, a distance of 1,320.00 feet to the Southeast corner of said Tropical Isles Grant; thence South 89°-56'-00" West along the South line of said Tropical Isles Grant, a distance of 1,320.00 feet; thence North 00°-04'-00" West, a distance of 1,320.00 feet to the point of beginning. Containing 40.2 acres more or less.

DEDICATION & DEDICATION

This is to certify that the Coastside Land & Investment Company, a Corporation under the laws of the State of Florida is the lawful owner of the lands described in the caption hereof, that it has caused the same to be surveyed and platted and that this plat made in accordance therewith is hereby adopted as the true and correct plat of said lands, and that all roads, streets and alleys shown thereon and not heretofore dedicated to the County of St. Johns, Florida, are hereby dedicated, granted and without reservation dedicated to the County of St. Johns, Florida.

IN WITNESS WHEREOF, the said Coastside Land & Investment Company has caused these presents to be signed by its President and its Secretary, respectively, by and with the authority of a Board of Directors, duly given and corporate seal affixed, this 22 day of May, A.D. 1948.

Signed and sealed in the presence of:

COASTSIDE LAND & INVESTMENT COMPANY

[illegible]

Sara McDonald

[illegible] President

[illegible] Secretary

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized by Florida under and laws, [illegible] A. Pratt and C.D. Perkins, respectively President and Secretary of the above named Coastside Land & Investment Company, a corporation, under the laws of the State of Florida, to me well known to be the persons described in and who executed the foregoing instrument and who severally acknowledged before me that execution thereof to be their free act and deed as such officers, for the uses and purposes therein expressed and that they affixed thereto the official seal of said corporation.

WITNESS my signature and official seal at Jacksonville, Duval County, Florida, this 22 day of May, A.D. 1948.

Sara McDonald
Notary Public, State of Florida at Large
My commission expires Sept. 23, 1950

Examined and Approved this 24 day of May, 1948, by the Board of County Commissioners of St. Johns County, Florida.

[illegible] Chairman

[illegible] Clerk

No. [illegible]

I hereby certify that the plat has been recorded and that it complies in form with Chapter 177 of the Florida Statutes, and is filed for record and recorded in Plat Book 5, Page 57, of the St. Johns County Public Records, this 24 day of May, 1948.

[illegible] Clerk

By [illegible] Deputy Clerk

This is to certify that the above plat is a correct representation of the lands surveyed and platted and described; that permanent reference monuments have been placed as shown, according to the laws of the State of Florida.

Signed this 22 day of May, 1948

[illegible] Registered Land Surveyor
No. 1129

Attachment 7

Subdivision Plat
East Coast Canal Estates, Unit 2

Map Book 5 Page 63

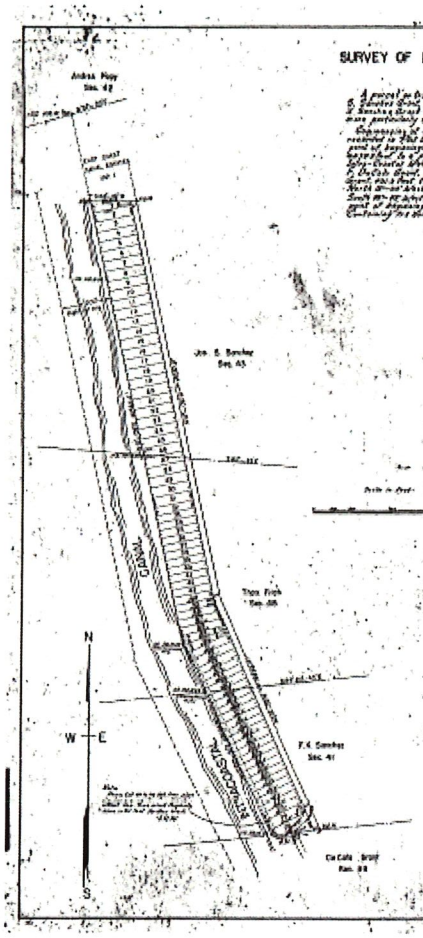
SURVEY OF EAST COAST CANAL ESTATES, UNIT 2

DESCRIPTION

A parcel of land in part of Lot 1 of the Felix Gale Subdivision, being a part of the S. Hawkins Grant, Section 40, and a part of the Thos. Pope Grant, Section 39, East of the Florida East Coast Railway, all in Township 4 South, Range 43 East, St. Johns County, Florida, more particularly described as follows:

Commencing at the Southwest corner of the East Coast Canal Estates, as shown on a plat thereof recorded in Plat Book 5, page 63 of the current public records of St. Johns County, Florida, in the point of intersection thereof with the Northerly Right-of-way line of Ponte Vedra Boulevard, a 100 foot right-of-way, as now established; thence North 89°-51'-00" East, along the South boundary of said East Coast Canal Estates, a distance of 1,049.5 feet to the Southeast corner of said East Coast Canal Estates, thence North 0°-09'-00" West, along the East boundary of said East Coast Canal Estates, a distance of 1,320.0 feet to a point lying on the South boundary of the Felix Gale Subdivision, as recorded in Map Book 3, page 1 of the public records of said County; thence North 89°-51'-00" East, along said South boundary, a distance of 1,320.0 feet to the Southeast corner of said Felix Gale Subdivision, said point also being on the West boundary of the Thos. Pope Grant, Section 39, Township 4 South, Range 43 East, said County; thence South 0°-09'-00" East, along said West boundary of the Thos. Pope Grant, a distance of 1,320.0 feet to a point lying on the South boundary of said East Coast Canal Estates, said point also being on the North boundary of the Andrew Hay Grant, Section 42, Township 4 South, Range 43 East, said County; thence South 89°-51'-00" West, along said South boundary of the East Coast Canal Estates, a distance of 1,049.5 feet to the Point of Beginning.

Containing 79.4 acres, more or less.



ADOPTION & DEDICATION

The A.B. Gentry Land & Investment Company, a Corporation under the laws of the State of Florida, as the lawful owner of the lands shown on the plat hereon, hereby certifies that it has caused the same to be surveyed and platted and that this plat was in accordance with said survey is hereby adopted as the true and correct plat of said lands, and all roads shown on this plat are hereby reserved and indeed remained as dedicated to the County of St. Johns, Florida.

IN WITNESS WHEREOF, the said Gentry Land & Investment Company has caused these presents to be signed by its President and its Secretary respectively by and with the authority of the Board of Directors and by same our corporate seal affixed, this Twenty of June A.D. 1963

Signed and Sealed in the presence of:

A.B. GENTRY LAND & INVESTMENT COMPANY

Its President

Its Secretary

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, E.B. Jones and E.B. Hudson respectively President and Secretary of the Gentry Land & Investment Company, a corporation under the laws of the State of Florida, to me well known to be the persons described in and who executed the foregoing dedication and who severally acknowledged the execution thereof to be their free and voluntary act and deed as such officers, for the uses and purposes therein expressed and that they affixed thereto the official seal of said Corporation.

WITNESS my signature and official seal at Jacksonville, Duval County, Florida, this 20 day of June A.D. 1963

Notary Public State of Florida at Large
My commission expires

Examined and Approved this 8th day of July A.D. 1963 by the Board of County Commissioners of St. Johns County, Florida.

Chairman

Attest: Clerk

SURVEYOR

I hereby certify that this plat has been examined and that it complies in form with Chapter 177, Part I of Florida Statutes, 1963, and is filed for record in Plat Book 5, Page 63 of the St. Johns County Public Records, this 17th day of July A.D. 1963.

Surveyor

The undersigned, as Clerk of the Circuit Court of St. Johns County, Florida, hereby certifies that the above plat is a correct representation of the lands surveyed and platted and dedicated thereby, that permanent reference monuments have been placed as shown, according to the laws of the State of Florida.

Signed this 22 day of July A.D. 1963

Clerk of the Circuit Court
St. Johns County, Florida

8/63

Attachment 8

Subdivision Plat
East Coast Canal Estates, Unit No 3

Map Book 5 Page 64

EAST COAST CANAL ESTATES, UNIT NO 3

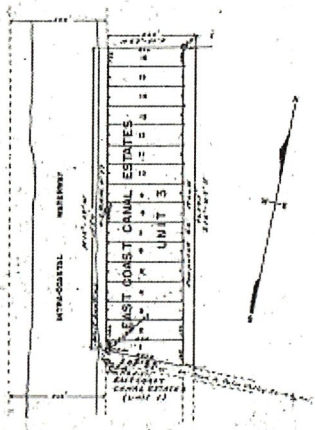
COPY

A parcel of land along the East side of the Intracoastal Waterway being a part of the Cheney Tract Parcels #1, Township 31 South, Range 41 East of Dade County, Florida, more particularly described as follows;

(Commencing at a Permanent Reference Monument at the northwest corner of East Coast Canal Estates Unit 1), as shown on a plat thereof recorded in Plat Book 5, Page 63, of the Current public records of St. Lucie County, Florida, Bearing North 00°-00'-00" East along said Boundary of said Unit; thence North 90°-00'-00" East, 2,000.00 feet; thence North 00°-00'-00" East, parallel with said Boundary of said Unit, a distance of 1,000.00 feet; thence North 90°-00'-00" East, 1,000.00 feet to the intersection with the Westerly boundary of a 60 foot road reserved from Atlantic Ocean Boulevard, formerly State Road #5 as now laid out, said point being the Northeast corner of said Unit; thence South 00°-00'-00" West along said Boundary of said road 1,000.00 feet to the point of beginning. Containing 23.14 acres more or less.

Scale: 1" = 200'

Monuments:
- = Set
- = Permanent Reference Monument



ADOPTION & DEDICATION

This is to certify that the Guaranty Loan & Investment Company, a Corporation under the laws of the State of Florida, owner of the lands described in the Caption hereto, does hereby dedicate to perpetual use of the public for proper purposes and uses forever, as herein indicated on the plat hereof, all roads and all canals shown on said plat and hereby irrevocably and unconditionally relinquishes all title thereto.

IN WITNESS WHEREOF the said Guaranty Loan & Investment Company has caused these presents to be signed by its President and its Secretary pursuant to and with the authority of its Board of Directors and its seal to be affixed, this ____ day of ____ A.D. 1968.

Signed and sealed in the presence of:

GUARANTY LOAN & INVESTMENT COMPANY

_____ Its President

_____ Its Secretary

STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, ____ and ____ to me well known to be the President and Secretary of the Guaranty Loan & Investment Company, a Corporation under the laws of the State of Florida, to me known to be the persons described in and who executed the foregoing dedication and who severally acknowledge the execution thereof to be their free act and deed, for such purposes, for the uses and purposes therein expressed and that the official seal is duly affixed thereto.

WITNESS my signature and official seal at Hialeah, Dade County, Florida, this ____ day of October A.D. 1968.

_____ Notary Public, State of Florida at Large
My commission expires _____

EXAMINED AND APPROVED this 14th day of Oct., 1968, by the Board of County Commissioners of St. Lucie County, Florida.

_____ Chairman

_____ Clerk

STATE OF FLORIDA
COUNTY OF ST. LUCIE

I hereby certify that the within instrument was filed in my office and duly recorded in Plat Book 5 on page 64 of the Public Records of St. Lucie County, Florida, this 30 day of Oct., 1968.

_____ Clerk

By _____ Deputy Clerk

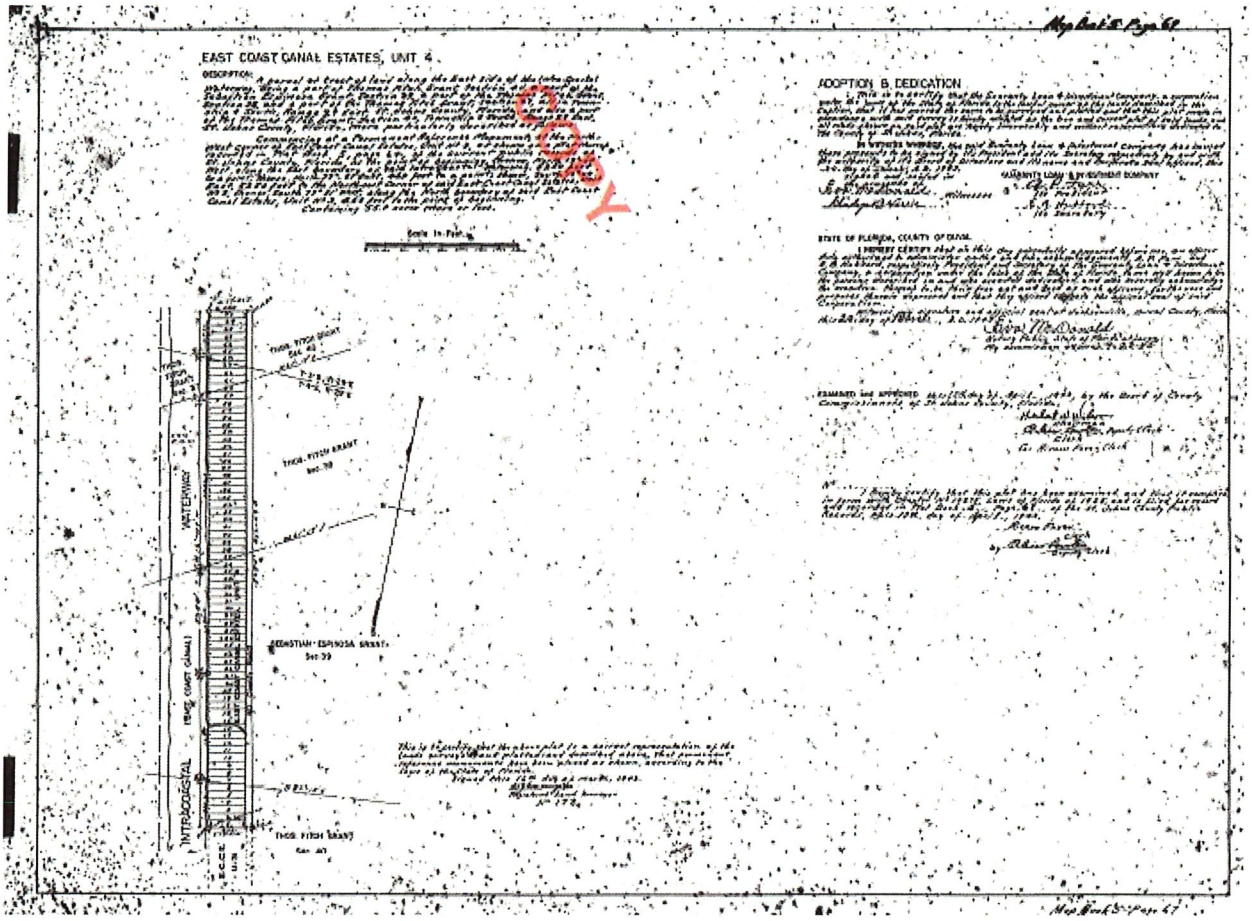
This is to certify that the above plat is a correct representation of the lands surveyed and platted, and described above, the permanent reference monuments have been placed as shown, according to the laws of the State of Florida. Dated this 22nd day of October, 1968.

_____
Reg. No. _____

Ex. 14

Attachment 9

Subdivision Plat
East Coast Canal Estates, Unit 4


EAST COAST CANAL ESTATES, UNIT 4
DESCRIPTION
ADOPTION & DEDICATION
COPY
INTRACOASTAL (INTRACOASTAL WATERWAY)
EAST COAST CANAL
THOS. FITCH GRANT
SEBASTIAN-ESPINOSA GRANT
Sec 39

Attachment 10

Master Development Plan Map of an existing commercial development known as Valley Smoke Restaurant

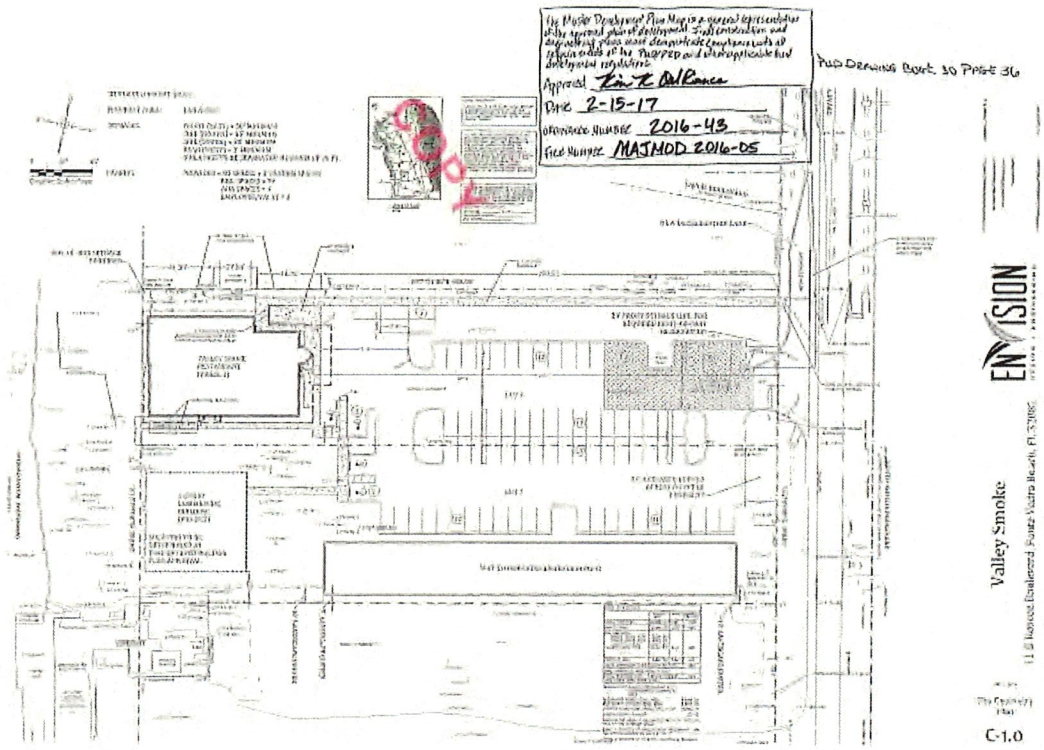

PUD DRAWING BOOK 30 PAGE 36
Approved
Date 2-15-17
Ordinance Number 2016-43
File Number MAJMOD 2016-05
ENVISION
Valley Smoke
C-1.0

EXHIBIT 4

Affidavit of Ownership or Control by Single Person or Entity as of January 1, 2025, pursuant to Section 163.3164(4)(a), Chapter 2026-34, Laws of Florida.

Agricultural Enclave Ownership Requirement

Section 163.3164(4)(a), Chapter 2026-34, Laws of Florida:
(4) "Agricultural enclave" means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:

(a) Are owned or controlled by a single person or entity; …

Compliance with Agricultural Enclave Ownership Requirement

Please see **Exhibit 4.1 Title Report** and **Exhibit 4.2 Owner Affidavit** as evidence that the BR4700 Ag Enclave Property was owned by a single entity as of January 1, 2025. Please also see **Exhibits 4.3, 4.4, and 4.5**, the relevant deeds, as further evidence.

EXHIBIT 4.1

BR4700 Ag Enclave Property Title Report

First American Title Insurance Company
PO Box 776123
Chicago, Illinois 60677-6123
Phone: (727)549-3200 FAX: (866)265-4386

TITLE SEARCH REPORT

Prepared for: Gunster, Yoakley & Stewart, P.A.
1 Independent Drive, Suite 2300
Jacksonville, FL 32202

Customer File Number: TBD-TBD-A

FATIC File Number: 111260537

Searched from: December 20, 1967 **Through:** May 29, 2026 at 8:00 a.m.

Last Grantee of Record for Period Searched:

BR4700, LLC, a Florida limited liability company

Legal Description:

ALL OF SECTIONS 6, 7 AND 18, FRACTIONAL SECTIONS 5, 8 AND 17, TOGETHER WITH PORTIONS OF FRACTIONAL SECTIONS 19 AND 20, SECTIONS 37, 38, 40 AND 48 OF THE THOMAS FITCH GRANT, SECTION 39 OF THE SEBASTIAN ESPINOSA GRANT, SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 42 OF THE ANDRES PAPY GRANT, SECTION 43 OF THE JOSEPH S. SANCHEZ GRANT, SECTION 50 OF THE PEDRO COCIFACIO GRANT, SECTION 68 OF THE SABATE, SANCHEZ OR DECALA GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWESTERLY CORNER OF TWENTY MILE VILLAGE AT NOCATEE PHASE 1, A PLAT RECORDED IN MAP BOOK 74, PAGE 5, OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER LYING ON THE WESTERLY LINE OF SAID RANGE 29 EAST, SAID LINE ALSO BEING THE DIVIDING LINE BETWEEN DUVAL COUNTY AND ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 00°58'07" WEST, ALONG SAID WESTERLY LINE, 21,252.58 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF BJD PROPERTY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4414, PAGE 1786, OF SAID PUBLIC RECORDS; THENCE NORTH 89°27'50" EAST, DEPARTING SAID WESTERLY LINE AND ALONG SAID SOUTHERLY LINE, 84.43 FEET TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE NORTH 89°02'42" EAST, CONTINUING ALONG SAID SOUTHERLY LINE. 8811.66 FEET TO THE SOUTHEASTERLY CORNER THEREOF, SAID CORNER LYING ON THE WESTERLY RIGHT OF WAY LINE OF INTRACOASTAL WATERWAY, A 500 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE SOUTH 11°56'35" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, 16,182.34 FEET TO THE NORTHEASTERLY CORNER OF RIVER LANDING AT NOCATEE PHASE 2, A PLAT RECORDED IN MAP BOOK 112, PAGE 30 OF SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINES OF SAID RIVER LANDING AT NOCATEE PHASE 2, TWENTY MILE AT NOCATEE PHASE 5C, A PLAT RECORDED IN MAP BOOK 92, PAGE 46, TWENTY MILE AT NOCATEE PHASE 5B, A PLAT RECORDED IN MAP BOOK 91, PAGE 44, TWENTY MILE AT NOCATEE PHASE 3B, A PLAT RECORDED IN MAP BOOK 82, PAGE 68, AND SAID TWENTY MILE VILLAGE AT NOCATEE PHASE 1, ALL OF SAID PUBLIC RECORDS, THE FOLLOWING 5 COURSES: COURSE 1: THENCE SOUTH 81°27'40" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, 1041.17 FEET; COURSE 2: THENCE SOUTH

42°46'52" WEST, 521.04 FEET; COURSE 3: THENCE SOUTH 23°32'02" WEST, 427.46 FEET; COURSE 4: THENCE SOUTH 62°04'32" WEST, 9824.47 FEET; COURSE 5: THENCE SOUTH 88°46'16" WEST, 1650.00 FEET TO THE POINT OF BEGINNING.

1. Chain of Title and/or Conveyances:

Type of Instrument:	O.R. Book	Page:
Warranty Deed	116	221
Warranty Deed	222	352
Deed	1038	350
Warranty Deed	1072	552
Trustee's Deed	1084	676
Articles of Merger	2564	88
Warranty Deed	2597	1931
Special Warranty Deed	6189	522

2. Unsatisfied Encumbrances:

Type of Instrument:	O.R. Book:	Page:

NONE

3. Easements, Restrictions, and Other Matters affecting the lands described herein:

Type of Instrument:	O.R. Book:	Page:
Easement	568	879
Grant of Easement	949	988
Notice	1311	870

Copies of the Encumbrances/Matters Affecting Title (X) are () are not included with this Report.

NOTE: The following is for informational purposes only and is given without assurance or guarantee:

Real Estate Taxes for Tax Parcel Number 052240-0000; 066450-0000; 066460-0000; 066470-0000; 066480-0000; 067280-0000; 067290-0000; 067300-0000; 067310-0000; 067320-0000; 067330-0000; 068220-0000; 068270-0000; 068310-0000; 068340-0000; 068360-0000; 068900-0000; 068920-0010; 069150-0000; 069780-0010; and 069790-0010 for tax year 2025
Gross Tax: $ (X) Paid ( ) Not Paid.
Unpaid Taxes for Prior Years: NONE
Map Code: Assessment: $

Miscellaneous Notes (including matters affecting the Buyer, if searched):

Customer File Number: TBD-TBD-A
FATIC File Number: 111260537

Certificate

"This Report" is a search limited to the Official Records Books as defined in Sections 28.001(1) and 28.222, Florida Statutes, from to at 8:00 a.m.. The foregoing Report accurately reflects matters recorded and indexed in the Official Records Books of ST. JOHNS County, Florida, affecting title to the property described therein.This report is not an opinion of title, title insurance policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified in the property information report as the recipients of the property information report.

First American Title Insurance Company

as Vice President

Dated: June 02, 2026

EXHIBIT 4.2

Owner Affidavit

STATE OF FLORIDA

COUNTY OF DUVAL

Before me this day personally appeared Robert H. Pritchard ("Affiant"), who being by me first duly sworn deposes and says:

1. I am currently the Executive Vice President of BR4700, LLC, a Florida limited liability company, and have held this position since its incorporation in July of 2025.

2. I am currently the Executive Vice President of Estuary, LLC, a Florida limited liability company, and have held this position since February 2018.

3. I have been a Florida-licensed attorney for 35 years and specialize in general corporate and business law.

4. This affidavit is based on my personal knowledge of the facts and statements contained herein, the knowledge and experience outlined above, and information that I have gathered from a review of the public records of St. Johns County, Florida.

5. The public records identified herein upon which my statements are based are of a type reasonably relied upon by experts in land use and zoning in the State of Florida.

6. On January 1, 2025, the real property described in **Exhibit 2** in the Application for Agricultural Enclave Certification dated July 1, 2026 (the "**Application**") and incorporated herein by this reference (the "**BR4700 Ag Enclave Property**") was owned and controlled by Estuary, LLC, a Florida limited liability company, pursuant to that certain Trustee's Deed recorded in Official Records Book 1084, Page 676, Public Records of St. Johns County, Florida, a copy of which is attached to the Application as **Exhibit 4.3** and incorporated herein by this reference (the "**Estuary Deed**").

7. Estuary, LLC is the successor entity to Estuary Corporation, a Florida corporation, by virtue of that certain Certificate of Conversion filed with the Florida Secretary of State's Office on December 30, 2013, a copy of which is attached to the Application as **Exhibit 4.4** and incorporated herein by this reference (the "**Estuary Conversion**").

8. On July 22, 2025, Estuary, LLC conveyed the BR4700 Ag Enclave Property to a wholly owned entity, BR4700, LLC, a Florida limited liability company, pursuant to that certain Special Warranty Deed recorded in Official Records Book 6189, Page 522, Public Records of St. Johns County, Florida, a copy of which is attached to the

Application as **Exhibit 4.5** and incorporated herein by this reference (the "**BR4700 Deed**"). The BR4700 Deed includes a Note to Clerk at the top of the first page stating the deed effects a conveyance of unencumbered property for no consideration to an entity which is wholly owned by the grantor, Estuary, LLC.

9. This affidavit is being given for the purpose of certifying and evidencing that the BR4700 Ag Enclave Property was owned and controlled by a single person or entity on January 1, 2025, pursuant to the requirements for an agricultural enclave set forth in subsection 163.3164(4)(a), Florida Statutes.

FURTHER AFFIANT SAYETH NOT.

Dated: June 24, 2026

Robert H. Pritchard
Affiant

Sworn to and subscribed before me this 24th day of June, 2026, by Robert H. Pritchard, ☒ who is personally known to me or ☐ who has produced his/her _____ as identification and who has taken an oath.

Notary Public, State of Florida

KAREN L. GUTTORMSON
MY COMMISSION # HH 259119
EXPIRES: August 28, 2026

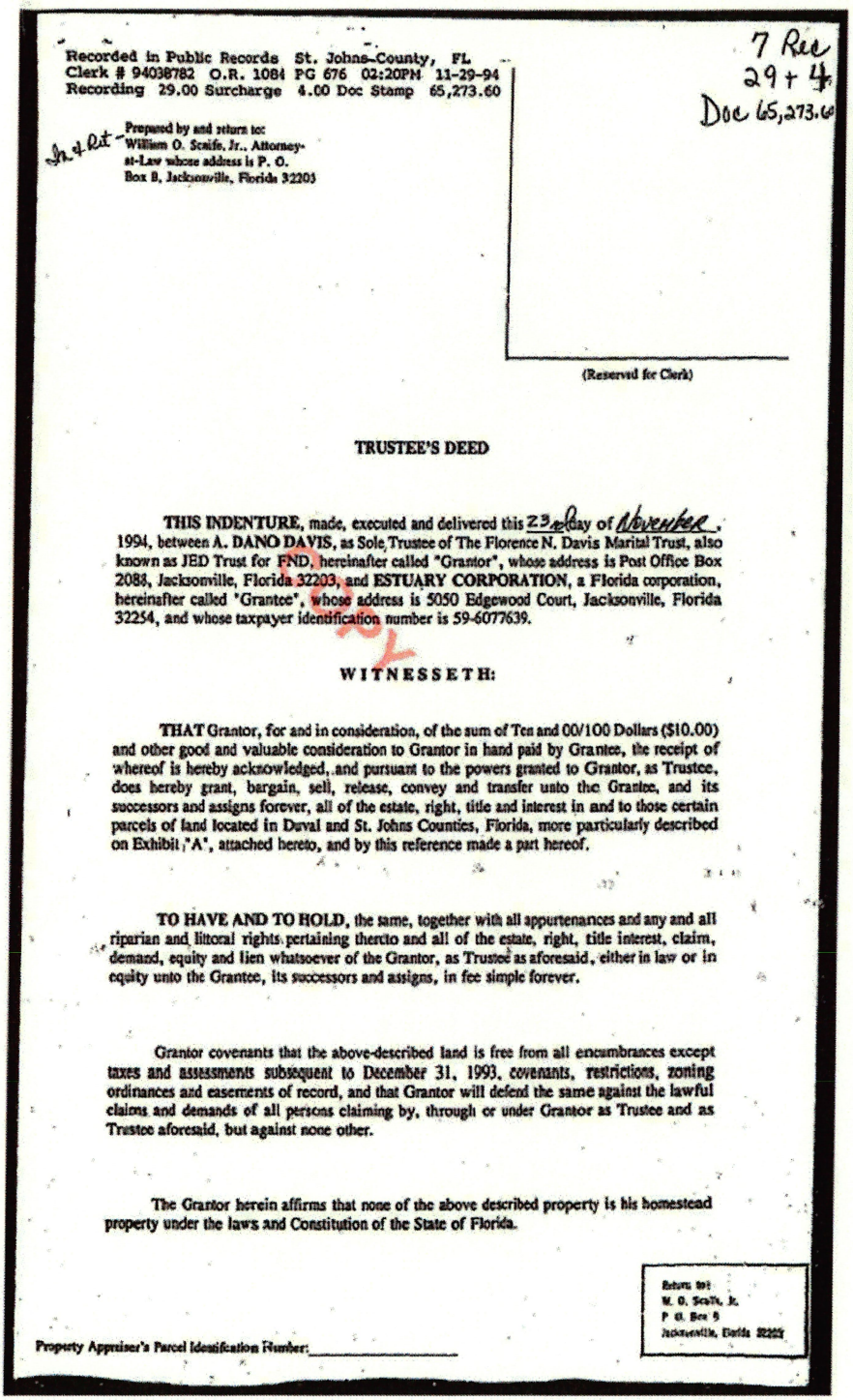
Name: Karen L. Guttormson

My Commission Expires August 28, 2026

My Commission Number is: HH259119

EXHIBIT 4.3

Estuary Deed



Recorded in Public Records St. Johns County, FL
Clerk # 94038782 O.R. 1084 PG 676 02:20PM 11-29-94
Recording 29.00 Surcharge 4.00 Doc Stamp 65,273.60

7 Rec
29 + 4
Doc 65,273.60

In & Ret - Prepared by and return to:
William O. Scaife, Jr., Attorney-at-Law whose address is P. O. Box 8, Jacksonville, Florida 32203

(Reserved for Clerk)

TRUSTEE'S DEED

THIS INDENTURE, made, executed and delivered this 23rd day of November, 1994, between **A. DANO DAVIS**, as Sole Trustee of The Florence N. Davis Marital Trust, also known as JED Trust for FND, hereinafter called "Grantor", whose address is Post Office Box 2088, Jacksonville, Florida 32203, and **ESTUARY CORPORATION**, a Florida corporation, hereinafter called "Grantee", whose address is 5050 Edgewood Court, Jacksonville, Florida 32254, and whose taxpayer identification number is 59-6077639.

COPY

WITNESSETH:

THAT Grantor, for and in consideration, of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of whereof is hereby acknowledged, and pursuant to the powers granted to Grantor, as Trustee, does hereby grant, bargain, sell, release, convey and transfer unto the Grantee, and its successors and assigns forever, all of the estate, right, title and interest in and to those certain parcels of land located in Duval and St. Johns Counties, Florida, more particularly described on Exhibit "A", attached hereto, and by this reference made a part hereof.

TO HAVE AND TO HOLD, the same, together with all appurtenances and any and all riparian and littoral rights pertaining thereto and all of the estate, right, title interest, claim, demand, equity and lien whatsoever of the Grantor, as Trustee as aforesaid, either in law or in equity unto the Grantee, its successors and assigns, in fee simple forever.

Grantor covenants that the above-described land is free from all encumbrances except taxes and assessments subsequent to December 31, 1993, covenants, restrictions, zoning ordinances and easements of record, and that Grantor will defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor as Trustee and as Trustee aforesaid, but against none other.

The Grantor herein affirms that none of the above described property is his homestead property under the laws and Constitution of the State of Florida.

Return to:
W. O. Scaife, Jr.
P. O. Box 8
Jacksonville, Florida 32203

Property Appraiser's Parcel Identification Number:_____

O.R. 1084 PG 0677

IN WITNESS WHEREOF, Grantor has cau... this instrument to be executed as of the day and year first above written.

Signed, sealed and delivered
in presence of:

Printed Name: W. D. Smith

Printed Name: Laura E. Baughman

THE FLORENCE N. DAVIS MARITAL TRUST, also known as JED Trust for FND, by its Sole Trustee,

(SEAL)
A. DANO DAVIS,
Post Office Box 2088
Jacksonville, Florida 32203

GRANTOR

COPY

STATE OF FLORIDA)

COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by A. DANO DAVIS, as Sole Trustee of The Florence N. Davis Marital Trust, also known as JED Trust for FND, who is: (check one)

1. ✓ personally known to me OR
2. _____ who has produced _____ as identification.

Given under my hand and official seal this 23rd day of November, 1994.

NOTARY PUBLIC STATE OF FLORIDA
LAURA E. BAUGHMAN
My Comm. Exp. July 17, 1998
Comm. No. CC 326739

Printed Name: Laura E. Baughman
Notary Public,
State and County aforesaid.
My Commission Expires: _____
Notary ID No.: _____

-2-

O.R. 1084 PG 0678

EXHIBIT "A"

PARCEL ONE:

A tract of land lying in Township Four (4) South, Range Twenty-nine (29) East, St. Johns County, Florida, and being a part of Sections Thirty-one (31), Thirty-two (32), Thirty (30), Twenty-nine (29), Nineteen (19), Fifty (50), Forty-one (41), Forty-eight (48), Sixty-eight (68), Sixty-seven (67), Forty-nine (49), Fifty-one (51) and Twenty-eight (28) and all of Sections Sixty-five (65), Sixty-six (66), Sixty-nine (69), and Twenty (20), which tract of land is more particularly described as follows:

For a point of beginning commence at the intersection of the Northerly right of way line of State Road No. 210 and the West line of Section Thirty-one (31), and thence run North 1 degree 10 minutes 37 seconds West along the West line of said Section Thirty-one (31), a distance of fifty-two hundred seventy-seven and 46/100 (5277.46) feet to the Southwest corner of Section Thirty (30); thence run North 1 degree 08 minutes 18 seconds West along the West line of said Section Thirty (30), a distance of fifty-three hundred forty-six and 77/100 (5346.77) feet to the Southwest corner of Section Nineteen (19); thence run North 1 degree 09 minutes 14 seconds West along the West line of said Section Nineteen (19), a distance of ten hundred ninety-six and 10/100 (1096.10) feet; thence run North 89 degrees 43 minutes 42 seconds East a distance of twenty-seven hundred fifty (2750) feet; thence run North 1 degree 09 minutes 14 seconds West a distance of fifteen hundred eighty-four (1584) feet; thence run South 89 degrees 43 minutes 42 seconds West a distance of eleven hundred twenty-four and 52/100 (1124.52) feet to the Northeast corner of Government Lot Three (3) of said Section Nineteen (19); thence run North 0 degrees 44 minutes 57 seconds West along the West line of Section Fifty (50), a distance of twenty-six hundred forty-seven and 10/100 (2647.10) feet to the Northwest corner of said Section Fifty (50); thence run North 89 degrees 17 minutes 37 seconds East along the North line of Section Fifty (50), a distance of thirty-seven hundred thirty-three and 29/100 (3733.29) feet to the Southwest corner of Section Seventeen (17); thence run North 89 degrees 20 minutes 43 seconds East a distance of ten hundred twenty-three and 87/100 (1023.87) feet to the Northeast corner of said Section Fifty (50); thence continue North 89 degrees 20 minutes 43 seconds East along the North line of Section Twenty (20) and an Easterly projection thereof, a distance of fifty-six hundred forty-six and 93/100 (5646.93) feet to an intersection with the Westerly right of way line of the Intracoastal Waterway; thence run South 26 degrees 25 minutes 35 seconds East along said Westerly right of way line of the Intracoastal Waterway, a distance of fifty-six hundred ninety-three and 23/100 (5693.23) feet to an intersection with the Northerly line of the lands as described in Deed Book 153, page 472 of the Public Records of St. Johns County, Florida; thence run South 53 degrees 03 minutes 25 seconds West along said Northerly line of aforesaid described lands a distance of two hundred seventy-nine and 67/100 (279.67) feet to the Northwesterly corner of aforesaid described lands; thence run South 5 degrees 22 minutes 08 seconds East along the Westerly line of the lands described in Deed Book 153, page 472 and Deed Book 128, page 480 of the Public Records of St. Johns County, Florida, a distance of seventeen hundred sixteen and 50/100 (1716.50) feet to an intersection with the Northerly right of way line of aforesaid State Road No. 210; thence run South 52 degrees 49 minutes 05 seconds West along said right of way line a distance of sixteen hundred sixty-eight and 13/100 (1668.13) feet; thence run North 5 degrees 44 minutes 50 seconds West a distance of three hundred sixty-eight and 35/100 (368.35) feet; thence run South 84 degrees 15 minutes 10 seconds West a distance of fourteen hundred twenty-eight and 7/10 (1428.7) feet; thence run North 35 degrees 18 minutes 50 seconds West a distance of seven hundred forty-three and 87/100 (743.87) feet to the East line of Section Twenty-eight (28); thence run North 5 degrees 44 minutes 50 seconds West along the said East line of Section Twenty-eight (28), a distance of nine hundred seventy-five and 58/100 (975.58) feet to a point which lies eight hundred twenty (820) feet Southerly from

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O.R. 1084 PG 0679

EXHIBIT "A"
(continued)

the Northeast corner of said Section Twenty-eight (28); thence run North 87 degrees 09 minutes 15 seconds West, a distance of six hundred twenty-seven and 52/100 (627.52) feet; thence run South 19 degrees 20 minutes 34 seconds East, a distance of eight hundred twenty-seven and .76/100 (827.76) feet to an intersection with the West line of said Section Twenty-eight (28); thence run South 0 degrees 47 minutes 01 seconds East, a distance of eight hundred sixty-five and 86/100 (865.86) feet to the Northeast corner of Government Lot Nine (9), Section Twenty-nine (29); thence sun South 88 degrees 27 minutes 30 seconds West along the Northerly line of said Government Lot Nine (9), Section Twenty-nine (29), a distance of twenty-six hundred thirty and 08/100 (2630.08) feet to the Northwest corner of said Government Lot Nine (9); thence run South 0 degrees 49 minutes 12 seconds East along the West line of said Government Lot Nine (9), a distance of thirteen hundred sixty-nine and 35/100 (1369.35) feet to the Southwest corner of said Government Lot Nine (9); thence run North 89 degrees 26 minutes 12 seconds East along the South line of said Government Lot Nine (9), a distance of nine hundred ninety-three and 30/100 (993.30) feet to its intersection with the West line of Section Fifty-five (55); thence run South 1 degree 04 minutes 19 seconds East along said West line of Section Fifty-five (55), a distance of six hundred forty-five and 12/100 (645.12) feet to an intersection with the Northerly right of way line of aforesaid State Road No. 210; thence run South 55 degrees 17 minutes 15 seconds West along said Northerly right of way line of State Road No. 210, a distance of ten thousand eight hundred and 61/100 (10,800.61) feet to the point of beginning.

BUT EXCEPTING THEREFROM all of the said tract of land next hereinabove described that lies East of a line eight hundred (800) feet West of the West right of way line of the Intracoastal Waterway measured on a line perpendicular thereto.

AND FURTHER EXCEPTING from this conveyance the northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section Thirty (30), Township Four (4) South, Range Twenty-nine (29) East.

PARCEL TWO:

A portion of Government Lot Nine (9), Section Twenty-nine (29), Township Four (4) South, Range Twenty-nine (29) East, St. Johns County, Florida; described as follows:

For a point of reference commence at the Southeast corner of said Section 29, Township 4 South, Range 29 East; said Southeast corner of Section 29 also being the Southwest corner of Section 28 of said township and range; thence run South 84 degrees 58 minutes 31 seconds West along the Southerly line of said Section 29, a distance of 468.72 feet to a concrete monument marking a corner of a tract of land conveyed to Estuary Corporation by Bryant Hampton Mickler and others by Deed dated June 11, 1969, recorded in Official Records Book 126 page 457, of St. Johns County, Florida, for the Point of Beginning; thence continue South 84 degrees 58 minutes 31 seconds West along the said Southerly line of Section 29 a distance of 1173.01 feet to the East line of lands conveyed by said Mickler and wife to Sivad Corporation by Deed dated February 1, 1962, recorded in Official Records Book 18, page 617 of St. Johns County, Florida [redacted]; thence run North 1 degree 04 minutes 19 seconds West along the East line of said lands conveyed by said Deed to Sivad Corporation, a distance of 269.61 feet to a concrete monument marking a corner of said tract of land conveyed by said Deed to Estuary Corporation; thence run North 85 degrees 46 minutes 22 seconds East along the Southerly line of said tract of land conveyed to Estuary Corporation by said Deed a distance of 1140.89 feet to a concrete monument; thence run South 8 degrees 06 minutes 32 seconds East along the Westerly line of said lands conveyed to Estuary Corporation by said Deed a distance of 253.46 feet to the Point of Beginning.

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EXHIBIT "A"
(continued)

PARCEL THREE:

Part of Government Lot Nine (9); Section Twenty-nine (29), Township Four (4) South, Range Twenty-nine (29) East, more particularly described as follows: Beginning at the Northwest corner of Section 55, Township 4 South, Range 29 East and run North 1 degree 04 minutes 19 seconds West a distance of 1,078.46 feet to a point on the North line of said Government Lot 9; run thence South 88 degrees 27 minutes 30 seconds West along the North line of said Government Lot 9, a distance of 987.28 feet to a point, being the Northwest corner of said Government Lot 9; run thence South 0 degrees 49 minutes 12 seconds East, along the West line of said Government Lot 9, a distance of 1,369.35 feet to a point, being the Southwest corner of said Government Lot 9; run thence North 89 degrees 26 minutes 12 seconds East, along the South line of said Government Lot 9, a distance of 993.30 feet to a point on the West line of said Section 55, run thence North 1 degree 04 minutes 19 seconds West, along the West line of said Section 55 a distance of 307.78 feet to the point of beginning.

ALSO all that part of Government Lot One (1) of Section Twenty-eight (28) and all that part of Government Lots One (1) and Eight (8) of Section Twenty-nine (29) and all that part of Section Fifty-one (51), all in Township Four (4) South, Range Twenty-nine (29) East, particularly described as follows: From the Southwest corner of Section 51, Township 4 South, Range 29 East, run North 5 degrees 44 minutes 50 seconds West, a distance of 973.28 feet to an iron pipe marking the point of beginning. From said point of beginning, run South 85 degrees 18 minutes 05 seconds West, a distance of 500.89 feet to the Southeast corner of Government Lot 8 of Section 29 above referred to; run thence North 0 degrees 47 minutes 01 second West along the East line of said Government Lot 8 a distance of 865.86 feet to a point; run thence North 19 degrees 20 minutes 34 seconds West a distance of 827.76 feet to a point; run thence South 87 degrees 09 minutes 15 seconds East, a distance of 627.52 feet to a point on the East line of Government Lot 1 of Section 28 above referred to; run thence South 5 degrees 44 minutes 50 seconds East, along the East line of said Government Lot 1, a distance of 975.58 feet to a point; run thence South 35 degrees 18 minutes 50 seconds East, a distance of 743.87 feet to a point which is North 84 degrees 15 minutes 10 seconds East, 430 feet from the point of beginning; run thence South 84 degrees 15 minutes 10 seconds West, a distance of 430 feet to the point of beginning.

PARCEL FOUR:

Part of Government Lot Nine (9), of Section Twenty-nine (29), part of Section Twenty-eight (28), and part of the Ben Chaires Grant, Section Fifty-one (51), all in Township Four (4) South, Range Twenty-nine (29) East, particularly described as follows:

For a point of reference commence at the Southwest corner of said Section Fifty-one (51), marked by a concrete monument, thence run South Eighty-four (84) degrees, fifty-eight (58) minutes, Thirty-one (31) seconds West, along the Southerly line of said Section Twenty-eight (28), One Hundred Twenty-five (125) feet to a concrete monument for POINT OF BEGINNING; thence run North Five (5) degrees, Forty-four (44) minutes, Fifty (50) seconds West, parallel with the West line of said Section Fifty-one (51), Five Hundred Thirty-one and 74/100 (531.74) feet to an iron; thence North eighty-eight (88) degrees, Eighteen (18) minutes, Fifty-nine (59) seconds East, Five Hundred Thirty-seven and 32/100 (537.32) feet to an iron; thence run North Seventy-five degrees, Fifty-nine (59) minutes, Sixteen (16) seconds East Four Hundred Seventy-seven and 26/100 (477.26) feet to an iron; thence South Five (5) degrees, Forty-four (44) minutes, Fifty (50) seconds East, parallel with the West line of said Section Fifty-one (51), Five Hundred Fifty-four and 57/100 (554.57) feet to an iron in the North line of the right-of-way of State Road No. 210 thence run North Fifty-two (52) degrees, Forty-nine (49) minutes, Five (05) seconds East, along the North line of the right-of-way of State Road No. 210 Eleven Hundred Forty-two and 45/100

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EXHIBIT "A"
(continued)

(1142.45) feet to a concrete monument at a corner of the lands conveyed by Major Realty Corporation to Sivad Corporation by deed dated May 17, 1961, recorded in Official Records Volume 7, page 507, Public Records of St. Johns County, Florida; thence run North Five (5) degrees, Forty-four (44) minutes, Fifty (50) seconds West, parallel with the West line of said Section Fifty-one (51), Three Hundred Sixty-eight and 35/100 (368.35) feet to a concrete monument; thence run South Eighty-four (84) degrees, Fifteen (15) minutes, Ten (10) seconds West, along the South line of lands conveyed to Sivad Corporation as aforesaid, Fourteen Hundred Twenty-eight and 7/10 (1428.7) feet to a concrete monument; thence continuing on the same course Four Hundred Thirty (430) feet to a concrete monument in the East line of said Section Twenty-eight (28); thence run South Eighty-five (85) degrees, Eighteen (18) minutes, Five (05) seconds West, Five Hundred and 89/100 (500.89) feet to the Northeast corner of Government Lot Nine (9) of said section Twenty-nine (29), marked by a concrete monument; thence run South Eighty-eight (88) degrees, Twenty-seven (27) minutes, Thirty (30) seconds West, along the North line of said Government Lot Nine (9), Sixteen Hundred Forty-two and 80/100 (1642.80) feet to a concrete monument, thence run South one (1) degree, Four (04) minutes, Nineteen (19) seconds East, Eight Hundred Eight and 85/100 (808.85) feet to an iron; thence North Eighty-five (85) degrees, Forty-six (46) minutes, Twenty-two (22) seconds East, Eleven Hundred Forty and 89/100 (1140.89) feet to an iron; thence South Eight (8) degrees, Six (06) minutes, Thirty-two (32) seconds East, Two Hundred Fifty-three and 46/100 (253.46) feet to an iron in the South line of said Section Twenty-nine (29); thence run North Eighty-four (84) degrees Fifty-eight (58) minutes, Thirty-one (31) seconds East, along the South line of said Section Twenty-nine (29), and said Section Twenty-eight (28), Nine Hundred Twenty-nine and 68/100 (929.68) feet to the POINT OF BEGINNING, being Sixty-six and 55/100 (66.55) acres, more or less.

PARCEL FIVE:

That part of Township Three (3) South, Range Twenty-nine (29) East, and Township Four (4) South, Range Twenty-nine (29) East, St. Johns County, Florida, bounded on the West by the Boundary Line between the Counties of Duval and St. Johns, North by Pablo Creek, East by the right of way of Florida East Coast Canal, South by the South line of Sections Eighteen (18) and Seventeen (17), of Township Four (4) South, Range Twenty-nine (29) East, and the prolongation of said South Line of Sections Eighteen (18) and Seventeen (17) to the said right of way of the Florida East Coast Canal.

LESS AND EXCEPT from the above described lands the following portions thereof:

(1) The lands in Township Three (3) South, Range Twenty-nine (29) East, St. Johns County, Florida, described as Sections Eighteen (18), Nineteen (19), Thirty-nine (39), and that part of Section Thirty (30) described as follows:

Begin at the Northwest Corner of said Section Thirty (30), thence run Easterly along the North line of Section Thirty (30) to its intersection with the Northwest line of Section Forty (40), thence run Southwesterly along the Northwest line of said Section Forty (40) and a prolongation thereof in the same direction to its intersection with the West line of Section Thirty (30), thence run Northerly along the West line of Section Thirty (30) to the Point of Beginning.

(2) Those portions of Sections Eighteen (18), Nineteen (19), and Thirty-nine (39), in Township Three (3) South, Range Twenty-nine (29) East, in St. Johns County, Florida bounded on the North by the Center Line of Pablo Creek, bounded on the East by the Westerly Boundary Line of the Right of Way of Florida East Coast Canal, which is also known as the Intracoastal Waterway from Jacksonville to Miami, Florida, and bounded on the West by a line which is at all points four hundred (400) feet westerly from and parallel with a line surveyed in September through December, 1962 by Robert M. Angas and Associates, hereinafter referred to as the Angas Survey Line, which Angas Survey Line is particularly described as follows:

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EXHIBIT "A"
(continued)

Said Angas Survey Line runs from the Center Line of said Pablo Creek to a prolongation of the South Line of Sections Eighteen (18) and Seventeen (17) of Township Four (4) South, Range Twenty-nine (29) East, and is at all points four hundred (400) feet distant from and parallel with the said Westerly Boundary Line of the Right of Way of said Canal as measured at all points at right angles to the nearest course of the Westerly Boundary of said Canal Right of Way. In each case where the course of the said Canal Right of Way Boundary changes direction, the said Angas Survey Line is prolonged in the former direction until it intersects a line parallel with and four hundred (400) feet distant from the new course of said Westerly Right of Way Line of the Canal, as measured at right angles with such new course.

(3) That part of Townships Three (3) and Four (4) South, Range Twenty-nine (29) East, in St. Johns County, Florida bounded on the North by the Center Line of Pablo Creek, bounded on the East by the Westerly Boundary Line of the Right of Way of Florida East Coast Canal, which is also known as the Intracoastal Waterway from Jacksonville to Miami, Florida, bounded on the South by a prolongation of the South Boundary Line of Sections Eighteen (18) and Seventeen (17) of Township Four (4) South, Range Twenty-nine (29) East, to the said Westerly Boundary Line of the Canal Right of Way, and bounded on the West by a line which is at all points four hundred (400) feet Westerly from and parallel with a line surveyed in September through December, 1962 by Robert M. Angas and Associates, referred to as the Angas Survey Line, which Angas Survey Line is described hereinabove.

PARCEL SIX:

A PART OF THE PEDRO MIRANDA GRANT,SECTION 55,TOWNSHIP 4 SOUTH,RANGE 29 EAST,ST. JOHNS COUNTY FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 55;THENCE N.84 58'31"E.,ALONG THE NORTH LINE OF SAID SECTION 55,A DISTANCE OF 367.36 FEET;THENCE S.10 41'02"E.A DISTANCE OF 669.38 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD,(COUNTY ROAD NO. C-210 AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY);THENCE S.55 17'15"W. ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 574.46 FEET TO AN INTERSECTION WITH THE WEST LINE OF AFORESAID SECTION 55;THENCE N.01"04'19"W.A DISTANCE OF 952.90 FEET TO THE POINT OF BEGINNING. (CONTAINING 8.04 ACRES,MORE OR LESS)

PARCEL SEVEN:

All of Section Thirty-Two (32), and the Westerly Thirteen Hundred Forty-Three and 3/10 (1,343.3) feet of Section Thirty-Three (33), the said land in Section Thirty-Three (33) being also described as the Westerly One Hundred Sixty-Three (163) acres of said Section Thirty-Three (33), all of said lands being located in Township Three (3) South, Range Twenty-Eight (28) East, Duval County, Florida.

AS TO ALL OF THE ABOVE LANDS HEREBY CONVEYED, the Grantor expressly includes in this conveyance all rights, title and interest of the Grantor in and to all timber on said lands, whether standing or fallen, and also all buildings, fences and any other improvements thereon.

Page 5 of 5

EXHIBIT 4.4

Estuary Conversion

L13000178498

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

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TALLAHASSEE FLORIDA

RECEIVED
DEPARTMENT OF STATE
13 DEC 30 PM 1:51

DEC 31 2013

CSC
CORPORATION SERVICE COMPANY

ACCOUNT NO. : I20000000195

REFERENCE : 943834 4354379

AUTHORIZATION :

COST LIMIT : $ 180.00

ORDER DATE : December 30, 2013

ORDER TIME : 12:12 PM

ORDER NO. : 943834-005

CUSTOMER NO: 4354379

DOMESTIC AMENDMENT FILING

NAME: ESTUARY CORPORATION

EFFECTIVE DATE:

XX CERTIFICATE OF CONVERSION

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

XX CERTIFIED COPY
_____ PLAIN STAMPED COPY
_____ CERTIFICATE OF GOOD STANDING

CONTACT PERSON: Susie Knight -- EXT# 52956

EXAMINER'S INITIALS: _____

FILED
2013 DEC 30 PM 12:46
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

CERTIFICATE OF CONVERSION
for
ESTUARY CORPORATION
a Florida corporation
into
ESTUARY, LLC
a Florida limited liability company

This Certificate of Conversion **and attached Articles of Organization** is submitted to convert Estuary Corporation, a Florida corporation, as the converting entity, into Estuary, LLC, a Florida limited liability company, as the converted entity, in accordance with Sections 607.1112 – 607.1114, Florida Statutes and Sections 608.439 – 608.4404, Florida Statutes.

1. The name of the Converting Entity immediately prior to the filing of this Certificate of Conversion is:

Estuary Corporation
(Enter Name of Other Business Entity)

2. The Converting Entity is a corporation 153521.
(Enter entity type. Example: corporation, limited partnership, general partnership, common law or business trust, etc.)

first organized, formed or incorporated under the laws of Florida.
(Enter state, or if a non-U.S. entity, the name of the country)

on December 22, 1947.
(Enter date "Other Business Entity" was first organized, formed or incorporated)

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2013 DEC 30 PM 12:46
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TALLAHASSEE FLORIDA

3. If the jurisdiction of the converting entity was changed, the state or country under the laws of which it is now organized, formed or incorporated:

N/A

4. The mailing address and street address of the principal office of the Converting Entity is:

4310 Pablo Oaks Court
Jacksonville, Florida 32224

5. The name of the Florida Limited Liability Company, as converted entity, as set forth in the **attached Articles of Organization:**

Estuary, LLC
(Enter Name of Florida Limited Liability Company)

6. The mailing address and street address of the principal office of the Florida limited liability company, as the converted entity, is:

4310 Pablo Oaks Court
Jacksonville, Florida 32224

7. If not effective on the date of filing, enter the effective date: N/A

4831-2419-9703.3

(The effective date: 1) cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State; AND 2) must be the same as the effective date listed in the attached Articles of Organization, if an effective date is listed therein.)

8. The conversion is permitted by the Florida Business Corporation Act, Chapter 607, Florida Statutes and the Florida Limited Liability Company Act, Chapter 608, Florida Statutes, and the conversion complies with such laws and the requirements of Sections 608.439 – 608.4404 and Sections 607.1112 – 607.1114, Florida Statutes.

9. The Converting Entity currently exists on the official records of the jurisdiction under which it is currently organized, formed or incorporated.

10. Estuary, LLC, the Florida limited liability company, as the converted entity, has agreed to pay any shareholders of Estuary Corporation, as the converting entity, having appraisal rights the amount to which they are entitled under Sections 607.1301 – 607.1333, Florida Statutes.

11. This conversion is made pursuant to a Plan of Conversion and Agreement dated as of December 26, 2013, duly adopted and approved by the Board of Directors of Estuary Corporation and unanimously adopted, approved and executed by the shareholders of Estuary Corporation. The Plan of Conversion was approved by Estuary Corporation, the converting entity, in accordance with the Florida Business Corporation Act, Chapter 607, Florida Statutes. Estuary, LLC, the Florida limited liability company, as the converted entity, and all the members of Estuary, LLC (who were all the former shareholders of Estuary Corporation prior to the conversion) have executed an Operating Agreement for Estuary, LLC dated as of December 30, 2013.

Signed this 30th day of December, 2013

Signature of Member or Authorized Representative of Estuary, LLC, a Florida Limited Liability Company: Individual signing affirms that the facts stated in this document are true. Any false information constitutes a third degree felony as provided for in s. 817.155, Florida Statutes.

Signature of Member or Authorized Representative: _____
Printed Name: A. Dano Davis — Title: President, Chairman and Authorized Representative

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2013 DEC 30 PM 12:59
SECRETARY OF STATE
TALLAHASSEE FLORIDA

Signature on behalf of Estuary Corporation, a Florida corporation: Individual signing affirms that the facts stated in this document are true. Any false information constitutes a third degree felony as provided for in s. 817.155, Florida Statutes.

Signature: _____
Printed Name: A. Dano Davis — Title: President, Chairman and Authorized Representative

4831-2419-9703.3.

ARTICLES OF ORGANIZATION
FOR
ESTUARY, LLC

ARTICLE I - Name:
The name of the Limited Liability Company is:

Estuary, LLC
(Must end with the words "Limited Liability Company," "L.L.C." or "LLC.")

This Limited Liability Company is organized under the Florida Limited Liability Company Act, Chapter 608, Florida Statutes.

ARTICLE II - Address:
The mailing address and street address of the principal office of the Limited Liability Company is:

Principal Office Address:	**Mailing Address:**
4310 Pablo Oaks Court Jacksonville, Florida 32224	4310 Pablo Oaks Court Jacksonville, Florida 32224

ARTICLE III - Registered Agent, Registered Office, & Registered Agent's Signature:
(The Limited Liability Company cannot serve as its own Registered Agent. You must designate an individual or another business entity with an active Florida registration.)

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2018 DEC 30 PM 12:46
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TALLAHASSEE FLORIDA

The name and the Florida street address of the registered agent are:

E. Ellis Zahra, Jr.
Name

4310 Pablo Oaks Court
Florida street address (P.O. Box **NOT** acceptable)

Jacksonville, FL 32224
City, State and Zip

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 608, F.S.

E. Ellis Zahra
Registered Agent's Signature
E. Ellis Zahra

4831-2419-9703.3

ARTICLE IV- Managers:
The Limited Liability Company shall be manager-managed for purposes of Section 608.422, Florida Statutes, and other relevant provisions of Chapter 608, Florida Statutes. The name and address of each Manager is as follows:

Title: "MGR" – Manager	Name and Address:
MGR	A. Dano Davis 4310 Pablo Oaks Court Jacksonville, Florida 32224
MGR	Jed V. Davis 4310 Pablo Oaks Court Jacksonville, Florida 32224
MGR	Burr R. Smith 4310 Pablo Oaks Court Jacksonville, Florida 32224
MGR	E. Ellis Zahra, Jr. 4310 Pablo Oaks Court Jacksonville, Florida 32224

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2013 DEC 30 PM 12:46
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The Managers, referred to individually as a "Director" and collectively as the "Board of Directors" in the Operating Agreement of Estuary, LLC dated as of December 30, 2013 (the "Operating Agreement"), shall serve until their resignation or removal pursuant to the Operating Agreement. A. Dano Davis is the "Original Director" and Jed V. Davis, Burr R. Smith and E. Ellis Zahra, Jr. are "Additional Directors" as provided in the Operating Agreement. A. Dano Davis is Chairman of the Board of Directors.

ARTICLE V: Effective date, if other than the date of filing: N/A. (OPTIONAL)

(The effective date: 1) cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State; AND 2) must be the same as the effective date listed in the attached *Certificate of Conversion*, if an effective date listed therein.)

REQUIRED SIGNATURE:

A. Dano Davis
Manager (Director), Chairman, President and Authorized Representative

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s. 817.155, F.S.)

4831-2419-9703.3.

Jul. 16. 2025 11:35AM No. 2422 P. 1

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

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2025 JUL 16 AM 2:45
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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L25000349549

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Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To:
Division of Corporations
Fax Number : (850)617-6381

From:
Account Name : GUNSTER,YOAKLEY & STEWART,P.A.
Account Number : 076117000420
Phone : (561)650-0728
Fax Number : (561)671-2527

2025 JUL 16 PM 1:36

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address:_____

FLORIDA LIMITED LIABILITY CO.
BR4700, LLC

Certificate of Status	0
Certified Copy	0
Page Count	03
Estimated Charge	$125.00

Electronic Filing Menu Corporate Filing Menu Help

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TALLAHASSEE, FLORIDA

BR4700, LLC

ARTICLES OF ORGANIZATION

The undersigned, desiring to form a limited liability company under and pursuant to the Florida Revised Limited Liability Company Act, Chapter 605, does hereby adopt the following Articles of Organization:

ARTICLE I
NAME

The name of the limited liability company is BR4700, LLC (the "Company").

ARTICLE II
ADDRESS

The mailing address and street address of the principal place of business of the Company is 4310 Pablo Oaks Court, Jacksonville, Florida 32224.

ARTICLE III
NATURE OF BUSINESS

This Company is organized for the purpose of transacting any and all lawful business.

ARTICLE IV
DURATION

The company shall commence its existence on the date of filing of these Articles with the Secretary of State of the State of Florida. The duration of the Company shall be perpetual.

ARTICLE V
REGISTERED AGENT AND OFFICE

The name of the initial registered agent of the Company in the state of Florida is Robert H. Pritchard. The registered office of the initial registered agent in the state of Florida is located at 4310 Pablo Oaks Court, Jacksonville, Florida 32224.

ARTICLE VI
MANAGEMENT

(a) The Company shall be manager-managed by a Board of Managers in accordance with the Operating Agreement of the Company. The initial Board of Managers of the Company are:

A Dano Davis
Jod V. Davis
Burr R. Smith
Robert H. Pritchard

(((H25000249217 3)))

ACTIVE:37550793.2

(((H25000249217 3)))

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2025 JUL 16 AM 12:45
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TALLAHASSEE, FLORIDA

(b) The Company shall initially have the following officers: (i) Chairman of the Board, (ii) President, (iii) Executive Vice President, (iv) Vice President, (v) Treasurer, (vi) Secretary. However, the Board of Managers, from time to time, may by resolution add to or remove from the foregoing list of officers of the Company. Any two (2) or more offices, may be held by the same person. Officers shall be elected in accordance with the procedure set forth in the Operating Agreement for the Company. The names of the initial officers of the Company are:

A Dano Davis	Chairman of the Board
Jed V. Davis	President
Robert H. Pritchard	Executive Vice President
Harry D. Francis	Vice President and Treasurer
Scott A. Oko	Vice President and Secretary
Jacob F. Kelley	Vice President

ARTICLE VII
AMENDMENT

The Company reserves the right to amend or repeal any provision contained in these Articles of Organization, and any right conferred upon the Members is subject to this reservation.

IN WITNESS WHEREOF, the undersigned person has executed these Articles of Organization this 15th day of July, 2025.

Robert H. Pritchard, as Executive Vice President of BR4700, LLC

(In accordance with Section 605.0205(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

(((H25000249217 3)))

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TALLAHASSEE, FLORIDA

ACCEPTANCE OF REGISTERED AGENT

Having been named as registered agent and to accept service of process for BR4700, LLC, a Florida limited liability company, at the place designated in these Articles of Organization, Robert H. Pritchard hereby accepts the appointment as registered agent and agrees to act in this capacity. Robert H. Pritchard further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with, and accepts the obligations of, its position as registered agent.

ROBERT H. PRITCHARD

Date: July 15, 2025

EXHIBIT 4.5

BR4700 Deed

Instr #2025058631 BK: 6189 PG: 522, Filed & Recorded: 7/23/2025 8:37 AM #Pgs:3 Doc M: Exempt
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $27.00

PREPARED BY AND RETURN TO:
NICHOLAS A. DYAL, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
1 INDEPENDENT DRIVE, SUITE 2300
JACKSONVILLE, FL 32202

NOTE TO CLERK: THIS DEED EFFECTS A CONVEYANCE OF UNENCUMBERED PROPERTY FOR NO CONSIDERATION TO AN ENTITY WHICH IS WHOLLY OWNED BY THE GRANTOR AND IS EXEMPT FROM STATE DOCUMENTARY STAMP TAX PURSUANT TO *CRESCENT MIAMI CENTER, LLC v. FLORIDA DEPARTMENT OF REVENUE*, 903 SO. 2D 913 (FLA. 2005).

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and executed as of the 22 day of July, 2025, by **ESTUARY, LLC**, a Florida limited liability company ("**Grantor**"), whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, to and in favor of **BR4700, LLC**, a Florida limited liability company ("**Grantee**"), whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224.

COPY

WITNESSETH:

WITNESSETH, that Grantor, for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, all of the right, title, interest, claim, and demand which Grantor has in the real property in St. Johns County, Florida more particularly described by **Exhibit "A"** attached hereto (the "**Property**"), together with all tenements, hereditaments, and appurtenances pertaining to the Property and subject to the lien of real estate taxes for the year of 2025 and subsequent years and all other matters of records (the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the same in fee simple forever.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor (except the Permitted Exceptions) and that Grantor will warrant and defend Grantee's title against the lawful claims of all persons claiming by, through or under Grantor (except claims made pursuant to the Permitted Exceptions) but against none other.

[***Remainder of page intentionally left blank***]

BK: 6189 PG: 523

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on the day and year first above written.

Signed, sealed and delivered
in the presence of:

(Print Name Nicole C Pierce)
Address: 4310 Pablo Oaks Ct
Jacksonville FL 32224

(Print Name Scott A. Oko)
Address: 4310 Pablo Oaks Cir
Jacksonville, FL 32224

GRANTOR:

ESTUARY, LLC,
a Florida limited liability company

By: _____
Name: Robert N. Pritchard
Title: Executive Vice-President

COPY

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 22ND day of July, 2025, by means of ☒ physical presence or ☐ online notarization by Robert N. Pritchard, the Executive Vice-President of **ESTUARY, LLC**, a Florida limited liability company, on behalf of the company, who ☒ is personally known to me or who ☐ has produced _____ as identification.

KAREN L. GUTTORMSON
MY COMMISSION # HH 259119
EXPIRES: August 28, 2026

(Print Name Karen L. Guttormson)
NOTARY PUBLIC
State of Florida at Large
Commission # HH 259119
My Commission Expires: August 28, 2026
Personally Known ✓
or Produced I.D. _____
[check one of the above]
Type of Identification Produced
_____

BK: 6189 PG: 524

EXHIBIT A

THE PROPERTY

All of Sections 6, 7 and 18, fractional Sections 5, 8 and 17, together with portions of fractional Sections 19 and 20, Sections 37, 38, 40 and 48 of the Thomas Fitch Grant, Section 39 of the Sebastian Espinosa Grant, Section 41 of the Francis X. Sanchez Grant, Section 42 of the Andres Papy Grant, Section 43 of the Joseph S. Sanchez Grant, Section 50 of the Pedro Cocifacio Grant, Section 68 of the Sabate, Sanchez or Decala Grant, and Section 69 of the Sabate or Fitch Grant, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Twenty Mile Village at Nocatee Phase 1, a plat recorded in Map Book 74, page 5, of the Public Records of said county, said corner lying on the Westerly line of said Range 29 East, said line also being the dividing line between Duval County and St. Johns County, Florida; thence North 00°58'07" West, along said Westerly line, 21,252.58 feet to its intersection with the Southerly line of BJC Property, as described and recorded in Official Records Book 4414, page 1786, of said Public Records; thence North 89°27'50" East, departing said Westerly line and along said Southerly line, 84.43 feet to an angle point in said Southerly line; thence North 89°02'42" East, continuing along said Southerly line, 8811.66 feet to the Southeasterly corner thereof, said corner lying on the Westerly right of way line of Intracoastal Waterway, a 500 foot right of way as presently established; thence South 11°56'35" East, along said Westerly right of way line, 16,182.34 feet to the Northeasterly corner of River Landing at Nocatee Phase 2, a plat recorded in Map Book 112, page 30, of said Public Records; thence Southwesterly along the Northerly lines of said River Landing at Nocatee Phase 2, Twenty Mile at Nocatee Phase 5C, a plat recorded in Map Book 92, page 46, Twenty Mile at Nocatee Phase 5B, a plat recorded in Map Book 91, page 44, Twenty Mile at Nocatee Phase 3B, a plat recorded in Map Book 82, page 68, and said Twenty Mile Village at Nocatee Phase 1, all of said Public Records, the following 5 courses: Course 1, thence South 81°27'40" West, departing said Westerly right of way line, 1041.17 feet; Course 2, thence South 42°46'52" West, 521.04 feet; Course 3, thence South 23°32'02" West, 427.46 feet; Course 4, thence South 62°04'32" West, 9824.47 feet; Course 5, thence South 88°46'16" West, 1650.00 feet to the Point of Beginning.

EXHIBIT 5

Affidavit submitted as evidence that the BR4700 Ag Enclave Property has been in continuous use for bona fide agricultural purposes, as defined by Section 193.461, Florida Statutes (2026), for a period of five (5) years prior to the date hereof pursuant to Section 163.3164(4)(b), Chapter 2026-34, Laws of Florida, and that no comprehensive Plan amendment or development application has been filed related to the BR4700 Ag Enclave Property prior to the date hereof.

Ag Enclave Continuous Use for Bona Fide Agricultural Purposes

Section 163.3164(4), Chapter 2026-34, Laws of Florida:
(4) "Agricultural enclave" means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:

(b) Have been in continuous use for bona fide agricultural purposes, as defined by s. 193.461, for a period of 5 years before the date of any comprehensive plan amendment or development application.

Compliance with Agricultural Enclave Continuous Use for Bona Fide Agricultural Purposes Requirement

Please see **Exhibits 5.1, 5.2**, and the **Appendix to Exhibit 5** as evidence that the BR4700 Ag Enclave Property has been used for bona fide agricultural purposes (livestock and timber) for a period of 5 years prior to the date of this application and that the Owner has not filed any application for an amendment to the St. Johns County Comprehensive Plan amendment or development application for the BR4700 Ag Enclave Property.

EXHIBIT 5.1

Affidavit of Bona Fide Agricultural Uses and No Applications

AFFIDAVIT OF CONTINUOUS USE FOR BONA FIDE AGRICULTURAL PURPOSES

STATE OF FLORIDA

COUNTY OF DUVAL

Before me this day personally appeared Robert H. Pritchard ("Affiant"), who being by me first duly sworn deposes and says:

1. I am currently the Executive Vice President of BR4700, LLC, a Florida limited liability company, and have held this position since its incorporation in July of 2025.

2. I am currently the Executive Vice President of Estuary, LLC, a Florida limited liability company, and have held this position since February 2018.

3. This affidavit is based on my personal knowledge of the facts and statements contained herein, the knowledge and experience outlined above, and information that I have gathered from a review of the public records of St. Johns County, Florida.

4. The real property described in **Exhibit 2** in the Application for Agricultural Enclave Certification dated July 1, 2026 (the "**Application**") and incorporated herein by this reference (the "**BR4700 Ag Enclave Property**") has been in continuous use for bona fide agricultural purposes, as defined in section 193.461, Florida Statutes, for a period of five years.

5. The documents attached as **APPENDIX to Exhibit 5** in the Application and incorporated herein by this reference (the "**St. Johns County Property Appraiser Information**") include a list of the 21 St. Johns County parcel identification numbers that compose the BR4700 Ag Enclave Property and copies of 2026 St. Johns County Property Appraiser's Office property cards for each parcel. As indicated in the St. Johns County Property Appraiser Information, every parcel within the BR4700 Ag Enclave Property has been used for timberland/agriculture and subject to agricultural property tax exemption, pursuant to section 193.461, Florida Statutes.

6. The St. Johns County Property Appraiser's Office has confirmed in a letter attached to the Application as **Exhibit 5.2** and incorporated herein by this reference that the BR4700 Ag Enclave Property has been classified by the Property Appraiser's Office as agricultural lands for at least five years.

7. The owner of the BR4700 Ag Enclave Property has conducted timbering operations on the land using best management practices.

8. No application for a Comprehensive Plan Amendment or development permit has been filed with St. Johns County related to the BR4700 Ag Enclave Property within the last five years.

9. This affidavit is being given for the purpose of certifying and evidencing that the BR4700 Ag Enclave Property has been in continuous use for bona fide agricultural purposes, as defined in section 193.461, Florida Statutes, for a period of five years and no comprehensive plan amendment or development application has been filed related to the BR4700 Ag Enclave Property during such five-year period, pursuant to subsection 163.3184(4)(b), Florida Statutes.

FURTHER AFFIANT SAYETH NOT.

Dated: June 24, 2026

Robert H. Pritchard
Affiant

Sworn to and subscribed before me this 24th day of June, 2026, by Robert H. Pritchard, ☒ who is personally known to me or ☐ who has produced his/her _____ as identification and who has taken an oath.

Notary Public, State of Florida

KAREN L. GUTTORMSON
MY COMMISSION # HH 259119
EXPIRES: August 28, 2026

Name: Karen L. Guttormson

My Commission Expires August 28, 2026

My Commission Number is: HH 259119

EXHIBIT 5.2
Letter from St. Johns County Property Appraiser's Office Confirming Agricultural Classification

ST. JOHNS COUNTY
PROPERTY APPRAISER
Eddie Creamer, CFA

June 1, 2026

Mr. Robert H. Pritchard
BR4700, LLC
4310 Pablo Oaks Court
Jacksonville, Florida 32224

Re: BR4700, LLC/Agricultural Lands Classification and Assessment

Dear Mr. Pritchard:

BR4700, LLC has requested written confirmation from the St. Johns County Property Appraiser's Office that 21 parcels located in St. Johns County listed on Attachment 1 to this letter "collectively, the "BR4700 parcels" have been classified by our Office as agricultural lands pursuant to Section 193.461, Florida Statutes, for at least the last five years. In summary, the BR4700 parcels have been classified by our Office as agricultural lands pursuant to Section 193.461 for at least five years.

We appreciate the opportunity to verify the agricultural classification of the BR4700 parcels.

Please let me know if we can provide any additional information.

Sincerely,

Eddie Creamer
Property Appraiser

:ccr

EDDIE CREAMER, Property Appraiser
4030 Lewis Speedway, Suite 203 • Saint Augustine, Florida 32084 • Phone (904) 827-5500 • Fax (904) 827-5580 • WWW.SJCPA.US

Attachment 1

BR 4700 Parcels

PARCEL ID:	PARCEL SIZE PER SJC GIS (AC):
0522400000	291.15
0664500000	213
0664600000	652
0664700000	650
0664800000	225
0672800000	347
0672900000	651
0673000000	99
0673100000	100
0673200000	53
0673300000	118.9
0682200000	29.5
0682700000	29.61
0683100000	79.8
0683400000	525
0683600010	30.4
0689000000	69.64
0689200010	7.14
0691500000	393.3
0697800010	2.45
0697900010	2.06

APPENDIX to Exhibit 5

Application for Agricultural Enclave dated July 1, 2026
Property Tax Records for Agricultural Enclave Property

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0522400000
Location Address	S SAN PABLO RD PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	1-A IN T3S-29E ALL UNSURVEYED PT SEC 18 PT OF LOTS 1 & 4 SEC18 PT OF LOTS 1 & 7 SEC 19 PT OF LOTS 5 & 8 SEC 20 PT OF SEC 40 & IN T4S-R29E PT OF SECS 3738 39 41 4 2 & 43 800FT W OF CANAL R/W BOUNDED N BY CENTER OF PABLO CREEK S BY S LINE OF SEC17-4-29 EXTENDED E TO CANAL & RI P RIGHTS 400FT ON EACH SIDE OF ANGUS SURVEY LINE (EX PT IN OR3969/213) (EX PT IN OR4816/1510) OR1038/350& 1072/553 & 1097/1100 & 1117 & 1122(Q/C'S) & 2243/1022 (Q/C) & 2564/88(ARTICLES OF MERGER) & 6189/522 *The Description above is not to be used on legal documents.
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	40-3-29
District	County (District 300)
Millage Rate	13.4686
Acreage	291.150
Homestead	N

No Image Available

Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$2,530,298.00
Agricultural (Assessed) Value	$91,598.00
Agricultural (Market) Value	$2,513,362.00
Just Market	**$108,534.00**
Total Deferred	$0.00
Assessed Value	**$108,534.00**
Total Exemptions	
Taxable Value	**$108,534.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$2,530,298	$2,513,362
2024	$0	$0	$2,530,298	$2,513,362
2023	$0	$0	$2,530,298	$2,513,362
2022	$0	$0	$2,531,375	$2,513,362
2021	$0	$0	$2,531,375	$2,513,362
2020	$0	$0	$2,531,375	$2,513,362
2019	$0	$0	$2,531,692	$2,513,362
2018	$0	$0	$1,091,138	$1,091,138
2017	$0	$0	$1,091,138	$1,091,138
2016	$0	$0	$1,091,138	$1,091,138
2015	$0	$0	$1,091,138	$1,091,138

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Marshes & Tidal Lands	0	0	63.43	AC	$15,858
Rivers, Lakes & Submerged Lands	0	0	4.31	AC	$1,078
Timberland 80-89	0	0	223.41	AC	$91,598
Market Ag Uplands	0	0	223.41	AC	$2,513,362

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	7/14/2004	$100.00	QUIT CLAIM DEED	2243	1022	U	V	JEA	ESTUARY CORP
	12/13/1996	$0.00	OTHER INSTRUMENT	2564	88	U	V	SPANISH GRANT ESTATES INC	ESTUARY CORP
	2/24/1995	$0.00	QUIT CLAIM DEED	1097	1122	U	V		SPANISH GRANT ESTATES INC
	2/24/1995	$0.00	QUIT CLAIM DEED	1097	1117	U	V		
	2/10/1995	$0.00	QUIT CLAIM DEED	1097	1100	U	V		
	8/25/1994	$100.00	WARRANTY DEED	1072	553	U	V		
	8/23/1994	$100.00	QUIT CLAIM DEED	1072	549	U	V		
	7/31/1984	$0.00	WARRANTY DEED	1038	350	U	V	DAVIS ANDREW D TRUST #1	
	2/15/1972	$0.00	WARRANTY DEED	208	578	Q	V		DAVIS ANDREW D TRUST #1

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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Last Data Upload: 4/16/2026, 3:49:02 AM

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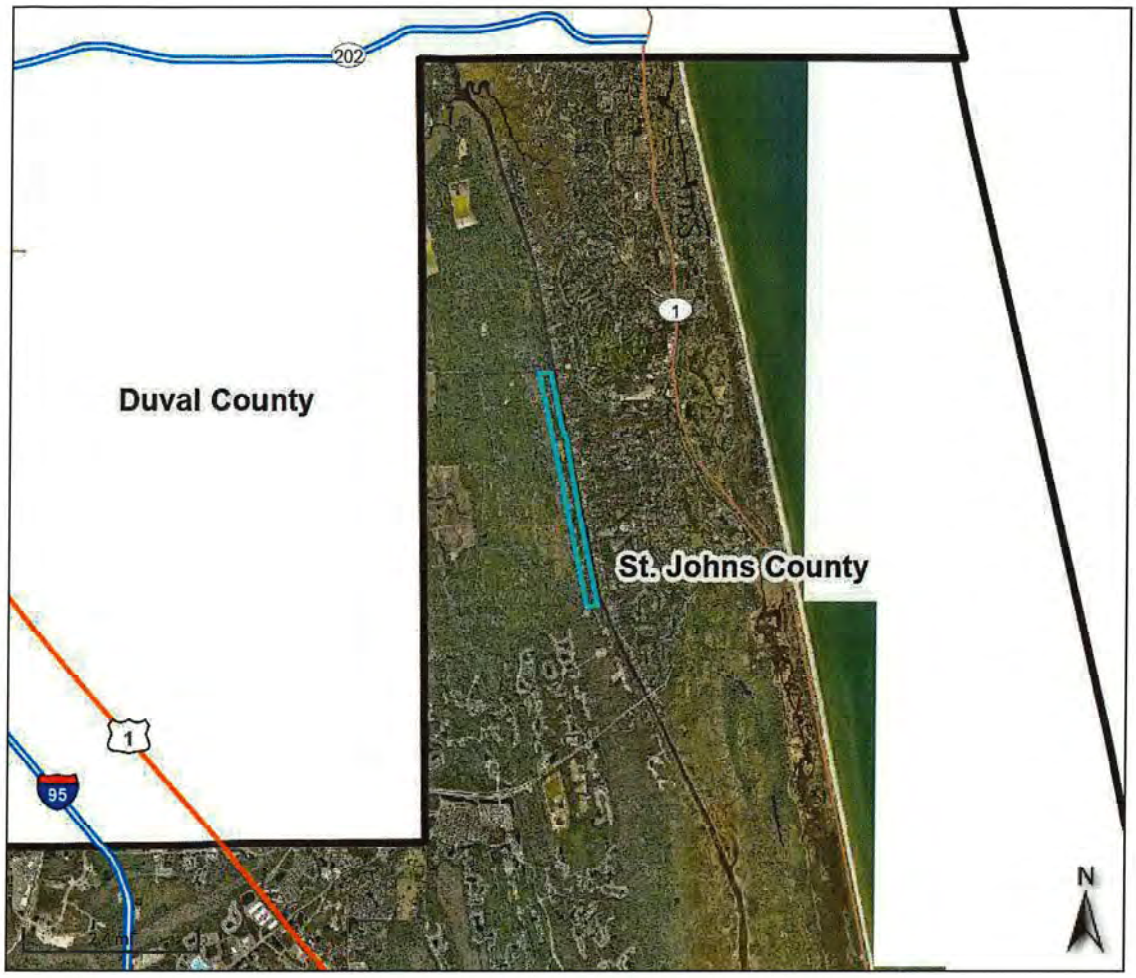
St. Johns County, FL





Legend

- Parcels
- Cities

Parcel ID	0522400000	**Physical Address**	S SAN PABLO RD PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5500 - Timberland 80-89			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000	**Total Land Value**	$2,530,298	n/a	0	n/a	n/a
Acres	291.15			**Just Value**	$108,534	n/a	0	n/a	n/a
				Total Deferred	N/A				
				Assessed Value	$108,534				
				Total Exemptions	N/A				
				Taxable Value	$108,534				

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 4/16/2026
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Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0664500000
Location Address	N PALM VALLEY RD PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	1 ALL FRACTIONAL OR LOTS 1 THRU 4 DB1 97/547 OR1084/676 & 2243/1022(Q/C) & 6189/522 *The Description above is not to be used on legal documents.
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	5-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	213.000
Homestead	N

No Image Available

Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Skip to main content

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$2,151,300.00
Agricultural (Assessed) Value	$80,890.00
Agricultural (Market) Value	$2,151,300.00
Just Market	**$80,890.00**
Total Deferred	$0.00
Assessed Value	**$80,890.00**
Total Exemptions	
Taxable Value	**$80,890.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$2,151,300	$2,151,300
2024	$0	$0	$2,151,300	$2,151,300
2023	$0	$0	$2,151,300	$2,151,300
2022	$0	$0	$2,151,300	$2,151,300
2021	$0	$0	$2,151,300	$2,151,300
2020	$0	$0	$2,151,300	$2,151,300
2019	$0	$0	$2,143,250	$2,143,250
2018	$0	$0	$2,143,250	$2,143,250
2017	$0	$0	$2,143,250	$2,143,250
2016	$0	$0	$2,143,250	$2,143,250
2015	$0	$0	$2,143,250	$2,143,250

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	190	AC	$77,900
Timberlands Wetlands	0	0	23	AC	$2,990
Market Ag Uplands	0	0	190	AC	$2,137,500
Market Ag Wetlands	0	0	23	AC	$13,800

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	7/14/2004	$100.00	QUIT CLAIM DEED	2243	1022	U	V	JEA	ESTUARY CORP
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	ESTUARY CORPORATION
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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St. Johns County, FL





Parcel ID	0664500000	**Physical Address**	N PALM VALLEY RD PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5500 - Timberland 80-89			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			11/23/1994	$9324800	11	U
Acres	213.0			**Total Land Value**	$2,151,300	n/a	0	n/a	n/a
				Just Value	$80,890				
				Total Deferred	N/A				
				Assessed Value	$80,890				
				Total Exemptions	N/A				
				Taxable Value	$80,890				

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0664600000
Location Address	N PALM VALLEY RD PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	1 ALL OR1084/676 & 2243/1022 (Q/C) & 6189/522 *The Description above is not to be used on legal documents.
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	6-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	652.000
Homestead	N

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Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$5,726,850.00
Agricultural (Assessed) Value	$225,040.00
Agricultural (Market) Value	$5,726,850.00
Just Market	**$225,040.00**
Total Deferred	$0.00
Assessed Value	**$225,040.00**
Total Exemptions	
Taxable Value	**$225,040.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$5,726,850	$5,726,850
2024	$0	$0	$5,726,850	$5,726,850
2023	$0	$0	$5,726,850	$5,726,850
2022	$0	$0	$5,726,850	$5,726,850
2021	$0	$0	$5,726,850	$5,726,850
2020	$0	$0	$5,726,850	$5,726,850
2019	$0	$0	$5,674,000	$5,674,000
2018	$0	$0	$5,674,000	$5,674,000
2017	$0	$0	$5,674,000	$5,674,000
2016	$0	$0	$5,674,000	$5,674,000
2015	$0	$0	$5,674,000	$5,674,000

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	501	AC	$205,410
Timberlands Wetlands	0	0	151	AC	$19,630
Market Ag Uplands	0	0	501	AC	$5,636,250
Market Ag Wetlands	0	0	151	AC	$90,600

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	7/14/2004	$100.00	QUIT CLAIM DEED	2243	1022	U	V	JEA	ESTUARY CORP
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	ESTUARY CORPORATION
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS JE RE	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS JE RE

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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St. Johns County, FL





Legend

Parcels

Parcel ID	0664600000	**Physical Address**	N PALM VALLEY RD PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5500 - Timberland 80-89			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			11/23/1994	$9324800	11	U
Acres	652.0			**Total Land Value**	$5,726,850	n/a	0	n/a	n/a
				Just Value	$225,040				
				Total Deferred	N/A				
				Assessed Value	$225,040				
				Total Exemptions	N/A				
				Taxable Value	$225,040				

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St. Johns County, FL

Apply for Exemptions

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Homestead Compliance

Sales Questionnaire Form

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Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0664700000
Location Address	N PALM VALLEY RD PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	1 ALL OR1084/676 & 6189/522 *The Description above is not to be used on legal documents.
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	7-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	650.000
Homestead	N

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Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$5,981,250.00
Agricultural (Assessed) Value	$231,500.00
Agricultural (Market) Value	$5,981,250.00
Just Market	**$231,500.00**
Total Deferred	$0.00
Assessed Value	**$231,500.00**
Total Exemptions	
Taxable Value	**$231,500.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$5,981,250	$5,981,250
2024	$0	$0	$5,981,250	$5,981,250
2023	$0	$0	$5,981,250	$5,981,250
2022	$0	$0	$5,981,250	$5,981,250
2021	$0	$0	$5,981,250	$5,981,250
2020	$0	$0	$5,981,250	$5,981,250
2019	$0	$0	$5,937,500	$5,937,500
2018	$0	$0	$5,937,500	$5,937,500
2017	$0	$0	$5,937,500	$5,937,500
2016	$0	$0	$5,937,500	$5,937,500
2015	$0	$0	$5,937,500	$5,937,500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	525	AC	$215,250
Timberlands Wetlands	0	0	125	AC	$16,250
Market Ag Uplands	0	0	525	AC	$5,906,250
Market Ag Wetlands	0	0	125	AC	$75,000

Sale Information

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Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	ESTUARY CORPORATION
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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St. Johns County, FL





Legend

Parcels

Parcel ID	0664700000	**Physical Address**	N PALM VALLEY RD PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5500 - Timberland 80-89			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			11/23/1994	$9324800	11	U
Acres	650.0			**Total Land Value**	$5,981,250	n/a	0	n/a	n/a
				Just Value	$231,500				
				Total Deferred	N/A				
				Assessed Value	$231,500				
				Total Exemptions	N/A				
				Taxable Value	$231,500				

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St. Johns County, FL

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Apply for Exemptions

Homestead Compliance

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Homestead Compliance

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0664800000
Location Address	N PALM VALLEY RD PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	1 ALL FRACTIONAL OR LOTS 1 THRU 5 OR1084/676 & 6189/522 *The Description above is not to be used on legal documents.
Property Use Code	Timberland 70-79 (5600)
Subdivision	N/A
Sec/Twp/Rng	8-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	225.000
Homestead	N

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Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$1,966,800.00
Agricultural (Assessed) Value	$77,410.00
Agricultural (Market) Value	$1,966,800.00
Just Market	**$77,410.00**
Total Deferred	$0.00
Assessed Value	**$77,410.00**
Total Exemptions	
Taxable Value	**$77,410.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$1,966,800	$1,966,800
2024	$0	$0	$1,966,800	$1,966,800
2023	$0	$0	$1,966,800	$1,966,800
2022	$0	$0	$1,966,800	$1,966,800
2021	$0	$0	$1,966,800	$1,966,800
2020	$0	$0	$1,966,800	$1,966,800
2019	$0	$0	$1,948,250	$1,948,250
2018	$0	$0	$1,948,250	$1,948,250
2017	$0	$0	$1,948,250	$1,948,250
2016	$0	$0	$1,948,250	$1,948,250
2015	$0	$0	$1,948,250	$1,948,250

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	172	AC	$70,520
Timberlands Wetlands	0	0	53	AC	$6,890
Market Ag Uplands	0	0	172	AC	$1,935,000
Market Ag Wetlands	0	0	53	AC	$31,800

Sale Information

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Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	ESTUARY CORPORATION
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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St. Johns County, FL



Overview



Legend

Parcels

Parcel ID	0664800000	**Physical Address**	N PALM VALLEY RD PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5600 - Timberland	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000	**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	70-79 County			**Total Land Value**	$1,966,800	11/23/1994	$9324800	11	U
Acres	225.0			**Just Value**	$77,410	n/a	0	n/a	n/a
				Total Deferred	N/A				
				Assessed Value	$77,410				
				Total Exemptions	N/A				
				Taxable Value	$77,410				

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0672800000
Location Address	PALM VALLEY RD PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	1 LOTS 1 THRU 7 OR1084/676 OR6189/522 *The Description above is not to be used on legal documents.
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	17-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	347.000
Homestead	N

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Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$3,126,300.00
Agricultural (Assessed) Value	$121,830.00
Agricultural (Market) Value	$3,126,300.00
Just Market	**$121,830.00**
Total Deferred	$0.00
Assessed Value	**$121,830.00**
Total Exemptions	
Taxable Value	**$121,830.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$3,126,300	$3,126,300
2024	$0	$0	$3,126,300	$3,126,300
2023	$0	$0	$3,126,300	$3,126,300
2022	$0	$0	$3,126,300	$3,126,300
2021	$0	$0	$3,126,300	$3,126,300
2020	$0	$0	$3,126,300	$3,126,300
2019	$0	$0	$3,100,750	$3,100,750
2018	$0	$0	$3,100,750	$3,100,750
2017	$0	$0	$3,100,750	$3,100,750
2016	$0	$0	$3,100,750	$3,100,750
2015	$0	$0	$3,100,750	$3,100,750

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	274	AC	$112,340
Timberlands Wetlands	0	0	73	AC	$9,490
Market Ag Uplands	0	0	274	AC	$3,082,500
Market Ag Wetlands	0	0	73	AC	$43,800

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	ESTUARY CORPORATION
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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St. Johns County, FL



Overview



Legend

Parcels

Parcel ID	0672800000	**Physical Address**	PALM VALLEY RD PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5500 - Timberland 80-89			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			11/23/1994	$9324800	11	U
Acres	347.0			**Total Land Value**	$3,126,300	n/a	0	n/a	n/a
				Just Value	$121,830				
				Total Deferred	N/A				
				Assessed Value	$121,830				
				Total Exemptions	N/A				
				Taxable Value	$121,830				

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0672900000
Location Address	PALM VALLEY RD PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	1 ALL OR1084/676 OR6189/522 *The Description above is not to be used on legal documents.
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	18-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	651.000
Homestead	N

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Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$5,907,300.00
Agricultural (Assessed) Value	$229,670.00
Agricultural (Market) Value	$5,907,300.00
Just Market	**$229,670.00**
Total Deferred	$0.00
Assessed Value	**$229,670.00**
Total Exemptions	
Taxable Value	**$229,670.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$5,907,300	$5,907,300
2024	$0	$0	$5,907,300	$5,907,300
2023	$0	$0	$5,907,300	$5,907,300
2022	$0	$0	$5,907,300	$5,907,300
2021	$0	$0	$5,907,300	$5,907,300
2020	$0	$0	$5,907,300	$5,907,300
2019	$0	$0	$5,860,750	$5,860,750
2018	$0	$0	$5,860,750	$5,860,750
2017	$0	$0	$5,860,750	$5,860,750
2016	$0	$0	$5,860,750	$5,860,750
2015	$0	$0	$5,860,750	$5,860,750

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	518	AC	$212,380
Timberlands Wetlands	0	0	133	AC	$17,290
Market Ag Uplands	0	0	518	AC	$5,827,500
Market Ag Wetlands	0	0	133	AC	$79,800

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	ESTUARY CORPORATION
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS JE RE

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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St. Johns County, FL





Parcel ID	0672900000	**Physical Address**	PALM VALLEY RD PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5500 - Timberland 80-89			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			11/23/1994	$9324800	11	U
Acres	651.0			**Total Land Value**	$5,907,300	n/a	0	n/a	n/a
				Just Value	$229,670				
				Total Deferred	N/A				
				Assessed Value	$229,670				
				Total Exemptions	N/A				
				Taxable Value	$229,670				

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Homestead Compliance

Sales Questionnaire Form

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Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0673000000
Location Address	PALM VALLEY RD PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	1 LOTS 1 & 2 OR2597/1931 &2597/1939(Q/C) OR6189/522 *The Description above is not to be used on legal documents.
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	19-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	99.000
Homestead	N

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Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$666,450.00
Agricultural (Assessed) Value	$28,830.00
Agricultural (Market) Value	$666,450.00
Just Market	**$28,830.00**
Total Deferred	$0.00
Assessed Value	**$28,830.00**
Total Exemptions	
Taxable Value	**$28,830.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$666,450	$666,450
2024	$0	$0	$666,450	$666,450
2023	$0	$0	$666,450	$666,450
2022	$0	$0	$666,450	$666,450
2021	$0	$0	$666,450	$666,450
2020	$0	$0	$666,450	$666,450
2019	$0	$0	$651,750	$651,750
2018	$0	$0	$631,500	$631,500
2017	$0	$0	$631,500	$631,500
2016	$0	$0	$631,500	$631,500
2015	$0	$0	$631,500	$631,500

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	57	AC	$23,370
Timberlands Wetlands	0	0	42	AC	$5,460
Market Ag Uplands	0	0	57	AC	$641,250
Market Ag Wetlands	0	0	42	AC	$25,200

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	12/5/2005	$100.00	QUIT CLAIM DEED	2597	1939	U	I	B B MC CORMICK & SONS INC	ESTUARY CORPORATION
	12/5/2005	$6,444,400.00	WARRANTY DEED	2597	1931	U	I	B B MC CORMICK & SONS INC	ESTUARY CORPORATION

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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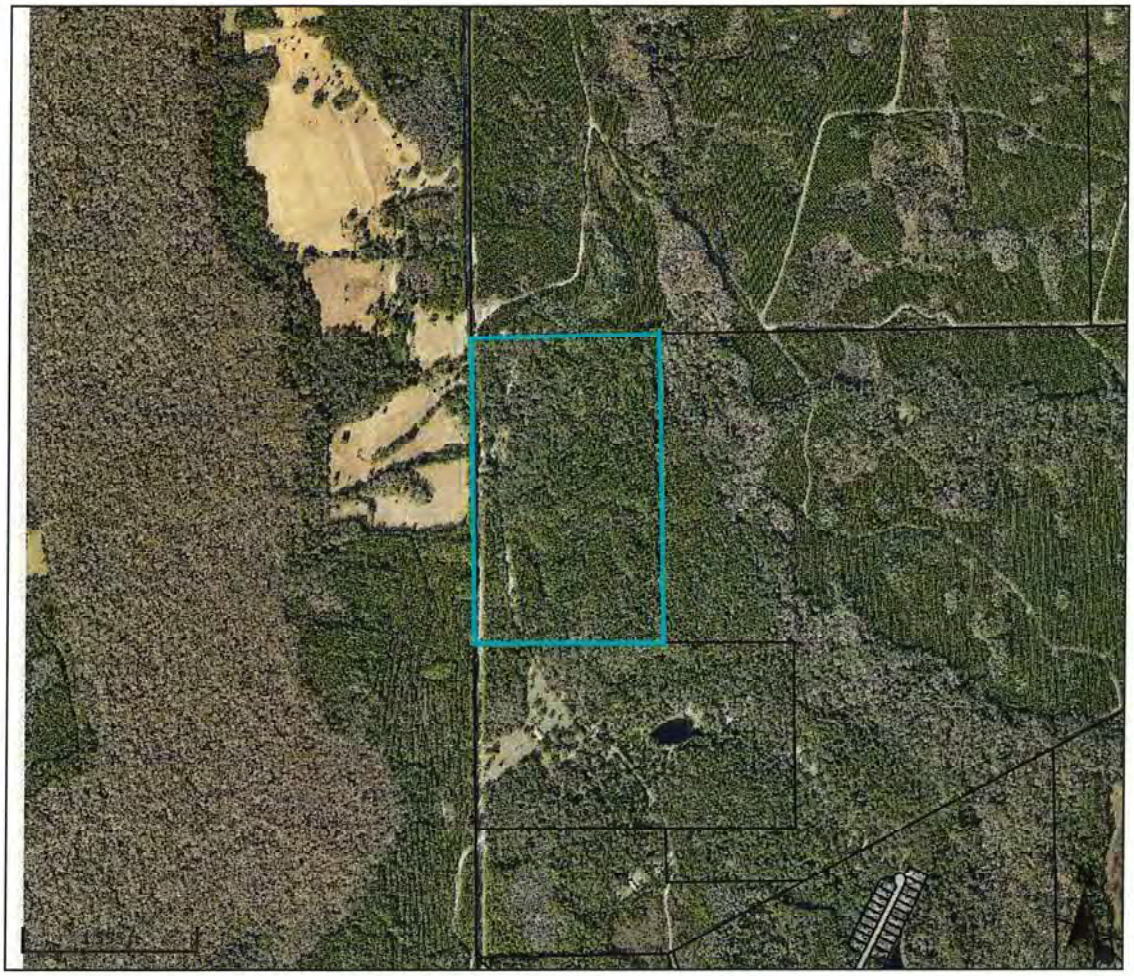
St. Johns County, FL





Parcel ID	0673000000	**Physical Address**	PALM VALLEY RD PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5500 - Timberland			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
	80-89	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			12/5/2005	$6444400	11	U
Taxing District	County			**Total Land Value**	$666,450	n/a	0	n/a	n/a
Acres	99.0			**Just Value**	$28,830				
				Total Deferred	N/A				
				Assessed Value	$28,830				
				Total Exemptions	N/A				
				Taxable Value	$28,830				

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Sales Questionnaire Form

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Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0673100000
Location	4505 20 MILE RD N
Address	Ponte Vedra 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	2 2 19 50-45-29E LOT 3 & N PT OF LOT 4 SEC 19 & PT OF GRANT TO PEDRO COCIFACIO OR2597/1931 &2597/1939(Q/C) OR6189/522 *The Description above is not to be used on legal documents.
Property Use Code	Grazing Class 3 (6200)
Subdivision	N/A
Sec/Twp/Rng	19-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	100.000
Homestead	N

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No Image Available

Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	**2026**
Building Value	$161,971.00
Extra Features Value	$21,242.00
Total Land Value	$1,030,700.00
Agricultural (Assessed) Value	$38,305.00
Agricultural (Market) Value	$974,700.00
Just Market	**$277,518.00**
Total Deferred	$0.00
Assessed Value	**$277,518.00**
Total Exemptions	
Taxable Value	**$277,518.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$156,312	$23,860	$1,030,700	$974,700
2024	$150,740	$26,476	$1,030,700	$974,700
2023	$152,121	$29,093	$1,030,700	$974,700
2022	$130,238	$31,262	$1,030,700	$974,700
2021	$93,206	$31,262	$1,024,700	$974,700
2020	$72,432	$31,262	$1,024,700	$974,700
2019	$98,345	$31,262	$1,020,500	$970,500
2018	$98,955	$31,262	$1,021,000	$971,000
2017	$100,854	$31,262	$1,021,000	$971,000
2016	$112,199	$12,581	$982,250	$982,250
2015	$113,218	$12,915	$982,250	$982,250

Building Information

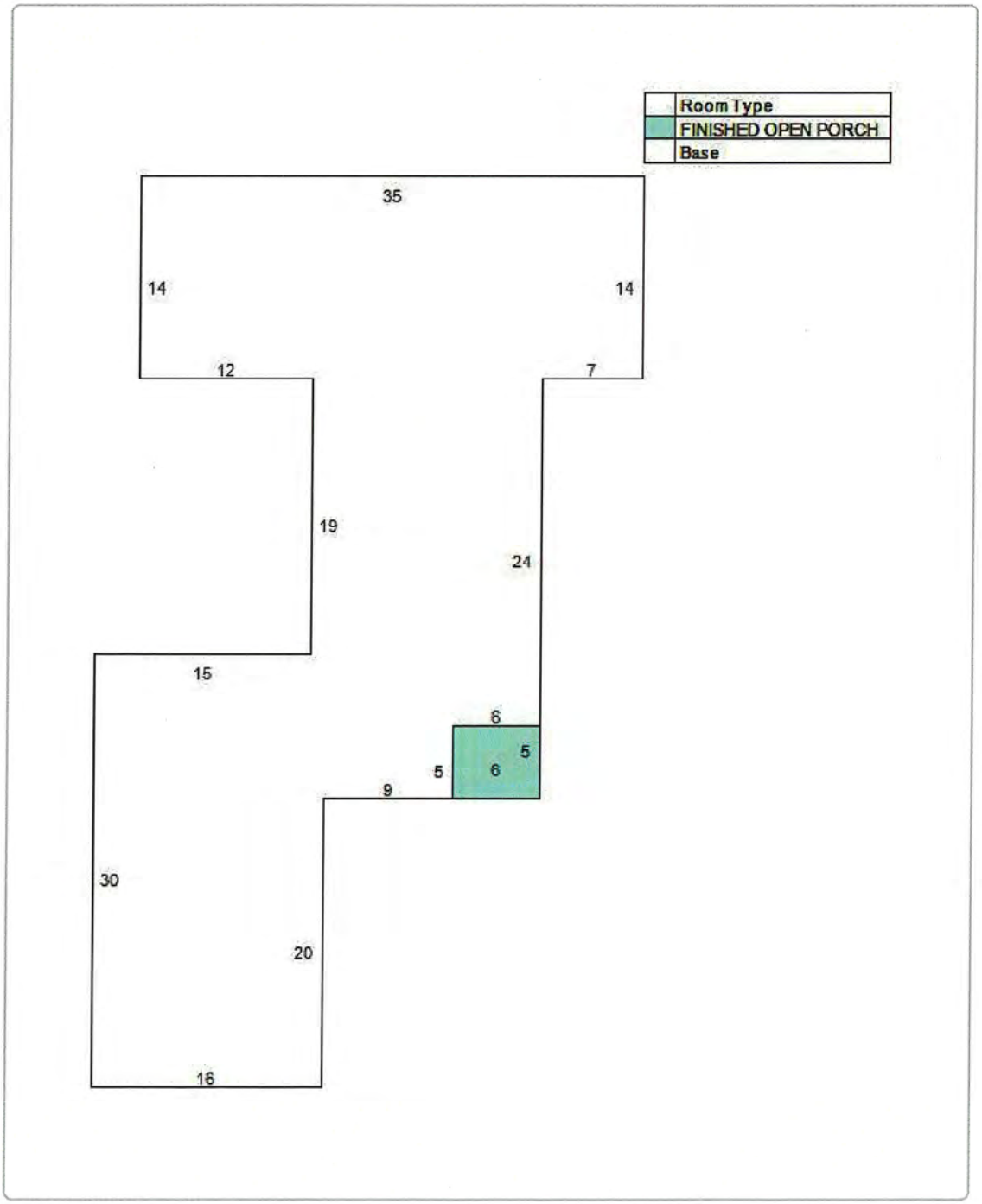
Building	1
Building Value	$31,325
Year Built	1940
Actual Area	1424
Conditioned Area	1394
Use	Single Family Residence
Style	01
Exterior Wall	Hard Board
Roof Cover	Composite Shingle
Roof Structure	Gable Hip
Interior Flooring	Vinyl Tile
Interior Wall	Drywall
Heating Type	None
Air Conditioning	None
Bedrooms	3
Baths	2

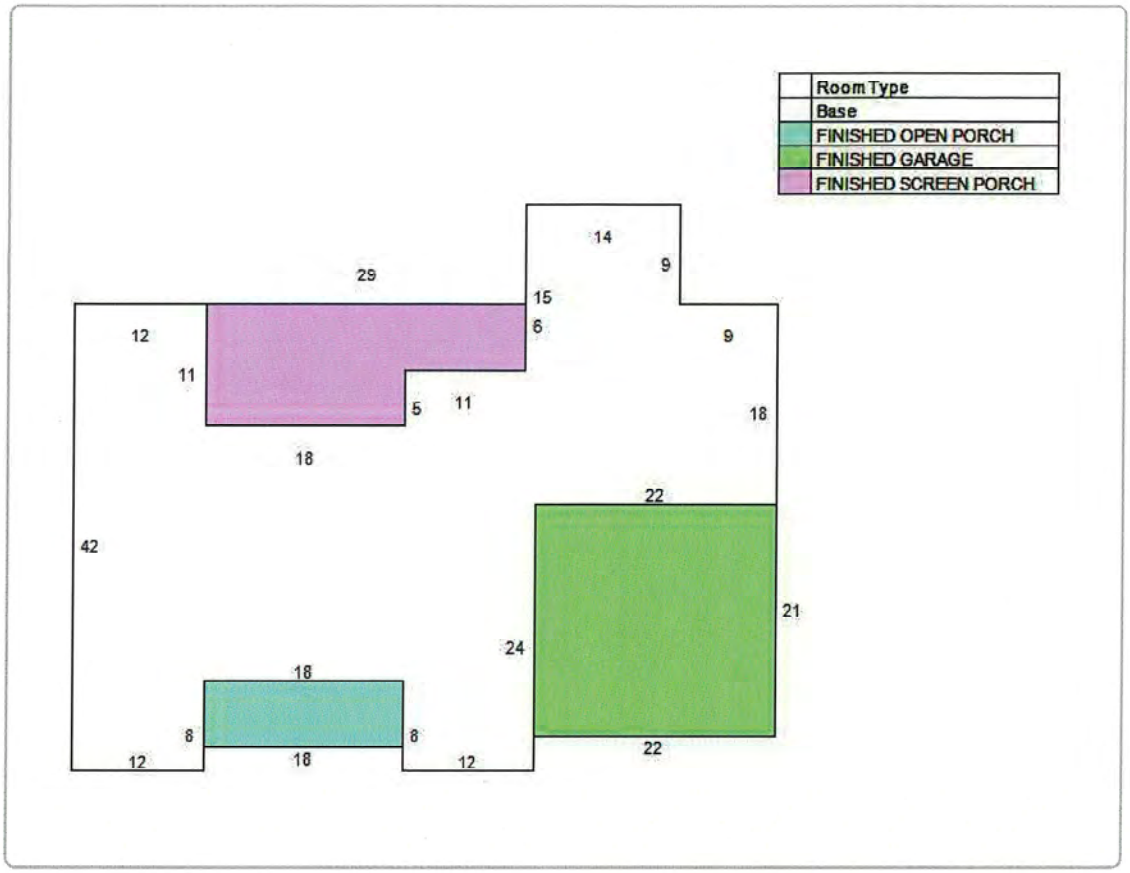
Description	Square Footage
BASE AREA	1394
FINISHED OPEN PORCH	30
Total SqFt	1424

Building	2	**Roof Cover**	Composite Shingle
Building Value	$130,646	**Roof Structure**	Gable Hip
Year Built	2008	**Interior Flooring**	Carpet, Ceramic Tile
Actual Area	2712	**Interior Wall**	Drywall
Conditioned Area	1878	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	3
Exterior Wall	Concrete Siding	**Baths**	2

Description	Square Footage
BASE AREA	1878
FINISHED SCREEN PORCH	264
FINISHED GARAGE	462
FINISHED OPEN PORCH	108
Total SqFt	2712

Sketch Information





Extra Feature Information

Code Description	Status	Value
Stable - Low (Mix)		3594
Canopy (Mix)		2125
Stable - Low (Mix)		15523

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	AC	$56,000
Improved Pasture	0	0	87	AC	$36,975
Timberland Non-Producing	0	0	2	AC	$30
Timberlands Wetlands	0	0	10	AC	$1,300
Market Ag Uplands	0	0	82	AC	$922,500
Market Ag Wetlands	0	0	12	AC	$7,200
Market Ag Uplands	0	0	5	AC	$45,000

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	12/5/2005	$100.00	QUIT CLAIM DEED	2597	1939	U	I	MC CORMICK B B & SONS INC	ESTUARY CORPORATION
	12/5/2005	$6,444,400.00	WARRANTY DEED	2597	1931	U	I	MC CORMICK B B & SONS INC	ESTUARY CORPORATION
	11/27/2002	$0.00	OTHER INSTRUMENT	1854	943	U	I	MC CORMICK B B & SONS INC	

No data available for the following modules: Exemption Information.

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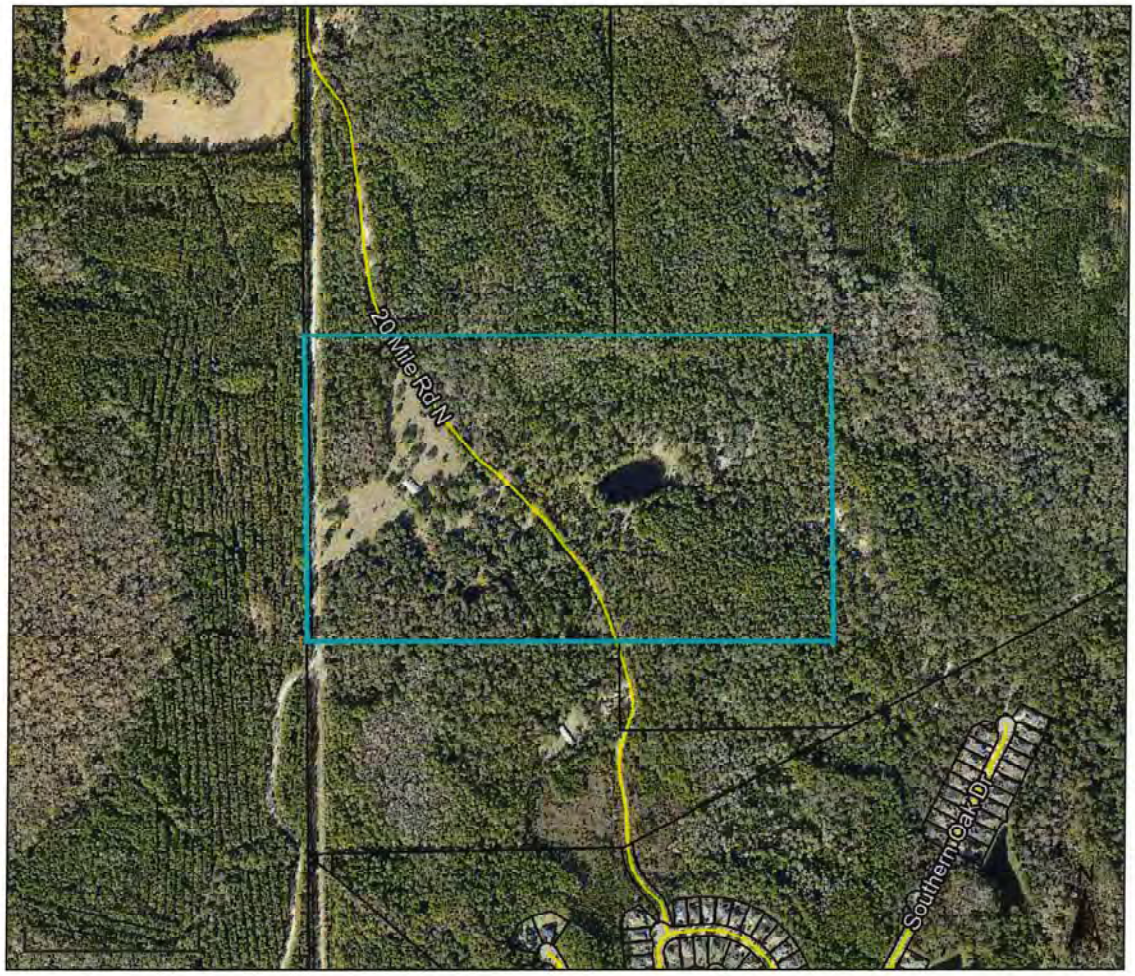



Parcel ID	0673100000	**Physical Address**	4505 20 MILE RD N Ponte Vedra	**Building Value**	$161,971	**Last 2 Sales**			
Property Class	6200 - Grazing			**Extra Feature Value**	$21,242	**Date**	**Price**	**Reason**	**Qual**
Taxing District	Class 3	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			12/5/2005	$6444400	11	U
Acres	County			**Total Land Value**	$1,030,700	n/a	0	n/a	n/a
	100.0			**Just Value**	$277,518				
				Total Deferred	N/A				
				Assessed Value	$277,518				
				Total Exemptions	N/A				
				Taxable Value	$277,518				

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Homestead Compliance

Sales Questionnaire Form

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Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0673200000
Location Address	4195 20 MILE RD N PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	3 LOT 4 (EX PT TO ROBERTS) & LOT 5 (EX PT IN OR1462/711) OR1084/676 & 6189/522 ***The Description above is not to be used on legal documents.**
Property Use Code	Timberland Unclassified (5900)
Subdivision	N/A
Sec/Twp/Rng	19-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	53.000
Homestead	N

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No Image Available

Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	**2026**
Building Value	$183,891.00
Extra Features Value	$5,166.00
Total Land Value	$539,600.00
Agricultural (Assessed) Value	$10,260.00
Agricultural (Market) Value	$483,600.00
Just Market	**$255,317.00**
Total Deferred	$0.00
Assessed Value	**$255,317.00**
Total Exemptions	
Taxable Value	**$255,317.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

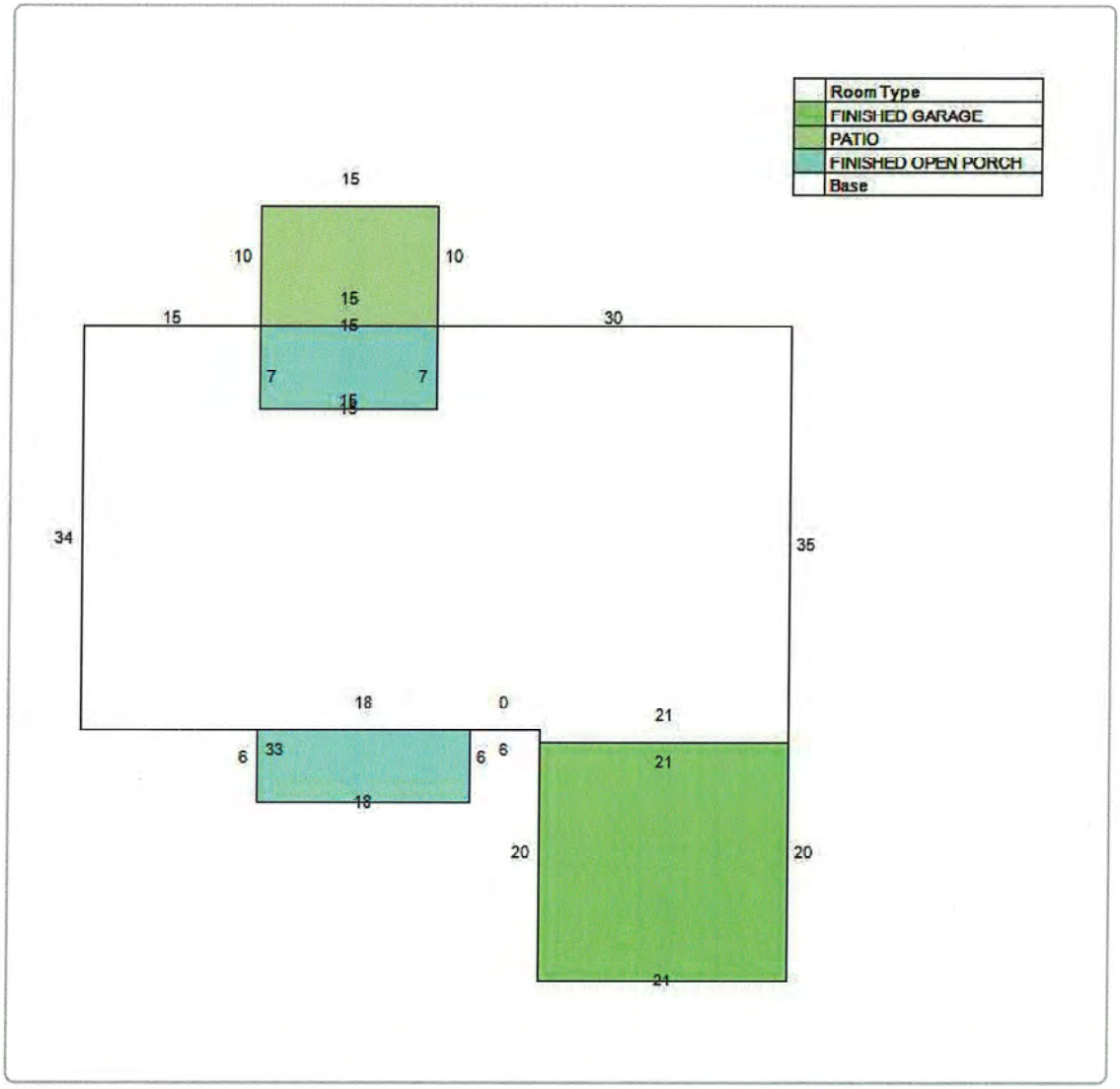
Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$178,922	$5,580	$539,600	$483,600
2024	$171,115	$5,994	$539,600	$483,600
2023	$172,879	$6,408	$539,600	$483,600
2022	$148,447	$7,148	$539,600	$483,600
2021	$119,052	$7,148	$533,600	$483,600
2020	$92,534	$7,148	$533,600	$483,600
2019	$125,277	$5,297	$524,500	$474,500
2018	$126,556	$5,297	$524,500	$474,500
2017	$127,834	$5,297	$524,500	$474,500
2016	$0	$0	$492,500	$492,500
2015	$0	$0	$492,500	$492,500

Building Information

Building	1	**Roof Cover**	Composite Shingle
Building Value	$183,891	**Roof Structure**	Gable Hip
Year Built	2016	**Interior Flooring**	Carpet, Ceramic Tile
Actual Area	2739	**Interior Wall**	Drywall
Conditioned Area	1956	**Heating Type**	Air Duct
Use	Single Family Residence	**Air Conditioning**	Central
Style	01	**Bedrooms**	3
Exterior Wall	Concrete Siding	**Baths**	2

Description	Square Footage
BASE AREA	1956
FINISHED OPEN PORCH	108
FINISHED OPEN PORCH	105
PATIO/SLAB	150
FINISHED GARAGE	420
Total SqFt	2739

Sketch Information



Extra Feature Information

Code Description	Status	Value
Pole Barn (Mix)		2862
Storage Building (Mix)		2304

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Single Family	0	0	1	AC	$56,000
Timberlands Wetlands	0	0	26	AC	$3,380
Timberland 80-89	0	0	8	AC	$3,280
Timberland Hammocks	0	0	18	AC	$3,600
Market Ag Uplands	0	0	8	AC	$144,000
Market Ag Uplands	0	0	18	AC	$324,000
Market Ag Wetlands	0	0	26	AC	$15,600

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	11/27/2002	$0.00	OTHER INSTRUMENT	1854	943	U	V	B B MCCORMICK & SONS INC	ESTUARY CORPORATION
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	ESTUARY CORPORATION
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R
	8/31/1978	$0.00	WARRANTY DEED	1017	182	U	V	ESTUARY CORP	DAVIS JAMES ELSWORTH
	5/1/1962	$0.00	WARRANTY DEED	1035	1182	U	V	SIVAD CORPORATION	ESTUARY CORP

No data available for the following modules: Exemption Information.

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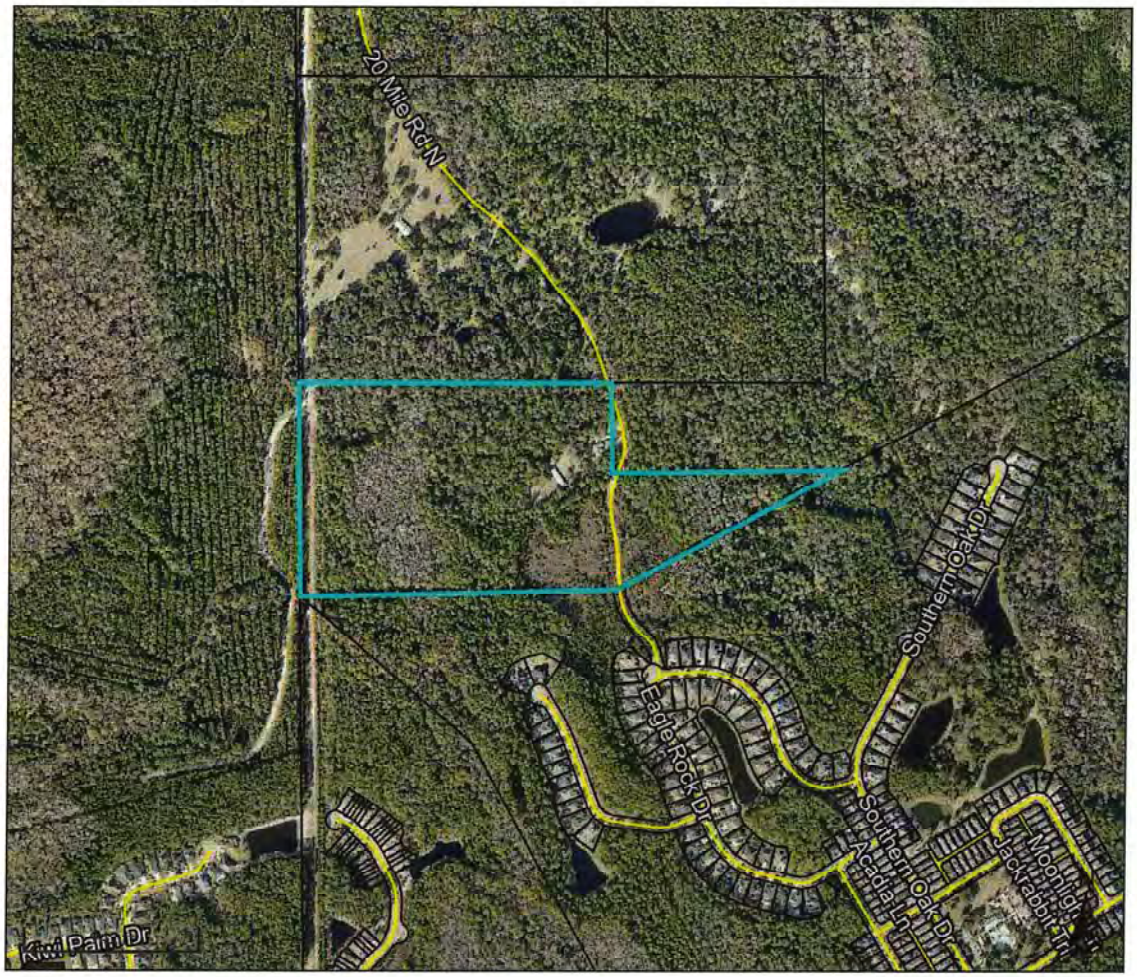



Legend

☐ Parcels

Parcel ID	0673200000	**Physical Address**	4195 20 MILE RD N PONTE VEDRA	**Building Value**	$183,891	**Last 2 Sales**			
Property Class	5900 - Timberland			**Extra Feature Value**	$5,166	**Date**	**Price**	**Reason**	**Qual**
Taxing District	Unclassified	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			11/23/1994	$9324800	11	U
	County			**Total Land Value**	$539,600	n/a	0	n/a	n/a
Acres	53.0			**Just Value**	$255,317				
				Total Deferred	N/A				
				Assessed Value	$255,317				
				Total Exemptions	N/A				
				Taxable Value	$255,317				

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Apply for Exemptions

Apply for Exemptions

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Homestead Compliance

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0673300000
Location	PALM VALLEY RD
Address	PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	1 ALL FRACTIONAL OR LOTS 1 THRU 8 (EX PTS IN OR1462/695 & OR1462/711) OR1084/676 & 6189/522 *The Description above is not to be used on legal documents.
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	20-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	118.900
Homestead	N

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No Image Available

Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$986,175.00
Agricultural (Assessed) Value	$38,480.00
Agricultural (Market) Value	$986,175.00
Just Market	**$38,480.00**
Total Deferred	$0.00
Assessed Value	**$38,480.00**
Total Exemptions	
Taxable Value	**$38,480.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$986,175	$986,175
2024	$0	$0	$986,175	$986,175
2023	$0	$0	$986,175	$986,175
2022	$0	$0	$986,175	$986,175
2021	$0	$0	$986,175	$986,175
2020	$0	$0	$986,175	$986,175
2019	$0	$0	$974,625	$974,625
2018	$0	$0	$974,288	$974,288
2017	$0	$0	$974,288	$974,288
2016	$0	$0	$974,288	$974,288
2015	$0	$0	$974,288	$974,288

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	81	AC	$33,210
Timberlands Wetlands	0	0	33	AC	$4,290
Timberland Hammocks	0	0	4.9	AC	$980
Market Ag Uplands	0	0	81	AC	$911,250
Market Ag Uplands	0	0	4.9	AC	$55,125
Market Ag Wetlands	0	0	33	AC	$19,800

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	ESTUARY CORPORATION
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES E SOLE TRUSTEE,DAVIS JAMES E REV	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES E SOLE TRUSTEE,DAVIS JAMES E REVO
	8/31/1978	$0.00	WARRANTY DEED	1017	182	U	V	ESTUARY CORP	DAVIS JAMES ELSWORTH
	5/1/1962	$0.00	WARRANTY DEED	1035	1182	U	V	SIVAD CORPORATION	ESTUARY CORP

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St. Johns County, FL





Parcel ID	0673300000	**Physical Address**	PALM VALLEY RD PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**				
Property Class	5500 - Timberland			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	80-89	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			11/23/1994	$9324800	11	U
	County			**Total Land Value**	$986,175	n/a	0	n/a	n/a
Acres	118.9			**Just Value**	$38,480				
				Total Deferred	N/A				
				Assessed Value	$38,480				
				Total Exemptions	N/A				
				Taxable Value	$38,480				

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

Sales Questionnaire Form

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Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0682200000
Location	PONTE VEDRA BLVD
Address	PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	1 GRANT TO THOMAS FITCH LYING W OF CANAL R/W (EX 2.635AC IN CANAL R/W 14.5 AC IN OR64/470 480 489 & 498 ASSESSED WITH SEC 18-3S-20E) OR1084/676 & 1097/1100 & 1117 (Q/C'S) & 2243/1022(Q/C) & 6189/522 *The Description above is not to be used on legal documents.
Property Use Code	Timberland Unclassified (5900)
Subdivision	N/A
Sec/Twp/Rng	37-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	29.500
Homestead	N

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No Image Available

Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$150,900.00
Agricultural (Assessed) Value	$4,675.00
Agricultural (Market) Value	$150,900.00
Just Market	**$4,675.00**
Total Deferred	$0.00
Assessed Value	**$4,675.00**
Total Exemptions	
Taxable Value	**$4,675.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$150,900	$150,900
2024	$0	$0	$150,900	$150,900
2023	$0	$0	$150,900	$150,900
2022	$0	$0	$150,900	$150,900
2021	$0	$0	$150,900	$150,900
2020	$0	$0	$150,900	$150,900
2019	$0	$0	$141,625	$141,625
2018	$0	$0	$141,625	$141,625
2017	$0	$0	$141,625	$141,625
2016	$0	$0	$141,625	$141,625
2015	$0	$0	$141,625	$141,625

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	3	AC	$1,230
Timberlands Wetlands	0	0	26.5	AC	$3,445
Market Ag Wetlands	0	0	26.5	AC	$15,900
Market Ag Uplands	0	0	3	AC	$135,000

Sale Information

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Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	7/14/2004	$100.00	QUIT CLAIM DEED	2243	1022	U	V	JEA	ESTUARY CORP
	2/24/1995	$0.00	QUIT CLAIM DEED	1097	1117	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE J E DAVIS R	ESTUARY CORPORATION
	2/10/1995	$0.00	QUIT CLAIM DEED	1097	1100	U	V		
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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St. Johns County, FL



Overview



Legend

Parcels

Parcel ID	0682200000	**Physical Address**	PONTE VEDRA BLVD PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5900 - Timberland			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	Unclassified	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			11/23/1994	$9324800	11	U
	County			**Total Land Value**	$150,900	n/a	0	n/a	n/a
Acres	29.5			**Just Value**	$4,675				
				Total Deferred	N/A				
				Assessed Value	$4,675				
				Total Exemptions	N/A				
				Taxable Value	$4,675				

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St. Johns County, FL

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Homestead Compliance

Sales Questionnaire Form

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Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0682700000
Location	INTRACOASTAL WATERWA
Address	PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	2 ALL GRANT TO THOMAS FITCH LYING W OF CANAL (EX 10.165AC IN CANAL R/W 32.5AC IN OR 64/470 480 489 & 498 ASSESSED WITH SEC 18-3S-29E) OR1084/676 & 1097/1100 & 1117 & 1133(Q/C'S) & 6189/522 ***The Description above is not to be used on legal documents.**
Property Use Code	Timberland Unclassified (5900)
Subdivision	N/A
Sec/Twp/Rng	38-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	29.610
Homestead	N

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No Image Available

Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$129,630.00
Agricultural (Assessed) Value	$4,734.00
Agricultural (Market) Value	$129,630.00
Just Market	**$4,734.00**
Total Deferred	$0.00
Assessed Value	**$4,734.00**
Total Exemptions	
Taxable Value	**$4,734.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$129,630	$129,630
2024	$0	$0	$129,630	$129,630
2023	$0	$0	$129,630	$129,630
2022	$0	$0	$222,900	$222,900
2021	$0	$0	$222,900	$222,900
2020	$0	$0	$222,900	$222,900
2019	$0	$0	$218,875	$218,875
2018	$0	$0	$218,875	$218,875
2017	$0	$0	$218,875	$218,875
2016	$0	$0	$218,875	$218,875
2015	$0	$0	$218,875	$218,875

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	3.16	AC	$1,296
Timberlands Wetlands	0	0	26.45	AC	$3,438
Market Ag Uplands	0	0	3.16	AC	$113,760
Market Ag Wetlands	0	0	26.45	AC	$15,870

Sale Information

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Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	2/24/1995	$0.00	QUIT CLAIM DEED	1097	1133	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE J E REVOC T	ESTUARY CORPORATION
	2/24/1995	$0.00	QUIT CLAIM DEED	1097	1117	U	V		
	2/10/1995	$0.00	QUIT CLAIM DEED	1097	1100	U	V		
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R

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St. Johns County, FL





Legend

Parcels

Parcel ID	0682700000	**Physical Address**	INTRACOASTAL WATERWA PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5900 - Timberland Unclassified			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			11/23/1994	$9324800	11	U
Acres	29.61			**Total Land Value**	$129,630	n/a	0	n/a	n/a
				Just Value	$4,734				
				Total Deferred	N/A				
				Assessed Value	$4,734				
				Total Exemptions	N/A				
				Taxable Value	$4,734				

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

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Homestead Compliance

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0683100000
Location Address	SEVEN MILE DR PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	2 ALL GRANT TO SEBASTIAN ESPINOSA LYING W OF CANAL (EX 11.9AC IN CANAL R/W & 33.2AC IN OR64/470 480 489 & 498 ASSESSED WITH SEC 18-35-29E) OR1084/676 & 1097/1100 & 1117 (Q/C'S) & 6189/522 ***The Description above is not to be used on legal documents.**
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	39-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	79.800
Homestead	N

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Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	**2026**
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$738,000.00
Agricultural (Assessed) Value	$20,618.00
Agricultural (Market) Value	$738,000.00
Just Market	**$20,618.00**
Total Deferred	$0.00
Assessed Value	**$20,618.00**
Total Exemptions	
Taxable Value	**$20,618.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$738,000	$738,000
2024	$0	$0	$738,000	$738,000
2023	$0	$0	$738,000	$738,000
2022	$0	$0	$738,000	$738,000
2021	$0	$0	$738,000	$738,000
2020	$0	$0	$738,000	$738,000
2019	$0	$0	$732,750	$732,750
2018	$0	$0	$732,750	$732,750
2017	$0	$0	$732,750	$732,750
2016	$0	$0	$732,750	$732,750
2015	$0	$0	$732,750	$732,750

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	44.8	AC	$18,368
Timberlands Wetlands	0	0	15	AC	$1,950
Timberland Non-Producing	0	0	20	AC	$300
Market Ag Uplands	0	0	44.8	AC	$504,000
Market Ag Uplands	0	0	20	AC	$225,000
Market Ag Wetlands	0	0	15	AC	$9,000

Sale Information

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Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	2/24/1995	$0.00	QUIT CLAIM DEED	1097	1117	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE J E REVOC T	ESTUARY CORPORATION
	2/10/1995	$0.00	QUIT CLAIM DEED	1097	1100	U	V		
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R

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St. Johns County, FL



Overview



Legend

Parcels

Parcel ID	0683100000	**Physical Address**	SEVEN MILE DR PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**				
Property Class	5500 - Timberland			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	80-89	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			11/23/1994	$9324800	11	U
	County			**Total Land Value**	$738,000	n/a	0	n/a	n/a
Acres	79.8			**Just Value**	$20,618				
				Total Deferred	N/A				
				Assessed Value	$20,618				
				Total Exemptions	N/A				
				Taxable Value	$20,618				

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

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Homestead Compliance

Sales Questionnaire Form

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Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0683400000
Location	COUNTY ROAD 210
Address	PONTE VEDRA 32081 0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	1 ALL GRANT TO FX SANCHEZ LYING W OF CANAL (EX 31.01AC IN CANAL R/W 40AC OR 7/507 & 126.9AC IN OR64/470 480 489 & 498 ASSESSED WITH SEC 18-3S-2918-3S-29E) OR1084/676 & 1097/1100 & 1117 (Q/C'S) & 6189/522 *The Description above is not to be used on legal documents.
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	41-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	525.000
Homestead	N

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Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	**2026**
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$3,179,850.00
Agricultural (Assessed) Value	$143,570.00
Agricultural (Market) Value	$3,179,850.00
Just Market	**$143,570.00**
Total Deferred	$0.00
Assessed Value	**$143,570.00**
Total Exemptions	
Taxable Value	**$143,570.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$3,179,850	$3,179,850
2024	$0	$0	$3,179,850	$3,179,850
2023	$0	$0	$3,179,850	$3,179,850
2022	$0	$0	$3,179,850	$3,179,850
2021	$0	$0	$3,179,850	$3,179,850
2020	$0	$0	$3,179,850	$3,179,850
2019	$0	$0	$3,090,250	$3,090,250
2018	$0	$0	$3,090,250	$3,090,250
2017	$0	$0	$3,090,250	$3,090,250
2016	$0	$0	$3,090,250	$3,090,250
2015	$0	$0	$3,090,250	$3,090,250

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	269	AC	$110,290
Timberlands Wetlands	0	0	256	AC	$33,280
Market Ag Uplands	0	0	269	AC	$3,026,250
Market Ag Wetlands	0	0	256	AC	$153,600

Sale Information

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Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	2/24/1995	$0.00	QUIT CLAIM DEED	1097	1117	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE J E REVOC T	ESTUARY CORPORATION
	2/10/1995	$0.00	QUIT CLAIM DEED	1097	1100	U	V		
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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- Parcels
- Cities

Parcel ID	0683400000	**Physical Address**	COUNTY ROAD 210 PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5500 - Timberland			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	80-89	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			11/23/1994	$9324800	11	U
	County			**Total Land Value**	$3,179,850	n/a	0	n/a	n/a
Acres	525.0			**Just Value**	$143,570				
				Total Deferred	N/A				
				Assessed Value	$143,570				
				Total Exemptions	N/A				
				Taxable Value	$143,570				

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

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Homestead Compliance

Sales Questionnaire Form

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Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0683600010
Location	COUNTY ROAD 210
Address	PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	2-1 PT OF FX SANCHEZ GRANT LYING W OF A LINE 800FT W OF W'LY R/W LINE OF INTRACOASTAL WW (EX PT IN OR1462/695) OR1084/676 & 6189/522 *The Description above is not to be used on legal documents.
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	41-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	30.400
Homestead	N

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No Image Available

Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	**2026**
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$408,000.00
Agricultural (Assessed) Value	$10,224.00
Agricultural (Market) Value	$408,000.00
Just Market	**$10,224.00**
Total Deferred	$0.00
Assessed Value	**$10,224.00**
Total Exemptions	
Taxable Value	**$10.224.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$408,000	$408,000
2024	$0	$0	$408,000	$408,000
2023	$0	$0	$408,000	$408,000
2022	$0	$0	$408,000	$408,000
2021	$0	$0	$408,000	$408,000
2020	$0	$0	$408,000	$408,000
2019	$0	$0	$405,200	$405,200
2018	$0	$0	$405,200	$405,200
2017	$0	$0	$405,200	$405,200
2016	$0	$0	$405,200	$405,200
2015	$0	$0	$405,200	$405,200

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	22.4	AC	$9,184
Timberlands Wetlands	0	0	8	AC	$1,040
Market Ag Uplands	0	0	22.4	AC	$403,200
Market Ag Wetlands	0	0	8	AC	$4,800

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	ESTUARY CORPORATION
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE J E DAVIS R	DAVIS A DANO SOLE TRUSTEE.FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSOWORTH SOLE TRUSTEE,DAVIS J E
	8/31/1978	$0.00	WARRANTY DEED	1017	182	U	V	ESTUARY CORP	DAVIS JAMES ELSWORTH

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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Legend

Parcels

Parcel ID	0683600010	**Physical Address**	COUNTY ROAD 210 PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5500 - Timberland			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
	80-89	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			11/23/1994	$9324800	11	U
Taxing District	County			**Total Land Value**	$408,000	n/a	0	n/a	n/a
Acres	30.4			**Just Value**	$10,224				
				Total Deferred	N/A				
				Assessed Value	$10,224				
				Total Exemptions	N/A				
				Taxable Value	$10,224				

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St. Johns County, FL

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Sales Questionnaire Form

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Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0689000000
Location Address	COUNTY ROAD 210 PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	2 ALL GRANT TO HEIRS OF THOMAS FITCH LYING W OF CANAL R/W (EX 15 AC TO ROBERTS 39.5 AC IN OR64/470 480 489 & 498 ASSESSED WITH SEC 18-3S-29E) (EX PT IN OR4816/1510 OR1084/676 & 6189/522 ***The Description above is not to be used on legal documents.**
Property Use Code	Timberland Unclassified (5900)
Subdivision	N/A
Sec/Twp/Rng	48-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	69.650
Homestead	N

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No Image Available

Owner Information

Owner Name Br4700 LLC 100%
Mailing Address 4310 PABLO OAKS CT
JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$389,790.00
Agricultural (Assessed) Value	$14,654.00
Agricultural (Market) Value	$389,790.00
Just Market	**$14,654.00**
Total Deferred	$0.00
Assessed Value	**$14,654.00**
Total Exemptions	
Taxable Value	**$14,654.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$389,790	$389,790
2024	$0	$0	$389,790	$389,790
2023	$0	$0	$389,790	$389,790
2022	$0	$0	$389,790	$389,790
2021	$0	$0	$389,790	$389,790
2020	$0	$0	$389,790	$389,790
2019	$0	$0	$372,425	$372,425
2018	$0	$0	$372,425	$372,425
2017	$0	$0	$372,425	$372,425
2016	$0	$0	$372,425	$372,425
2015	$0	$0	$372,425	$372,425

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberlands Wetlands	0	0	49.65	AC	$6,454
Timberland 80-89	0	0	20	AC	$8,200
Market Ag Uplands	0	0	20	AC	$360,000
Market Ag Wetlands	0	0	49.65	AC	$29,790

Sale Information

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Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	ESTUARY CORPORATION
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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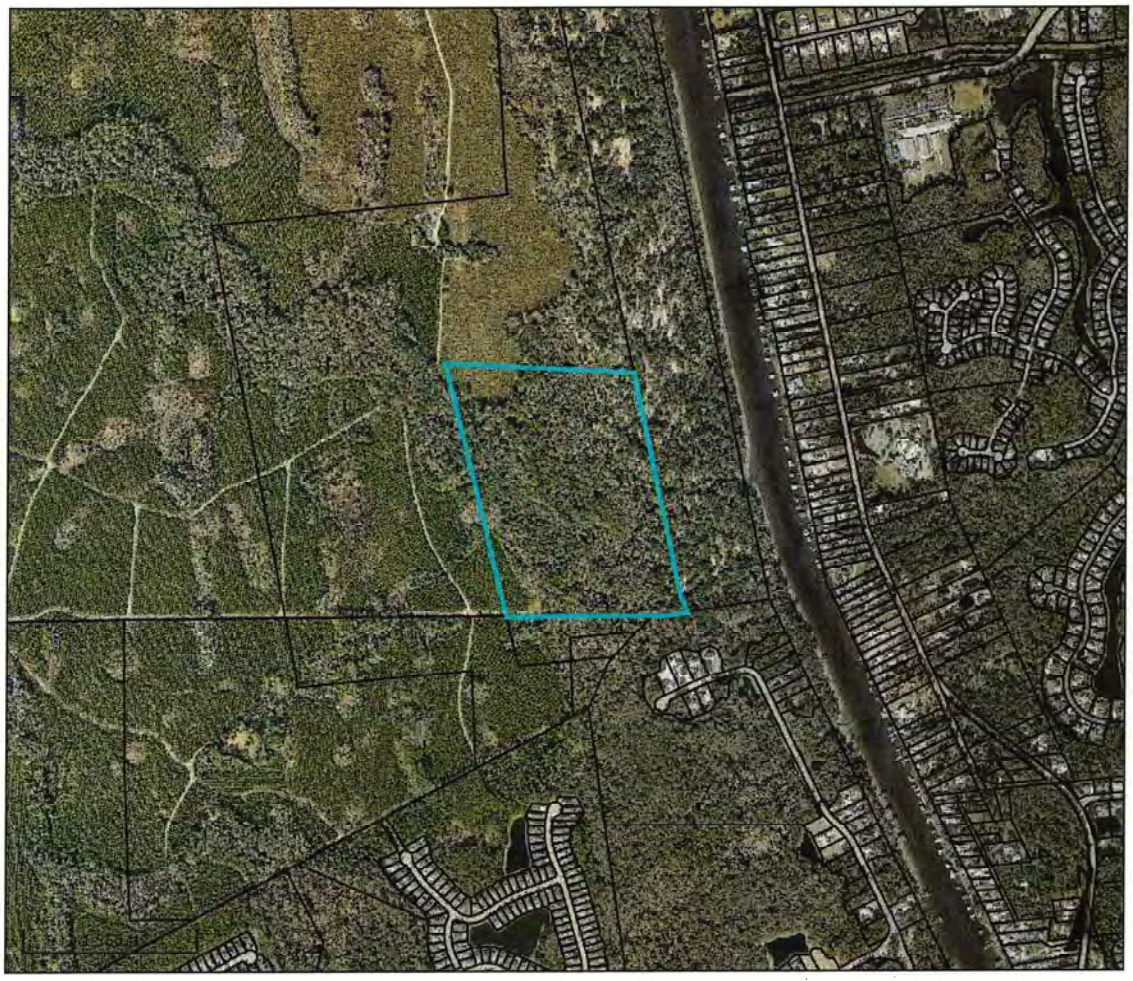
St. Johns County, FL



Overview



Legend

Parcels

Parcel ID	0689000000	**Physical Address**	COUNTY ROAD 210 PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5900 - Timberland Unclassified			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			11/23/1994	$9324000	11	U
Acres	69.65			**Total Land Value**	$389,790	n/a	0	n/a	n/a
				Just Value	$14,654				
				Total Deferred	N/A				
				Assessed Value	$14,654				
				Total Exemptions	N/A				
				Taxable Value	$14,654				

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Sales Questionnaire Form

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Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0689200010
Location	COUNTY ROAD 210
Address	PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	3-1 PT OF GRANT TO HEIRS OF THOMAS FITCH LYING W OF A LINE 800FT W OF W'LY R/W OF INTRA- COASTAL WW (EX PT IN OR4816/1510) OR1084/676 & 6189/522 *The Description above is not to be used on legal documents.
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	48-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	7.140
Homestead	N

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Owner Information

Owner Name Br4700 LLC 100%
Mailing Address 4310 PABLO OAKS CT
JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$230,844.00
Agricultural (Assessed) Value	$2,720.00
Agricultural (Market) Value	$230,844.00
Just Market	**$2,720.00**
Total Deferred	$0.00
Assessed Value	**$2,720.00**
Total Exemptions	
Taxable Value	**$2,720.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$230,844	$230,844
2024	$0	$0	$230,844	$230,844
2023	$0	$0	$230,844	$230,844
2022	$0	$0	$230,844	$230,844
2021	$0	$0	$230,844	$230,844
2020	$0	$0	$230,844	$230,844
2019	$0	$0	$231,075	$231,075
2018	$0	$0	$231,075	$231,075
2017	$0	$0	$231,075	$231,075
2016	$0	$0	$231,075	$231,075
2015	$0	$0	$231,075	$231,075

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	6.4	AC	$2,624
Timberlands Wetlands	0	0	0.74	AC	$96
Market Ag Uplands	0	0	6.4	AC	$230,400
Market Ag Wetlands	0	0	0.74	AC	$444

Sale Information

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Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	ESTUARY CORPORATION
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R
	8/31/1978	$0.00	WARRANTY DEED	1017	182	U	V	ESTUARY CORP	DAVIS JAMES ELSWORTH

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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St. Johns County, FL



Overview



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Parcels

Parcel ID	0689200010	**Physical Address**	COUNTY ROAD 210 PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5500 - Timberland 80-89	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000	**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County					11/23/1994	$9324800	11	U
Acres	7.14			**Total Land Value**	$230,844	n/a	0	n/a	n/a
				Just Value	$2,720				
				Total Deferred	N/A				
				Assessed Value	$2,720				
				Total Exemptions	N/A				
				Taxable Value	$2,720				

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Sales Questionnaire Form

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Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0691500000
Location	PALM LN
Address	PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	1 GRANT TO PEDRO COCIFACIO (EX 40AC TO ROBERTS ASSESSED WITH SEC 19) (EX SE'LY TRI PT IN OR1462/711) OR1084/676 & 6189/522 ***The Description above is not to be used on legal documents.**
Property Use Code	Timberland 80-89 (5500)
Subdivision	N/A
Sec/Twp/Rng	50-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	393.300
Homestead	N

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No Image Available

Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	**2026**
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$2,848,425.00
Agricultural (Assessed) Value	$117,083.00
Agricultural (Market) Value	$2,848,425.00
Just Market	**$117,083.00**
Total Deferred	$0.00
Assessed Value	**$117,083.00**
Total Exemptions	
Taxable Value	**$117.083.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$2,848,425	$2,848,425
2024	$0	$0	$2,848,425	$2,848,425
2023	$0	$0	$2,848,425	$2,848,425
2022	$0	$0	$2,848,425	$2,848,425
2021	$0	$0	$2,848,425	$2,848,425
2020	$0	$0	$2,848,425	$2,848,425
2019	$0	$0	$2,796,625	$2,796,625
2018	$0	$0	$2,796,625	$2,796,625
2017	$0	$0	$2,796,625	$2,796,625
2016	$0	$0	$2,796,625	$2,796,625
2015	$0	$0	$2,796,625	$2,796,625

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberland 80-89	0	0	232.3	AC	$95,243
Timberlands Wetlands	0	0	148	AC	$19,240
Timberland Hammocks	0	0	13	AC	$2,600
Market Ag Uplands	0	0	232.3	AC	$2,613,375
Market Ag Uplands	0	0	13	AC	$146,250
Market Ag Wetlands	0	0	148	AC	$88,800

Sale Information

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Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
	11/27/2002	$0.00	OTHER INSTRUMENT	1854	943	U	V	B B MCCORMICK & SONS INC	ESTUARY CORPORATION
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	ESTUARY CORPORATION
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R
	8/31/1978	$0.00	WARRANTY DEED	1017	182	U	V	ESTUARY CORP	DAVIS JAMES ELSWORTH
	5/1/1962	$0.00	WARRANTY DEED	1035	1182	U	V	SIVAD CORPORATION	ESTUARY CORP

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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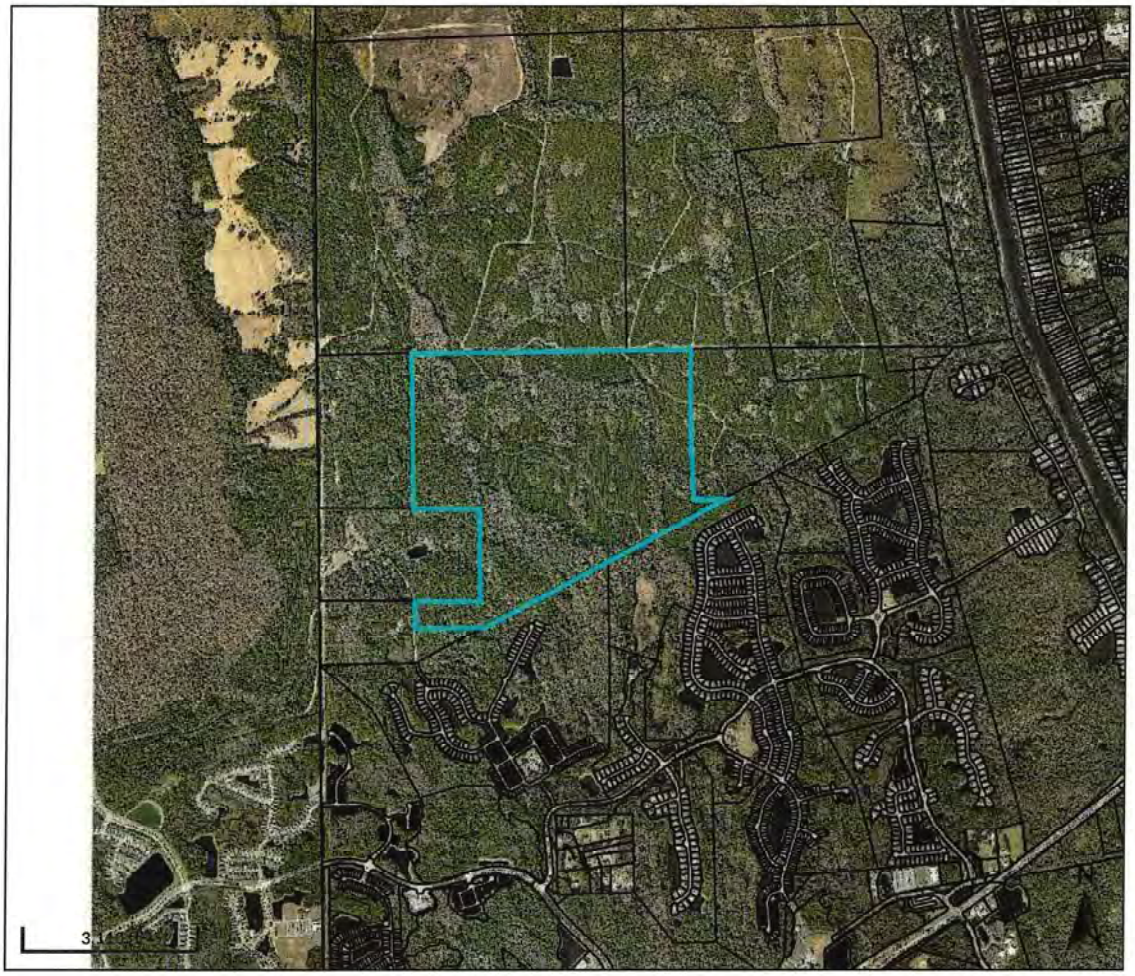

Overview



Legend

Parcels

Parcel ID	0691500000	**Physical Address**	PALM LN PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5500 - Timberland 80-89			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			11/23/1994	$9324800	11	U
Acres	393.3			**Total Land Value**	$2,848,425	n/a	0	n/a	n/a
				Just Value	$117,083				
				Total Deferred	N/A				
				Assessed Value	$117,083				
				Total Exemptions	N/A				
				Taxable Value	$117,083				

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

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Homestead Compliance

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0697800010
Location Address	COUNTY ROAD 210 PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	1-1 PT OF GRANT TO SABATE OR FX SANCHEZ LYING W OF A LINE LYING 800FT W OF W'LY R/W LINE OF INTRACOASTAL WW (EX PT IN OR1462/695) - NW'LY TRI PT REMAINS (EX PT IN OR4816/1510) OR1084/676 & 1097/1100 & 1133 (Q/C'S) & 6189/522 ***The Description above is not to be used on legal documents.**
Property Use Code	Timberland Unclassified (5900)
Subdivision	N/A
Sec/Twp/Rng	68-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	2.450
Homestead	N

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No Image Available

Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	2026
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$1,470.00
Agricultural (Assessed) Value	$318.00
Agricultural (Market) Value	$1,470.00
Just Market	**$318.00**
Total Deferred	$0.00
Assessed Value	**$318.00**
Total Exemptions	
Taxable Value	**$318.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$1,470	$1,470
2024	$0	$0	$1,470	$1,470
2023	$0	$0	$1,470	$1,470
2022	$0	$0	$1,470	$1,470
2021	$0	$0	$1,470	$1,470
2020	$0	$0	$1,470	$1,470
2019	$0	$0	$1,250	$1,250
2018	$0	$0	$1,250	$1,250
2017	$0	$0	$1,250	$1,250
2016	$0	$0	$1,250	$1,250
2015	$0	$0	$1,250	$1,250

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberlands Wetlands	0	0	2.45	AC	$318
Market Ag Wetlands	0	0	2.45	AC	$1,470

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
12/12/2013	12/4/2013	$0.00	OTHER INSTRUMENT	3824	174	U	V	NOTICE OF DEPT OF THE	ESTUARY CORPORATION

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
	2/24/1995	$0.00	QUIT CLAIM DEED	1097	1133	U	V		ESTUARY CORPORATION
	2/10/1995	$0.00	QUIT CLAIM DEED	1097	1100	U	V		
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R
	8/31/1978	$0.00	WARRANTY DEED	1017	182	U	V	ESTUARY CORP	DAVIS JAMES ELSWORTH

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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St. Johns County, FL



Overview



Legend

Parcels

Parcel ID	0697800010	**Physical Address**	COUNTY ROAD 210 PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5900 - Timberland Unclassified			**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000			11/23/1994	$9324800	11	U
Acres	2.45			**Total Land Value**	$1.470	n/a	0	n/a	n/a
				Just Value	$318				
				Total Deferred	N/A				
				Assessed Value	$318				
				Total Exemptions	N/A				
				Taxable Value	$318				

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St. Johns County, FL

Apply for Exemptions

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click here.

Homestead Compliance

Sales Questionnaire Form

If you are a new owner of this property, please click here to submit a Sales Questionnaire

Sales Questionnaire

2024 TRIM Notice

2024 TRIM Notice (PDF)

Summary

Parcel ID	0697900010
Location Address	COUNTY ROAD 210 PONTE VEDRA 32081-0000
Neighborhood	M&B PV west of ICW south of/OFF Pablo Crk (SF) (6031)
Tax Description*	1-1 PT OF GRANT TO SABATE OR FITCH LYING W OF A LINE LYING 800FT W OF W'LY R/W OF INTRA- COASTAL WATERWAY (EX ANY PT IN OR1462/695) (EX PT IN OR4816/1510) OR1084/676 & 6189/522 ***The Description above is not to be used on legal documents.**
Property Use Code	Timberland Unclassified (5900)
Subdivision	N/A
Sec/Twp/Rng	69-4-29
District	County (District 300)
Millage Rate	13.4686
Acreage	2.060
Homestead	N

Click Here to Open Cyclomedia Viewer in a New Tab

No Image Available

Owner Information

Owner Name	Br4700 LLC 100%
Mailing Address	4310 PABLO OAKS CT JACKSONVILLE, FL 32224-0000

Map



Valuation Information

Assessed Year	**2026**
Building Value	$0.00
Extra Features Value	$0.00
Total Land Value	$1,236.00
Agricultural (Assessed) Value	$268.00
Agricultural (Market) Value	$1,236.00
Just Market	**$268.00**
Total Deferred	$0.00
Assessed Value	**$268.00**
Total Exemptions	
Taxable Value	**$268.00**

Values listed are from our working tax roll and are subject to change. Exemption and taxable values shown reflect County-level assessment.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Ag (Market) Value
2025	$0	$0	$1,236	$1,236
2024	$0	$0	$1,236	$1,236
2023	$0	$0	$1,236	$1,236
2022	$0	$0	$1,236	$1,236
2021	$0	$0	$1,236	$1,236
2020	$0	$0	$1,236	$1,236
2019	$0	$0	$1,885	$1,885
2018	$0	$0	$1,885	$1,885
2017	$0	$0	$1,885	$1,885
2016	$0	$0	$1,885	$1,885
2015	$0	$0	$1,885	$1,885

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Timberlands Wetlands	0	0	2.06	AC	$268
Market Ag Wetlands	0	0	2.06	AC	$1,236

Sale Information

By clicking the below links, you will leave the Property Appraiser's Website and be redirected to the St. Johns County Clerk of Court

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
7/23/2025	7/22/2025	$0.00	WARRANTY DEED	6189	522	U	V	ESTUARY CORP	BR4700 LLC
12/12/2013	12/5/2013	$0.00	OTHER INSTRUMENT	3824	174	U	V	NOTICE OF DEPT OF THE	ESTUARY CORPORATION
	11/23/1994	$9,324,800.00	TRUSTEES DEED	1084	676	U	V	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F	ESTUARY CORPORATION
	10/18/1993	$100.00	WARRANTY DEED	1017	189	U	V	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R	DAVIS A DANO SOLE TRUSTEE,FOR JED TRUST FOR F
	1/3/1979	$0.00	WARRANTY DEED	1021	586	U	V	DAVIS JAMES ELSWORTH	DAVIS JAMES ELSWORTH SOLE TRUSTEE,DAVIS J E R
	8/31/1978	$0.00	WARRANTY DEED	1017	182	U	V	ESTUARY CORP	DAVIS JAMES ELSWORTH

No data available for the following modules: Exemption Information, Building Information, Sketch Information, Extra Feature Information.

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St. Johns County, FL





Legend

☐ Parcels

Parcel ID	0697900010	**Physical Address**	COUNTY ROAD 210 PONTE VEDRA	**Building Value**	N/A	**Last 2 Sales**			
Property Class	5900 - Timberland Unclassified	**Mailing Address**	BR4700 LLC 4310 PABLO OAKS CT JACKSONVILLE FL 32224-0000	**Extra Feature Value**	N/A	**Date**	**Price**	**Reason**	**Qual**
Taxing District	County			**Total Land Value**	$1,236	11/23/1994	$9324800	11	U
Acres	2.06			**Just Value**	$268	n/a	0	n/a	n/a
				Total Deferred	N/A				
				Assessed Value	$268				
				Total Exemptions	N/A				
				Taxable Value	$268				

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Date created: 4/16/2026
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EXHIBIT 5.3

SUPPLEMENTAL AFFIDAVIT OF CONTINUOUS USE FOR BONA FIDE AGRICULTURAL PURPOSES

STATE OF FLORIDA

COUNTY OF DUVAL

Before me this day personally appeared Robert H. Pritchard ("Affiant"), who being by me first duly sworn deposes and says:

1. I am currently the Executive Vice President of BR4700, LLC, a Florida limited liability company, and have held this position since its incorporation in July of 2025.

2. I am currently the Executive Vice President of Estuary, LLC, a Florida limited liability company, and have held this position since February 2018.

3. This affidavit is based on my personal knowledge of the facts and statements contained herein, knowledge and experience arising from my positions as outlined above, and information from my review of documents relating to BR4700, LLC, and of a type reasonably relied upon by me as an officer of BR4700, LLC.

4. As additional evidence that the real property described in **Exhibit 2** in the Application for Agricultural Enclave Certification dated July 1, 2026 (the "**Application**") and incorporated herein by this reference (the "**BR4700 Ag Enclave Property**") has been in continuous use for bona fide agricultural purposes, as defined in section 193.461, Florida Statutes, for a period of five years, attached are:

    a. **Exhibit 5.4** to the Application setting forth the timber sales, in quantity of timber product sold and sales income, from timber harvests of the BR4700 Ag Enclave Property since 2007, including the most recent 5 years; and

    b. **Exhibit 5.5** to the Application, the 2020 Forest Management Plan for timber operations on the BR4700 Ag Enclave Property. This plan is periodically updated and states the history and objectives of the timber operations on the BR4700 Ag Enclave Property in accordance with accepted commercial agricultural practices.

5. This affidavit is being given for the purpose of certifying and evidencing that the BR4700 Ag Enclave Property has been in continuous use for bona fide agricultural purposes, as defined in section 193.461, Florida Statutes, for a period of five years.

FURTHER AFFIANT SAYETH NOT.

Dated: July 16, 2026

Robert H. Pritchard
Affiant

Sworn to and subscribed before me this 16th day of July, 2026, by Robert H. Pritchard, ☒ who is personally known to me or ☐ who has produced his/her _____ as identification and who has taken an oath.

Notary Public, State of Florida

Name: Karen L. Guttormson

My Commission Expires August 28, 2026

My Commission Number is: HH259119

KAREN L. GUTTORMSON
MY COMMISSION # HH 259119
EXPIRES: August 28, 2026

EXHIBIT 5.4

BR4700
Timber Sales Summary
2007-2026

Year	Pine Ton	Cypress Mulch/Logs Ton	Hardwood Ton	Timber Income
2006	7,017.08			234,265.03
2007	2,172.12			24,523.71
2008	43,646.30			841,394.78
2012	9,746.76		29.13	183,259.32
2013	8,765.13		625.92	183,943.34
2014	1,852.37		205.69	42,830.12
2015	49,772.69		2,031.97	1,285,959.67
2016	34,806.59		1,900.38	852,401.45
2016	14,388.78		558.48	346,980.78
2017	20,374.24		2,016.70	512,005.59
2018	2,539.52		602.92	29,576.85
2019	6,425.97		523.70	53,871.01
2021	7,142.91			282,145.60
2021	1,926.90			76,112.73
2022	1,292.22	127.66		50,802.49
2022	1,201.33			47,452.65
2025	6,576.61			197,104.21
2026	25,081.33			296,165.37
Totals	244,728.85	127.66	8,494.89	5,540,794.70

EXHIBIT 5.5

FOREST MANAGEMENT PLAN

PREPARED FOR:

Estuary, LLC
4310 Pablo Oaks Court
Jacksonville, FL 32224

PREPARED BY:

CALLAHAN TIMBER COMPANY INC.
P.O. Box 87
Callahan, Florida 32011
(904) 879-3702

February 2020

St. Johns County, Florida

DESCRIPTION AND LOCATION:

The subject property is in St. Johns County, FL. The tract encompasses 2472 acres. The property is comprised of 9 parcel numbers, that are listed below this paragraph.

RE #		
0683400000	0664700000	0664500000
0522400000	0664800000	0682200000
0682700000	0664600000	
0683100000		

HISTORY OF MANAGEMENT:

This tract has a history of timber management for various forest products. It has historically been managed with the sole purpose to generate timber revenue through the implementation of silvicultural activities. The Northeast Florida area has historically sustained a thriving timber industry.

OBJECTIVES OF MANAGEMENT:

For forestland to be considered "bona fide" silviculture, the land should be growing trees and the owner should be occasionally harvesting and selling some forest products. However, bona fide silviculture operations often exhibit periods where no timber harvesting occurs. Therefore, periods of no harvest activity should not disqualify a property if the owner(s) future plans include some sort of timber harvest.

The owner(s) has expressed a desire to improve the property by implementing intensive silvicultural activities. The intent of the owner(s) is to harvest the property accordingly per Florida Best Management Practices for timberland. The owner(s) long term objective is to maximize revenue for the property.

ZONING:

The property is currently receiving agricultural tax classification. The owner(s) wish is to obtain Agricultural Tax classification for this property. This entire tract has been managed and continues to be managed for silviculture by Callahan Timber Company. The owner(s) wish to obtain and continue to maintain this agricultural tax classification on subject property.

SECURITY:

This area should remain free of any atv and/or vehicle traffic and be routinely inspected to prevent dumping and unwanted trespass. We recommend posting the property according to Florida Law.

TOPOGRAPHY AND SOILS:

The topography of the tract is moderately flat with nearly 0-3% slope. The soil structure across the property is typical for the pine flatwood region of Northeast Florida.

TIMBER STAND DESCRIPTION:

The property is composed of 7 timber stand types: 1968 slash pine plantation (SL68) consisting of 59 acres, 2005 slash pine plantation (SL05) consisting of 83 acres, 2006 slash pine plantation (SL06) consisting of 162 acres, 2007 slash pine plantation (SL07) consisting of 107 acres, 2010 slash pine plantation (SL10) consisting of 529 acres, and 2019 slash pine plantation (SL19) consisting of 527 acres. Natural pine/hardwood drain area (NPDN) consisting of 989 acres. There is also an area of 15.8 acres consisting of open areas.

TRACT MAP:

See attached map:
Estuary B1C1- Stand Map
St. Johns County, Florida

FOREST MANAGEMENT RECOMMENDATIONS:

- Clear cut areas of older natural pine and merchantable pine plantations.
- After final harvest, clear cut areas should be site prepped prior to the machine planting of genetically improved, bare-root slash pine seedlings.
- Site preparation of clear-cut stands will include raking and bedding, as well as a chopping application after the stand has been treated with herbicide.
- To avoid over stressing pine seedlings during planting operations, plant during winter months while seedlings are dormant.
- Planting areas are to be planted at a spacing of approximately 5 by 12 feet, yielding a stocking density of roughly 700 trees per acre.
- Monitor and evaluate planting area for adequate seedling survival. Replant in areas of poor survival if any exist.
- Between ages 1 to approximately age 6, evaluate stands for encroachment of herbaceous competition. Herbicide if encroachment is hindering growth.
- Start thinning operations at approximately age 15.
- Post the property with "No Trespassing" signs.
- Provide the necessary assistance to enable landowner to obtain and continue to maintain Agriculture Exemption on subject property.

TIMETABLE FOR RECOMMENDATIONS:

1968 Slash Pine Plantation (SL68)

2020	Begin clear cut operations.
Summer 2021	Begin site prep operations.
Winter 2021	Begin planting operations.
2036	Begin thinning operations.
2046	Begin clear cut operations.
Summer 2047	Begin site prep operations.
Winter 2047	Begin planting operations.
2062	Begin thinning operations.

2005 Slash Pine Plantation (SL05)

2020	Begin thinning operations
2035	Begin clear cut operations.
Summer 2035	Begin site prep operations.
Winter 2035	Begin planting operations.
2050	Begin thinning operations.
2065	Begin clear cut operations.
Summer 2066	Begin site prep operations.
Winter 2066	Begin planting operations.

2006 Slash Pine Plantation (SL06)

2021	Begin thinning operations
2036	Begin clear cut operations.
Summer 2036	Begin site prep operations.
Winter 2036	Begin planting operations.
2051	Begin thinning operations.
2066	Begin clear cut operations.
Summer 2067	Begin site prep operations.
Winter 2067	Begin planting operations.

2007 Slash Pine Plantation (SL07)

2022	Begin thinning operations
2037	Begin clear cut operations.
Summer 2037	Begin site prep operations.
Winter 2037	Begin planting operations.
2052	Begin thinning operations.
2067	Begin clear cut operations.
Summer 2068	Begin site prep operations.
Winter 2068	Begin planting operations.

2010 Slash Pine Plantation (SL10)

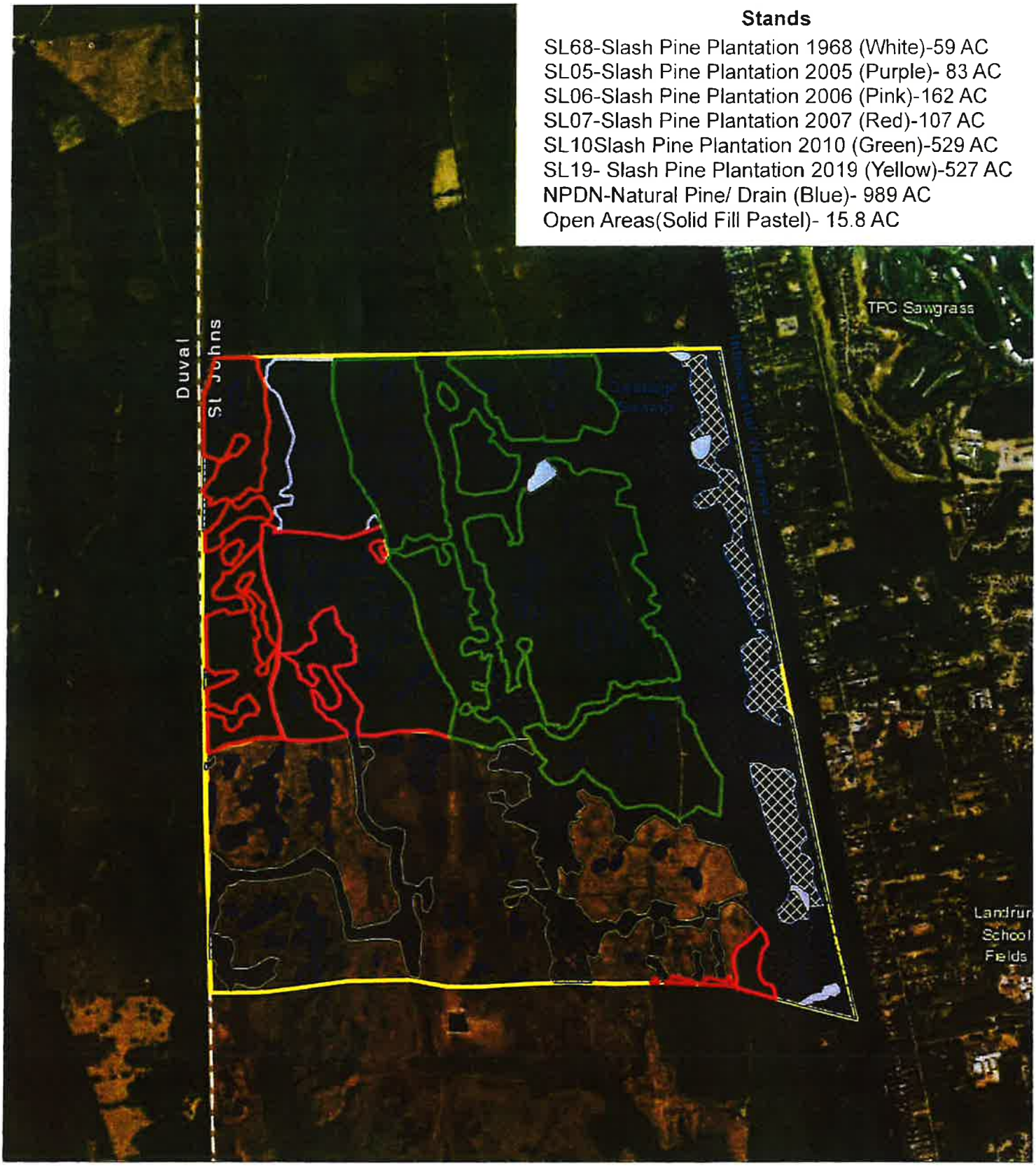
2025	Begin thinning operations
2045	Begin clear cut operations.
Summer 2045	Begin site prep operations.
Winter 2045	Begin planting operations.
2060	Begin thinning operations.
2075	Begin clear cut operations.
Summer 2076	Begin site prep operations.
Winter 2076	Begin planting operations.

2019 Slash Pine Plantation (SL19)

2034	Begin thinning operations
2049	Begin clear cut operations.
Summer 2049	Begin site prep operations.
Winter 2049	Begin planting operations.
2064	Begin thinning operations.
2079	Begin clear cut operations.
Summer 2068	Begin site prep operations.
Winter 2068	Begin planting operations.

Stands

SL68-Slash Pine Plantation 1968 (White)-59 AC
SL05-Slash Pine Plantation 2005 (Purple)- 83 AC
SL06-Slash Pine Plantation 2006 (Pink)-162 AC
SL07-Slash Pine Plantation 2007 (Red)-107 AC
SL10Slash Pine Plantation 2010 (Green)-529 AC
SL19- Slash Pine Plantation 2019 (Yellow)-527 AC
NPDN-Natural Pine/ Drain (Blue)- 989 AC
Open Areas(Solid Fill Pastel)- 15.8 AC



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1 inch = 2,518 feet

Estuary, LLC
St. Johns County, FL
Block 1 Compartment 1
Timber Stand Map

± Callahan Timber Co.,LLC.

Disclaimer: This map is not a survey, and is provided only as approximate representation.
The accuracy of this map is not warranted by Callahan Timber Company, LLC.

FOREST MANAGEMENT PLAN

PREPARED FOR:

Estuary, LLC
4310 Pablo Oaks Court
Jacksonville, FL 32224

PREPARED BY:

CALLAHAN TIMBER COMPANY INC.
P.O. Box 87
Callahan, Florida 32011
(904) 879-3702

February 2020

St. Johns County, Florida

DESCRIPTION AND LOCATION:

The subject property is in St. Johns County, FL. The tract encompasses 2255 acres. The property is comprised of 16 parcel numbers, that are listed below this paragraph.

RE #		
0673000000	0691500000	0673300000
0683600010	0689200010	0697900010
0673200000	0673100000	0697800010
0672900000	0672800000	0683400000
0522400000	0689000000	0689200000
0697900000		

HISTORY OF MANAGEMENT:

This tract has a history of timber management for various forest products. It has historically been managed with the sole purpose to generate timber revenue through the implementation of silvicultural activities. The Northeast Florida area has historically sustained a thriving timber industry.

OBJECTIVES OF MANAGEMENT:

For forestland to be considered "bona fide" silviculture, the land should be growing trees and the owner should be occasionally harvesting and selling some forest products. However, bona fide silviculture operations often exhibit periods where no timber harvesting occurs. Therefore, periods of no harvest activity should not disqualify a property if the owner(s) future plans include some sort of timber harvest.

The owner(s) has expressed a desire to improve the property by implementing intensive silvicultural activities. The intent of the owner(s) is to harvest the property accordingly per Florida Best Management Practices for timberland. The owner(s) long term objective is to maximize revenue for the property.

ZONING:

The property is currently receiving agricultural tax classification. The owner(s) wish is to obtain Agricultural Tax classification for this property. This entire tract has been managed and continues to be managed for silviculture by Callahan Timber Company. The owner(s) wish to obtain and continue to maintain this agricultural tax classification on subject property.

SECURITY:

This area should remain free of any atv and/or vehicle traffic and be routinely inspected to prevent dumping and unwanted trespass. We recommend posting the property according to Florida Law.

TOPOGRAPHY AND SOILS:

The topography of the tract is moderately flat with nearly 0-3% slope. The soil structure across the property is typical for the pine flatwood region of Northeast Florida.

TIMBER STAND DESCRIPTION:

The property is composed of 6 timber stand types: 1984 slash pine plantation (SL84) consisting of 21 acres, 2006 slash pine plantation (SL06) consisting of 53 acres, 2007 slash pine plantation (SL07) consisting of 52 acres, 2019 slash pine plantation (SL19) consisting of 779 acres. Natural Pine area (NP) consisting of 213 acres, and also a natural hardwood drain area (DRN) consisting of 933 acres. There is also an area of 59 acres consisting of buildings and utilities.

TRACT MAP:

See attached map:
Estuary B1C2- Stand Map
St. Johns County, Florida

FOREST MANAGEMENT RECOMMENDATIONS:

- Clear cut areas of older natural pine and merchantable pine plantations.
- After final harvest, clear cut areas should be site prepped prior to the machine planting of genetically improved, bare-root slash pine seedlings.
- Site preparation of clear-cut stands will include raking and bedding, as well as a chopping application after the stand has been treated with herbicide.
- To avoid over stressing pine seedlings during planting operations, plant during winter months while seedlings are dormant.
- Planting areas are to be planted at a spacing of approximately 5 by 12 feet, yielding a stocking density of roughly 700 trees per acre.
- Monitor and evaluate planting area for adequate seedling survival. Replant in areas of poor survival if any exist.
- Between ages 1 to approximately age 6, evaluate stands for encroachment of herbaceous competition. Herbicide if encroachment is hindering growth.
- Start thinning operations at approximately age 15.
- Post the property with "No Trespassing" signs.
- Provide the necessary assistance to enable landowner to obtain and continue to maintain Agriculture Exemption on subject property.

TIMETABLE FOR RECOMMENDATIONS:

Natural Pine Area (NP

2020	Begin clear cut operations.
Summer 2021	Begin site prep operations.
Winter 2021	Begin planting operations.
2036	Begin thinning operations.
2046	Begin clear cut operations.
Summer 2047	Begin site prep operations.
Winter 2047	Begin planting operations.
2062	Begin thinning operations.

1984 Slash Pine Plantation (SL84)

2020	Begin clear cut operations.
Summer 2021	Begin site prep operations.
Winter 2021	Begin planting operations.
2036	Begin thinning operations.
2046	Begin clear cut operations.
Summer 2047	Begin site prep operations.
Winter 2047	Begin planting operations.
2062	Begin thinning operations.

2006 Slash Pine Plantation (SL06)

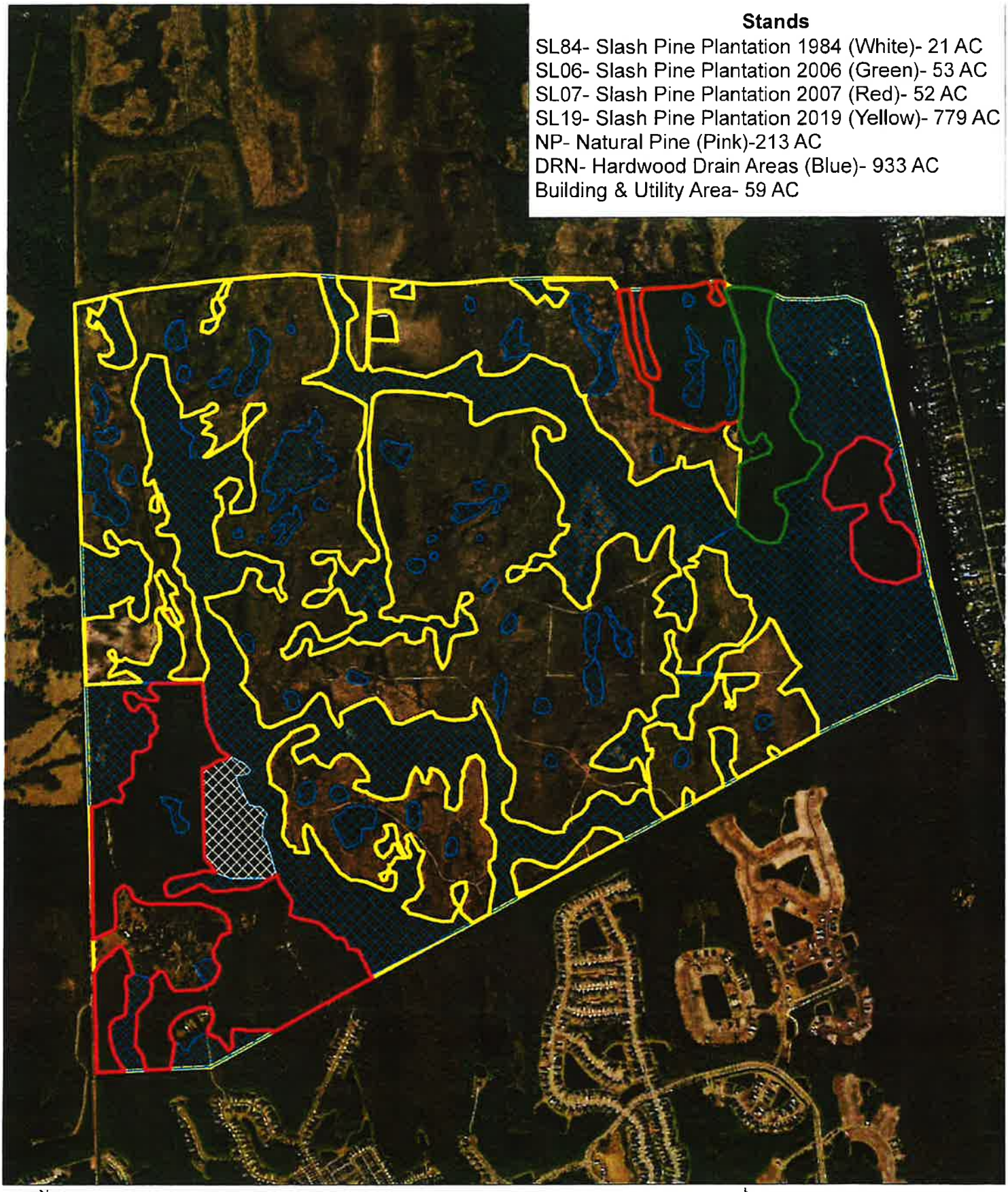
2021	Begin thinning operations
2036	Begin clear cut operations.
Summer 2036	Begin site prep operations.
Winter 2036	Begin planting operations.
2051	Begin thinning operations.
2066	Begin clear cut operations.
Summer 2067	Begin site prep operations.
Winter 2067	Begin planting operations.

2007 Slash Pine Plantation (SL07)

2022	Begin thinning operations
2037	Begin clear cut operations.
Summer 2037	Begin site prep operations.
Winter 2037	Begin planting operations.
2052	Begin thinning operations.
2067	Begin clear cut operations.
Summer 2068	Begin site prep operations.
Winter 2068	Begin planting operations.

2019 Slash Pine Plantation (SL19)

2034	Begin thinning operations
2049	Begin clear cut operations.
Summer 2049	Begin site prep operations.
Winter 2049	Begin planting operations.
2064	Begin thinning operations.
2079	Begin clear cut operations.
Summer 2068	Begin site prep operations.
Winter 2068	Begin planting operations.



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1 inch = 1,986 feet

Estuary, LLC
St. Johns County, FL
Block 1- Compartment 2

Callahan Timber Company, LLC

Disclaimer: This map is not a survey and is provided only as approximate representation.
The accuracy of this map is not warranted by Callahan Timber Company, LLC.

EXHIBIT 5.6

FURTHER SUPPLEMENTAL AFFIDAVIT OF CONTINUOUS USE FOR BONA FIDE AGRICULTURAL PURPOSES

STATE OF FLORIDA

COUNTY OF DUVAL

Before me this day personally appeared James M. Coleman, Jr., ("Affiant"), who being by me first duly sworn deposes and says:

1. I am currently the President of Callahan Timber Company, LLC (**"Callahan Timber"**), P.O. Box 87, Callahan, Florida, 32011.

2. On behalf of and in conjunction with Estuary, LLC, and BR4700, LLC, Callahan Timber has conducted timber management and operations for a period of approximately 30 years at the real property described in **Exhibit 2** in the Application for Agricultural Enclave Certification dated July 1, 2026 (the "**Application**") and incorporated herein by this reference (the "**BR4700 Ag Enclave Property**").

3. As part of its services, Callahan Timber's foresters prepared the Forest Management Plans dated February, 2020, and incorporated in the Application as Exhibit 5.5 (the **"Forest Management Plans"**).

4. I have worked in silviculture since 1982 with Callahan Timber managing the harvesting, replanting, and planning of silviculture properties. My experience has primarily been silviculture operations in St. Johns, Nassau, Baker, Duval, Putnam, Clay, Bradford, Union, and Alachua Counties. I have completed Florida Department of Agriculture and Consumer Services/Florida Forest Service training for Silviculture Best Management Practices and maintain my credentials with continuing education.

5. This affidavit is based on my personal knowledge of the facts and statements contained herein, the education and experience outlined above, and knowledge of the BR4700 Ag Enclave Property, the timber management and operations conducted thereon, the Forest Management Plans, and publications of the Florida Department of Agriculture and Consumer Services/Florida Forest Service cited below.

6. The BR4700 Ag Enclave Property in its entirety has been in continuous use for bona fide agricultural purposes, as defined in section 193.461, Florida Statutes, for a period of five years prior to July 1, 2026, and for a total of more than twenty years.

7. It is my understanding that, at a public hearing on the Application before the St. Johns County Board of County Commissioners held on August 19, 2026, a question was

raised regarding the use of the property with Parcel ID Number 0522400000 (291.15 acres) (the **"ICW Frontage Parcel"**) which is located within the BR4700 Ag Enclave Property.

8. The ICW Frontage Parcel has been in continuous use for bona fide agricultural purposes, as defined in section 193.461, Florida Statutes, for a period of five years prior to July 1, 2026 and for a total of more than twenty years.

9. The ICW Frontage Parcel is expressly identified and included as "hardwood drain areas" in the Forest Management Plans. The Florida Department of Agriculture and Consumer Services/Florida Forest Service publishes the state's Silviculture Best Management Practices Manual (**"BMPs"**). Those BMPs specifically address areas alongside streams and water bodies, such as the ICW Frontage Parcel. The BMPs call them Special Management Zones (**"SMZs"**). The BMPs recognize SMZs as naturally vegetated filter strips, and although selective timber harvesting is allowed in SMZs, the BMPs provide restrictions on timber harvesting and other silvicultural activity in these areas.

10. The owner of the BR4700 Ag Enclave Property has employed the BMPs in its timber operations on the BR4700 Ag Enclave Property, including the ICW Frontage Parcel. The ICW Frontage Parcel serves as an SMZ and as an element of the Forestry Management Plans and timber management and operations on the BR4700 Ag Enclave Property.

11. Other sensitive areas, including wetlands, are expressly identified and included in the Forestry Management Plans. Special BMPs apply to, and are employed by BR4700 in, any silviculture activity allowed in such sensitive areas. Such sensitive areas are an element of the Forestry Management Plans and timber management and operations on the BR4700 Ag Enclave Property.

12. Consequently, the ICW Frontage Parcel and its use as an SMZ pursuant to the Forest Management Plans is an essential part of the use of the BR4700 Ag Enclave Property for bona fide agricultural purposes.

FURTHER AFFIANT SAYETH NOT.

Dated: August 28, 2026

James M. Coleman, Jr.
Affiant

Sworn to and subscribed before me this 28th day of August, 2026, by J.M. Coleman, Jr., ☒ who is personally known to me or ☐ who has produced his/her _____ as identification and who has taken an oath.

Robin G. Johnson
Notary Public, State of Florida

NOTARY PUBLIC STATE OF FLORIDA
ROBIN G. JOHNSON
Commission # HH 330157
Expires March 6, 2027

Name: Robin G. Johnson

My Commission Expires 3-6-27

My Commission Number is: HH330157

EXHIBITS 6 and 7

Affidavits, together with Exhibits 6 and 7 Maps, submitted as evidence that the BR4700 Ag Enclave Property is surrounded on at least 75 percent of its perimeter by a parcel or parcels that the local government has designated in the local government's future land use map and zoning map as land that is to be developed for industrial, commercial, or residential purposes.

Surrounding Existing Future Land Use and Existing Zoning

Section 163.3164(4), Chapter 2026-34, Laws of Florida:
(4) "Agricultural enclave" means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:

(c) 1. Are surrounded on at least 75 percent of their perimeter by:
b. A parcel or parcels that the local government has designated, in the local government's zoning map, and future land use map, as land that is to be developed for industrial, commercial, or residential purposes, …

Compliance with the Agricultural Enclave Requirements

Please see Exhibit 6, Exhibit 6 Map, Exhibit 7, and Exhibit 7 Map as evidence that the BR4700 Ag Enclave Property is surrounded on at least 75 percent of its perimeter by a parcel or parcels that the local government has designated in the local government's future land use map and zoning map as land that is to be developed for industrial, commercial, or residential purposes.

EXHIBIT 6

Affidavit of Surrounding Existing Future Land Use Map Designation

STATE OF FLORIDA

COUNTY OF Duval

Background

1. Before me this day personally appeared Donald Fullerton, RLA ("Affiant"), who being by me first duly sworn deposes and says:

2. I am currently the Director of Special Projects at Prime AE, a multidisciplinary planning, engineering and architectural firm based in Jacksonville Florida.

3. I hold an undergraduate degree from the College of Design, Construction and Planning (DCP) at the University of Florida. I have over 45 years of comprehensive land use planning, master planning, and community design experience in Northeast Florida, including extensive work in St. Johns County and Duval County. My experience includes comprehensive plan amendments and rezoning entitlements; environmental and natural resource studies and permitting; property inventory, analysis, and due diligence; preparation and approvals of Developments of Regional Impact (DRIs); regional planning studies; conservation and resource protection planning; and master planning for mixed-use communities. Specific projects in St. Johns County and Duval County include Durbin Park, Nocatee, Palencia, Marsh Landing, the Players Club at Sawgrass, Mayo Clinic Jacksonville and Deerwood Park.

4. In summary, my experience and history have given me expertise in land use planning and zoning in the State of Florida and, specifically, in St. Johns County and the City of Jacksonville/Duval County, Florida.

5. This affidavit is provided in support of an application by BR4700, LLC (the "Owner"), which owns approximately 4,462 acres of real property in St. Johns County, Florida (the "BR4700 Ag Enclave Property"), to the St. Johns County Board of County Commissioners for certification of the BR4700 Ag Enclave Property as an agricultural enclave pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Laws of Florida (the "Owner's Application").

6. My resume is attached to the Owner's Application as Exhibit 12.

7. This affidavit and my opinions herein are based upon my personal knowledge of the facts and statements contained herein, the knowledge, experience, and expertise outlined above, and information that I have gathered from a review of the public records of the City of Jacksonville/Duval County, Florida and St. Johns County, Florida.

8. The public records identified herein upon which my statements and opinions are based are of a type reasonably relied upon by experts in land use and zoning in the State of Florida.

9. My experience and expertise support my statements and opinions herein.

10. The attached map, Exhibit 6 Map, and information below were prepared by me and/or under my supervision.

Testimony

11. The Exhibit 6 Map demonstrates that the BR4700 Ag Enclave Property is surrounded on at least 75 percent of its perimeter by parcels that the local government has designated in the local government's future land use map as land that is to be developed for industrial, commercial, or residential purposes.

12. The Exhibit 6 Map demonstrates that the surrounding parcels adjacent to the BR4700 Ag Enclave Property's eastern, southern, and western perimeter boundaries are designated in the applicable future land use map for industrial, commercial, or residential purposes. These three perimeter boundaries represent more than 84 percent of the BR4700 Ag Enclave Property's overall perimeter boundary, thereby exceeding the 75 percent requirement set forth in Section 163.3164, Chapter 2026-34, Laws of Florida.

13. The following table provides the calculations and sources demonstrating compliance with the 75 percent perimeter boundary requirement for existing land use designations set forth in Section 163.3164, Chapter 2026-34, Laws of Florida.

Perimeter Boundaries with Surrounding Land Use Designations
St. Johns County (SJC) and Duval County/City of Jacksonville (COJ)

Perimeter Boundary Segment	Distances (See EXHIBIT 2)
Total Subject Parcel Perimeter Boundary	**58,166.76 ft.**
North Perimeter Boundary (SJC R/S Land Use)	NA
East Perimeter Boundary (SJC Residential Land Use)	16,131.40 ft.
South Perimeter Boundary (SJC New Town Land Use)	13,464.14 ft.
West Perimeter Boundary (COJ Multi-Use Land Use)	19,505.73 ft.
Total East, South & West Perimeter Boundaries	**49,101.27 ft.**
% of TOTAL SUBJECT PARCEL PERIMETER (49,101.27' / 58,166.76')	**84%**

Sources:

- Future Land Use, 2025 Comprehensive Plan, St. John County, Florida
  Map Amended; 12/05/25 **(EXHIBIT 6.1)**
- City of Jacksonville / Duval County Comprehensive Plan – Future Land Use Map Series (FLUMs) **(EXHIBIT 6.2)**; Ordinance 2024-342-E; see **EXHIBIT 10.3** to the Owner's Application
- Map & Legal Description
  Prepared by ETM Survey & Mapping, June 18, 2026 **(EXHIBIT 2)**

FURTHER AFFIANT SAYETH NOT.

Dated: 06-24-2026

Donald Fullerton
Affiant

Sworn to and subscribed before me this the 24 of June, 2026, by Donald Fullerton, ☑ who is personally known to me or ☐ who has produced his _____ as identification and who has taken an oath.

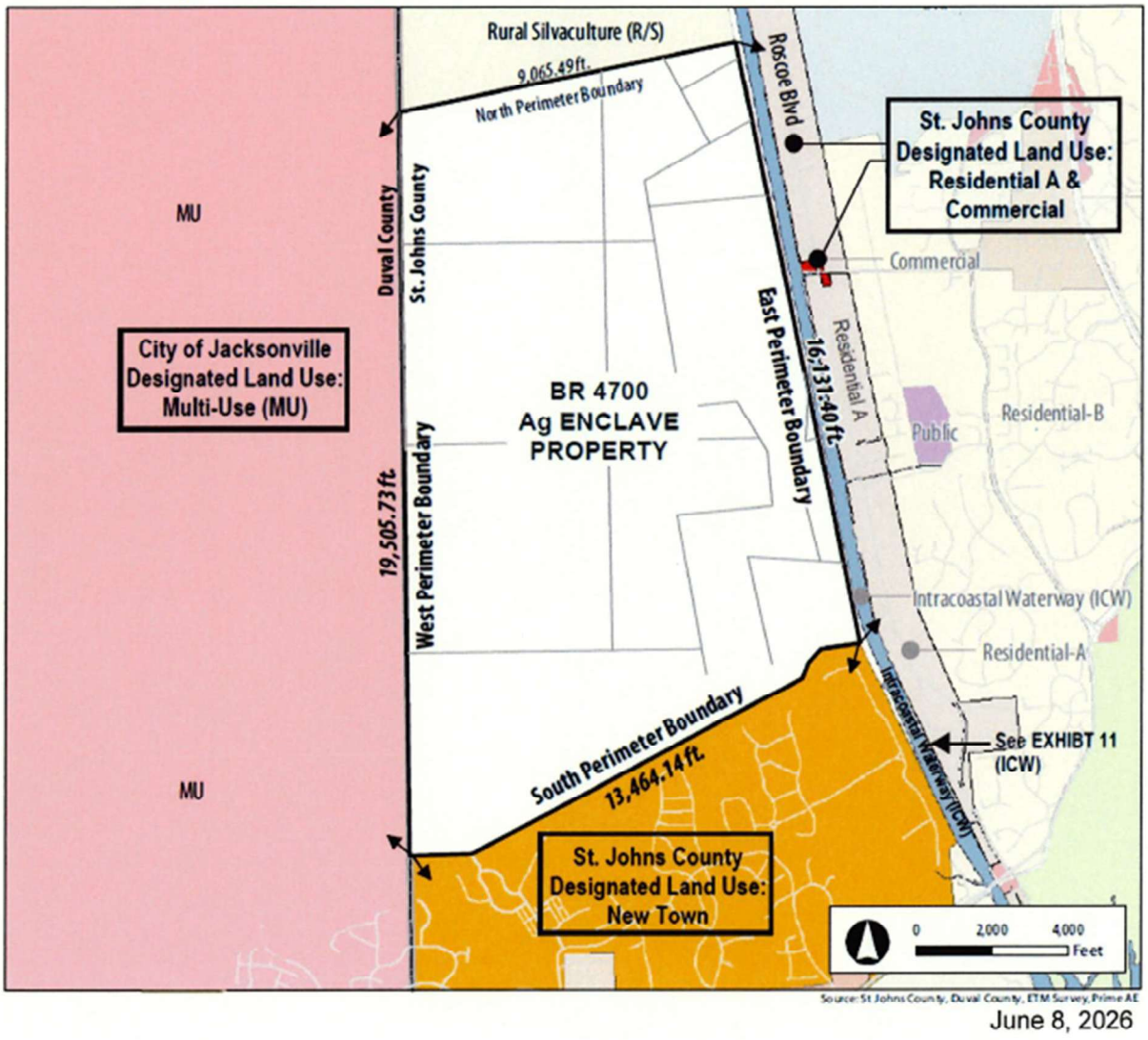
Luis D. Mattei
Comm.: HH 677400
Expires: Aug. 22, 2029
Notary Public - State of Florida

EXHIBIT 6

Map of Surrounding Existing Future Land Use

EXHIBIT 6 MAP

Surrounding Existing Future Land Use



June 8, 2026

EXHIBIT 6.1

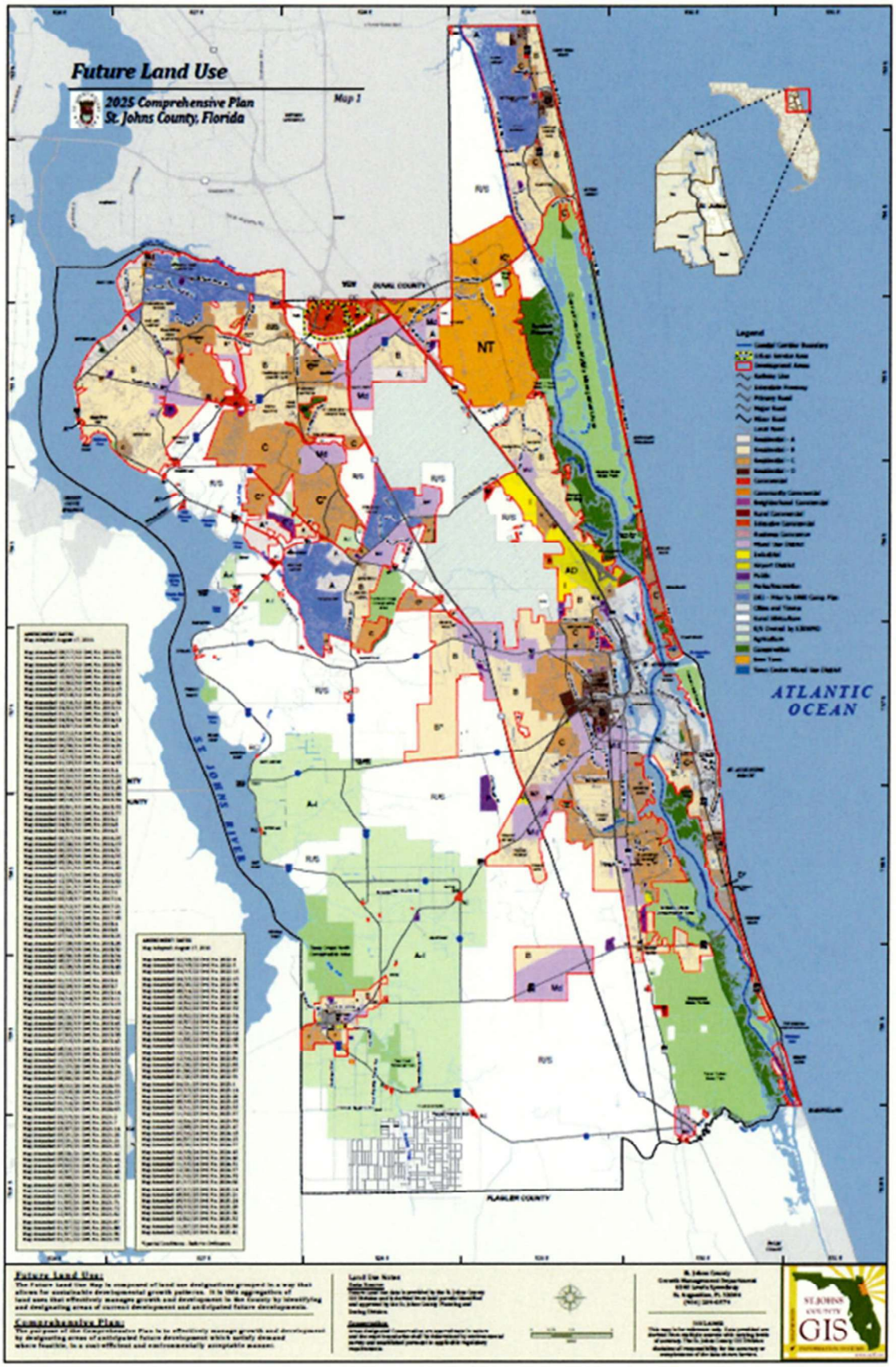
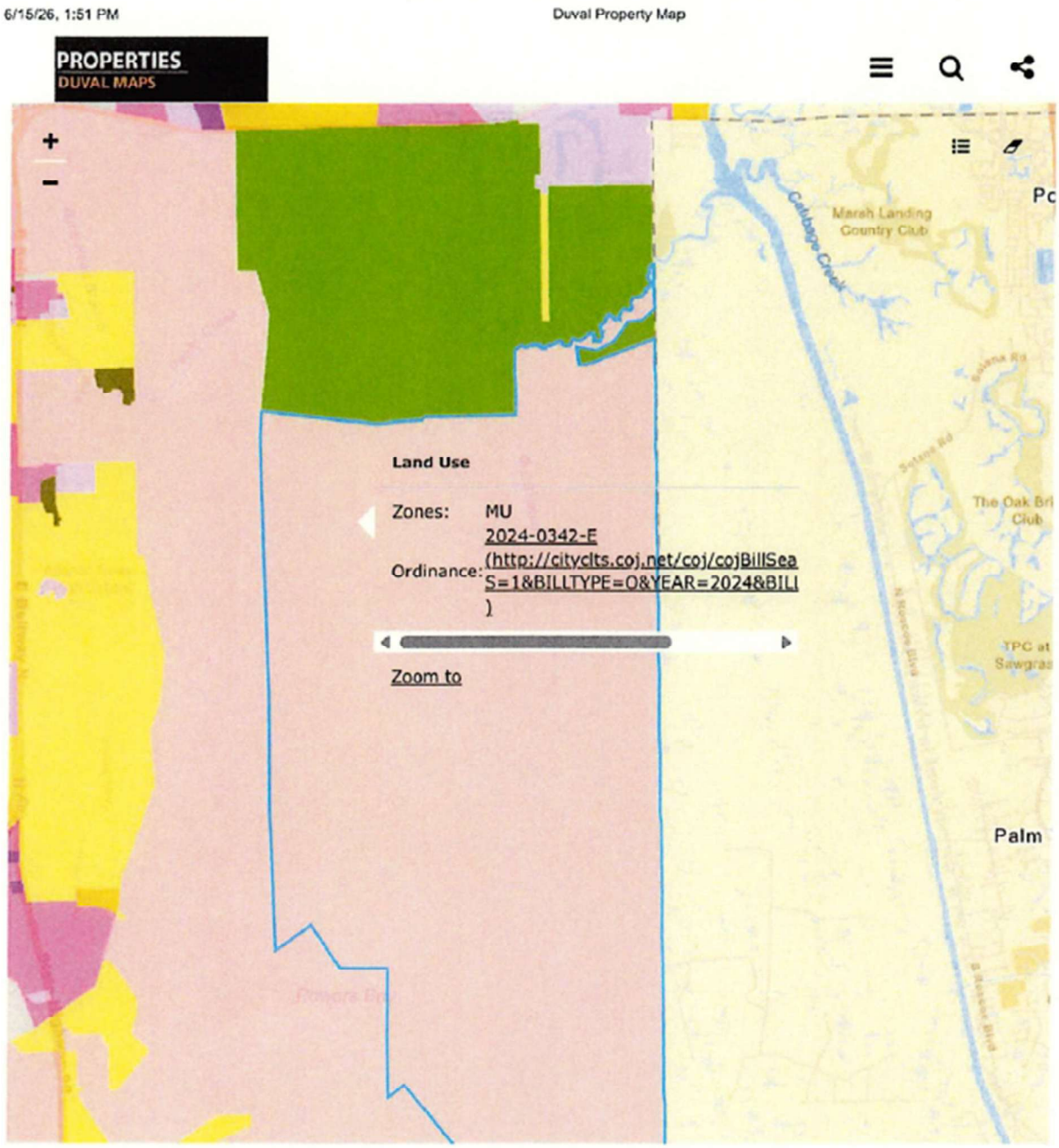

Future Land Use
2025 Comprehensive Plan
St. Johns County, Florida
Map 1
NT
ATLANTIC OCEAN
ST JOHNS RIVER
DUVAL COUNTY
FLAGLER COUNTY
Future Land Use:
Comprehensive Plan:
ST. JOHNS COUNTY GIS

EXHIBIT 6.2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Duval Property Map
PROPERTIES
DUVAL MAPS
Marsh Landing Country Club
Land Use
Zones: MU
Ordinance: 2024-0342-E (http://cityclts.coj.net/coj/cojBillSeaS=1&BILLTYPE=O&YEAR=2024&BILL)
Zoom to
Palm

EXHIBIT 7

Affidavit of Surrounding Existing Zoning

STATE OF FLORIDA

COUNTY OF Duval

Background

1. Before me this day personally appeared Donald Fullerton, RLA ("Affiant"), who being by me first duly sworn deposes and says:

2. I am currently the Director of Special Projects at Prime AE, a multidisciplinary planning, engineering and architectural firm based in Jacksonville Florida.

3. I hold an undergraduate degree from the College of Design, Construction and Planning (DCP) at the University of Florida. I have over 45 years of comprehensive land use planning, master planning, and community design experience in Northeast Florida, including extensive work in St. Johns County and Duval County. My experience includes comprehensive plan amendments and rezoning entitlements; environmental and natural resource studies and permitting; property inventory, analysis, and due diligence; preparation and approvals of Developments of Regional Impact (DRIs); regional planning studies; conservation and resource protection planning; and master planning for mixed-use communities. Specific projects in St. Johns County and Duval County include Durbin Park, Nocatee, Palencia, Marsh Landing, the Players Club at Sawgrass, Mayo Clinic Jacksonville and Deerwood Park.

4. In summary, my experience and history have given me expertise in land use planning and zoning in the State of Florida and, specifically, in St. Johns County and the City of Jacksonville/Duval County, Florida.

5. This affidavit is provided in support of an application by BR4700, LLC (the "Owner"), which owns approximately 4,462 acres of real property in St. Johns County, Florida (the "BR4700 Ag Enclave Property"), to the St. Johns County Board of County Commissioners for certification of the BR4700 Ag Enclave Property as an agricultural enclave pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Laws of Florida (the "Owner's Application").

6. My resume is attached to the Owner's Application as Exhibit 12.

7. This affidavit and my opinions herein are based upon my personal knowledge of the facts and statements contained herein, the knowledge, experience, and expertise outlined above, and information that I have gathered from a review of the public records of the City of Jacksonville/Duval County, Florida and St. Johns County, Florida.

8. The public records identified herein upon which my statements and opinions are

based are of a type reasonably relied upon by experts in land use and zoning in the State of Florida.

9. My experience and expertise support my statements and opinions herein.

10. The attached map, Exhibit 7 Map, and information below were prepared by me and/or under my supervision.

Testimony

11. The Exhibit 7 Map demonstrates that the BR4700 Ag Enclave Property is surrounded on at least 75 percent of its perimeter by parcels that the local government has designated in the local government's zoning map as land that is to be developed for industrial, commercial, or residential purposes.

12. The Exhibit 7 Map demonstrates that the surrounding parcels adjacent to the BR4700 Ag Enclave Property's eastern, southern, and western perimeter boundaries are designated in the applicable zoning map for industrial, commercial, or residential purposes. These three perimeter boundaries represent more than 84 percent of the BR4700 Ag Enclave Property's overall perimeter boundary, thereby exceeding the 75 percent requirement set forth in Section 163.3164, Chapter 2026-34, Laws of Florida.

13. The following table provides the calculations and sources demonstrating compliance with the 75 percent perimeter boundary requirement for existing zoning set forth in Section 163.3164, Chapter 2026-34, Laws of Florida.

Perimeter Boundaries with Surrounding Zoning Designations
St. Johns County (SJC) and Duval County/City of Jacksonville (COJ)

Perimeter Boundary Segment	Distances (See EXHIBIT 2)
Total Subject Parcel Perimeter Boundary	**58,166.76 ft.**
North Perimeter Boundary (SJC OR Zoning)	NA
East Perimeter Boundary (SJC Residential Zoning)	16,131.40 ft.
South Perimeter Boundary (SJC PUD Zoning)	13,464.14 ft.
West Perimeter Boundary (COJ PUD Zoning)	19,505.73 ft.
Total East, South & West Perimeter Boundaries	**49,101.27 ft.**
% of TOTAL SUBJECT PARCEL PERIMETER (49,101.27' / 58,166.76')	**84%**

Sources:

- Northeast Quadrant Zoning Map (with Ponte Vedra Inset), St. John County
  Map Prepared: March 26, 2026 **(EXHIBIT 7.1)**
- Official Zoning Atlas of the City of Jacksonville / Duval County, Florida and City of Jacksonville **(EXHIBIT 7.2)**; Ordinance 2024-344-E; see **Exhibit 10.8** to the Owner's Application.
- Map & Legal Description
  Prepared by ETM Survey & Mapping, June 18, 2026 **(EXHIBIT 2)**

FURTHER AFFIANT SAYETH NOT.

Dated: 06-24-2026

Donald Fullerton
Affiant

Sworn to and subscribed before me this the 24 of June, 2026, by Donald Fullerton, ☑ who is personally known to me or ☐ who has produced his _____ as identification and who has taken an oath.

Luis D. Mattei
Comm.: HH 677400
Expires: Aug. 22, 2029
Notary Public - State of Florida

Exhibit 7

Map of Surrounding Existing Zoning



EXHIBIT 7.1

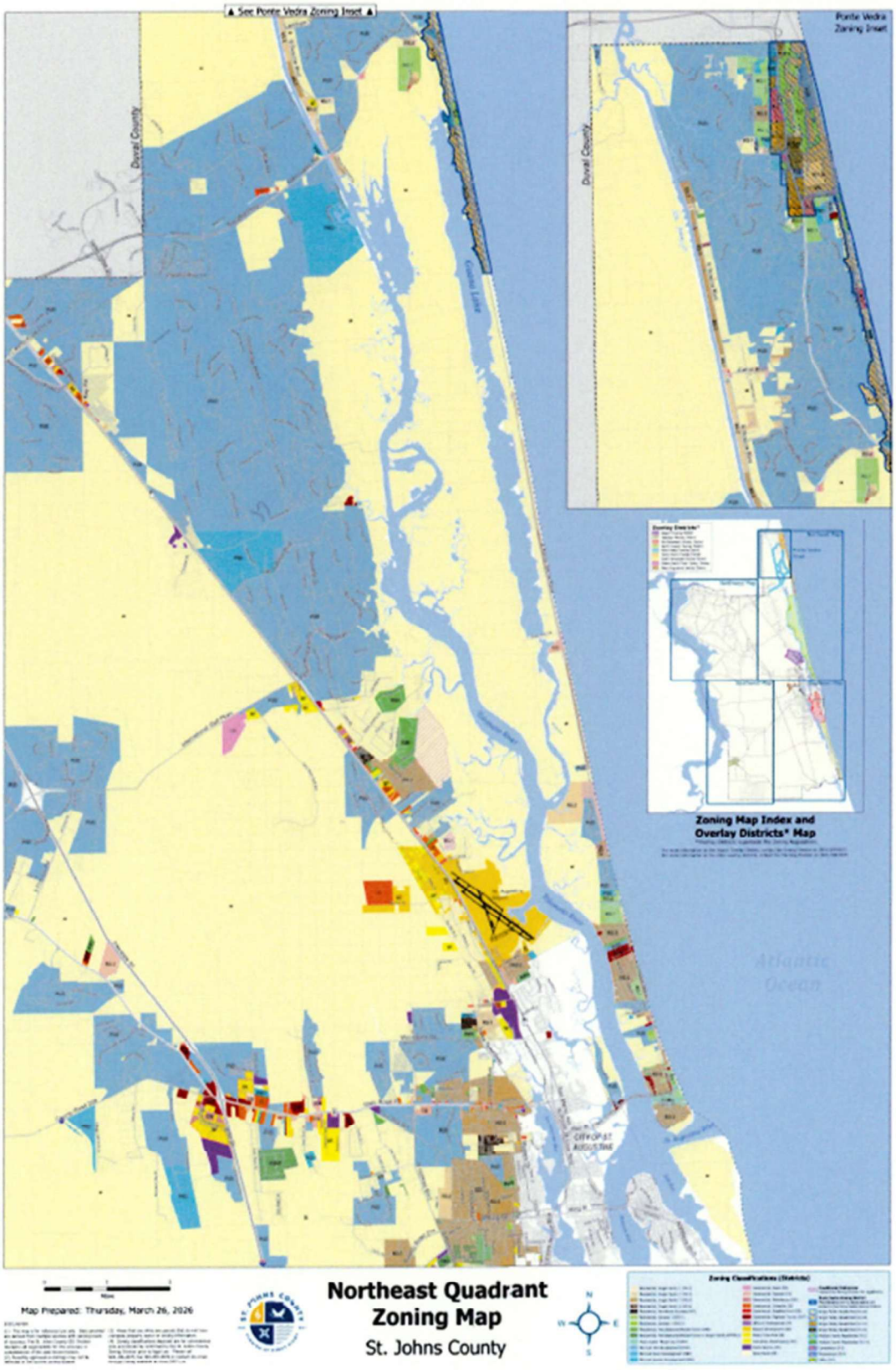
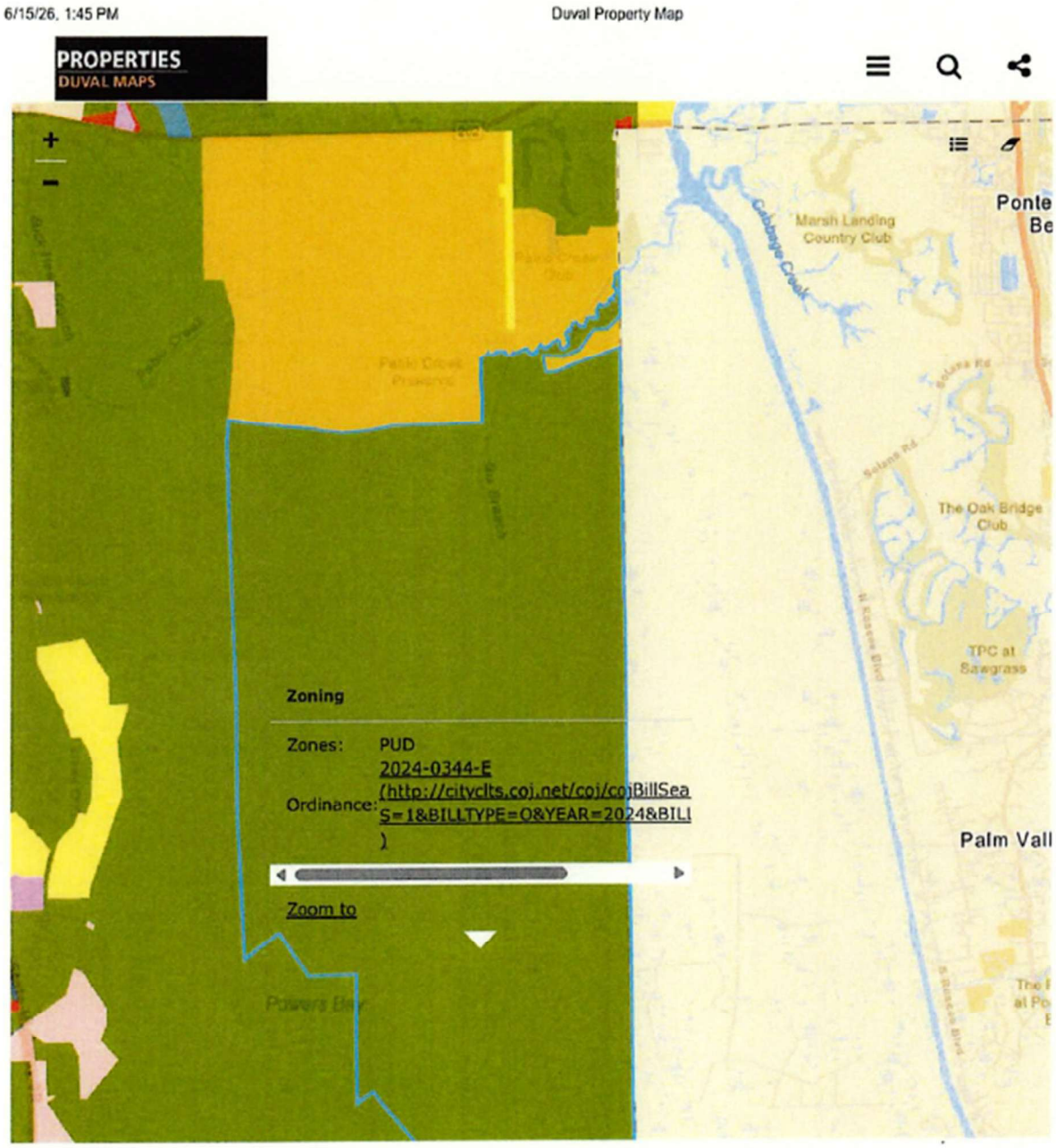

▲ See Ponte Vedra Zoning Inset ▲
Ponte Vedra Zoning Inset
Duval County
Duval County
Zoning Map Index and Overlay Districts* Map
Map Prepared: Thursday, March 26, 2026
Northeast Quadrant Zoning Map
St. Johns County

EXHIBIT 7.2


6/15/26, 1:45 PM
Duval Property Map
PROPERTIES
DUVAL MAPS
Marsh Landing Country Club
Cabbage Creek
The Oak Bridge Club
TPC at Sawgrass
Palm Vall
Zoning
Zones: PUD
Ordinance: 2024-0344-E (http://cityclts.coj.net/coj/coj
S=1&BILLTYPE=O&YEAR=2024&BILL
)
Zoom to

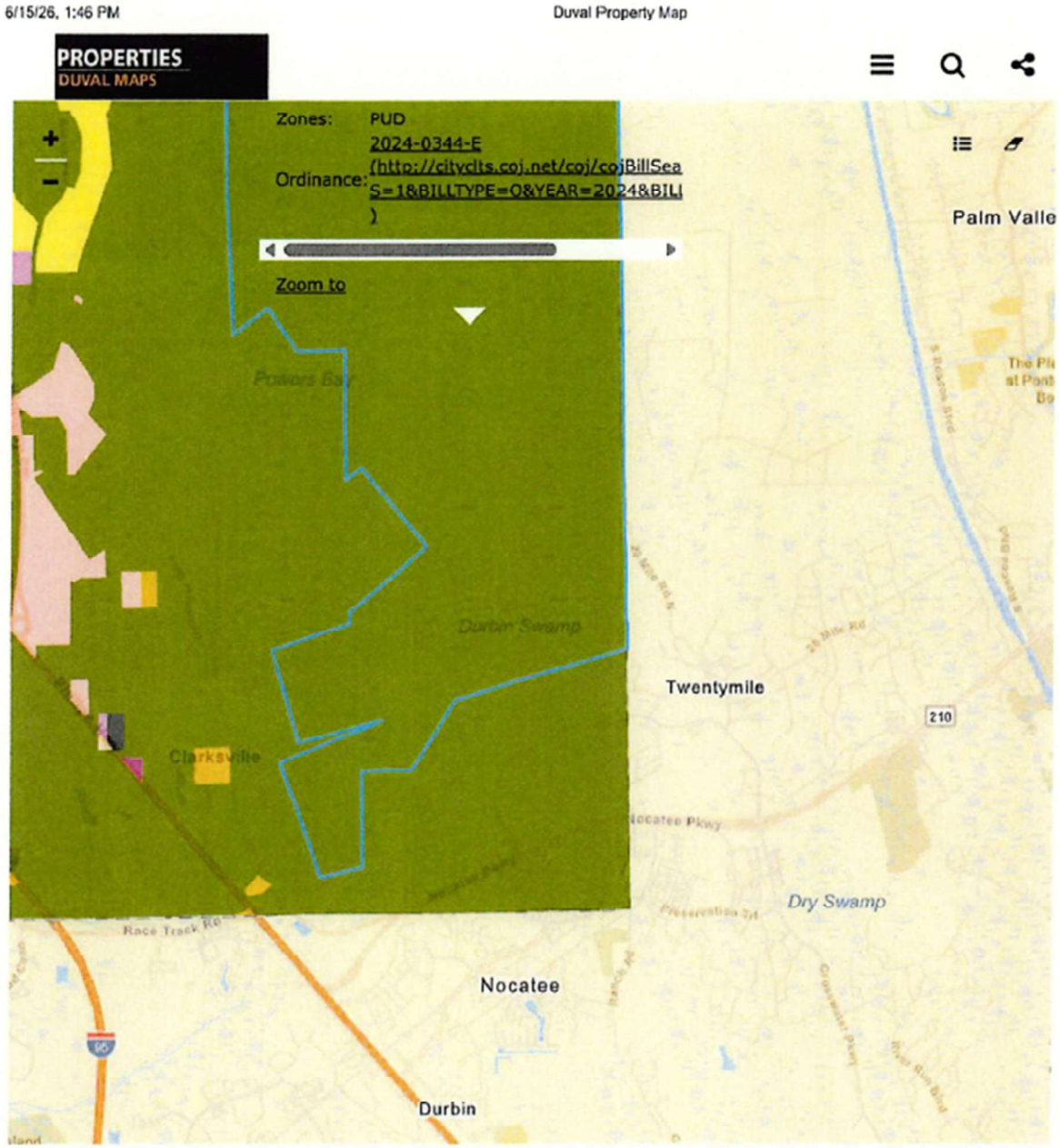

6/15/26, 1:46 PM
Duval Property Map
PROPERTIES
DUVAL MAPS
Zones: PUD
Ordinance: 2024-0344-E (http://cityclts.coj.net/coj/cojBillSeaS=18&BILLTYPE=O&YEAR=2024&BILL)
Zoom to
Palm Valle
Durbin Swamp
Twentymile
210
Clarksville
Dry Swamp
Race Track Rd
Nocatee
Durbin
95

EXHIBIT 8

Affidavit, together with Exhibit 8 Map, submitted as evidence that at least 50 percent of such parcel or parcels adjacent to the BR4700 Ag Enclave Property and that the local government has designated in the local government's future land use map and zoning map is existing industrial, commercial, or residential development.

Surrounding Existing Development

Section 163.3164(4), Chapter 2026-34, Laws of Florida:
(4) "Agricultural enclave" means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:

(c) 1. Are surrounded on at least 75 percent of their perimeter by:
b. A parcel or parcels that the local government has designated, in the local government's zoning map, and future land use map, as land that is to be developed for industrial, commercial, or residential purposes, ***and at least 50 percent of such parcel or parcels is existing industrial, commercial, or residential development ...***

Compliance with the Agricultural Enclave Requirements

Please see Exhibit 8 Affidavit, together with Exhibit 8 Map, as evidence that at least 50 percent of such parcel or parcels adjacent to the BR4700 Ag Enclave Property and that the local government has designated in the local government's future land use map and zoning map is existing industrial, commercial, or residential development pursuant to Section 380.04, Florida Statutes (2026).

EXHIBIT 8

Affidavit of Surrounding Existing Development

STATE OF FLORIDA

COUNTY OF Duval

Background

1. Before me this day personally appeared Donald Fullerton, RLA ("Affiant"), who being by me first duly sworn deposes and says:

2. I am currently the Director of Special Projects at Prime AE, a multidisciplinary planning, engineering and architectural firm based in Jacksonville Florida.

3. I hold an undergraduate degree from the College of Design, Construction and Planning (DCP) at the University of Florida. I have over 45 years of comprehensive land use planning, master planning, and community design experience in Northeast Florida, including extensive work in St. Johns County and Duval County. My experience includes comprehensive plan amendments and rezoning entitlements; environmental and natural resource studies and permitting; property inventory, analysis, and due diligence; preparation and approvals of Developments of Regional Impact (DRIs); regional planning studies; conservation and resource protection planning; and master planning for mixed-use communities. Specific projects in St. Johns County and Duval County include Durbin Park, Nocatee, Palencia, Marsh Landing, the Players Club at Sawgrass, Mayo Clinic Jacksonville and Deerwood Park.

4. In summary, my experience and history have given me expertise in land use planning and zoning in the State of Florida and, specifically, in St. Johns County and the City of Jacksonville/Duval County, Florida.

5. This affidavit is provided in support of an application by BR4700, LLC (the "Owner"), which owns approximately 4,462 acres of real property in St. Johns County, Florida (the "BR4700 Ag Enclave Property"), to the St. Johns County Board of County Commissioners for certification of the BR4700 Ag Enclave Property as an agricultural enclave pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Laws of Florida.

6. My resume is attached to the Owner's Application as Exhibit 12.

7. This affidavit and my opinions herein are based upon my personal knowledge of the facts and statements contained herein, the knowledge, experience, and expertise outlined above, and information that I have gathered from a review of the public records of the City of Jacksonville/Duval County, Florida and St. Johns County, Florida.

8. The public records identified herein upon which my statements and opinions are

based are of a type reasonably relied upon by experts in land use and zoning in the State of Florida.

9. My experience and expertise support my statements and opinions herein.

10. The attached map, Exhibit 8 Map, and information below were prepared by the undersigned and/or under the supervision of the undersigned.

Testimony

11. The Exhibit 8 Map demonstrates that the BR4700 Ag Enclave Property is surrounded on at least 50 percent of its perimeter by parcels that are existing industrial, commercial, or residential development pursuant to Section 380.04, Florida Statutes (2026).

12. The Exhibit 8 Map demonstrates that the surrounding parcels adjacent to the BR 4700 Ag Enclave Property's eastern and southern perimeter boundaries are existing industrial, commercial, or residential development pursuant to Section 380.04, Florida Statutes (2026). These parcels are 51 percent of the BR4700 Ag Enclave Property's overall perimeter boundary, thereby exceeding the 50 percent requirement for existing development set forth in Section 163.3164, Chapter 2026-34, Laws of Florida.

13. The following table provides the calculations and sources demonstrating compliance with the 50 percent perimeter boundary requirement for existing development set forth in Section 163.3164, Chapter 2026-34, Laws of Florida.

Perimeter Boundary w/ Surrounding Existing Commercial & Residential Development

St. Johns County (SJC) and Duval County/City of Jacksonville (COJ)

Perimeter Boundary Segment	Distances (See EXHIBIT 2)	
Total Subject Parcel Perimeter Boundary	**58,166.76 ft.**	
North Perimeter Boundary (SJC OR Zoning)	NA	
East Perimeter Boundary (SJC Residential Zoning)	16,131.40	ft.
South Perimeter Boundary (SJC PUD Zoning)	13,464.14	ft.
West Perimeter Boundary (COJ PUD Zoning)	NA	.
Total East, South & West Perimeter Boundaries	**29,595.54**	**ft.**
% of TOTAL SUBJECT PARCEL PERIMETER (29,595.54' / 58,166.76')	**51%**	

Sources:
Personal Property Parcel Map, Property Appraiser St Johns County,
Florida Map & Legal Description **(EXHIBIT 2),** Prepared by ETM Survey & Mapping, June 18, 2026.

FURTHER AFFIANT SAYETH NOT.

Dated: 06-24-2024

Donald Fullerton
Affiant

Sworn to and subscribed before me this the 24 of June, 2026, by Donald Fullerton, ☑ who is personally known to me or ☐ who has produced his _____ as identification and who has taken an oath.

Luis D. Mattei
Comm.: HH 677400
Expires: Aug. 22, 2029
Notary Public - State of Florida

EXHIBIT Map 8

Map of Surrounding Existing Development

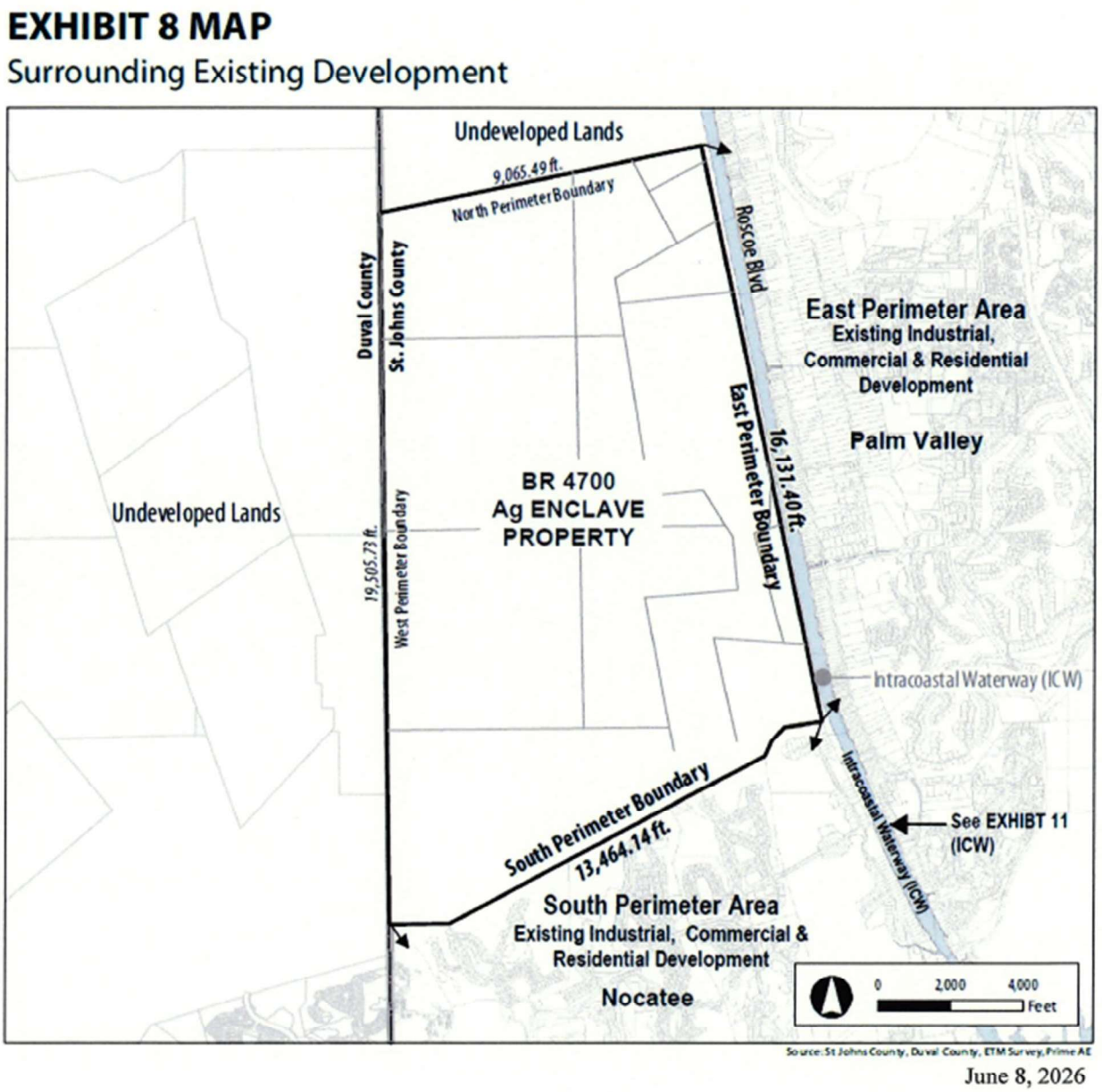


EXHIBIT 9

Letters transmitted by the Owner to St. Johns County, St. Johns County School District, and JEA offering to enter into binding agreements to pay for, construct, or contribute land for the Owner's proportionate share of improvements.

Public Services Availability, Agreement or Proportionate Share Offer Letters

Section 163.3164(4), Chapter 2026-34, Laws of Florida:
(4) "Agricultural enclave" means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:

(d) Have public services, including water, wastewater, transportation, schools, and recreation facilities, available or such public services are scheduled in the capital improvement element to be provided by the local government or can be provided by an alternative provider of local government infrastructure in order to ensure consistency with applicable concurrency provisions of s. 163.3180, ***or the applicant offers to enter into a binding agreement to pay for, construct, or contribute land for its proportionate share of such improvements;***

Compliance with the Agricultural Enclave Requirements

Please see **Exhibits 9.1. through 9.6,** as evidence that the Owner, as applicant for certification, has offered to enter into a binding agreement to pay for, construct, or contribute land for the Owner's proportionate share of required improvements.

EXHIBIT 9.1

Owner's Offer Letter to St. Johns County as to All Public Facility Improvements

BR4700, LLC

4310 Pablo Oaks Court
Jacksonville, FL 32224

June 24, 2026

Chairman Clay Murphy
St. Johns County Commission
500 San Sebastian View
St. Augustine, Florida 32084

Re: Agricultural Enclave Certification – Offer of Binding Agreement for Public Services and Facilities

BR4700, LLC (the "Owner") is the owner of approximately 4,462 acres located in northeast St. Johns County (the "BR4700 Ag Enclave Property"). The Owner has applied to have the BR4700 Ag Enclave Property certified as an agricultural enclave pursuant to Section 163.3162, Florida Statutes.

As part of the agricultural enclave certification process, the Owner hereby offers to enter into binding agreements with St. Johns County (and other agencies, as applicable) to pay for, construct, or contribute land for its proportionate share of public services, including water, wastewater, transportation, recreation and school facilities, pursuant to applicable provisions of Sections 163.3164(4)(d) and 163.3180, Florida Statutes, as provided in more detail below.

Water and Wastewater

Subsections 163.3180(1) and (2) relate to potable water and sanitary sewer concurrency. Subsection 163.3180(2) allows an applicant for a land development permit to satisfy potable water and sanitary sewer concurrency requirements by having such facilities in place and available to serve the new development prior to approval of a building permit or its functional equivalent.

This letter constitutes an offer by the Owner to enter into a binding agreement with JEA, which is the potable water and sanitary sewer provider in whose service territory the BR4700 Ag Enclave Property is located, to pay for, provide land for, or construct facilities required for development of the BR4700 Ag Enclave Property in a manner consistent with subsections 163.3180(1) and (2). The Owner (including its successors and assigns) and/or JEA will pay for the installation of potable water and sanitary sewer facilities within the BR4700 Ag Enclave Property.

Recreational Facilities

Subsections 163.3180(1) and (4) allow local governments to extend concurrency requirements for public facilities other than sanitary sewer, solid waste, drainage and potable water if such requirement is implemented in the local comprehensive plan. The St. Johns County Comprehensive Plan includes a Recreation and Open Space Element which provides certain minimum level of service standards for the provision of parks and open space. *See* Objective F.1.3.

This letter constitutes an offer by the Owner to enter into a binding agreement with St. Johns County to pay for, construct, or contribute land so the Owner's development of the Property in a manner consistent with subsections 163.3180(1) and (4) and which meets applicable levels of service for provision of parks pursuant to Comprehensive Plan Objective F.1.3. The Owner will provide land within the BR4700 Ag Enclave Property for parks and recreational facilities to comply with applicable provisions of subsections 163.3180(1) and (4) and Comprehensive Plan Objective F.1.3.

Transportation

Subsection 163.3180(5) relates to transportation concurrency. Subsection 163.3180(5)(h)(1)c allows an applicant for a land development permit to satisfy the transportation concurrency requirements of the local comprehensive plan and the local government's concurrency system by:

(i) Offering in good faith to enter into a binding agreement to pay for, contribute land for, or construct its proportionate share of required improvements in a manner consistent with subsection 163.3180(5)(h)(1)c; and

(ii) Making a proportionate share contribution, contributing land for, or constructing a roadway improvement sufficient to accomplish one or more mobility improvements that will benefit a regionally significant transportation facility.

This letter constitutes an offer by the Owner to enter into a binding agreement with St. Johns County to pay for, provide land for, or construct its proportionate share of required transportation improvements required for development of the Property in a manner consistent with subsection 163.3180(5)(h)(1)c. Notwithstanding the foregoing, the Owner, its successors and assigns, will construct or pay for the construction of all on-site roads within the BR4700 Ag Enclave Property.

Schools

Subsection 163.3180(6) relates to public school concurrency. Subsection 163.3180(6)(h)2 states that if a local government applies school concurrency, school concurrency can be satisfied by the developer tendering a written, legally binding commitment to provide mitigation

proportionate to the demand for public school facilities created by the development. Such mitigation must include the developer providing proportionate share mitigation for additional residential units within its development by contributing land, paying a proportionate share for public school construction, or building certain charter schools.

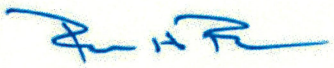
This letter constitutes an offer by the Owner to enter into a binding agreement with St. Johns County and the St. Johns County School District to pay for, or provide land for, school facilities required for development of the Property in a manner consistent with subsection 163.3180(6). The Owner will provide land within the BR4700 Ag Enclave Property as necessary to serve students generated from the site.

Conclusion

This letter constitutes the Owner's offer to enter into binding agreements to pay for, construct, or contribute land for its proportionate share of potable water, sanitary sewer, recreation, transportation and school improvements. Thus, the Owner's offer satisfies the legal requirements of subsection 163.3164(4)(d), Florida Statutes, for certification of an agricultural enclave on the Property.

The binding agreements will be provided pursuant to, and governed by, applicable requirements of Article XI of the St. Johns County Land Development Code and Section 163.3180, Florida Statutes, related to concurrency.

Sincerely yours,



Robert H. Pritchard
Executive Vice President
BR4700, LLC

cc: County Administrator Joy Andrews
County Attorney Rich Komando, Esq.
Growth Management Director Michael Roberson
Nicole Cubbedge, Executive Director for Planning & Government Relations, St. Johns County School District

EXHIBIT 9.2

Owner's Offer Letter to St. Johns County School District as to School Improvements

BR4700, LLC
4310 Pablo Oaks Court
Jacksonville, FL 32224

June 24, 2026

Nicole Cubbedge
Executive Director for Planning & Government Relations
St. Johns County School District
40 Orange Street
St. Augustine, Florida 32084

Re: Application for Agricultural Enclave Certification – Offer of Binding Agreement for Public Services and Facilities

BR4700, LLC (the "Owner") is the owner of approximately 4,462 acres located in northeast St. Johns County (the "Property"). The Owner has requested that St. Johns County certify the Property as an agricultural enclave pursuant to Section 163.3162, Florida Statutes.

As part of the agricultural enclave certification process, the Owner hereby offers to enter into a binding agreement with the St. Johns County School District to pay for, construct, or contribute land for its proportionate share of school facilities, pursuant to applicable provisions of Sections 163.3164(4)(d) and 163.3180, Florida Statutes, as provided in more detail below.

Subsection 163.3180(6) relates to public school concurrency. Subsection 163.3180(6)(h)2 states that if a local government applies school concurrency, school concurrency can be satisfied by the developer tendering a written, legally binding commitment to provide mitigation proportionate to the demand for public school facilities created by the development. Such mitigation must include the developer providing proportionate share mitigation for additional residential units within its development by contributing land, paying a proportionate share for public school construction, or building certain charter schools.

This letter constitutes an offer by the Owner to enter into a binding agreement with St. Johns County and the St. Johns County School District to pay for, or provide land for, school facilities required for development of the Property in a manner consistent with subsection

163.3180(6). The Owner will reserve land within the BR4700 Ag Enclave Property as necessary to serve students generated from the site.

Sincerely yours,

Robert H. Pritchard
Executive Vice President
BR4700, LLC

cc: County Administrator Joy Andrews
County Attorney Rich Komando, Esq.
Growth Management Director Michael Roberson

EXHIBIT 9.3

Owner's Offer Letter as to JEA Water and Wastewater Improvements

BR4700, LLC
4310 Pablo Oaks Court
Jacksonville, FL 32224

June 24, 2026

Vickie Cavey
Managing Director and Chief Executive Officer
JEA
225 North Pearl Street
Jacksonville, Florida 32202

Re: Application for Agricultural Enclave Certification – Offer of Binding Agreement for Water and Wastewater Services and Facilities

BR4700, LLC (the "Owner") is the owner of approximately 4,462 acres located in northeast St. Johns County (the "Property"). The Owner has requested that St. Johns County certify the Property as an agricultural enclave pursuant to Section 163.3162, Florida Statutes.

As part of the agricultural enclave certification process, the Owner hereby offers to enter into a binding agreement with JEA to pay for, construct, or contribute land for its proportionate share of potable water and wastewater facilities necessary for its proposed development of the Property, pursuant to applicable provisions of Sections 163.3164(4)(d) and 163.3180, Florida Statutes, as provided in more detail below. Such agreement may include provisions related to cost-sharing for said water and wastewater facilities and JEA's existing policies related to the provision of services to developers.

Subsections 163.3180(1) and (2) relate to water and wastewater concurrency. Subsection 163.3180(2) allows an applicant for a land development permit to satisfy potable water and wastewater concurrency requirements by having such facilities in place and available to serve the new development prior to approval of a building permit or its functional equivalent.

This letter constitutes an offer by the Owner to enter into a binding agreement with JEA to pay for, provide land for, or construct potable water and wastewater facilities required for

development of the Property in a manner consistent with subsections 163.3180(1) and (2) and JEA's existing policies related to the provision of services to developers.

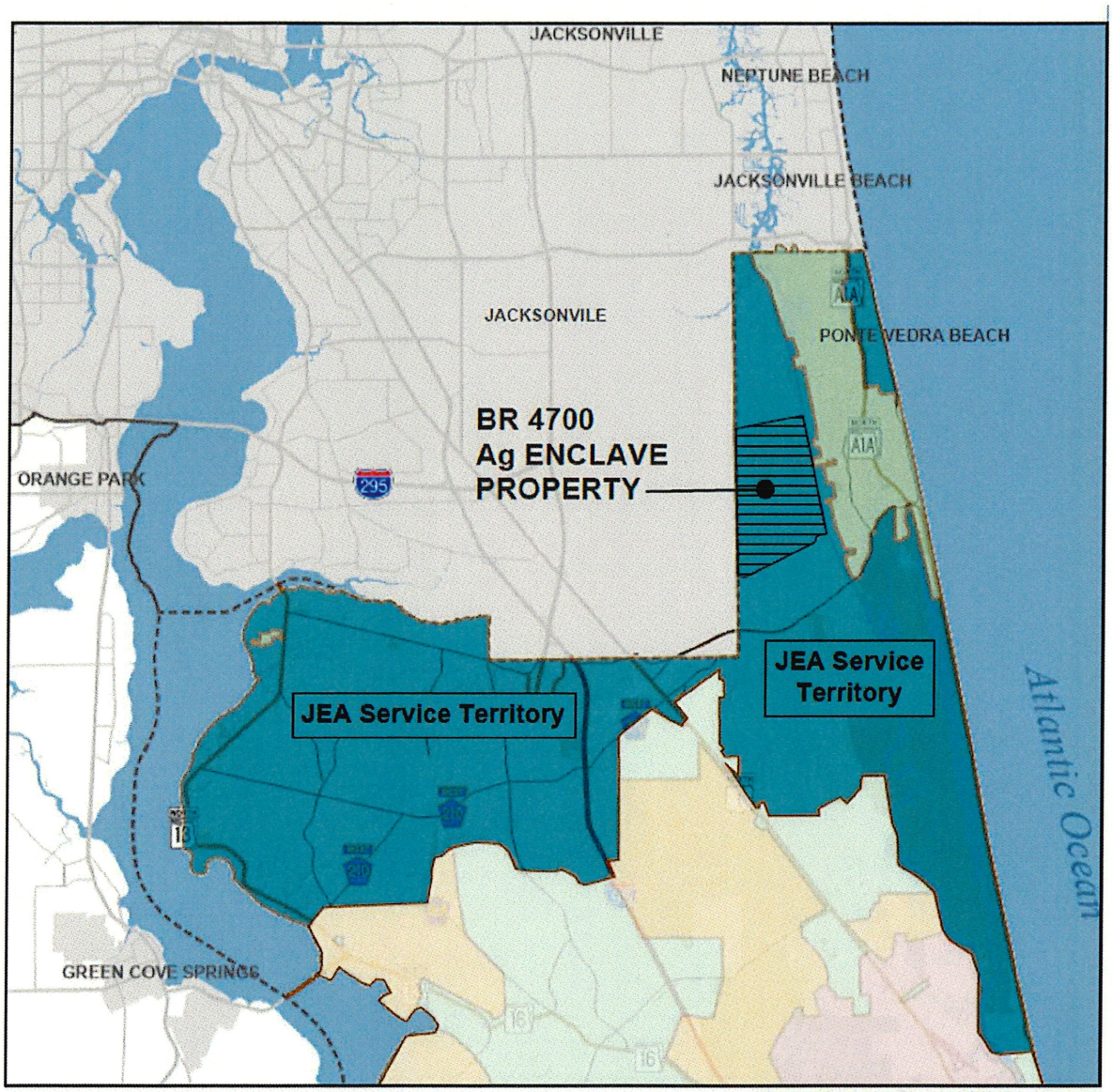
Sincerely yours,

Robert H. Pritchard
Executive Vice President
BR4700, LLC

cc: County Administrator Joy Andrews
County Attorney Rich Komando, Esq.
Growth Management Director Michael Roberson

EXHIBIT 9.4

JEA Service Area Map



225 North Pearl Street Jacksonville,
Fl. 32202-4513

JEA
Building Community

June 29, 2026

Chair Clay Murphy
St. Johns County Board of County Commissioners
500 San Sebastian View
St. Augustine, Florida 32084

Re: BR 4700, LLC Property, St. Johns County
Water/Sewer/Reclaimed Utilities

Dear Chair Murphy:

BR 4700, LLC (the "Owner") has notified JEA of their intent to apply to St. Johns County for agricultural enclave certification for the approximately 4,462 acres of land (the "Property") it owns in northern St. Johns County, pursuant to sections 163.3162 and 163.3164, Florida Statutes. The Property lies within JEA's water, sewer and reclaimed water service territory.

JEA has been working with entities affiliated with the Owner regarding provision of water, sewer and reclaimed water for parcels located immediately west of the Property in the City of Jacksonville (the "City of Jacksonville Parcels"). The current 2018-2028 Water Supply Facilities Work Plan ("WSFWP") includes projects that will sufficiently meet the needs of the City of Jacksonville Parcels which will occur during the plan timeframe.

The WSFWP also includes projects that will sufficiently meet the future development needs of the Property located in St. Johns County which will occur during the plan timeframe. It is our understanding that development of the Property will include a maximum of one unit per gross acre.

Subject to further project coordination, meeting JEA standards and final engineering, JEA will have the capacity to serve the Property with central water, sewer, and reclaimed water. Should additional information be required or if you have any questions, please contact me at westsr@jea.com or (904) 477-2391.

Sincerely,

Susan West

Susan R. West, P.E.
Director W/WW Engineering

EXHIBIT 10

Affidavit submitted, together with Exhibit 10 Map together with Exhibits 10.1-10.8 in APPENDIX to Exhibit 10 in the Application for Agricultural Enclave Certification dated July 1, 2026, as evidence that: the BR4700 Ag Enclave Property is surrounded on at least 75 percent of its perimeter by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile; is not within a county covered by the water protection plan specified in Section 373.4595(4)(c), Florida Statutes (2026); and that one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, any proposed development on the BR4700 Ag Enclave Property.

Surrounding Existing/Authorized Density

Section 163.3164(4), Chapter 2026-34, Laws of Florida:

(4) "Agricultural enclave" means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:

(e) Do not exceed 1,280 acres; ***however, if the parcel or parcels are surrounded on at least 75 percent of their perimeter by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile, the area must be determined to be urban and the parcel or parcels may not exceed 4,480 acres****, unless such parcel or parcels exceeding 1,280 acres are within the affected counties covered by the water protection plan specified in s. 373.4595(4)(c) …*

Section 163.3162(4)(a), Chapter 2026-34, Laws of Florida:

(4) PUBLIC HEARING PROCESS.
(a) Notwithstanding any other law or local ordinance, resolution, or regulation, the owner of a parcel or parcels of land, or such owner's authorized agent or controlling entity, may apply to the governing body of the local government for certification of the parcel or parcels as an agricultural enclave as defined in s. 163.3164 if ***one or more adjacent parcels for adjacent development permits the same density as, or higher density than, the proposed development.***

Compliance with the Agricultural Enclave Requirements

Please see **Exhibit 2,** Legal Description, as evidence that the BR4700 Ag Enclave Property consists of approximately **4,462.09 acres**, which is below the maximum allowable size of agricultural enclaves of **4,480 acres**.

Additionally, please see **EXHIBIT 10 Affidavit of Surrounding/Existing Authorized Density,** together with the **Exhibit 10 Map and Exhibits 10.1-10.10 in Appendix to Exhibit 10,** as evidence that 84 percent of the easterly, southerly, and westerly residential developments (existing and authorized) surrounding the BR4700 Ag Enclave Property will result in a buildout density of **at least 1,000 residents per square mile,** thereby exceeding the 75 percent statutory requirement.

Finally, please see **Exhibit 10.10 in Appendix to Exhibit 10** as evidence that one or more adjacent parcels or an adjacent development permits the same density as, or higher density than, the proposed development on the BR4700 Ag Enclave Property.

EXHIBIT 10

Affidavit of Surrounding/Existing Authorized Density

STATE OF FLORIDA

COUNTY OF Duval

Background

1. Before me this day personally appeared Donald Fullerton, RLA ("Affiant"), who being by me first duly sworn deposes and says:

2. I am currently the Director of Special Projects at Prime AE, a multidisciplinary planning, engineering and architectural firm based in Jacksonville Florida.

3. I hold an undergraduate degree from the College of Design, Construction and Planning (DCP) at the University of Florida. I have over 45 years of comprehensive land use planning, master planning, and community design experience in Northeast Florida, including extensive work in St. Johns County and Duval County. My experience includes comprehensive plan amendments and rezoning entitlements; environmental and natural resource studies and permitting; property inventory, analysis, and due diligence; preparation and approvals of Developments of Regional Impact (DRIs); regional planning studies; conservation and resource protection planning; and master planning for mixed-use communities. Specific projects in St. Johns County and Duval County include Durbin Park, Nocatee, Palencia, Marsh Landing, the Players Club at Sawgrass, Mayo Clinic Jacksonville and Deerwood Park.

4. In summary, my experience and history have given me expertise in land use planning and zoning in the State of Florida and, specifically, in St. Johns County and the City of Jacksonville/Duval County, Florida.

5. This affidavit is provided in support of an application by BR4700, LLC (the "Owner"), which owns approximately 4,462 acres of real property in St. Johns County, Florida (the "BR4700 Ag Enclave Property"), to the St. Johns County Board of County Commissioners for certification of the BR4700 Ag Enclave Property as an agricultural enclave pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Laws of Florida.

6. My resume is attached to the Owner's Application as Exhibit 12.

7. This affidavit and my opinions herein are based upon my personal knowledge of the facts and statements contained herein, the knowledge, experience, and expertise outlined above, and information that I have gathered from a review of the public records of the City of Jacksonville/Duval County, Florida and St. Johns County, Florida.

8. The public records identified herein upon which my statements and opinions are

based are of a type reasonably relied upon by experts in land use and zoning in the State of Florida.

9. My experience and expertise support my statements and opinions herein.

10. The attached map, Exhibit 10 Map, and information below were prepared by the undersigned and/or under the supervision of the undersigned.

Testimony

11. Please see Exhibit 2, Legal Description, which demonstrates that the Ag Enclave Property consists of approximately 4,462 acres, which is below the maximum allowable size of agricultural enclaves of 4,480 acres pursuant to Section 163.3164(4)(e), Chapter 2026-34, Laws of Florida.

12. Additionally, please see Exhibit 10 Map and Exhibits 10.1-10.8 in APPENDIX 10, which demonstrate that the BR4700 Ag Enclave Property is surrounded on at least 75 percent of its perimeter by existing or authorized residential development that will result in a density at buildout of at least 1,000 residents per square mile.

13. The Exhibit 10 Map and Exhibits 10.1-10.8 demonstrate that the surrounding parcels adjacent to the BR4700 Ag Enclave Property's eastern, southern, and western perimeter boundaries are existing or authorized residential development that will result in a buildout density of at least 1,000 residents per square mile. These parcels are 84 percent of the BR4700 Ag Enclave Property's overall perimeter boundary, thereby exceeding the 75 percent perimeter boundary requirement for existing or authorized residential development that will result in a buildout density of at least 1,000 residents per square mile.

14. Specifically:

A. Surrounding the East Perimeter Boundary: This area consists of existing residential homes and home sites along Roscoe Boulevard in Palm Valley and has been divided into multiple parcels for development. The area has a Residential A future land use designation and Residential Single Family 1 & 3 zoning designations. The resulting authorized density at buildout is 1,760 residents per square mile, exceeding the minimum statutory requirement of 1,000 residents per square mile.

B. Surrounding the South Perimeter Boundary: This area consists of existing residential and non-residential development and supporting uses primarily within the Nocatee Planned Unit Development ("PUD") and has been divided into multiple parcels for development. The area has New Town future land use designation and PUD zoning designation. The resulting authorized density at buildout is 1,811 residents per square mile, exceeding the minimum statutory requirement of 1,000 residents per square mile.

C. Surrounding the West Perimeter Boundary: This area has is authorized for development based on its Multi-Use future land use designation and PUD zoning

designation. The resulting authorized density at buildout is 1,523 residents per square mile, exceeding the minimum statutory requirement of 1,000 residents per square mile.

15. Based on the analysis provided herein, the BR 4700 Ag Enclave Property satisfies the requirements of Section 163.3164(4)(e), Chapter 2026-34, Laws of Florida, because at least seventy-five percent (75%) of the BR 4700 Ag Enclave Property's perimeter is contiguous to existing or authorized residential development with a buildout density of no less than 1,000 residents per square mile. Therefore, the surrounding area exhibits an urban development pattern and must be determined to be urban, consistent with the statutory requirements of Sections 163.3162 and 163.3164, Chapter 2026-34, Laws of Florida.

Surrounding Existing & Authorized Residential Development Buildout Density
St. Johns County (SJC) and Duval County/City of Jacksonville (COJ)

Density Metrics	Comprehensive Plan Authorized Densities			
	St Johns County			COJ
	Residential A	New Town (PUD Density)	Rural Silviculture	Multi-Use (PUD Density)
Surrounding Buildout Density Calculations				
Residents - Persons per Household/Unit (PPH)	2.75 (1)			2.59(2)
Authorized Units/Acre	1(5)	1.03(3)	0.025	0.92(4)
Residents /Acre (Units/Acre x PPH)	2.75	2.83	0.07	2.38
Residents - PPH/Sq. Mile (PPH/Acre x 640 ac.)	**1,760**	**1,811**	**45**	**1,523**
Perimeter Boundary Summary (see EXHIBIT 2)				
North Perimeter Boundary - SJC			NA	
East Perimeter Boundary - SJC	16,131.4 ft.			
South Perimeter Boundary - SJC		13,464.14 ft.		
West Perimeter Boundary - COJ				19,505.73 ft.
TOTAL PERIMETER BOUNDARY (ft.)	**49,101.27**			
TOTAL PARCEL PERIMETER (ft.)	58,166.76			
% of TOTAL PARCEL PERIMETER	**84%** (49,101.27' / 58,166.76')			

NOTE: Please refer to the following page for a summary of the sources, metrics and superscript notes for the above table. The mathematical conversion from acres to square miles is 640 acres in one square mile

Notes (1 & 2) - Summary of Persons per Household (PPH)

The following sources were used to identify the appropriate persons per household (PPH) metrics for calculating the **residents per square mile** associated with the surrounding existing and authorized residential densities:

Note (1) - St. Johns County:

Comprehensive Plan Amendment Application Form/Exhibit 10.1:

- Recreation and Open Space and Transportation Disadvantaged Van Services Demand calculations utilize the following administrative planning metric: Number of Dwelling Units x **2.75 Persons Per Unit (PPU).**

As provided in **Exhibit 10.2**, excerpts from the **Evaluation and Appraisal Report (EAR)** identify an assumed average household size of 2.81 persons in Section 3.3, Carrying Capacity Analysis, Table FLUE-10.

The lower **Comprehensive Plan Amendment Application Form** metric of **2.75 PPH** was utilized in the density calculations of the South and East Perimeters.

Note (2) - City of Jacksonville / Duval County

In projecting the Proposed Population Potential of the of the Multi-Use Land Use Category of the adjacent City of Jacksonville/Duval County property, the City of Jacksonville Planning and Development Department projected 26,279 people on the property based on the projected development of 7,892 single family residences (**Exhibit 10.4**, pgs. 5 and 47 of 48) and 2,250 multifamily residences and projected densities of **2.66 Population per Dwelling Unit for Single Family and 2.35 Population/Dwelling Unit for Multifamily** as provided in Policy 1.2.16 of the Future Land Use Element of the 2045 City of Jacksonville Comprehensive Plan. **See Exhibits 10.5-10.6.**

Authorized Density Calculation

The following calculation demonstrates a density of 2.59 persons per household (PPH), which was used to determine compliance with the residents-per-square-mile requirement. Using the projected rates of 2.66 persons per dwelling unit (du) for single-family residences and 2.35 persons per dwelling unit (du) for multi-family residences, the resulting weighted average persons per household (PPH) for the West Perimeter is 2.59, as shown below:

Approved Single Family	7,892	du	x	2.66	PPH/du =	20,992	Persons
Approved Multi-family	2,250	du	x	2.35	PPH/du =	5,287	Persons
Total du & Projected Population	10,142	du				26,279	Persons*
Persons per Household						**2.59**	**PPH**
(26,280 persons / 10,142 du) = 2.59 PPH							

* See Exhibit 10.4, pg. 5 of 48.

Notes (3 & 4) - Existing and Authorized Units/Acres-Existing PUDs Densities

The following Planned Unit Developments (PUDs) were used to identify the number of existing and authorized residential dwelling units and gross acreage. These figures were used to calculate authorized dwelling units per acre, which were then converted to **residents (PPH) per acre** and subsequently to **residents or PPH per square mile.**

Note (3) - St. Johns County, New Town Land Use / Nocatee PUD, South Perimeter.

- Nocatee PUD, pursuant to **Ordinance No. 2002-46**, as most recently amended and restated by **Ordinance No. 2016-24/Exhibit 10.6**.
- Total authorized residential units: 12,295 (excluding 360 assisted living facility units).
- Total PUD area: 11,904 acres.
- Authorized Units/Acre = (12,295 units / 11,904 acres) = **1.03 units/acre.**

Note (4) - City of Jacksonville/Duval County (COJ), Multi-Use Land Use / Estuary PUD, West Perimeter.

- Estuary PUD, pursuant to **PUD Ordinance No. 2024-344-E/Exhibit 10.7.**
- Total residential units: 10,142 units and Total PUD area:11,047 acres.
- Authorized Units/Acre = (10,142 units / 11,047 acres) = **.92 units/acre.**

Note (5) - St. Johns County Existing Future Land Use Density for Residential-A (Res-A), East Perimeter.

The Residential-A (Res-A) Future Land Use designation within the St. Johns County Comprehensive Plan allows a maximum density of **one (1) dwelling unit per acre (1 du/ac).** This land use designation is the predominant future land use classification of parcels along Roscoe Boulevard within the Palm Valley / Ponte Vedra Beach area and is adjacent to the Ag Enclave Property's eastern perimeter boundary.

FURTHER AFFIANT SAYETH NOT.

Dated: 06-24-2026

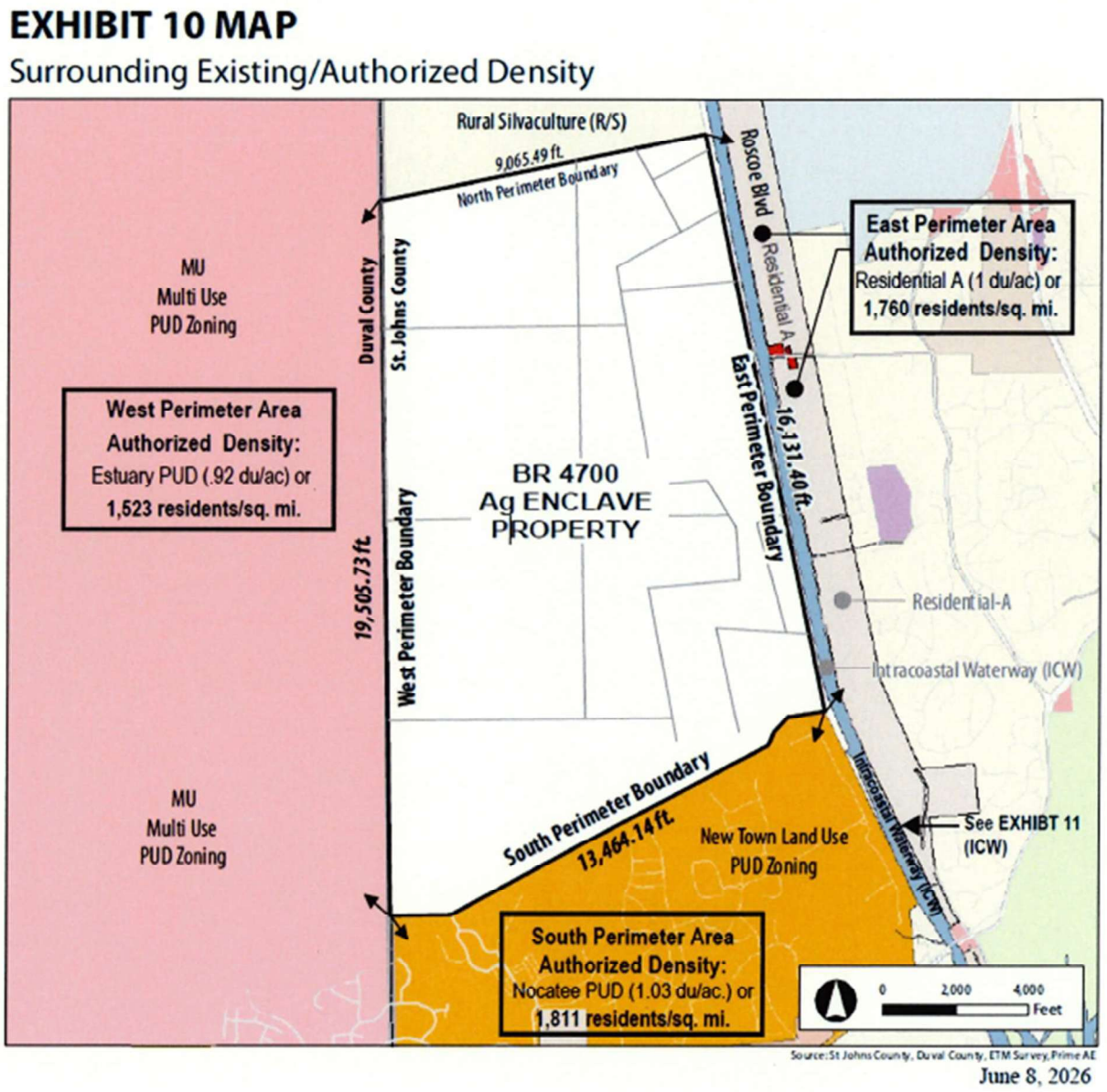
Donald Fullerton
Affiant

Sworn to and subscribed before me this the 24 of June, 2026, by Donald Fullerton, ☒ who is personally known to me or ☐ who has produced his _____ as identification and who has taken an oath.

Luis D. Mattei
Comm.: HH 677400
Expires: Aug. 22, 2029
Notary Public - State of Florida

Exhibit 10 Map

Map of Surrounding Existing/Authorized Density



APPENDIX to Exhibit 10

To Application for Agricultural Enclave dated July 1, 2026

Exhibit 10.1 - St. Johns County Form
Exhibit 10.2 - St. Johns County EAR Excerpts
Exhibit 10.3 - Ordinance 2024-342, Amending City of Jacksonville Comprehensive Plan Future Land Use Map
Exhibit 10.4 - City of Jacksonville Staff Report on Ordinance 2024-342
Exhibit 10.5 - City of Jacksonville 2045 Comprehensive Plan Future Land Use Element, Policy 1.2.16
Exhibit 10.6 - City of Jacksonville Planning and Development Department Staff Email regarding Policy 1.2.16
Exhibit 10.7 - St. Johns County Nocatee Amended and Restated PUD Ordinance No. 2016-24
Exhibit 10.8 - City of Jacksonville PUD Ordinances 2024-344-E and Conceptual Master Plan 2024-343-E
Exhibit 10.9 - 2050 St. Johns County Comprehensive Plan Excerpt - Roscoe Road Property
Exhibit 10.10 - Proposed Development Does Not Exceed Adjacent Residential Densities

SECTION 2.0 COMPREHENSIVE PLAN AMENDMENTS LAND USE POLICY DECISIONS LAND DEVELOPMENT CODE PARTS 9.04.00 and 9.05.00

Section 2.01 Introduction

The Text or Future Land Use Map of the **St. Johns County Comprehensive Plan** may be amended in accordance with the provisions of Chapter 163 of the Florida Statutes (F.S.), Policy A.1.2.5, and Objective A.1.15 and related policies of the St. Johns County Comprehensive Plan and Part 9.04.00 and Part 9.05.00 of the Land Development Code. Applications to amend the Future Land Use Map (FLUM) may be submitted by the owner or agent for the owner of property proposed for re-designation or by the County. Applications to amend other portions of the Comprehensive Plan may be submitted by any interested party or by the County.

The Planning and Zoning Agency (PZA) reviews Comprehensive Plan Amendments and makes recommendations to the Board of County Commissioners (BCC). The Growth Management Department coordinates the processing and review of all Comprehensive Plan Amendment applications and related activities.

Location – Mailing Address: 4040 Lewis Speedway, St. Augustine, Florida 32084

(904) 209-0675 GENERAL INFORMATION
(904) 209-0743 FACSIMILE
Email: faxplandept@sjcfl.us

Fee Schedule

Section 2.02 Types of Amendments

The Land Development Code (LDC) provides a process whereby the BCC may approve a proposed amendment following the review and recommendation of the PZA, although the BCC is not bound by the recommendation of the PZA. The legislative procedures for Comprehensive Plan Amendment Applications will vary depending on the following conditions:

A. **Regular Cycle (Large Scale) Amendment to the Comprehensive Plan:** Applications to amend the Comprehensive Plan shall be processed throughout the year. Applications require Transmittal and Adoption public hearings and become effective according to Florida Statutes.

B. **Development of Regional Impact (DRI) based Amendment:** DRIs which are contingent upon FLUM amendments and text amendments may be proposed in conjunction with a DRI. The DRI application and related Comprehensive Plan amendment application shall apply to the DRI related amendment. Applications follow the same general review process prescribed for the "Regular" Amendment, except the amendment will track along with the DRI application.

C. **Small-Scale Land Use Map Amendment**: A Small-Scale Amendment involves fifty (50) acres or fewer of land, as provided in Section 163.3187(1)(a)., F.S. Small-Scale Amendments do not require separate Transmittal Hearings. Small Scale Amendment applications may include changes to the Future Land Use Map and related Text amendments. Applications are accepted anytime during the year and follow the same general review process prescribed for *Rezoning Requests*. Applications require Adoption public hearings and become effective according to Florida Statutes.

Section 2.03 Legal Descriptions

Legal descriptions must be approved by the County before applications are scheduled for hearings. Applicants who fail to respond to staff comments regarding legal descriptions may have their projects delayed until the problem is corrected and staff signs off on these comments due to the following reasons:

Legal descriptions are required to be included with all adopted ordinances for land use amendments, rezonings, PUDs and Major Modifications to PUDs and with all approved concurrency certificates. Correct and accurate legal descriptions are critical for County staff to create accurate maps for public hearing ads and creation of all other project maps (location maps, road maps, aerials, Zoning maps and Future Land Use maps). Accurate legal descriptions are necessary for staff to correctly analyze applications and develop recommendations. Correct and accurate legal descriptions are required for the County GIS Department to properly query all adjacent property owners within 300 feet of the parcel for notification of hearings. And finally, the Land Development Code and the Comprehensive Plan have different criteria for different sized parcels therefore accurate legal descriptions and identification of parcel size on applications is also critical (example: 5 acres, 10 acres, 17.5 acres, 39 acres, 40 acres, 50 acres, 100 acres).

Section 2.04 Procedures for Amendments to the Comprehensive Plan

A. Applications for Regular Cycle (Large Scale) Amendments: Proposals are evaluated pursuant to applicable goals, objectives and policies of the Comprehensive Plan. The Comprehensive Plan Amendment Optional Pre-Application and Application Forms are available from the Growth Management Department and are included in this Development Review Manual.

1. **Optional Pre-Application Process**: Submit to the Growth Management Department, a Pre-Application Package with the information contained within these procedures. The Pre-Application package will be reviewed at least ten (10) working days after submittal and a Pre-Application meeting will be scheduled. At a minimum, submit one (1) copy of copy a signed original Comprehensive Plan Amendment Pre-Application Form and package. The package must include the following and staff may request additional information or materials as necessary:

    a. Owner and Applicant contact Information: Name(s), mailing address(es), telephone, fax numbers and e-mail addresses.

b. Type of Request: For an amendment to the Future Land Use Map, identify existing and proposed Future Land Use Map Designations and Zoning Districts. For a Comprehensive Plan Text Change, identify the affected Comprehensive Plan Goals, Objectives or Policies.

c. Location/Description: Identify the Street Address, General Location of the subject property, and list the following information:

   1) Property Appraiser's Parcel Identification Number or Numbers.
   2) Total acreage and overall dimension.
   3) Future Land Use Map designation (FLUM) and Zoning of the subject property.
   4) The FLUM designations of adjacent properties located to the North, South, East and West of the subject property.
   5) The Zoning Districts of adjacent properties located to the North, South, East and West of the subject property.
   6) Flood Zone.
   7) The type and acres of wetlands.
   8) Soil associations.

d. Property Information: A brief description of the existing property to include existing land cover and uses, any existing structures, and infrastructure.

e. General Description of proposed Development: Include uses by acre and estimates of the number and type of dwelling units, square feet and type of commercial, industrial, office and other similar non-residential uses; open space; recreational areas; buffers; wetlands; drainage and infrastructure areas; other uses and sizes. Generally account for all acres. Provide estimated phasing dates and anticipated buildout.

f. Public or Private Utilities: Provide if the proposed project will connect to public central water and sewer and provide utility provider or will the proposed project use wells and/or septic tanks.

g. Required Exhibits: Supporting materials required with the Pre-Application Form include:

   1) Completed Applicant Certification Form or Owner Authorization for Agent Form.
   2) Proof of Ownership (copy of deed or purchase agreement, corporation documentation, title opinion or other acceptable proof of ownership as determined by the County).
   3) Legal description and tax identification number.
   4) Property Appraiser Map: Identify subject property, zoning, and Future Land Use Map depicting designations within 300 feet of the property.
   5) Future Land Use Map with subject property clearly identified and Future Land Use Map designations clearly identified.
   6) Most recent aerial photograph of site showing property boundaries.
   7) Copy of soils map showing property boundaries.

8) Copy of Florida Land Use, Cover, and Forms Classification System (FLUCFCS) Map depicting the subject property.
9) Generalized site plan with uses and phases as described in Question "e."
10) Any additional information or material to support the request, such as pictures, professional reports or drawings, etc.
11) One (1) copy and the signed original Pre-Application Form and exhibits.

Optional Pre-Application Meeting: The Staff will meet with the Applicant at an established time. Staff will consider the general nature of the proposed Amendment as it pertains to the Goals, Objectives and Policies of the Comprehensive Plan, justification of the amendment and the compatibility and consistency with the surrounding area and will discuss with the Applicant. In addition, the Growth Management staff will provide guidance to the Applicant on preparing the standard Application Form and related materials.

2. **Standard Application Process**: Submit the signed original Comprehensive Plan Amendment Application Form, supporting materials and appropriate fee to the Growth Management Department. The following information and supporting materials shall be included:

   a. Completed Applicant Certification Form or Owner Authorization for Agent Form. Proof of Ownership (copy of deed or purchase agreement, corporation documentation, title opinion or other acceptable proof of ownership as determined by the County).
   b. Legal description and tax identification number.
   c. Property Appraiser Map: Identify subject property, zoning, and Future Land Use Map depicting designations within 300 feet of the property.
   d. Most recent aerial photograph of site showing property boundaries.
   e. Copy of soils map showing property boundaries.
   f. Copy of Florida Land Use, Cover, and Forms Classification System (FLUCFCS) Map depicting the subject property.
   g. Generalized site plan with uses and phases as described in Question "e."
   h. Any additional information or material to support the request, such as pictures, professional reports or drawings, etc.
   i. Justification/Reasoning: Provide a rational basis for not developing in designated Development Areas as shown on the Future Land Use Map. Address Policy A.1.2.5, Objective A.1.15 and its related policies. Include economic reasons, if appropriate, and market and economic feasibility studies justifying these economic reasons. Provide how the amendment addresses and is consistent with each Comprehensive Plan Goal, Objective and Policy as applicable to the Amendment, justify compatibility and benefit with and to the surrounding area.
   j. Consistency with the Future Land Use Element: Provide information regarding the consistency of the proposed land use amendment with the adopted Future Land Use Element objectives and policies and any other relevant sections of the Comprehensive Plan. Address consistency with the Strategic Regional Policy Plan.

k. Urban Sprawl Analysis: Provide an urban sprawl analysis, consistent with Florida Statutes.

l. Estimated Impact on and Availability of Public Facilities: Provide the estimated impact upon public facilities and services. Public facilities and services include roads, water, sewer, drainage, recreation, solid waste facilities, police/sheriff, fire, schools and mass transit (Demand Response Service).

1) Describe how the property is to be developed. Account for all acres within the amendment and include phasing, uses, and estimates of:
   a) number and type of dwelling units
   b) square feet and type of commercial, office, office, industrial and other non-residential uses
   c) open space and recreational areas
   d) buffers
   e) wetlands
   f) drainage and infrastructure areas
   g) other uses and sizes
   h) provide phasing dates and anticipated buildout

2) Provide if the proposed project will connect to public central water and sewer and provide utility provider or will the proposed project use wells and/or septic tanks. Provide a letter of availability from the utility company stating whether the utility anticipates capacity to service the project through buildout.

3) Estimated Water and Sewer Demand: Discuss phasing, use, gallons per day (GPD) and Peak usage as it relates to the proposed development.

4) Describe the anticipated drainage system. Discuss how the drainage system relates to the applicable flood zone.

5) Estimated Solid Waste Demand: Apply formula in the application form.

6) Mass Transit (Demand Response Service): Apply formula in the application form.

7) Recreation/Open Space: Apply formula in the application form.

8) Traffic: Complete a traffic analysis to determine transportation impacts associated from the proposed change.

9) Schools: Contact St. Johns County School District for student generation rates and availability of school capacity.

3. **Noticing Requirements**: noticed in the same manner as provided in Section 9.06.04 of the Land Development Code and as required by Florida Statutes.

B. **Applications for DRI-Based Comprehensive Plan Amendment**: There are no filing restrictions for DRI-based Comprehensive Plan amendment applications. Applications are accepted during any month of the year and otherwise follow the same review process prescribed for Regular Cycle (Large Scale) Amendments, unless otherwise prescribed in Florida Statutes.

C. **Applications for Small-Scale Land Use Map Amendment**: A Small-Scale Amendment involves fifty (50) acres or fewer of land, as provided in Section 163.3187(1)(a) of the Florida Statutes. Small-Scale Amendments do not require separate Transmittal Public Hearings. Applications are accepted anytime during the year and follow the same general review process prescribed for *Rezoning Requests*.

1. Procedures for Small Scale Land Use Map Amendment: An Optional Pre-application meeting may be held at least ten working days before the submittal of the application. At the optional pre-application meeting, the applicant shall provide to Staff the Small Scale Future Land Use Map change, the number of acres (50 acres or fewer), the name of property owner and his/her authorization for the applicant to proceed (if the applicant is not the property owner) owners authorization must be provided for all persons listed on the deed, purchase agreement, corporation papers, title opinion, or other acceptable proof of ownership, the Tax ID/Parcel ID Number of the property, the address of the property, water and sewer provider, and a parcel map of the property.

2. Optional Pre-application Meeting: Staff will meet with the Applicant at the established time. Staff will consider the general nature of the proposed Amendment as it pertains to the Goals, Objectives and Policies of the Comprehensive Plan, and will discuss any concerns with the Applicant. Staff shall also provide guidance on preparing the Amendment Application.

3. Application Process: The applicant shall submit one (1) copy and the original of a completed Comprehensive Plan Amendment Application Form, required Exhibits as provided on the Application Form, and the following information and supporting materials as appropriate:

    a. Provide details of the amendment, including but not limited to, the estimated number of acres of development area, types of uses, number of dwelling units, type of dwelling units, square footage of non-residential uses, number of acres of open space and recreational uses, number of acres of wetlands, drainage and other infrastructure areas. Provide phasing.

    b. Provide a rational basis for not developing under the allowed Future Land Use Map designation.

    c. Provide information to justify the amendment consistency with applicable Goals, Objectives and Policies of the St. Johns County Comprehensive Plan, Strategic Regional Policy Plan, and the State Comprehensive Plan.

    d. Provide the amendment's impact upon public facilities and services, (transportation, water, sewer, drainage, recreation, solid waste, and mass

transit), the natural environment, and its compatibility with the surrounding area.

e. Provide the service provider for water and sewer. Provide a letter of availability from the provider.

f. Compliance with or impact upon applicable Comprehensive Plan Goals, Objectives and Policies.

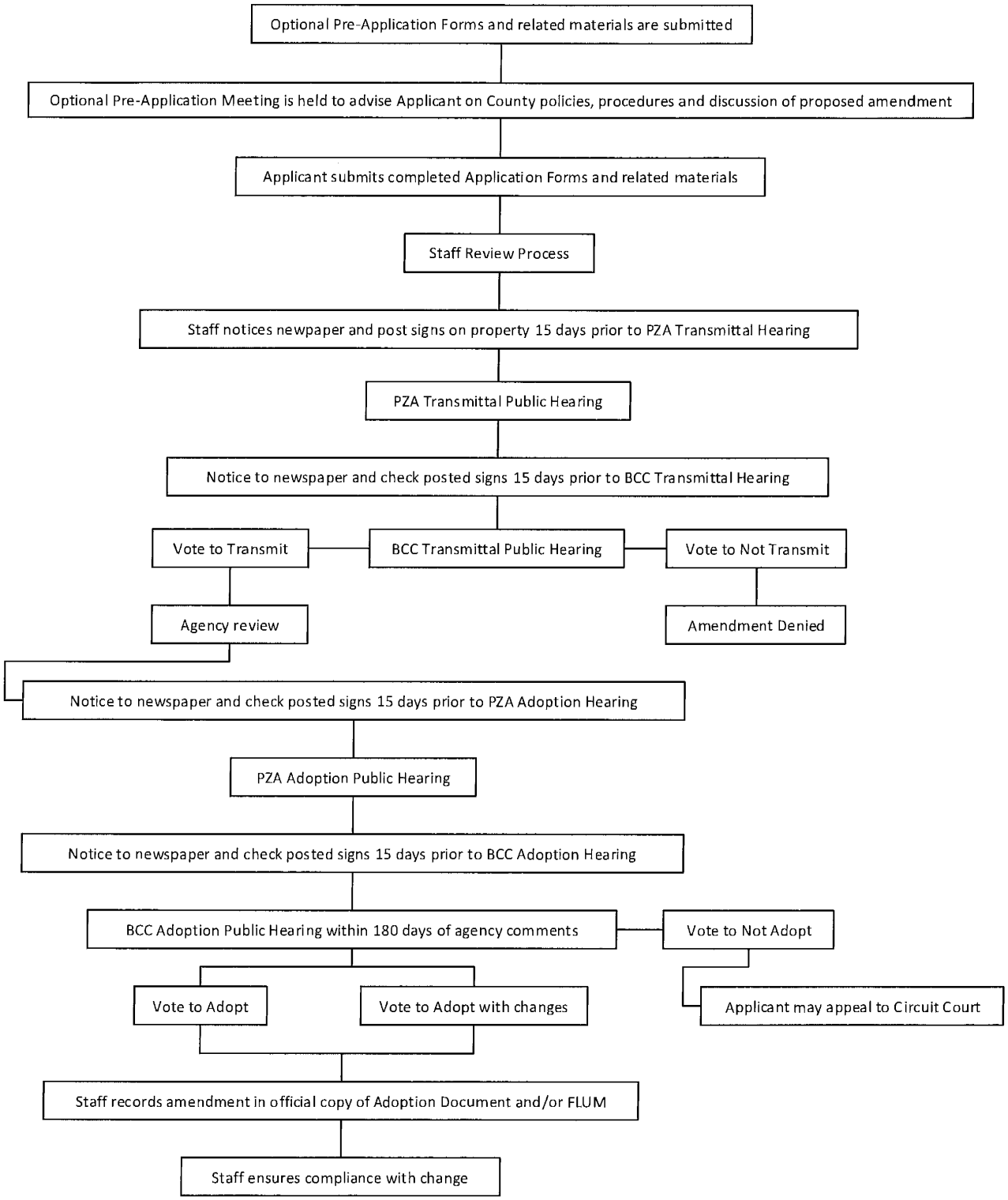
4. Staff Review process: Staff shall review the application for compliance with the Goals, Objectives and Policies of the Comprehensive Plan and request additional data and analysis to address concerns. Insufficient information may delay processing of the application. Additional meetings with the applicant and re-submittals may be required. Once all Staff concerns and comments are addressed, the application shall be scheduled for the next available public hearing. If after the second re-submittal, the applicant and staff cannot resolve the comments, the applicant may request the public hearing be scheduled.

5. Noticing Requirements: Noticing for both the Planning and Zoning Agency and Board of County Commissioners shall be pursuant to Part 9.05.00 and 9.06.00 of the Land Development Code. Additional advertising may be placed in newspapers within the general area of the amendment.

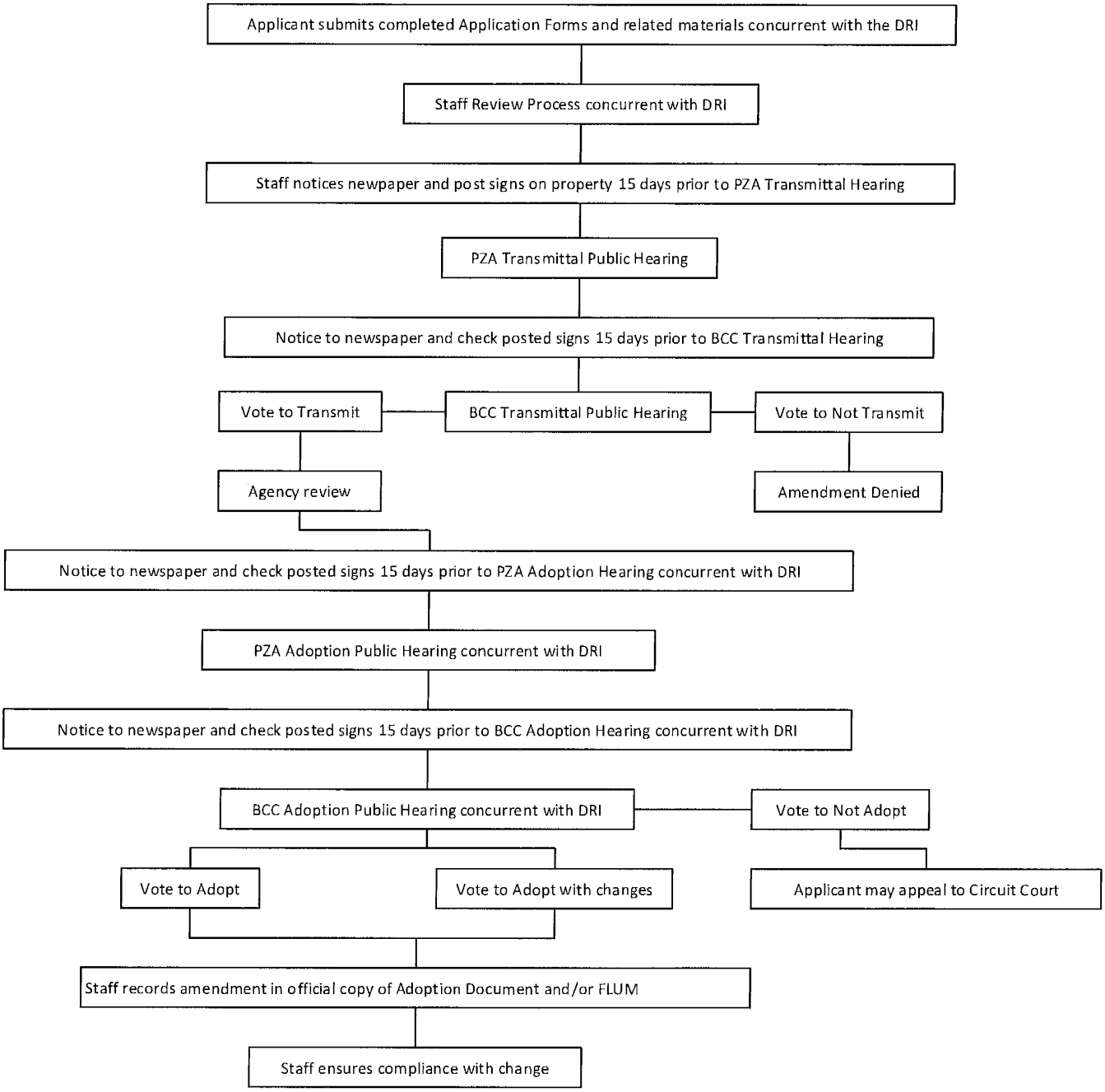
6. Public Hearing Process: The Planning and Zoning Agency and the Board of County Commissioners shall conduct a public hearing. Both public hearings are legislative. The decision of the Board of County Commissioners shall constitute final action for the County and may, thereafter, be appealed in accordance with applicable law.

7. An approved change to the Future Land Use Map designation of a given property shall be recorded by the Growth Management Director on the official Future Land Use Map (FLUM) of St. Johns County.

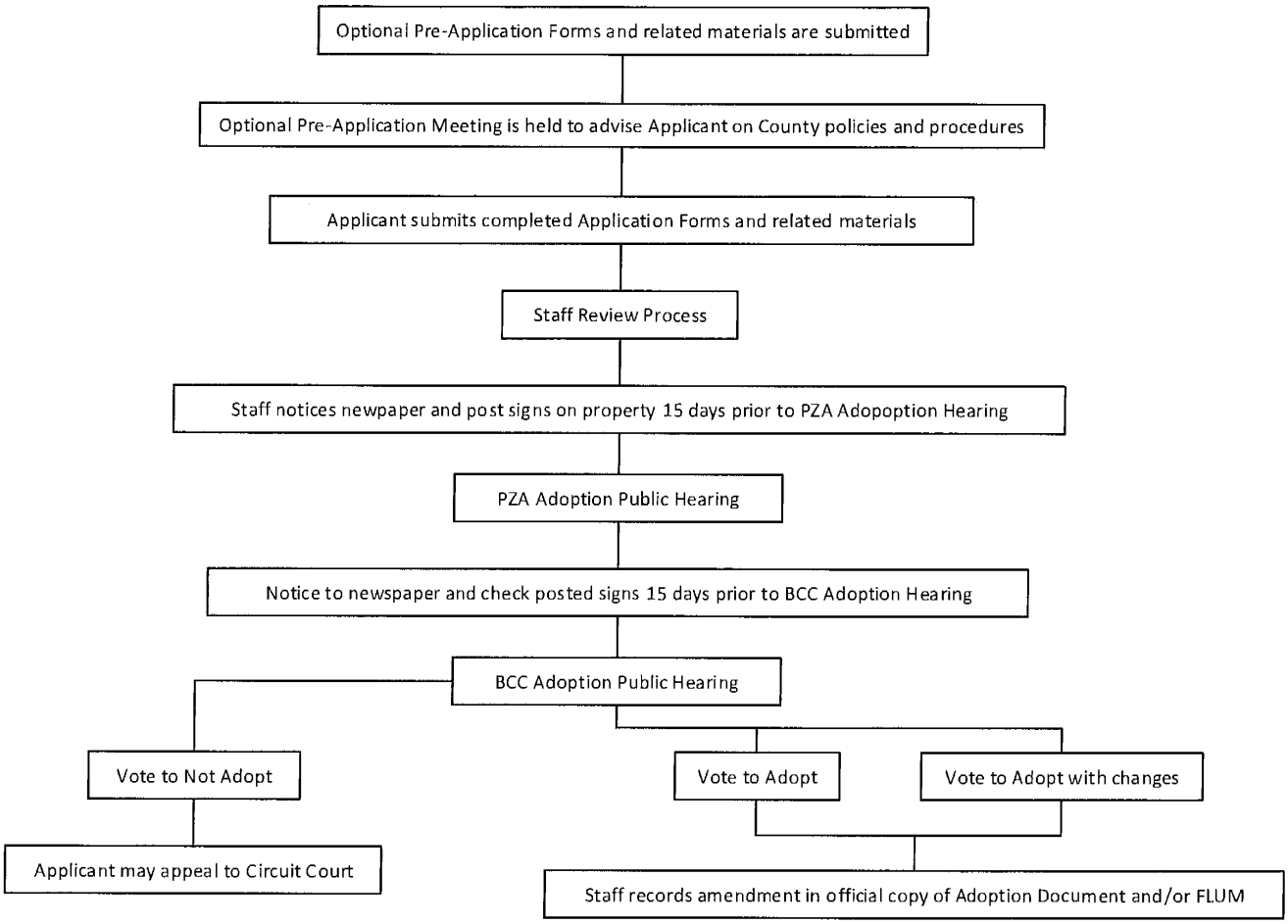
ST. JOHNS COUNTY PROCEDURES FOR "REGULAR" (LARGE SCALE) COMPREHENSIVE PLAN AMENDMENT



ST. JOHNS COUNTY PROCEDURES FOR DRI-BASED COMPREHENSIVE PLAN AMENDMENT



ST. JOHNS COUNTY PROCEDURES FOR SMALL-SCALE LAND USE MAP AMENDMENT



Comprehensive Plan Amendment Pre-Application
St. Johns County Growth Management Services Department
4040 Lewis Speedway
St. Augustine, Florida 32084

Phone (904) 209-0675 E-mail: plandept@sjcfl.us

This application, together with ALL REQUIRED EXHIBITS and application fee, should be completed and filed with the Planning and Zoning Division at least five (5) working days prior to the established pre-application meeting.

File No. _____ Date _____

Property Owner(s) _____ Phone _____

Address _____ Fax _____

City _____ State ____ Zip Code _____ Email _____

Are there any owners not listed ☐ No ☐ Yes If yes please list on separate sheet to be included with your application

Applicant _____ Phone _____

Address _____ Fax _____

City _____ State ____ Zip Code _____ Email _____

Type of Request This is a request to amend the **St. Johns County Comprehensive Plan as follows:**

☐ Text Amendment (Sign certification statement and attach additional pages as necessary)

Element _____ Goal, Objective or Policy # _____ Page _____

☐ Future Land Use Map Amendment (Complete the following sections)

Existing Future Land Use Map Designation _____ Zoning _____

Proposed Future Land Use Map Designation _____ Zoning _____

Location/Description: Property Appraiser's Parcel Identification No. _____

Street Address/Location _____

Total Acreage _____ Overall Dimensions _____ Flood Zone _____

Adjacent Future Land Use Designation North: _____ South: _____ East: _____ West: _____

Wetlands: Yes: ☐ No: ☐ Type: _____ Acres: _____

Soil Associations: _____

Provide brief description of existing property. Include existing land cover and uses, any existing structures, infrastructure.

Provide general description of how property is to be developed. Include uses, and estimates of: number and type of dwelling units; square feet and type of commercial/industrial uses; open space, recreational areas; buffers; wetlands; drainage and infrastructure areas; other uses and sizes. Account generally for all acres. Provide estimated phasing dates and anticipated buildout.

ESTIMATED IMPACT ON THE AVAILABILITY OF PUBLIC FACILITIES:

1. (a) The project will use: [ ]public sewer or [ ]private sewer or [ ] septic tank.
   (b) The project will use: [ ]public water or [ ]private water or [ ]private well.

2. (a) Will the project build its own water plant? [ ] Yes [ ] No.
   (b) Will the project build its own sewage plant? [ ] Yes [ ] No.

3. Will the project public/private utilities? If yes, provide name of Utility Company

_____

REQUIRED EXHIBITS: (MUST BE SUBMITTED IN THIS ORDER)

1. Owner's Authorization for Agent Form. All persons listed on the deed, purchase agreement, title opinion or other acceptable proof of ownership must complete an Owners Authorization.
2. Proof of ownership (copy of deed or purchase agreement, and title opinion).
3. Legal description and tax identification number.
4. General location map with subject property clearly identified.
5. Property Appraiser's Map with identification of subject property, zoning, and Comprehensive Plan Land Use Designation within 300 feet of property.
6. Comprehensive Plan Future Land Use Map with subject property clearly identified.
7. Most recent aerial of site showing property boundaries.
8. Copy of soils map showing property boundaries.
9. Generalized site plan with uses, phases as described in Question 13.
10. One (1) copy of application and exhibits.

NOTE: On each map include north arrow, property outline, name of person or firm who prepared the map, date of map preparation, and source of the map.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner(s) or authorized person if Owner's Authorization Form is attached:

Printed or typed name(s): _____

Signature(s): _____

NAME AND ADDRESS OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION:

Name: _____

Mailing Address: _____

Phone: _____ FAX: _____ E-mail: _____

Comprehensive Plan Amendment Application
St. Johns County Growth Management Services Department
4040 Lewis Speedway
St. Augustine, Florida 32084

Phone (904) 209-0675 E-mail: plandept@sjcfl.us

This application, together with ALL REQUIRED EXHIBITS and application fee, should be completed and filed with the Planning and Zoning Division prior to the established filing deadline for the public hearings before the Planning and Zoning Agency and Board of County Commissioners. A COMPREHENSIVE PLAN AMENDMENT DOES NOT ENTITLE THE APPLICANT TO A DEVELOPMENT PERMIT OR CERTIFICATE OF CONCURRENCY.

File No. _____ Fee _____ Date _____

Property Owner(s) _____ Phone _____

Address _____ Fax _____

City _____ State ____ Zip Code _____ Email _____

Are there any owners not listed ☐ No ☐ Yes If yes please list on separate sheet to be included with your application

Applicant _____ Phone _____

Address _____ Fax _____

City _____ State ____ Zip Code _____ Email _____

Type of Request This is a request to amend the **St. Johns County Comprehensive Plan as follows:**

☐ Text Amendment (Sign certification statement and attach additional pages as necessary)

Element _____ Goal, Objective or Policy # _____ Page _____

☐ Future Land Use Map Amendment (Complete the following sections)

Existing Future Land Use Map Designation _____ Zoning _____

Proposed Future Land Use Map Designation _____ Zoning _____

Location/Description: Property Appraiser's Parcel Identification No. _____

Street Address/Location _____

Total Acreage _____ Overall Dimensions _____ Flood Zone _____

Adjacent Future Land Use Designation North: _____ South: _____ East: _____ West: _____

Wetlands: Yes: ☐ No: ☐ Type: _____ Acres: _____

Soil Associations: _____

Provide brief description of existing property. Include existing land cover and uses, any existing structures, infrastructure.

CONSISTENCY WITH COMPREHENSIVE PLAN (attach separate pages):

1. Provide justification/reasons for not developing in designated development areas as shown on Future Land Use Map. Include economic reasons and, if available, market study.

2. Provide information regarding the consistency of the proposed land use amendment with the adopted Future Land Use Element objectives and Policies and any other relevant section of the Comprehensive Plan. Also address consistency with the Strategic Regional Policy Plan and the State Comprehensive Plan.

ESTIMATED IMPACT ON THE AVAILABILITY OF PUBLIC FACILITIES:

3. Describe how property is to be developed. Include phasing, uses and estimates of (a) number and type of dwelling units; (b) square feet and type of commercial/industrial uses; (c) open space and recreational area; (d) buffers; (e) wetlands; (f) drainage and infrastructure areas; and (g) other uses and sizes. Account for all acres. Provide phasing dates and anticipated buildout.

4. (a) The project will use: [ ]public sewer or [ ]private sewer or [ ] septic tank.
   (b) The project will use: [ ]public water or [ ]private water or [ ]private well.

5. (a) Will the project build its own water plant? [ ] Yes [ ] No.
   (b) Will the project build its own sewage plant? [ ] Yes [ ] No.

6. If public or private utilities are to provide services, attach letters from the utility company or companies stating whether the utility company anticipates the availability of capacity to service the project through all phases.

7.Estimated Water and Sewage Demand:

	Phase (Years)	Use	GPD	Peak
Water				
Sewage				
Water Utility	Name:		Address:	
Sewer Utility	Name:		Address:	

8.Describe anticipated drainage system:

9. Estimate the Solid Waste Demand by 5.7 pounds per person per day or by use. Indicate methodology:

Phase (Years	Number of People or Use	Pounds per Day

10. Estimate the Transportation Disadvantaged Van Services Demand by applying 1.5 percent times the number of Dwelling Units times 2.75 Persons Per Unit. (Only applies to residential developments.)

Phase (Years)	demand = Dwelling Units X 2.75 Persons Per Unit X 0.015

11. Estimate the Recreation and Open Space Demand of residential projects by applying the following formulas:
   (a) Number of Dwelling Units X 2.75 Persons Per Unit X 5 Acres Per 1,000 Population for Neighborhood/ Community Park Recreation, by phase:

   _____

   (b) Number of Units X 2.75 Persons Per Unit X 24 Acres per 1,000 Population for Regional/Open Space, by Phase.

   _____

12. Traffic – Estimate Average Weekday Peak Hour Trips by phase by number of dwelling units and square feet of each on-residential use using the trip generation rates from the latest edition of the Institute of Transportation Engineers *Trip Generation Manual*.

Phase (Years)	Dwelling Units or Square Feet of Each Use	Trips

13. Estimate the area of impact using the *Traffic Impact Methodology and Procedures* contained in Appendix A of the ***Land Development Code*** and estimate the impacts on the Levels of Service on the segments within the Area of Impact by Phase. ATTACH CALCULATIONS (staff will complete for up to 29.99 peak hour trips).

Phase Years)	Road Segment #	Existing LOS	Project Trips	LOS with Project & Background Traffic by Phase End

REQUIRED EXHIBITS: (MUST BE SUBMITTED IN THIS ORDER)

1. Owner's Authorization for Agent Form. All persons listed on the deed, purchase agreement, title opinion or other acceptable proof of ownership must complete an Owners Authorization.
2. Proof of ownership (copy of deed or purchase agreement, and title opinion).
3. Legal description and tax identification number.
4. General location map with subject property clearly identified.
5. Property Appraiser's Map with identification of subject property, zoning, and Comprehensive Plan Land Use Designation within 300 feet of property.
6. Comprehensive Plan Future Land Use Map with subject property clearly identified.
7. Most recent aerial of site showing property boundaries.
8. Copy of soils map showing property boundaries.
9. Generalized site plan with uses, phases as described in Question 13.
10. Water and Sewer Utility letter, if applicable (Question 16).
11. One (1) copy of application and exhibits.

NOTE: On each map include north arrow, property outline, name of person or firm who prepared the map, date of map preparation, and source of the map.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner(s) or authorized person if Owner's Authorization Form is attached:

Printed or typed name(s): _____

Signature(s): _____

NAME AND ADDRESS OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION:

Name: _____

Mailing Address: _____

Phone: _____ FAX: _____ E-mail: _____

State of Florida County of St. Johns

The foregoing instrument was acknowledged before me by means of physical presence ___ or online notarization__ this _____day of _____, 20___, by _____as_____ for_____ Notary Public, State of Florida _____.

Name _____ # _____ Oath sworn: Yes ___ No ___

Notary Signature _____ My Commission expires: _____

Owner's Authorization Form

_____ is hereby authorized TO ACT ON BEHALF OF

_____ the owners(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for: [ ]

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated (_____), have been notified of the _____

(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development actifity.

Signature of Owner _____

Print Name _____

Signature of Owner _____

Print Name _____

Telephone Number _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this _____ day of_____, 20___, by _____ as _____ for _____.

_____
Notary Public, State of Florida
Name:_____
My Commission Expires:_____
My Commission Number is:_____

Personally Known ____OR Produced Identification ____

Type of Identification Produced _____

APPENDIX to Exhibit 10, Revised Exhibit 10.2

St. Johns County EAR Excerpts

2	**AGENDA ITEM** **ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS**
	Deadline for Submission - Wednesday 9 a.m. – Thirteen Days Prior to BCC Meeting

5/6/2025

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **April 4, 2025**

FROM: **Michael Roberson, Growth Management Director** **PHONE:** **904 209-0593**

SUBJECT OR TITLE: **Comprehensive Plan Update: Population Projections**

AGENDA TYPE: **Business Item, Report**

BACKGROUND INFORMATION:

St. Johns County is in the process of developing an updated Comprehensive Plan. At the regular BCC meeting on March 18, 2025 the County's consultant, Inspire Placemaking Collective (Inspire), provided clarifications to future calculations for parks and recreation space and information about medium population projections for the County. The Board directed Inspire to utilize medium population projections as the basis for the 2050 Comprehensive Plan. Inspire subsequently revised relevant Data and Analysis documents and has provided a redline for review.

1. IS FUNDING REQUIRED? No **2. IF YES, INDICATE IF BUDGETED.** No

IF FUNDING IS REQUIRED, MANDATORY OMB REVIEW IS REQUIRED:

INDICATE FUNDING SOURCE:

SUGGESTED MOTION/RECOMMENDATION/ACTION:

Discussion only

For Administration Use Only:
Legal: Kealey West 4/22/2025 **OMB: ARM 4/23/2025** **Admin: Brad Bradley 4/24/2025**

A LAND USE



SJC

COMPREHENSIVE PLAN UPDATE

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1.0 INTRODUCTION

The Future Land Use Element (FLUE) is intended to determine the distribution, location, and intensity of uses necessary to accommodate the unincorporated area's anticipated population growth, advance its economic interests, minimize impacts to the natural environment, and deliver high-quality public facilities and services to residents of the County. The state requires County Comprehensive Plans to regulate and plan for the unincorporated areas and their proportionate share of growth, while municipalities plan for their residents. The Data & Analysis portion of this Element provides the basis for future land use decisions and forms the foundation for policy changes made by the County within the 2050 planning horizon. The distinction between incorporated and unincorporated areas is made primarily for clarity in understanding governance and jurisdictional responsibilities. Topics related to land use explored as part of this analysis include the unincorporated area's geographic context, demographics and socioeconomic conditions, vacant and existing land uses, natural resources, historic and cultural preservation, public facilities and services, community redevelopment areas, previously identified study areas, developments of regional impact (DRIs), population growth, future land use, and the carrying capacity of vacant and undeveloped lands to accommodate the unincorporated area's projected growth.

1.1 GEOGRAPHIC CONTEXT

St. Johns County is located along the Atlantic Ocean in Northeastern Florida and is approximately 673 square miles in size. The County is part of the Jacksonville Metropolitan Area and is bordered by Duval County to the north, Clay and Putnam counties to the west, and Flagler County to the south. Interstate 95 (I-95), US Highway 1 (US 1), State Road A1A (SR A1A), State Road 207 (SR 207), and State Road 16 (SR16) are the major roadways connecting the County to surrounding areas. St. Johns County has three incorporated municipalities, including the Town of Marineland and the cities of St. Augustine and St. Augustine Beach. **Map FLUE-1** provides a regional snapshot of St. Johns County, while **Map FLUE-2** shows the location of each municipality within the County boundary.

1.2 DEMOGRAPHIC & SOCIOECONOMIC CONTEXT

According to the 2020 Census, St. Johns County had a permanent population of 273,425; of which 252,290 (or 92.3%) live within the unincorporated area. According to population estimates provided by the Bureau of Economic and Business Research (BEBR) at the University of Florida dated April 1, 2023, the unincorporated area has grown by 22,366 residents since the 2020 Census data was released—increasing the community's total population to 274,656 (or 92.5% of the County's total population). **Table FLUE – 1** and **Table FLUE – 2** below provide the unincorporated area's current demographic (age, sex, and race/ethnicity) and socioeconomic profiles (income, housing status, and education) as provided by ESRI Business Analyst Online (BAO). ESRI BAO extrapolates population from the 2020 Decennial Census and the 2017-2021 American Community Survey (ACS). The tables also include County-wide and State averages as a comparison to better understand what may be unique to the unincorporated area.

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Table FLUE - 1: Demographic Profile Comparison (2023)

	Unincorporated Area	Countywide	State of Florida
Median Age	42.2	42.6	42.9
Female Population (%)	51.1	51.1	50.9
Male Population (%)	48.9	48.9	49.1
Senior (Age 65+) Population (%)	19.3	19.8	22.5
Race/Ethnicity			
White Alone (%)	80.3	80.6	57.1
Black Alone (%)	4.9	4.9	15.0
American Indian Alone (%)	0.3	0.3	0.5
Asian Alone (%)	3.8	3.7	3.1
Pacific Islander Alone (%)	0.1	0.1	0.1
Some Other Race Alone (%)	1.8	1.7	7.6
Two or More Races (%)	8.9	8.8	16.7
Hispanic Origin (%)	8.4	8.3	27.0
Race/Ethnicity Diversity Index	44.4	44.0	76.8

Source: ESRI Business Analyst Online, 2023.

Table FLUE - 2: Socioeconomic Profile Comparison (2023) [1]

	Unincorporated Area	Countywide	State of Florida
Median Household Income	$101,935	$99,650	$65,081
Median Home Value	$431,082	$432,676	$330,683
Owner Occupied Housing Units (%) (2020)	81.9	80.3	66.4
Renter Occupied Housing Units (%) (2020)	18.1	19.7	33.6
Employed Population (%)	96.6	96.6	96.5
Unemployed Population (%)	3.4	3.4	3.5
High School Graduate or Higher (%)	95.8	95.7	23.8
Bachelor's Degree or Higher (%)	49.6	49.1	32.6
[1] Unless otherwise noted above			

Source: ESRI Business Analyst Online, 2023.

. Highlights from the demographic and socioeconomic data available for these geographies reveal several important characteristics about the unincorporated area, especially when compared to the broader County and State data, as displayed in **Table FLUE-2**. In terms of demographic makeup, residents in the unincorporated area are slightly younger than their comparatives. The unincorporated population is significantly less diverse than the State's population. Socioeconomically, households in the unincorporated portions of the County tend to have a much higher household income, median home value, and rate of owner occupancy than the State as a whole. However, the unincorporated population is relatively similar to the Countywide metrics, likely due to the proportion of unincorporated population (over 92%) compared to the County overall.

2.0 LAND USE INVENTORY

2.1 *EXISTING LAND USE*

Using Department of Revenue (DOR) use codes included in the latest St. Johns County Property Appraiser tax parcel shapefile, **Map FLUE-3** identifies the current use of each property (not to be confused with 'future land use' which is a regulatory tool that identifies use of land, density and intensity, and other development related topics discussed in **Section 3.2** of this Element) within the unincorporated area, while **Table FLUE – 3** totals the acreage comprised by each use.

Table FLUE - 3: Existing Land Use Composition within the Unincorporated Area

Existing Land Use	Acres [1]	Percentage of Total
Agricultural	133,932.1	35.5%
Conservation	101,074.1	26.8%
Single Family Residential	71,511.5	19.0%
Right-of-Way/Utilities	15,591.9	4.1%
Public/Institutional	11,681.8	3.1%
Recreation	4,704.3	1.2%
Multifamily Residential	4,488.2	1.2%
Commercial	3,283.2	0.9%
Industrial	1,282.7	0.3%
Residential Common Element	1,203.9	0.3%
Office/Professional	692.4	0.2%
Mining	470.6	0.1%
Mixed Use	232.3	0.1%
Subtotal	*350,149.1*	*92.8%*
Vacant	25,187.1	6.7%
Water	1,874.5	0.5%
Total Area	**377,210.7**	**100.0%**

[1] This calculation does not include the acreage for parcels which are stacked on top of one another (such as in the case of multi-story condominiums); in these cases, only the ground floor acreage is calculated

Source: St. Johns County Property Appraiser, 2023.

This inventory reveals that over a third (35.5%) of unincorporated St. Johns County is currently being used for *agricultural* activities. Although a portion of these properties are being utilized as large lot single-family homes with no active-agricultural component, the United States Department of Agriculture estimated in 2017 that St. Johns County had approximately 84,500 acres of active agriculture, inclusive of crops, timberlands, pastures, and other similar uses. The County also has a large inventory of *conservation* lands, including the Twelve Mile Swamp Conservation Area and the Guana Tolomato Matanzas National Estuarine Research Reserve. The only remaining existing land use comprising more than five percent of the unincorporated area is *single family residential*—which is concentrated in the northern and eastern portions of the County and the neighborhoods surrounding the City of St. Augustine.

2.2 VACANT LANDS

According to the St. Johns County Property Appraiser, approximately seven percent of the unincorporated area is considered *vacant*. Examining these vacant properties further, it appears that they are largely undeveloped lots within platted subdivisions, such as Flagler Estates and Julington Creek, which are located within the southwest and northwest corners of the County, respectively. Another concentration of vacant lands surrounds US Highway 1 and Florida A1A. Some vacant parcels in the County would likely not be developed due to the presence of onsite and nearby wetlands and floodplains, as discussed in the next section of this analysis.

2.3 NATURAL RESOURCES

Unincorporated St. Johns County has a rich variety of natural resources. The protection and maintenance of these natural amenities not only serves to elevate the quality of life for residents and visitors alike, but also helps preserve and enhance Florida's native ecosystem as a whole. The following subsections include an inventory and analysis of these resources.

2.3.1 *Waterbodies, Wetlands, & Floodplains*

The County's eastern boundary is comprised entirely of Atlantic Ocean beaches. Just inland, the Intracoastal Waterway (ICW) inclusive of the Guana, Matanzas and Tolomato rivers provide important estuarine habitats and wildlife corridors. The Lower Basin of the St. Johns River and some of it's smaller tributaries in the form of creeks and streams creates the majority of the County's western border. The Lower St. Johns River Basin within St. Johns County has been occupied, utilized, and modified by humans for over 12,000 years as evidenced by shell middens and archaeological data collected within the County. In modern times, these waterways and their associated wetlands, floodplains, tributaries and marshes are still desired for residential, commercial, and conservation land uses.

As demonstrated in **Map FLUE-4**, wetlands have a sizable presence in the County. Wetland features comprise a total of 121,842 acres within the unincorporated area, not including wetlands occupied by lakes, ponds, rivers, and lagoons. The predominate type of wetlands within the County is classified as freshwater forested/shrub wetlands, which play a vital role in sustaining a myriad of local ecosystems and provide a natural purification system for groundwater.

A significant portion of the County's total land area is also home to floodplains (see **Map FLUE-5**), which provide natural flood protection, support biodiversity, and offer fertile soils for agriculture. Floodplains total approximately 138,265 acres within the unincorporated area. The majority of the floodplains within the County (over 126,000 acres) are classified as 'A' and 'AE' flood zones, which are subject to inundation by the 1-percent-annual-chance flood event.

2.3.2 *Soil Permeability*

The type and quality of on-site soils directly influence the development potential of property. For example, soils that have poor load bearing potential or drainage are frequently more difficult and costly to develop. As such, soils which are most suited for development are typically those that are well-to-excessively drained and are located within sizable, upland areas. As shown in **Map FLUE-6**, the vast majority of the soils within the unincorporated area are classified by the National Resources Conservation Service (NRCS) as *poorly drained* or *very poorly drained*. The area's limited inventory of well- and excessively-drained soils is concentrated along the coastal areas—most of which are either developed or under conservation management. Property owners seeking to develop properties

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outside of these limited areas of highly permeable soils should expect to face additional financial impediments and engineering obstacles prior to development.

2.3.3 Aquifer Recharge

Aquifer recharge is the act of replenishing water levels within underground aquifers, most often through natural processes of percolation from surface waters. Protecting areas highly susceptible to aquifer recharge is essential to cultivating sustainable and reliable sources of freshwater. The St. Johns River Water Management District (SJRWMD) classifies recharge areas into one of four categories based on their efficiency in replenishing underground aquifers: *low*, *medium*, *high*, and *discharge* (for areas where water seeps upwards to the surface rather than downward into the aquifer). As shown on **Map FLUE-7**, aquifer recharge areas within unincorporated St. Johns County have been designated as low recharge or discharge areas. Land development regulation measures for protecting aquifer recharge within the unincorporated portions of the County are often less stringent when compared to communities with more productive recharge areas.

2.4 HISTORIC & CULTURAL RESOURCES

2.4.1 Historic Resources

Historic Resource Management is the responsibility of the County's Environmental Division. Historic Resources are acknowledged at both a local landmark and a national level (listing on the National Register of Historic Places, or NRHP). Ad Valorem Tax Relief (AVT) refers to property tax incentives or relief provided for properties that are historically designated or under preservation easements. This tax relief can be an important part of incentivizing the preservation of historical resources by reducing the financial burden on property owners. The County has a few programs and projects to preserve and document historic resources, including the Disaster Mitigation for Historic Projects program, the West Augustine Oral History Project, and the local landmark program. For the national listing, the County works in conjunction with the Florida Division of Historical Resources (FDHR), which manages the Florida Master Site File (FMSF), to track the status of these resources within the community.. There are four categories of historic resources recorded in the FMSF: structures, bridges, resource groups (which includes historical districts, landscapes, and building complexes), and cemeteries. Several historic surveys have been conducted by the County. The National Parks Services has conducted several historic surveys to document the many historic resources in the County. The County has also surveyed historic properties in Hastings, including the Elkton Hastings Historic Farmstead, A.L. Lewis Arch, and colonial roads, as well as installed interpretive panels for cultural resources.

According to the FMSF, almost 800 archeological and historical resource surveys have been conducted on historic resources within the unincorporated portion of the County. The status of these resources in relation to the National Register of Historic Places (NRHP) and Local Landmark Status is identified in **Table FLUE - 4.** Surveyed resources within the unincorporated area which are currently listed on the NRHP, along with those which have been deemed eligible for potential listing in the future by the State Historic Preservation Office (SHPO), are shown on **Map FLUE-8**.

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Table FLUE - 4: Surveyed Historic Resources

Type of Resource	Total Surveyed	Listed on the NRHP	Eligible for Listing on NRHP [1,2]	Ineligible for Listing on NRHP [1]	Undetermined [3]
Structures	2,185	5	11	200	2,174
Bridges	27	0	3	7	24
Resource Groups	37	1	5	22	32
Cemeteries	34	0	2	1	32

[1] As determined by FDHR

[2] Resources which are classified as 'Eligible' or 'Potentially Eligible' for listing on the NRHP by the FDHR

[3] Resources which have not been determined to be eligible or ineligible for listing on the NRHP by FDHR

Source: Florida Master Site File/Florida Division of Historical Resources, 2023.

Of the 2,283 resources surveyed within the unincorporated area, 14 are currently listed on the NRHP or the Local Landmark Status list. The name of each resource, along with its type, location, year built, and date listed is provided in **Table FLUE - 5.**

Table FLUE - 5: Resources Listed on NRHP and/or Local Landmark Status

Resource Name	Resource Type	Address or General Location	Year Built	NRHP/County Landmark	Date Listed (NRHP & County)
Sanchez Homestead	Structure	7270 Old SR 207	1883	NRHP	10/12/2001
Hastings High School	Structure	6195 S Main Street	1924	NRHP	6/14/2006
Fort Matanzas National Monument Headquarters & Visitor Center	Structure	8635 A1A S	1936	NRHP	12/31/2008
Wildwood Baptist Church	Structure	480 Wildwood Drive	1877	NRHP/County Landmark	9/8/2014 & 10/15/2019
1033 Ponte Vedra Boulevard (Arthur Milam House)	Structure	1033 Ponte Vedra Boulevard	c. 1962	NRHP	6/7/2016
Fort Matanzas National Monument	Structure	Route 1	1737	National Monument	1976
Old Dixie Highway	Resource Group	N/A	1916	NRHP/County Landmark	4/20/2005 & 10/15/2019

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Resource Name	Resource Type	Address or General Location	Year Built	NRHP/County Landmark	Date Listed (NRHP & County)
Sunnyside Demps House	Structure	525 W. King Street	1876	County Landmark	6/26/2001
The Inn at Marywood on the River	Structure	235 Marywood Drive	1939	County Landmark	7/14/2014
Allen D. Nease House	Structure	Vilano Beach	1951	County Landmark	2/17/2015
Alpine Grove Park	Resource Group	2060 SR 13	1886	County Landmark	2/17/2015
W. Stetson Kennedy House	Structure	1533 SR 13	1975	County Landmark	2/17/2015
Hartley Store	Structure	Switzerland/Fruit Cove Area	1930	County Landmark	6/2/2015
Hastings Jail	Structure	E Cochran Avenue	1911	County Landmark	5/5/2020
Henry S. O'Brien Estate	Structure	99 Kelley Lane	1885	NRHP	2024
Lodge and Hut	Structure		1890, 1895	NRHP	2024
Barrancotto's Roma Restaurant	Structure	165 Vilano Road	1958	County Landmark	2/6/2024

Source: Florida Master Site File, St. Johns County, 2023.

2.5 PUBLIC FACILITIES & SERVICES

2.5.1 Infrastructure

The relationship between land use and public facilities and services is closely intertwined. St. Johns County, in tandem with various private and public entities, continues to maintain, improve, and expand the area's infrastructure network to support and serve development. The existing capacity and projected demand for public facilities and services provided by the County are detailed within other elements of this plan: The Transportation Element (B) discusses roadways and non-motorized paths; the Infrastructure Element (D) details water, sewer, solid waste, and drainage services; and the Recreation and Open Space Element (H) describes parks and recreation facilities. The Intergovernmental Coordination Element (J) identifies partnerships with other jurisdictions regarding public facilities and services within the unincorporated area.

2.5.2 Airports

The Northeast Florida Regional Airport, operated by the St. Johns County Airport Authority, is the only public airport in St. Johns County. The airport is located north of the City of St. Augustine and provides services to a market of approximately 4.4 million passengers. The airport is approximately 26 miles south of Jacksonville, 60 miles north of Daytona Beach, and 75 miles southeast of

Gainesville. Eight private air fields and one heliport, including hospitals and farms, are located in the County, as well.

2.5.3 Railways

The only rail line located within the County is the Florida East Coast Railway, which is a Class II railroad currently owned by Grupo México. The Florida East Coast Railway largely runs parallel to US 1 and intersects the City of St. Augustine. As of 2023, the portion of the railway which runs through St. Johns County is exclusively utilized for freight transport and does not support passenger rail travel at this time.

2.5.4 Military Installations

There are no military installations within the County, though there are several facilities in the neighboring counties, including Duval, Clay, and Flagler .

2.6 COMMUNITY REDEVELOPMENT AREAS

Community Redevelopment Areas (CRAs) are districts that, due to the presence of slum and blight, have been prioritized for redevelopment activities. Community Redevelopment Agencies oversee and implement revitalization efforts within designated redevelopment areas using tools, such as tax increment financing (TIF) to fund projects and initiatives aimed at improving blighted conditions within a CRA. Currently, there are three CRAs within the unincorporated area, managed by the St. Johns County Community Redevelopment Agency: West Augustine CRA, Flagler Estates CRA, and Vilano Beach CRA. These are formal overlays within the County's Land Development Code.

2.7 PLANNING AREAS

The County has a designated planning district called the Northwest Sector. The Northeast, Southwest, and Southeast districts are not actual planning districts; their primary function is for impact fee assessments...The Northwest Planning District is experiencing severe growth pressure and has a number of large developments or Developments of Regional Impact which are still in the build out process. The quick growth has highlighted the need for improvements to the roadway network, buffering around residential developments, and the preservation of the existing rural character.

The County includes various other formal districts and overlays within the Land Development Code, such as the Coastal and Historic Overlays, as well as the Ponte Vedra, Palm Valley, North Coastal, Vilano Town Center, Mid Anastasia, South Anastasia, Hastings, and West Augustine Overlays. This designation intends to plan for and address the unique challenges and opportunities facing each planning district.

3.0 CARRYING CAPACITY

3.1 PROJECTED POPULATION

For comprehensive planning purposes, Chapter 163 of the Florida Statutes requires local governments to develop **permanent and seasonal** population projections to anticipate the land, housing, and services necessary to accommodate current and prospective residents. The most commonly used source for population projections within Florida are those provided by BEBR.

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However, BEBR does not provide separate projections for unincorporated areas, nor do they estimate or project seasonal population growth. As such, the following steps were utilized to establish population projections for Unincorporated St. Johns County:

1. Evaluate historic population trends.
2. Identify the latest population projections for St. Johns County provided by BEBR for the 2050 planning horizon. *Please note: BEBR does not separately project populations for unincorporated areas.*
3. Determine the unincorporated area's estimated proportional share of the County's overall projected population growth.
4. Estimate the unincorporated area's projected seasonal population growth.
5. Apply the unincorporated area's estimated population share and seasonal growth to BEBR's Countywide population projection models through the 2050 planning horizon.

The result of this analysis is shown in **Table FLUE - 6.**

Table FLUE - 6: Unincorporated St. Johns County Population Projections

	2025	2030	2035	2040	2045	2050
Permanent Population	292,826~~30 3,047~~	333,262~~352 ,449~~	365,808~~39 4,589~~	392,527~~431 ,304~~	415,928~~46 4,792~~	438,073~~49 7,204~~
Seasonal Population[1]	28,162~~29,1 45~~	32,051~~33,8 96~~	35,181~~37,9 49~~	37,751~~41,4 80~~	40,001~~44,7 01~~	42,131~~47,8 18~~
Cumulative Population	320,988~~33 2,192~~	365,313~~38 6,345~~	400,989~~43 2,538~~	430,277~~47 2,784~~	455,929~~50 9,492~~	480,205~~54 5,021~~
Net Gain from Estimated 2023 Population (270,204)	**+210,001~~274,817~~ residents**					
Note: these projections have been rounded to their nearest full number						

Sources: BEBR, FHDC, St. Johns County, 2023.

3.2 FUTURE LAND USE MAP

The County's Future Land Use (FLU) Map (FLUM) includes designated lands throughout the unincorporated area which can accommodate the community's projected population growth through the 2050 planning horizon. The range of uses, densities, and intensities permitted on each property is determined by the site's FLU designation. A description of each St. Johns County Future Land Use Category (FLUC), along with the range of uses, densities, and intensities permitted therein, is provided in **Table FLUE - 7.**

Table FLUE - 7 : St. Johns County Future Land Use Categories

Future Land Use Category	General Purpose	Typical Uses	Maximum Permitted Density (du/ac)[1]	Max. Intensity (FAR)[2]
Agricultural-Intensive & Rural/Silviculture	Areas that are primarily intended for agriculture, silviculture, and other uses typical of rural areas.	agriculture, silviculture, cultural/institutional, mining/extraction, solid waste facilities, correctional facilities, educational facilities,	A-I: 0.05 R-S: 0.025	0.70

Future Land Use Category	General Purpose	Typical Uses	Maximum Permitted Density (du/ac) [1]	Max. Intensity (FAR) [2]
		and single family residential (detached)		
Airport District	Areas occupied by the St. Augustine Airport and adjacent lands within the Airport's Master Plan.	agriculture, commercial, office/professional, industrial, institutional, mining/extraction, residential	N/A	0.70
Commercial	Areas designated for commercial activities consistent with and compatible with surrounding uses.	commercial	See below	See below
Neighborhood Commercial	Low intensity commercial uses serving the immediate surrounding neighborhood.	commercial, institutional, office/professional, multifamily residential, residential (accessory use)	13	0.50
Community Commercial	Commercial and Office uses which serve the surrounding community (multiple neighborhoods).	Commercial, institutional, office/professional, multifamily residential, residential (accessory use)	13	0.50
Intensive Commercial	Areas with highway commercial or high-intensity commercial uses with large office, institutional, and tourist-oriented uses which are generally incompatible with residential uses.	Commercial, institutional, office/professional, entertainment, mixed-use, multifamily residential, residential (accessory use)	13	0.50
Rural Commercial	Areas of commercial activity serving rural communities, which are compatible with rural land use densities and intensities.	Commercial, institutional, residential (accessory use)	N/A[3]	0.50
Business and Commerce Park	Areas with a mixture of retail, office, business, and/or light industrial uses. Business and Commerce Parks shall have centralized traffic circulation, access, parking, utilities, drainage, open space, and aesthetic designs.	Commercial, light industrial, institutional, office/professional, entertainment	N/A	0.70
Conservation	Areas with wetlands and tidal marsh along with adjacent upland islands with sensitive environmental qualities.	Recreational, aquaculture, residential	0.01	N/A
Industrial	Areas with light and heavy industrial uses with complementary or compatible uses.	Industrial, mining/extraction, institutional, residential (accessory use)	N/A[3]	0.70
Parks and Open Space	Areas with active or passive recreation activities or land maintained permanently as open space.	Recreational, institutional	N/A	Active: 0.20 Passive: 0.10
Public	Areas intended to accommodate major public facilities.	government centers, public education facilities, and other similar uses	N/A	0.70
Residential	Areas with single family or multifamily residential dwelling units and supportive and complementary uses.	Residential, institutional, recreational	See below	See below
Residential A			1	0.50
Residential B			2	0.50

Future Land Use Category	General Purpose	Typical Uses	Maximum Permitted Density (du/ac) [1]	Max. Intensity (FAR) [2]
Residential C			6	0.50
Residential D			13	0.50
New Town	Land established as a new urban activity center, geographically distinct from existing urban areas and located within a rural area or a rural-urban fringe area. This FLU Category allows for a mix of uses focusing on community form and environmental considerations.	Commercial, residential, office/professional, recreational	13[4]	None Specified
Town Center Mixed Use District	Areas providing for the redevelopment, revitalization, and retrofit of existing developed areas into sustainable, efficient, and self-contained forms of development. These areas provide services within a close proximity to where people work and live.	Commercial, office/professional, recreational, residential, institutional	13	0.80
Mixed Use District	Areas which allow a diverse mix of uses.	Commercial, industrial, agricultural, institutional, office/professional, entertainment, residential	13	0.70

[1] du/ac = dwelling units per acre

[2] FAR = floor area ratio

[3] Residential development may be allowed as an Accessory Use based on the land development regulations, however, it is not an entitled use based on the Future Land Use.

[4] No maximum density is specified for the New Town FLUC, so this table assumes the FLUC allows the approved maximum density is 13 du/ac.

Table FLUE - 8 identifies how much acreage each FLUC occupies within the unincorporated area, and **Map FLUE-10** shows how these categories are distributed on the FLUM.

Table FLUE - 8: St. Johns County Future Land Use Map Composition

Future Land Use Category	Acres [1]	Percentage of Total
Rural/Silviculture	148,674.3	39.4%
Agriculture	42,783.6	11.3%
Residential-B	39,581.0	10.5%
Park/Recreation	30,965.5	8.2%
Residential-C	21,138.0	5.6%
Mixed Use District	15,129.0	4.0%
Conservation	12,355.1	3.3%
Residential-A	5,425.6	1.4%
Residential-D	2,973.4	0.8%
Public	2,303.5	0.6%
Airport District	1,986.7	0.5%
Intensive Commercial	1,752.9	0.5%
Industrial	1,677.4	0.4%
Community Commercial	241.7	0.1%
Commercial	324.1	0.1%
Rural Commercial	251.4	0.1%
Business and Commerce Park	215.7	0.1%
Neighborhood Commercial	71.0	0.0%

Future Land Use Category	Acres [1]	Percentage of Total
Town Center Mixed Use District	44.0	0.0%
New Town	15.8	0.0%
Subtotal	*362,262.3*	*86.9%*
86.9+DRI[2]	48,243.6	12.8%
Water[3]	721.15	0.2%
Unclassified[3]	336.9	0.1%
Total	**377,210.7**	**100.0%**

[1] This calculation does not include the acreage for parcels which are stacked on top of one another (such as in the case of multi-story condominiums); in these cases, only the ground floor acreage is calculated
[2] The St. Johns County Future Land Use shapefile designates certain properties on the FLUM as Developments of Regional Impact, however this is not an official St. Johns County FLUC.
[3] These categories are unclassified parcels which were not provided designations from the County.

3.3 DEVELOPMENTS OF REGIONAL IMPACT

Another regulatory tool which influences the carrying capacity of a jurisdiction is the presence of approved Developments of Regional Impacts (DRIs). DRIs are large-scale development projects that, due to their size and potential impacts on the public facilities and services of multiple jurisdictions, are subject to an extensive review process by local, regional, and state agencies. As detailed in **Table FLUE - 9** below, there are currently 15 DRIs within the unincorporated area, all of which are currently permitted to develop further residential development in the future. The locations of each DRI within the County are shown in **Map FLUE-11**.

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Table FLUE - 9: Developments of Regional Impact

Project Name	Size (ac)	Res. Units Permitted	Res. Units Developed	Non-res. SF Permitted	Non-res. SF Developed
Aberdeen	1,311.8	2,023	1,932	110,000	52,423
Ashford Mills/Shearwater	1,527.6	2,703	1,868	217,786	2,150
Bartram Park	731.1	646	635	429,414	209,580
Caballos Del Mar	3,768.3	7,596	3,173	509,834	848,321
Durbin Crossing	2,037.0	2,332	2,314	200,000	103,332
Julington Creek Plantation	4,248.5	6,097	6,064	563,405	404,921
Marshall Creek	2,639.9	2,774	2,537	573,500	302,114
Nocatee	12,005.0	12,295	9,721	4,090,000	1,036,634
RiverTown	4,155.4	4,500	2,641	500,000	0
Saint Johns	5,845.8	7,777	6,074	5,028,004	907,514
Silverleaf	5,270.9	16,700	3,615	3,230,000	90,896
St. Augustine Centre	314.7	1,167	666	728,493	361,061
Twin Creeks	3,050.7	3,701	3,276	3,677,174	336,081
World Commerce Center	957.7	1,271	835	4,071,114	1,054,890

Source: St. Johns County, 2023.

3.4 CARRYING CAPACITY ANALYSIS

Table FLUE - 10 highlights the unincorporated area's estimated capacity for accommodating its projected growth in population from 2023 to 2050 (210,001~~274,817~~ additional residents ~~by 2050~~), as identified in **Table FLUE - 6.** This analysis of estimated capacity is based on several assumptions:

1. Developed properties would retain their existing onsite uses and density
2. Undeveloped (vacant) lands would be developed to the maximum density permitted by their current FLUM designation (see **Table FLUE - 7**), however the portions of vacant properties containing wetlands would remain undeveloped
    a. Commercial lands: assumed a maximum residential share of 25%
    b. New Town: assumed a maximum residential share of 60% with 35% minimum of open space and 5% minimum business uses
    c. Town Center Mixed Use District: assumed a maximum residential share of 33% based on the specifics outlined for the Vilano Beach TCMUD
    d. Mixed Use District: assumed a maximum residential share of 50%
3. Lands located within a DRI would cumulatively achieve the maximum residential units permitted by the DRI's development agreement (see **Table FLUE - 9**)

Table FLUE - 10: Residential Carrying Capacity Analysis of Vacant & Undeveloped DRI Lands

	All Parcels		Vacant Parcels		Vacant Lands with Wetland Features	Remain. Vacant Land	Max. Res. Share for Rem. Vacant Land	Max. Permitted Density	Carrying Capacity[1]
	(ac)	(%)	(ac)	(%)	(ac)	(ac)	(%)	(du/ac)	(Units)
FUTURE LAND USE MAP									
Agricultural Intensive	42,783.6	11.3%	2,224.7	0.6%	585.9	1,638.9	100%	0.1	164
Rural/Silviculture	148,673.7	39.4%	8,030.9	2.1%	1,573.8	6,457.0	100%	0.05	323
Airport District	1,986.7	0.5%	208.7	0.1%	29.3	179.3	0%	0	-
Commercial	324.1	0.1%	50.3	0.0%	21.0	29.3	0%	13	-
Neighborhood Commercial	71.0	0.0%	34.1	0.0%	1.6	32.5	25%	13	106
Community Commercial	241.7	0.06%	86.5	0.0%	15.6	70.9	25%	13	230
Intensive Commercial	1,752.9	0.5%	105.2	0.0%	1.4	103.8	25%	13	337
Rural Commercial	251.4	0.1%	162.0	0.0%	63.9	98.0	0%	0	-
Business and Commerce Park	215.7	0.1%	16.2	0.0%	0.3	15.9	0%	0	-
Conservation	12,355.1	3.3%	-	0.0%	-	-	0%	0.01	-
Industrial	1,677.4	0.4%	432.6	0.1%	122.2	310.4	0%	0	-
Parks and Open Space	30,965.5	8.2%	1.7	0.0%	1.4	0.3	0%	0	-
Public	2,303.5	0.6%	0.3	0.0%	0.0	0.3	0%	0	-
Residential A	5,425.6	1.4%	805.0	0.2%	326.8	478.2	100%	1	478
Residential B	39,581.0	10.5%	2,904.6	0.8%	798.9	2,105.7	100%	2	4,211
Residential C	21,138.0	5.6%	2,069.4	0.5%	503.2	1,566.2	100%	6	9,397
Residential D	2,973.4	0.8%	687.4	0.2%	198.0	489.4	100%	13	6,362
New Town	15.8	0.0%	7.0	0.0%	0.7	6.4	60%	13	50
Town Center Mixed Use District	44.0	0.0%	9.4	0.0%	0.1	9.3	33%	13	40
Mixed Use District	15,129.0	4.0%	2,977.8	0.8%	853.9	2,123.9	50%	13	13,805
Subtotal	327,909.0	86.9%	20,813.6	5.5%	5,098.0	15,715.6	N/A	N/A	35,504
DEVELOPMENTS OF REGIONAL IMPACT									
Aberdeen	1,311.8	0.3%	N/A	N/A	N/A	N/A	N/A	2,023	91
Ashford Mills/Shearwater	1,527.6	0.4%	N/A	N/A	N/A	N/A	N/A	2,703	656
Bartram Park	731.1	0.2%	N/A	N/A	N/A	N/A	N/A	646	11
Caballos Del Mar	3,768.3	1.0%	N/A	N/A	N/A	N/A	N/A	7,596	4,423
Durbin Crossing	2,037.0	0.5%	N/A	N/A	N/A	N/A	N/A	2,332	18
Julington Creek Plantation	4,248.5	1.1%	N/A	N/A	N/A	N/A	N/A	6,097	33
Marshall Creek	2,639.9	0.7%	N/A	N/A	N/A	N/A	N/A	2,774	237
Nocatee	12,005.0	3.2%	N/A	N/A	N/A	N/A	N/A	12,295	2,574

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	All Parcels		Vacant Parcels		Vacant Lands with Wetland Features	Remain. Vacant Land	Max. Res. Share for Rem. Vacant Land	Max. Permitted Density	Carrying Capacity[1]
	(ac)	(%)	(ac)	(%)	(ac)	(ac)	(%)	(du/ac)	(Units)
Rivertown	4,155.4	1.1%	N/A	N/A	N/A	N/A	N/A	4,500	1,859
Saint Johns	5,845.8	1.5%	N/A	N/A	N/A	N/A	N/A	7,777	1,703
Silverleaf	5,270.9	1.4%	N/A	N/A	N/A	N/A	N/A	16,700	13,085
St. Augustine Centre	314.7	0.1%	N/A	N/A	N/A	N/A	N/A	1,167	501
Twin Creeks	3,050.7	0.8%	N/A	N/A	N/A	N/A	N/A	3,701	425
World Commerce Center	957.7	0.3%	N/A	N/A	N/A	N/A	N/A	1,271	436
Subtotal	48,243.6	12.8%	N/A	N/A	N/A	N/A	N/A	N/A	26,052[3]
SUBTOTAL FLU & DRI	376,152.6	99.7%							
INSPIRE CATEGORIES									
Water	721.2	0.2%							
Unclassified	65.6	0.0%							
Unclassified-ROW	271.3	0.1%							
Total	**377,210.6**	**100.0%**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**N/A**	**61,556**
2050 Carrying Capacity	**172,973 Potential Residents[2]**								

[1]Determined using the following formula: Developable Vacant Land x Maximum Permitted Density x Maximum Residential Share
[2]Assuming an average household size of 2.81
[3]A study conducted by the Northeast Florida Builders Association indicates that a significant number of these units are not buildable due to the built out nature of most of the current developments.

The results of this analysis indicate the County's inventory of vacant lands available for residential development and undeveloped DRI projects do not have enough permitted capacity (172,973 residents total across 61,556 potential dwelling units assuming a 2.81 average household size) to accommodate the unincorporated area's projected 210,001~~274,817~~ additional residents within the 2050 planning horizon. Based on this analysis, the County's current future land use map is short roughly 13,000~~36,000~~ residential dwelling units. To accommodate the projected 2050 population, the County will need to identify areas appropriate for increases in residential density and where that increase of density or growth areas should occur.

However, in the next ten years (by 2035) the population projections anticipate an increase of 130,785 permanent/seasonal residents. According to the carry capacity featured in **Table FLUE-10**, the County has sufficient capacity to accommodate the growth within the ten and fifteen-year timeframes. By 2045, the future land use map capacity is anticipated to be reduced to a point that increases in residential density or an adjustment in the development boundary area will need to be considered.

4.0 FUTURE CONSIDERATIONS

How growth occurs in the County in the next 25 years was one of the most discussed topics during the public engagement activities. This is a common reaction from a community that has seen a system that has been largely reactive to growth and development rather than proactive in laying out a vision and assigning planning principles that the County could aspire to. Changes to the plan should look to implement the vision outlined through the public engagement process and provide a balance between measured growth and preservation of the natural environment and rural character.

1. **Future Land Use Categories.** The current range of future land use categories promote a suburban development pattern that has largely been the legacy of past development in St. Johns County. With the unincorporated area in the County representing the predominant growth area, review of the densities and intensities should focus on providing a more meaningful housing spectrum from single family detached to missing middle (duplexes, townhomes, triplexes, apartment house, etc.) opportunities and high density products. These ranges should be integrated with current mixed use future land use categories to allow for walkable activity centers and nodes with a mix of uses and housing types.
2. **Growth Areas.** Results of the carrying capacity reveal that the County will be short approximately 13,00036,000 residential dwelling units. How this takes shape from form and development pattern perspective in the future and where this occurs will ultimately drive the growth of the County. The vacant area inside the Development Boundary Area is limited in capacity and cannot support the additional 13,00036,000 units needed to accommodate the projected population by 2050.
3. **Development Boundary.** Having the Development Boundary Area in the current plan provides a perfect opportunity to identify future expansion areas and what parameters should be considered when the boundary is expanded. As part of this exercise, activity nodes for more intense future development should be identified. This will also help define the rural context and how it can be protected within the planning horizon of this plan.
4. **Walkable Communities.** Utilize form and design standards to dictate a more walkable environment around activity nodes.
5. **Future Housing Options.** Housing affordability is an issue that continues to be exacerbated by the number of people moving to the state on an annual basis. One of the strategies is to effectuate a more diverse housing supply through density and housing mixture. This can be done through density allowances in future land use categories or regulatory incentives (density bonuses) for developing mixed housing communities with non-residential support uses.
6. **Negotiated Zoning.** Reduce the reliance on PUD (Planned Unit Development) zoning district. Much of the recently developed areas in the unincorporated occurred through the PUD zoning district which are negotiated zoning districts between the developer and the County. While there are some advantages to PUDs, the significant reliance on them suggests that the zoning ordinance and zoning map has outlived its purpose. By creating more modern future land use categories and zoning districts to compliment the categories should reduce the need to negotiate the zoning for nearly all development in the County.

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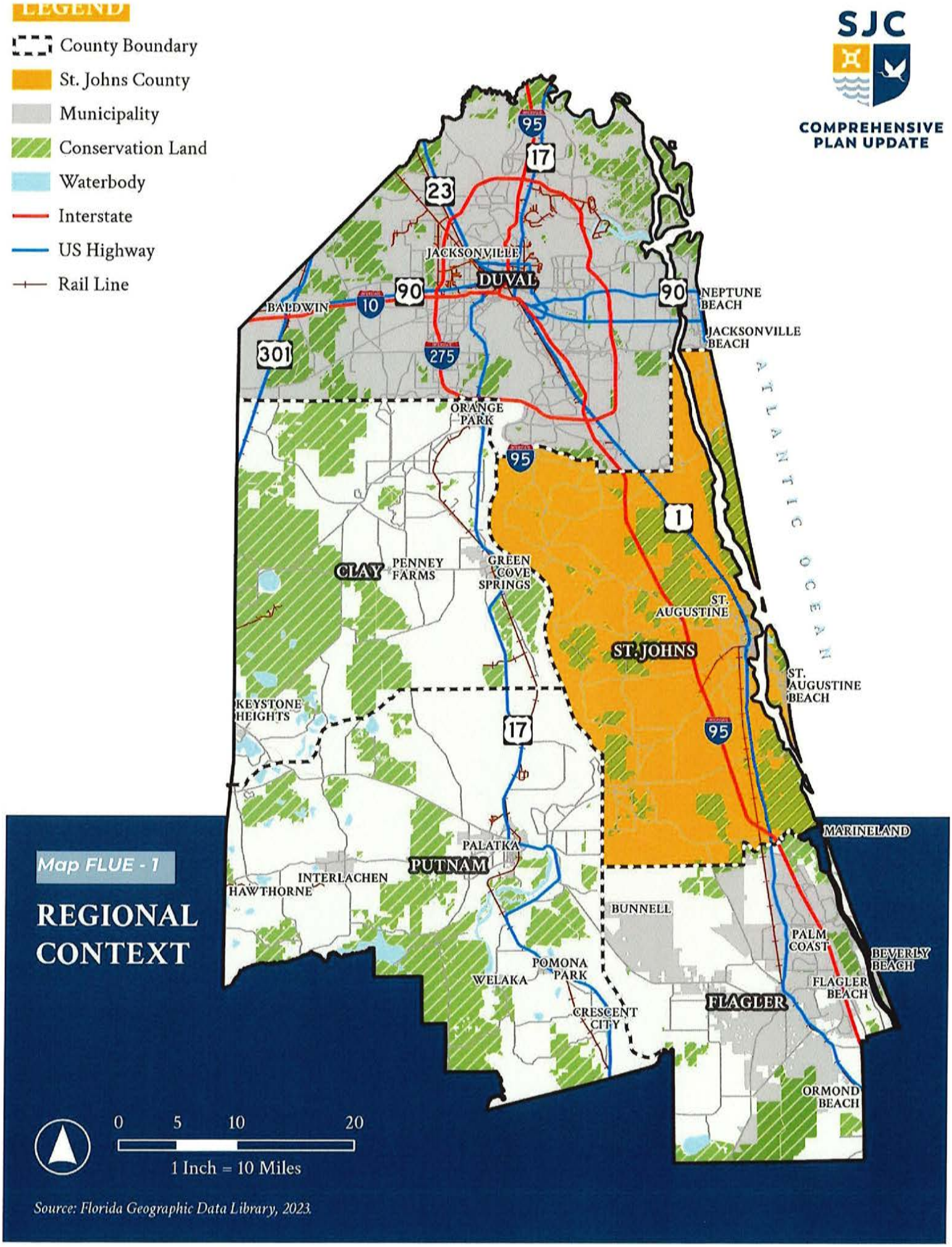
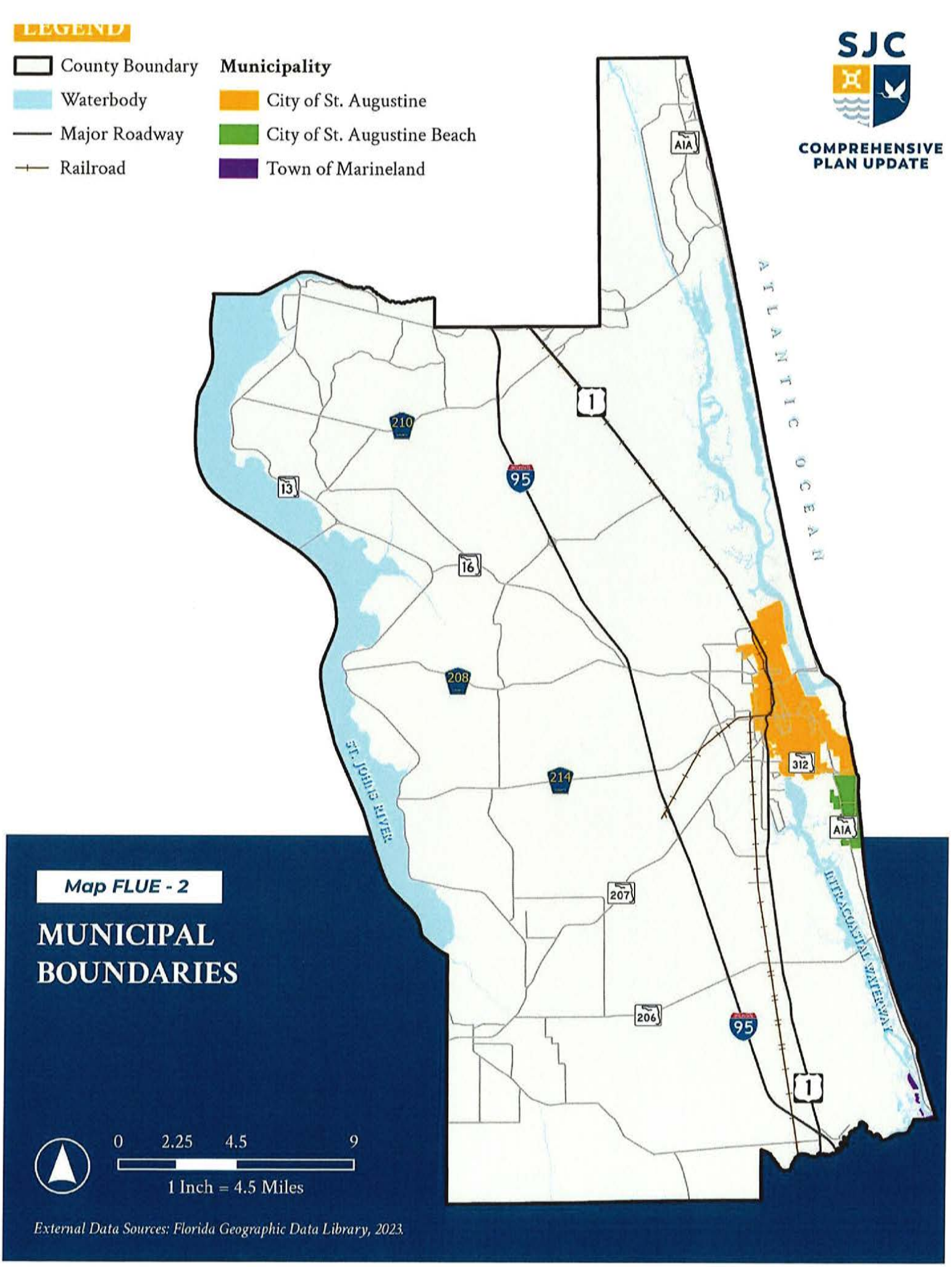
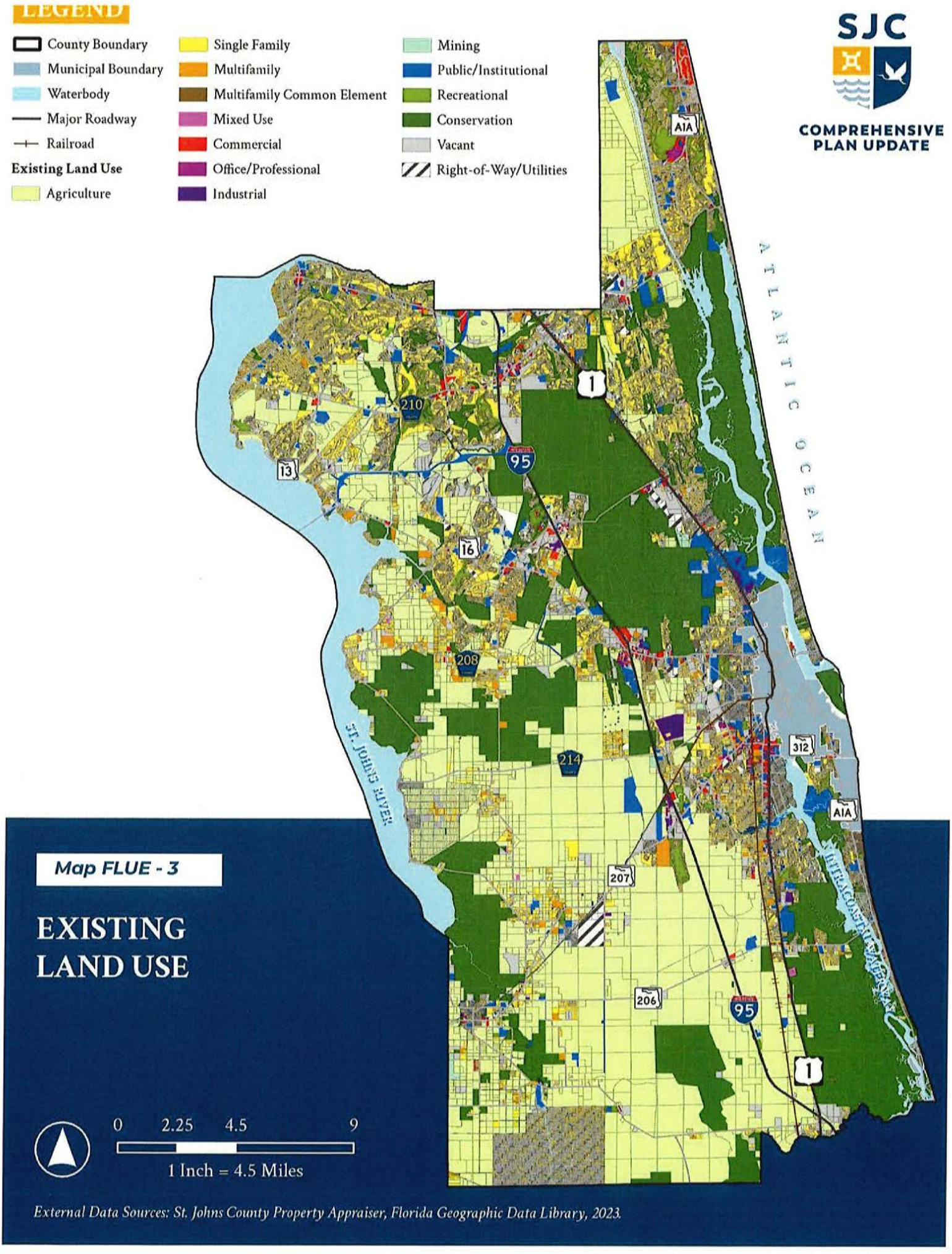


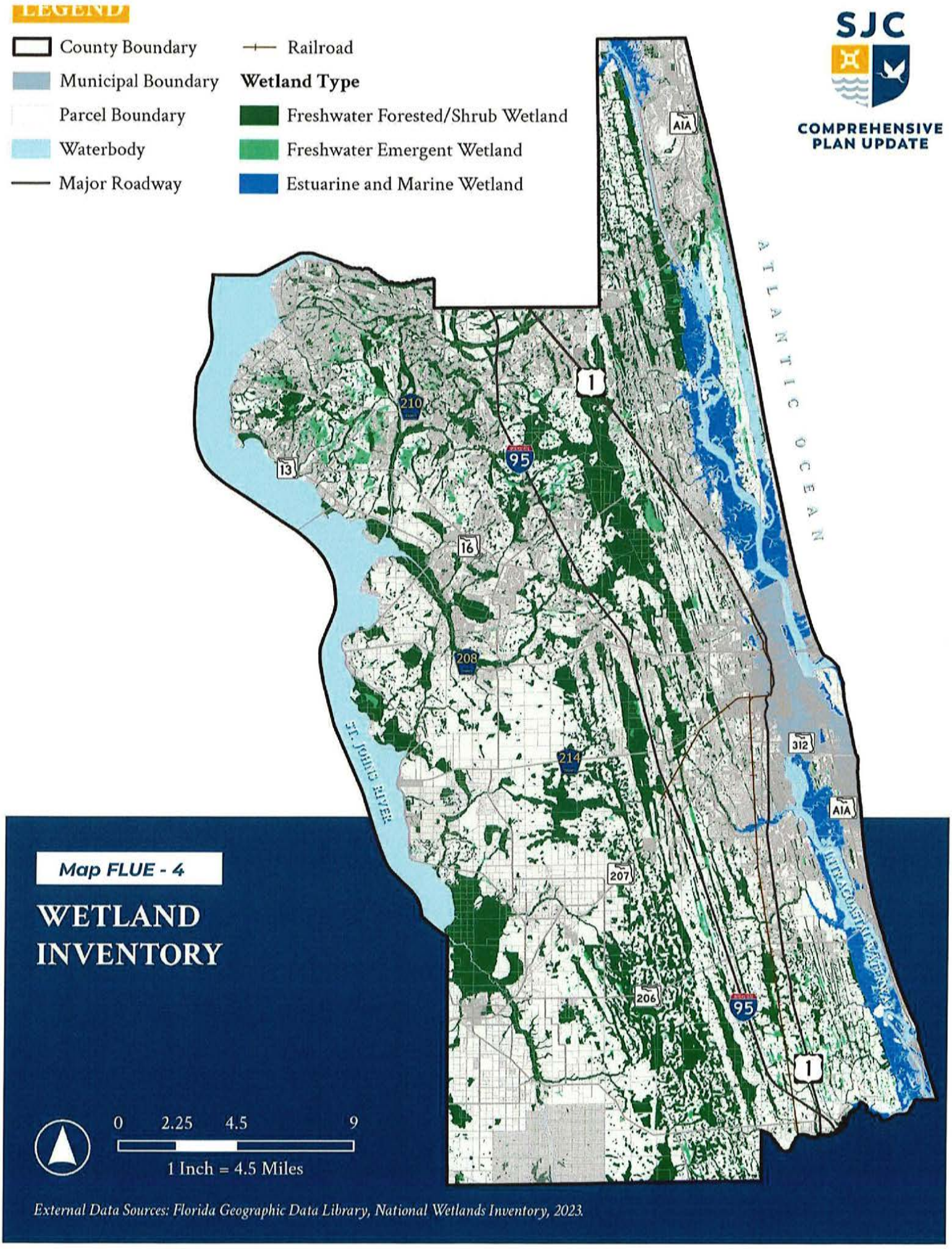
Map FLUE - 1

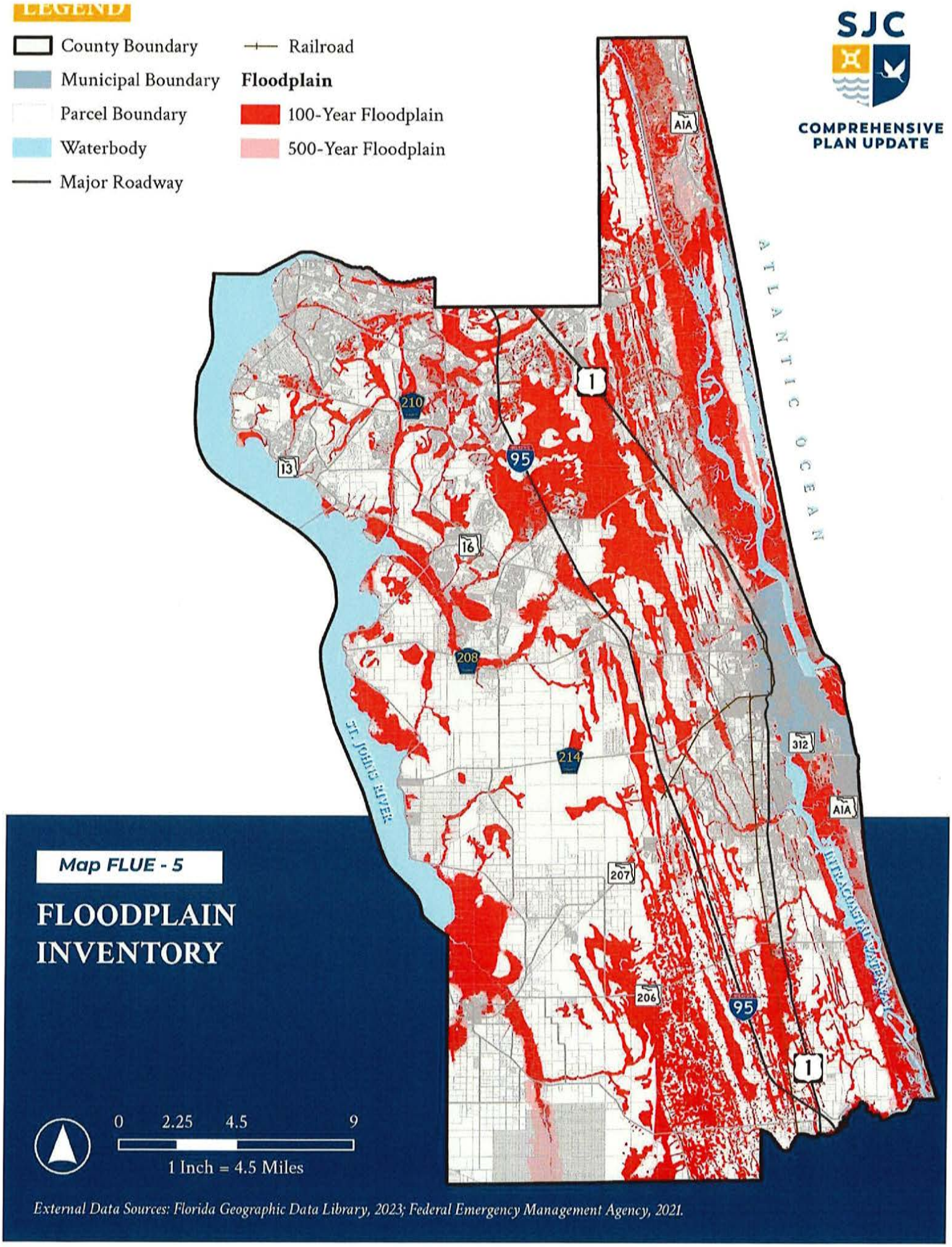
REGIONAL CONTEXT

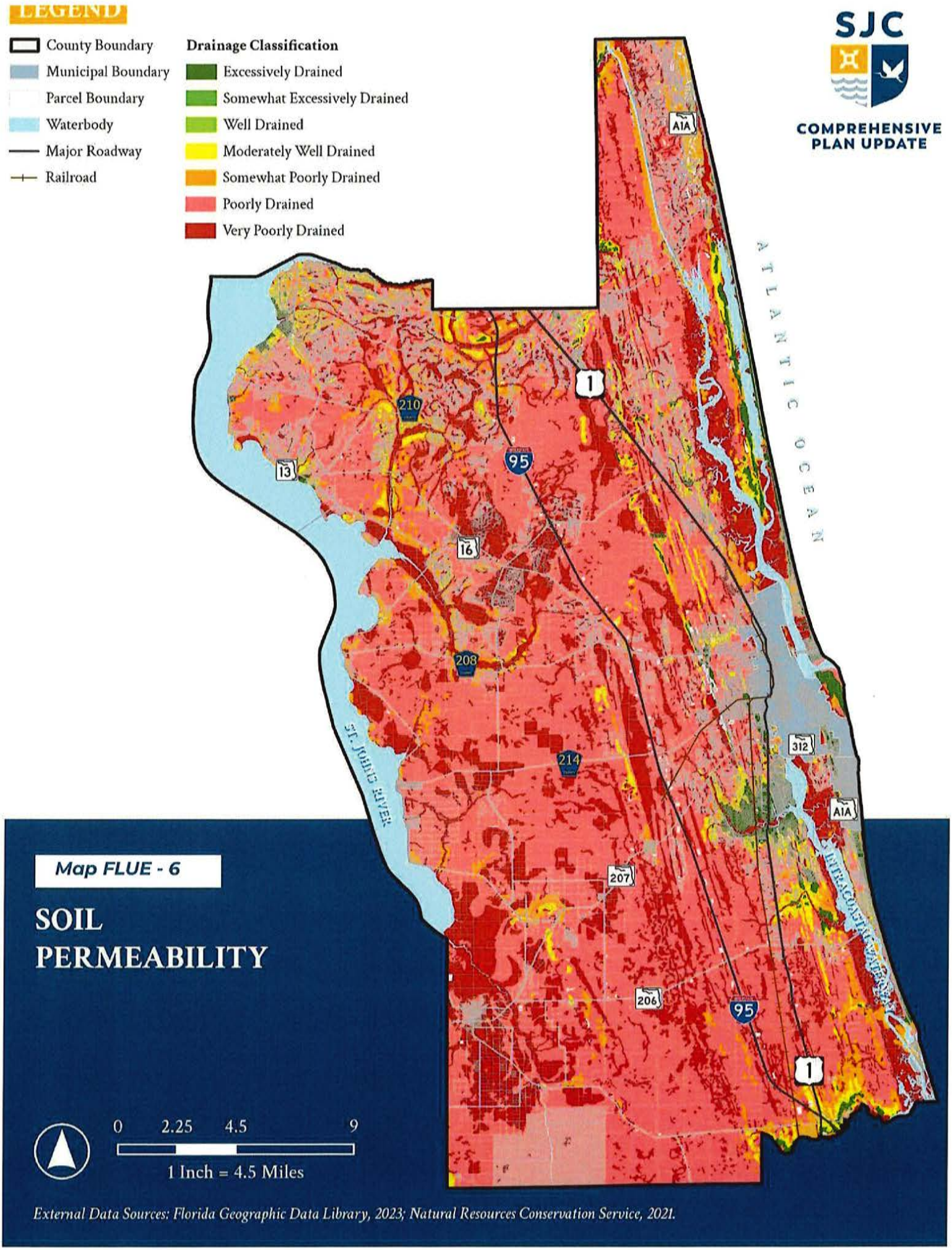
Source: Florida Geographic Data Library, 2023.

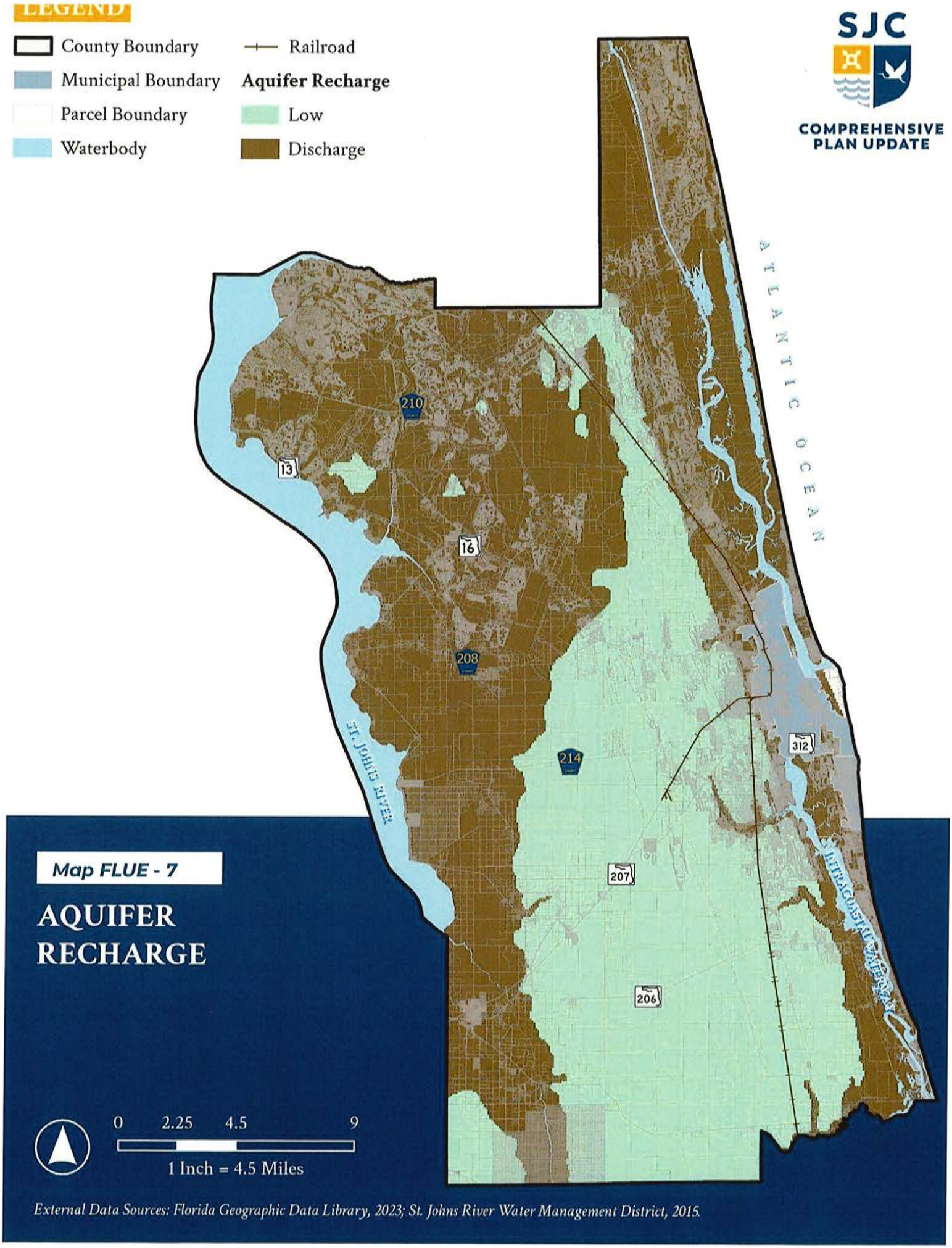

LEGEND
County Boundary
Waterbody
Major Roadway
Railroad
Municipality
City of St. Augustine
City of St. Augustine Beach
Town of Marineland
SJC
COMPREHENSIVE PLAN UPDATE
A1A
1
210
95
13
16
208
214
312
207
206
ATLANTIC OCEAN
ST. JOHNS RIVER
INTRACOASTAL WATERWAY
Map FLUE - 2
MUNICIPAL BOUNDARIES
0 2.25 4.5 9
1 Inch = 4.5 Miles
External Data Sources: Florida Geographic Data Library, 2023.

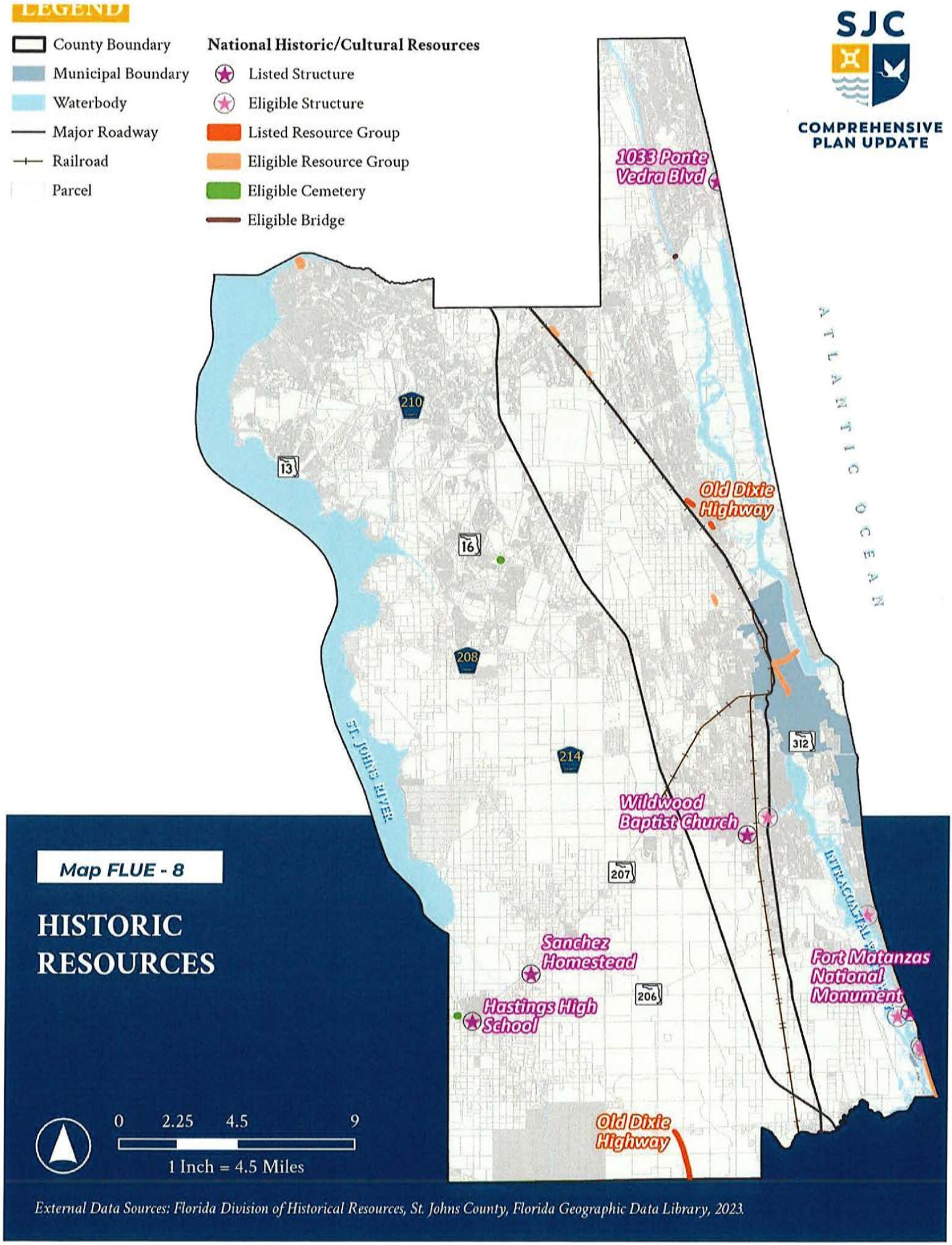

LEGEND
County Boundary
Municipal Boundary
Waterbody
Major Roadway
Railroad
Existing Land Use
Agriculture
Single Family
Multifamily
Multifamily Common Element
Mixed Use
Commercial
Office/Professional
Industrial
Mining
Public/Institutional
Recreational
Conservation
Vacant
Right-of-Way/Utilities
SJC
COMPREHENSIVE PLAN UPDATE
ATLANTIC OCEAN
ST. JOHNS RIVER
INTRACOASTAL WATERWAY
A1A
1
210
95
13
16
208
214
312
207
206
Map FLUE - 3
EXISTING LAND USE
0 2.25 4.5 9
1 Inch = 4.5 Miles
External Data Sources: St. Johns County Property Appraiser, Florida Geographic Data Library, 2023.

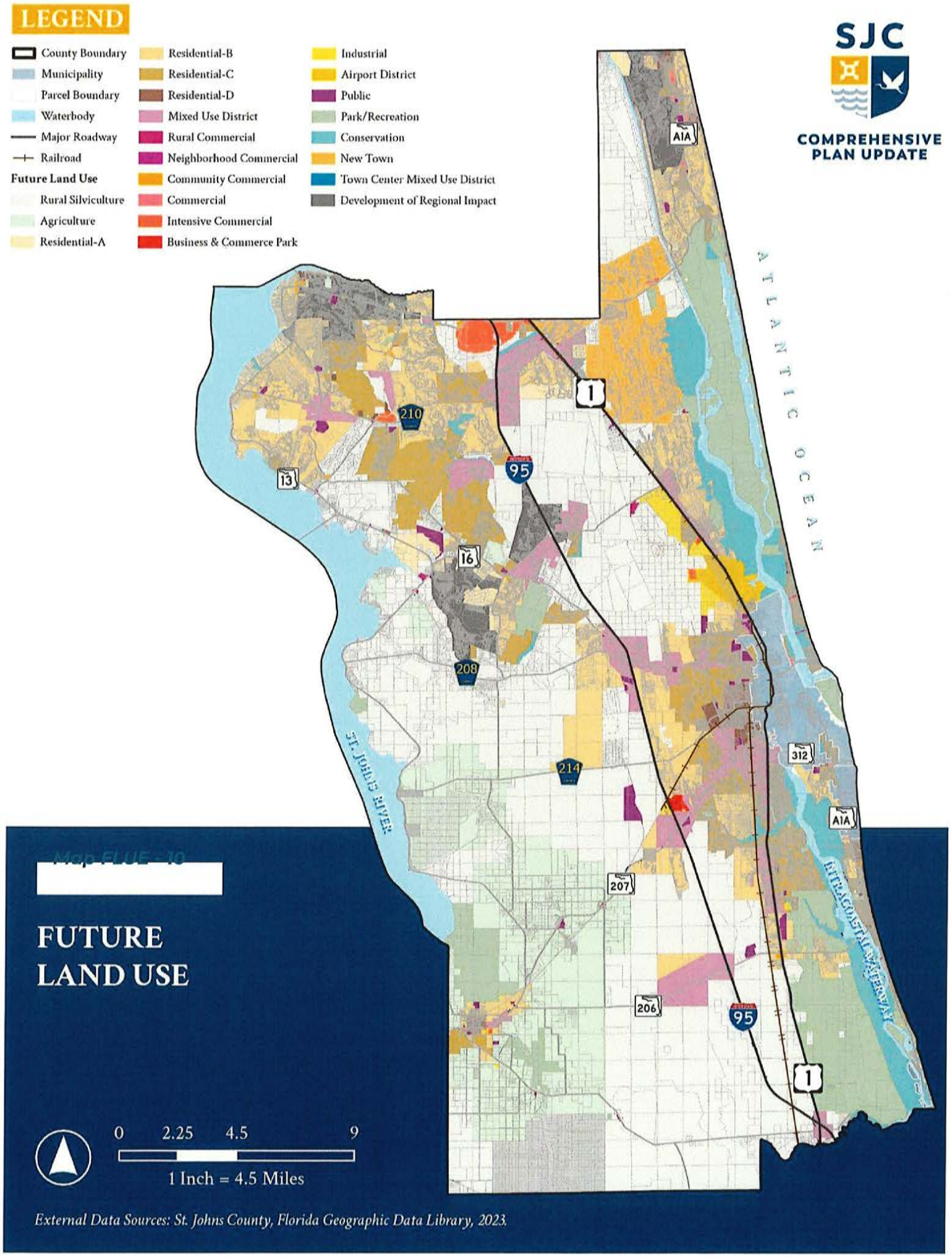

LEGEND
County Boundary
Municipal Boundary
Parcel Boundary
Waterbody
Major Roadway
Railroad
Wetland Type
Freshwater Forested/Shrub Wetland
Freshwater Emergent Wetland
Estuarine and Marine Wetland
SJC
COMPREHENSIVE PLAN UPDATE
ATLANTIC OCEAN
ST. JOHNS RIVER
INTRACOASTAL WATERWAY
A1A
1
210
95
13
16
208
214
312
207
206
Map FLUE - 4
WETLAND INVENTORY
0 2.25 4.5 9
1 Inch = 4.5 Miles
External Data Sources: Florida Geographic Data Library, National Wetlands Inventory, 2023.

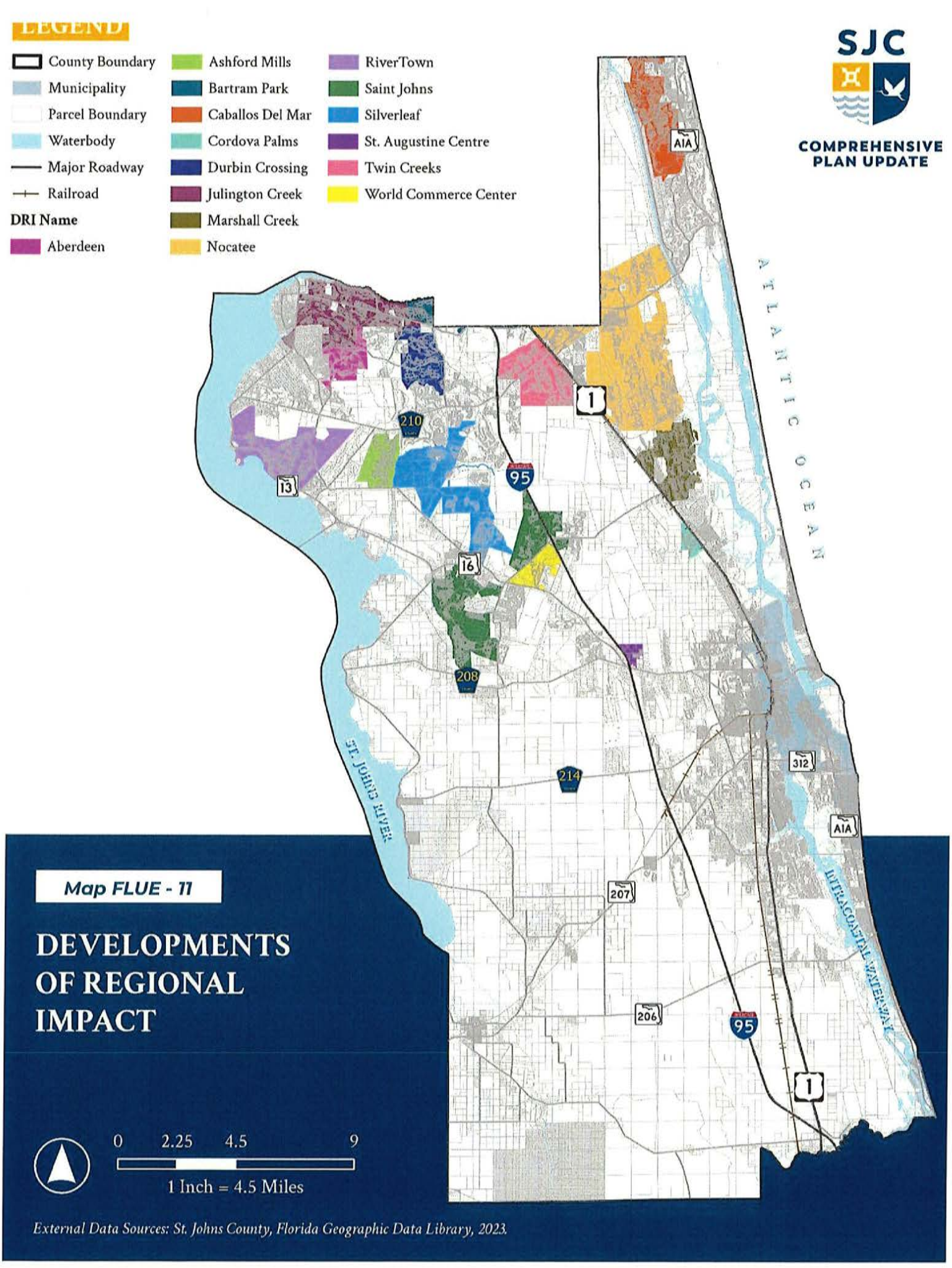

LEGEND
County Boundary
Municipal Boundary
Parcel Boundary
Waterbody
Major Roadway
Railroad
Floodplain
100-Year Floodplain
500-Year Floodplain
SJC
COMPREHENSIVE PLAN UPDATE
ATLANTIC OCEAN
ST. JOHNS RIVER
INTRACOASTAL WATERWAY
A1A
1
210
95
13
16
208
214
312
207
206
Map FLUE - 5
FLOODPLAIN INVENTORY
0 2.25 4.5 9
1 Inch = 4.5 Miles
External Data Sources: Florida Geographic Data Library, 2023; Federal Emergency Management Agency, 2021.


LEGEND
County Boundary
Municipal Boundary
Parcel Boundary
Waterbody
Major Roadway
Railroad
Drainage Classification
Excessively Drained
Somewhat Excessively Drained
Well Drained
Moderately Well Drained
Somewhat Poorly Drained
Poorly Drained
Very Poorly Drained
SJC
COMPREHENSIVE PLAN UPDATE
ATLANTIC OCEAN
ST. JOHNS RIVER
INTRACOASTAL WATERWAY
A1A
1
95
210
13
16
208
214
207
206
312
Map FLUE - 6
SOIL PERMEABILITY
0
2.25
4.5
9
1 Inch = 4.5 Miles
External Data Sources: Florida Geographic Data Library, 2023; Natural Resources Conservation Service, 2021.


LEGEND
County Boundary
Municipal Boundary
Parcel Boundary
Waterbody
Railroad
Aquifer Recharge
Low
Discharge
SJC
COMPREHENSIVE PLAN UPDATE
ATLANTIC OCEAN
ST. JOHNS RIVER
INTRACOASTAL WATERWAY
210
13
16
208
214
312
207
206
Map FLUE - 7
AQUIFER RECHARGE
0 2.25 4.5 9
1 Inch = 4.5 Miles
External Data Sources: Florida Geographic Data Library, 2023; St. Johns River Water Management District, 2015.


LEGEND
County Boundary
Municipal Boundary
Waterbody
Major Roadway
Railroad
Parcel
National Historic/Cultural Resources
Listed Structure
Eligible Structure
Listed Resource Group
Eligible Resource Group
Eligible Cemetery
Eligible Bridge
SJC
COMPREHENSIVE PLAN UPDATE
1033 Ponte Vedra Blvd
Old Dixie Highway
Wildwood Baptist Church
Sanchez Homestead
Hastings High School
Fort Matanzas National Monument
Old Dixie Highway
ATLANTIC OCEAN
ST. JOHNS RIVER
INTRACOASTAL
210
13
16
208
214
312
207
206
Map FLUE - 8
HISTORIC RESOURCES
0 2.25 4.5 9
1 Inch = 4.5 Miles
External Data Sources: Florida Division of Historical Resources, St. Johns County, Florida Geographic Data Library, 2023.


LEGEND
County Boundary
Municipality
Parcel Boundary
Waterbody
Major Roadway
Railroad
Future Land Use
Rural Silviculture
Agriculture
Residential-A
Residential-B
Residential-C
Residential-D
Mixed Use District
Rural Commercial
Neighborhood Commercial
Community Commercial
Commercial
Intensive Commercial
Business & Commerce Park
Industrial
Airport District
Public
Park/Recreation
Conservation
New Town
Town Center Mixed Use District
Development of Regional Impact
SJC
COMPREHENSIVE PLAN UPDATE
ATLANTIC OCEAN
ST. JOHNS RIVER
INTRACOASTAL WATERWAY
A1A
1
210
13
95
16
208
214
312
207
206
Map FLUE - 10
FUTURE LAND USE
0
2.25
4.5
9
1 Inch = 4.5 Miles
External Data Sources: St. Johns County, Florida Geographic Data Library, 2023.


LEGEND
County Boundary
Municipality
Parcel Boundary
Waterbody
Major Roadway
Railroad
DRI Name
Aberdeen
Ashford Mills
Bartram Park
Caballos Del Mar
Cordova Palms
Durbin Crossing
Julington Creek
Marshall Creek
Nocatee
RiverTown
Saint Johns
Silverleaf
St. Augustine Centre
Twin Creeks
World Commerce Center
SJC
COMPREHENSIVE PLAN UPDATE
ATLANTIC OCEAN
ST. JOHNS RIVER
INTRACOASTAL WATERWAY
A1A
1
210
13
95
16
208
214
312
207
206
Map FLUE - 11
DEVELOPMENTS OF REGIONAL IMPACT
0 2.25 4.5 9
1 Inch = 4.5 Miles
External Data Sources: St. Johns County, Florida Geographic Data Library, 2023.

APPENDIX to Exhibit 10, Exhibit 10.3

Ordinance 2024-342, Amending City of Jacksonville Comprehensive Plan Future Land Use Map

Introduced by the Land Use and Zoning Committee:

ORDINANCE 2024-342-E

AN ORDINANCE ADOPTING A LARGE-SCALE AMENDMENT TO THE FUTURE LAND USE MAP SERIES OF THE *2045 COMPREHENSIVE PLAN* BY CHANGING THE FUTURE LAND USE DESIGNATION FROM AGRICULTURE (AGR) IN THE RURAL DEVELOPMENT AREA TO MULTI-USE (MU) IN THE SUBURBAN DEVELOPMENT AREA SUBJECT TO FUTURE LAND USE ELEMENT (FLUE) SITE SPECIFIC POLICY 4.3.23 ON APPROXIMATELY 11,047.38± ACRES IN COUNCIL DISTRICT 11 AT 0 COCONUT PALM PARKWAY, 0 J. TURNER BUTLER BOULEVARD, 0 KIWI PALM COURT, 4950 20 MILE ROAD NORTH, 0 PHILIPS HIGHWAY, 14931 PHILIPS HIGHWAY, 0 ROSEWATER LANE, 0 SAN PABLO ROAD AND 6586 SAN PABLO ROAD SOUTH, BETWEEN INTERSTATE-295 AND THE DUVAL COUNTY/ST. JOHNS COUNTY LINE (R.E. NOS. 167752-0200,167755-0020, 167763-0020, 167764-0010, 167764-1100, 167769-0015, 167774-0000, 167775-0010, 167778-0320, 167876-0020, 167877-0000, 167886-0000, 167887-0000, 168158-0000, 168159-0000, 168160-0000 AND 168177-0120), OWNED BY BJD TIMBERLANDS, LLC AND ESTUARY, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN, PURSUANT TO APPLICATION NUMBER L-5861-23A; ADDING FLUE SITE SPECIFIC POLICIES; REVISING THE DEVELOPMENT AREAS MAP; PROVIDING A DISCLAIMER THAT THE AMENDMENT GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to the provisions of Section 650.402(b), *Ordinance Code*, Application Number L-5861-23A requesting a revision to the Future Land Use Map series of the *2045 Comprehensive Plan* to change the future land use designation from Agriculture (AGR) in the Rural Development Area to Multi-Use (MU) in the Suburban Development Area subject to FLUE Site Specific Policy 4.3.23 has been filed by Paul M. Harden, Esq., on behalf of the owners of certain real property located in Council District 11, as more particularly described in Section 2; and

WHEREAS, the City, by the adoption of Ordinance 2023-649-E, approved this Large-Scale Amendment to the *2045 Comprehensive Plan* for transmittal to the Department of Economic Opportunity (DEO), as the State Land Planning Agency, and other required state agencies, for review and comment; and

WHEREAS, by various letters and e-mails, the DEO and other state reviewing agencies transmitted their comments, if any, regarding this proposed amendment; and

WHEREAS, the Planning and Development Department reviewed the proposed revision and application, considered all comments received, prepared a written report, and rendered an advisory recommendation to the Council with respect to this proposed amendment; and

WHEREAS, the Planning Commission, acting as the Local Planning Agency (LPA), held a public hearing on this proposed amendment, with due public notice having been provided, and having reviewed and considered all comments during the public hearing, made its recommendation to the City Council; and

WHEREAS, pursuant to Section 650.406, *Ordinance Code*, the Land Use and Zoning (LUZ) Committee held a public hearing on this proposed amendment, and made its recommendation to the City Council; and

WHEREAS, pursuant to Section 163.3184(3), *Florida Statutes*,

and Chapter 650, Part 4, *Ordinance Code*, the City Council held a public hearing with public notice having been provided on this proposed amendment to the *2045 Comprehensive Plan*; and

WHEREAS, the City Council further considered all oral and written comments received during public hearings, including the data and analysis portions of this proposed amendment to the *2045 Comprehensive Plan*, the recommendations of the Planning and Development Department, the LPA, the LUZ Committee and the comments, if any, of the DEO and the other state reviewing agencies; and

WHEREAS, in the exercise of its authority, the City Council has determined it necessary and desirable to adopt this proposed amendment to the *2045 Comprehensive Plan* to preserve and enhance present advantages, encourage the most appropriate use of land, water, and resources consistent with the public interest, overcome present deficiencies, and deal effectively with future problems which may result from the use and development of land within the City of Jacksonville; now therefore

BE IT ORDAINED by the Council of the City of Jacksonville:

Section 1. Purpose and Intent. This Ordinance is adopted to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Sections 163.3161 through 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as amended.

Section 2. Subject Property Location and Description. The approximately 11,047.38± acres are located in Council District 11 at 0 Coconut Palm Parkway, 0 J. Turner Butler Boulevard, 0 Kiwi Palm Court, 4950 20 Mile Road North, 0 Philips Highway, 14931 Philips Highway, 0 Rosewater Lane, 0 San Pablo Road and 6586 San Pablo Road South, Between Interstate-295 and the Duval County/St. Johns County Line (R.E. NOS. 167752-0200, 167755-0020, 167763-0020, 167764-0010, 167764-1100, 167769-0015, 167774-0000, 167775-0010, 167778-0320,

167876-0020, 167877-0000, 167886-0000, 167887-0000, 168158-0000, 168159-0000, 168160-0000 and 168177-0120), as more particularly described in **Exhibit 1**, dated April 12, 2024, and graphically depicted in **Exhibit 2**, both of which are **attached hereto** and incorporated herein by this reference (the "Subject Property").

Section 3. Owner and Applicant Description. The Subject Property is owned by BJD Timberlands, LLC and Estuary, LLC. The applicant is Paul M. Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida 32207; (904) 396-5731.

Section 4. Adoption of Large-Scale Land Use Amendment. The City Council hereby adopts a proposed Large-Scale revision to the Future Land Use Map series of the *2045 Comprehensive Plan* by changing the Future Land Use designation from Agriculture (AGR) in the Rural Development Area to Multi-Use (MU) in the Suburban Development Area subject to FLUE Site Specific Policy 4.3.23, pursuant to Application Number L-5861-23A.

Section 5. Site Specific Policies. The City Council hereby adopts FLUE Site Specific Policy 4.3.23, dated April 24, 2024, and **attached hereto** as **Exhibit 3**.

Section 6. Development Areas Map. The City Council hereby adopts a proposed revision to the Development Areas Map adopted as Map 6 of the Future Land Use Map Series of the *2045 Comprehensive Plan*, as depicted in **Exhibit 4, attached hereto.**

Section 7. Applicability, Effect and Legal Status. The applicability and effect of the *2045 Comprehensive Plan*, as herein amended, shall be as provided in the Community Planning Act, Sections 163.3161 through 163.3248, *Florida Statutes*, and this Ordinance. All development undertaken by, and all actions taken in regard to development orders by governmental agencies in regard to land which is subject to the *2045 Comprehensive Plan*, as herein amended, shall be consistent therewith as of the effective date of this amendment

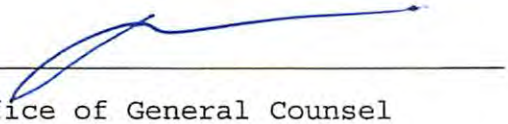
to the plan.

Section 8. Effective Date of this Plan Amendment. Unless this plan amendment is timely challenged under the procedures set forth in Section 163.3184(3), *Florida Statutes*, this plan amendment shall be effective thirty-one (31) days after DEO notifies the City that the plan amendment or plan amendment package is complete. If this plan amendment is timely challenged under Section 163.3184(3), *Florida Statutes*, this plan amendment shall become effective when the DEO or the Administration Commission enters a final order determining the adopted amendment to be in compliance. If this plan amendment is found not to be in compliance under the standards and procedures set forth in Chapter 163, Part II, *Florida Statutes*, then this plan amendment shall become effective only by further action by the City Council. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective.

Section 9. Disclaimer. The amendment granted herein shall **not** be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this amendment is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this amendment does **not** approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

Section 10. Effective Date. This Ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:



Office of General Counsel

Legislation Prepared By: Helena Parola

GC-#1627123-v1-2024-342_(L-5861-23A).docx

ORDINANCE 2024-342

April 12, 2024

Legal Description

A portion of Section 35, together with a portion of Section 47 of the Clarke Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of Section 57 of the Clarke or Cocifacio Grant, said Township and Range; thence North 89°34'50" East, along the Southerly line of said Section 57, a distance of 337.83 feet to its intersection with the Westerly line of Parcel N- 2 Offsite Greenway Conservation Easement Area 2, as described and recorded in Official Records Book 17745, page 1343, of the current Public Records of said county; thence South 01°40'06" East, departing said Southerly line, along said Westerly line and along the Northerly line of Conservation Easement Parcel "E", as described and recorded in said Official Records Book 17745, page 1343, a distance of 3588.48 feet; thence South 75°56'59" West, continuing along said Northerly line, 1618.49 feet to its intersection with the Easterly line of Section 48 of the Minchen Grant, said Township and Range; thence North 20°30'17" West, departing said Northerly line and along the Easterly lines of Sections 48, 34 and 27, said Township and Range, 4644.19 feet; thence North 68°05'38" East, continuing along said Easterly line of Section 27, a distance of 2902.93 feet to the Northwesterly corner of said Section 57; thence South 02°24'33" East, departing said Easterly line and along the Westerly line of said Section 57, a distance of 1456.87 feet to the Point of Beginning. Containing 256.85 acres, more or less.

And

A portion of Section 57 of the Cocifacio or Clarke Grant, and a portion of Section 55 of the Cocifacio Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of said Section 57; thence North 02°24'33" West, along the Westerly line of said Section 57, a distance of 1456.87 feet to the Southwesterly corner of Section 56 of the Cocifacio Grant, said Township and Range; thence North 68°05'38" East, along the Southerly line of said Section 56, a distance of 1401.75 feet to the Easterly most corner thereof, said corner lying on the Southerly line of Section 54 of the Clarke or Cocifacio Grant, said Township and Range; thence North 74°31'46" East, along said Southerly line, 1328.68 feet to the Northwesterly corner of Section 49 of the Charles & Clarke or Cocifacio Grant, said Township and Range; thence South 13°43'53" East, departing said Southerly line and along the Westerly line of said Section 49, a distance of 1153.03 feet; thence South 33°03'24" West, departing said Westerly line, along a line 200 feet Northwesterly of and parallel with the Northwesterly line of Parcel N-1 Offsite Greenway Conservation Easement Area 2, as described and recorded in Official Records Book 17745, page 1343, and along a line 200 feet Northwesterly of and parallel with the Northerly line of Cypress Trails at Nocatee Phase Two, as depicted on the plat thereof, recorded in Plat Book 67, page 149, both of the current Public Records of said county, a distance of 1104.94 feet; thence South 88°31'26" West, along a line 200 feet Northerly of and parallel with last said Northerly line and along a line 200 feet Northerly of and parallel with the Northerly line of Parcel N-2 Offsite Greenway Conservation Easement Area 2, as described and recorded in said Official Records Book 17745, page 1343, a distance of 1860.51 feet to a point lying on the Northerly prolongation of the Westerly line of said Parcel N-2 Offsite Greenway Conservation Easement Area 2; thence South 01°40'06" East, along said Northerly prolongation and along said Westerly line, 236.52 feet to its intersection with the Southerly line of said Section 57; thence South 89°34'50" West, departing said Westerly line and along said Southerly line, 337.83 feet to the Point of Beginning. Containing 103.17 acres, more or less.

And

A portion of Section 44 of the Clarke Grant, Township 4 South, Range 28 East, Duval County,

Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Section 54 of the Clarke or Cocifacio Grant, said Township and Range; thence South 02°49'11" East, along the Westerly line of said Section 54, a distance of 634.15 feet; thence North 89°39'19" West, departing said Westerly line, 2039.91 feet to a point lying on the Northerly line of said Section 44; thence North 72°49'04" East, along said Northerly line, 2102.51 feet to the Northeasterly corner thereof and the Point of Beginning. Containing 14.83 acres, more or less.

And

A portion of Section 24, together with portions of Section 44 of the Clarke or Cocifacio Grant, Section 45 of the Clarke or Cocifacio Grant, Section 49 of the Charles & Clarke or Cocifacio Grant, Section 51 of the Cocifacio Grant and Section 54 of the Clarke or Cocifacio Grant, all lying in Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of Section 25, said Township and Range; thence South 87°33'35" West, along the Northerly line of said Section 25, a distance of 2690.94 feet to the Northwesterly corner of Section 52 of the Clarke Grant, said Township and Range; thence South 01°19'09" East, along the Westerly line of said Section 52, a distance of 1251.78 feet; thence South 74°10'58" West, along a line 200 feet Northerly of and parallel with the Northerly line of Timberland Forest Drive, as recorded in Plat Book 70, page 29, and its Westerly prolongation, and along a line 200 feet Northerly of and parallel with the Northerly lines of Timberland Ridge at Nocatee, as recorded in Plat Book 70, page 64, Transfer Area 2, as described and recorded in Official Records Book 19875, page 1275, and N-10 Conservation Area 1, as described and recorded in Official Records Book 17745, page 1343, all of said current Public Records, a distance of 4143.59 feet; thence South 33°03'24" West, along a line 200 feet Northwesterly of and parallel with the Northwesterly line of Parcel N-2 Offsite Greenway Conservation Easement Area 1, as described and recorded in said Official Records Book 17745, page 1343, a distance of 2046.30 feet to a point lying on the Easterly line of Section 55 of the Clarke or Cocifacio Grant, said Township and Range; thence North 13°43'53" West, along said Easterly line, 1153.03 feet to the Northeasterly corner thereof; thence South 74°31'46" West, along the Northerly line of said Section 55 and along the Northerly line of Section 57 of the Clarke or Cocifacio Grant, said Township and Range, 1328.68 feet to the Easterly most corner of Section 56 of the Cocifacio Grant, said Township and Range; thence South 74°56'10" West, along the Northerly line of said Section 56 and along the Easterly line of Section 27, said Township and Range, 3384.01 feet; thence North 16°16'53" West, continuing along said Easterly line, 3684.61 feet; thence North 72°49'04" East, continuing along said Easterly line, 876.00 feet; thence South 89°39'19" East, departing said Easterly line, 2039.91 feet to a point lying on the Easterly line of said Section 44; thence North 02°49'11" West, along said Easterly line and along the Easterly line of Section 22, said Township and Range, 1022.57 feet to the Southerly most corner of Section 50 of the Hall or Cocifacio Grant, said Township and Range; thence North 48°20'32" East, departing said Easterly line and along the Southeasterly line of said Section 50, a distance of 3129.88 feet to the Easterly most corner thereof, said corner lying on the Northerly line of said Section 51; thence North 89°17'03" East, along said Northerly line, 4266.72 feet; thence North 89°49'27" East, continuing along said Northerly line and its Easterly prolongation, 4144.16 feet to its intersection with the Easterly line of said Section 24; thence South 00°55'06" East, along said Easterly line, 2627.07 feet to the Southeasterly corner thereof and the Point of Beginning. Containing 1284.63 acres, more or less.

And

A portion of Section 25, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of said Section 25; thence South 01°03'55" East, along the Easterly line of said Section 25, a distance of 609.44 feet; thence South 74°10'58" West, departing said

Easterly line and along a line 200 feet Northerly of and parallel with the Northerly line of Palms at Nocatee-North, as depicted on the plat thereof, recorded in Plat Book 68, page 120, of the current Public Records of said county, a distance of 1229.26 feet to a point lying on the Northeasterly line of Section 52 of the Clarke Grant, said Township and Range; thence North 63°50'17" West, along said Northeasterly line, 1125.78 feet; thence North 56°38'59" West, continuing along said Northeasterly line, 606.55 feet to its intersection with the Southerly line of Section 24, said Township and Range; thence North 87°33'35" East, departing said Northeasterly line and along said Southerly line, 2690.94 feet to the Southeasterly corner thereof and the Point of Beginning. Containing 36.90 acres, more or less.

And

A portion of Section 52 of the Clarke Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Section 25, said Township and Range; thence South 01°03'55" East, along the Easterly line of said Section 25, a distance of 609.44 feet; thence South 74°10'58" West, departing said Easterly line and along a line 200 feet Northerly of and parallel with the Northerly line of Palms at Nocatee-North, as depicted on the plat thereof, recorded in Plat Book 68, page 120, of the current Public Records of said county, a distance of 1229.26 feet to the Point of Beginning. From said Point of Beginning, thence continue South 74°10'58" West, along a line 200 feet Northerly of and parallel with said Northerly line of Palms at Nocatee-North and along a line 200 feet Northerly of and parallel with the Northerly line of Timberland Forest Drive, as depicted on the plat thereof, recorded in Plat Book 70, page 29, of said current Public Records, a distance of 1546.87 to a point lying on the Easterly line of Section 45 of the Clarke or Cocifacio Grant, said Township and Range; thence North 01°19'09" West, along the Easterly line of said Section 45, a distance of 1251.78 feet to the Northeasterly corner of said Section 45, said corner lying on the Northeasterly line of said Section 52; thence South 56°38'59" East, along said Northeasterly line, 606.55 feet; thence South 63°50'17" East, continuing along said Northeasterly line, 1125.78 feet to the Point of Beginning. Containing 20.54 acres, more or less.

And

A portion of Section 14, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of Section 11, said Township and Range; thence North 88°45'22" East, along the Southerly line of said Section 11, a distance of 2452.85 feet; thence South 01°57'10" East, departing said Southerly line, 2731.28 feet; thence North 88°16'36" East, 1329.98 feet; thence South 01°02'59" East, 2683.32 feet to a point lying on the Northerly line of Section 23, said Township and Range; thence South 88°38'31" West, along said Northerly line, 1326.65 feet; thence North 00°56'55" West, departing said Northerly line, 1314.49 feet; thence South 88°16'36" West, 1330.01 feet; thence North 01°17'05" West, 1360.34 feet; thence South 88°49'18" West, 1163.70 feet to a point lying on the Easterly line of Section 15, said Township and Range; thence North 01°05'50" West, along said Easterly line, 2740.89 feet to the Northeasterly corner thereof and the Point of Beginning. Containing 278.62 acres, more or less.

And

All of Section 38 of the Daniel Clarke Grant, all of Section 39 of the James Clarke Grant, and all of Section 40 of the G.I.F. Clarke Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northerly most corner of said Section 40; thence South 20°49'47" East, along the Northeasterly line of said Section 40, a distance of 4903.37 feet to the Easterly most corner thereof; thence South 42°10'13" West, along the Southeasterly line of said Section 40, a distance of 4640.27 feet to the

Southerly most corner thereof; thence North 15°58'17" West, along the Southwesterly line of said Section 40, a distance of 2769.36 feet; thence North 21°23'40" West, continuing along said Southwesterly line and along the Easterly line of Section 14, said Township and Range, 2963.44 feet; thence South 53°29'00" West, continuing along said Easterly line, 515.12 feet; thence North 18°19'55" West, continuing along said Easterly line and along the Easterly line of Section 11, said Township and Range, 4610.65 feet; thence North 18°19'58" West, continuing along last said Easterly line and along the Southeasterly line of Section 2, said Township and Range, 4934.59 feet; thence North 57°58'36" East, continuing along said Southeasterly line and along the Westerly line of Section 1, said Township and Range, 5000.72 feet; thence South 04°36'37" East, continuing along said Westerly line, 2596.32 feet; thence South 54°07'39" East, continuing along said Westerly line, 1512.68 feet to the Northwesterly corner of Section 12, said Township and Range; thence South 03°51'51" East, along the Westerly line of said Section 12, a distance of 3432.69 feet; thence South 20°49'47" East, continuing along said Westerly line, 2039.73 feet to the Point of Beginning. Containing 1450.67 acres, more or less.

And

A portion of Section 13, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Section 14, said Township and Range; thence North 00°54'57" West, along the Easterly line of said Section 14, a distance of 959.88 feet to its intersection with the Southwesterly line of Section 40 of the G.I.F. Clarke Grant, said Township and Range; thence South 21°23'40" East, departing said Easterly line and along said Southwesterly line, 1021.69 feet to its intersection with the Northerly line of Section 24, said Township and Range; thence South 88°38'31" West, departing said Southwesterly line and along said Northerly line, 357.45 feet to the Northwesterly corner thereof and Point of Beginning. Containing 3.94 acres, more or less.

And

All of Sections 11, 12 and 23, together with portions of Sections 1, 2, 3, 13, 14 and 24, all lying in Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of said Section 2; thence South 02°38'06" East, along the Westerly line of said Section 2, a distance of 3951.46 feet; thence North 88°12'03" East, departing said Westerly line, 1219.37 feet; thence North 01°03'51" West, 1319.23
feet; thence North 88°53'53" East, 1300.02 feet; thence North 01°03'39" West, 1350.23 feet; thence North 88°35'38" East, 2734.82 feet to a point lying on the Easterly line of said Section 2; thence North 01°28'50" West, along said Easterly line, 1187.28 feet to its intersection with the Southerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county; thence North 89°27'50" East, departing said Easterly line and along said Southerly line, 1278.06 feet; thence South 00°44'28" East, departing said Southerly line, 3917.28 feet; thence North 89°09'04" East, 1349.96 feet; thence South 00°50'43" East, 1331.80 feet to a point lying on the Northerly line of said Section 12; thence North 88°49'44" East, along said Northerly line, 2749.15 feet to the Northeasterly corner thereof; thence South 01°00'15" East, along the Easterly line of said Section 12, a distance of 5366.85 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of said Section 13; thence South 00°56'48" East, along the Easterly line of said Section 13, a distance of 5352.68 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of said Section 24; thence South 00°55'06" East, along the Easterly line of said Section 24, a distance of 2694.61 feet to its intersection with the Easterly prolongation of the Northerly line of Section 51 of the Cocifacio Grant, said Township and Range; thence South 89°49'27" West, departing said Easterly line, along said Easterly prolongation and along said Northerly line, 4144.16 feet to the Southerly most corner of Section 40 of the G.I.F. Clarke Grant, said Township and Range; thence North 42°10'13" East, departing said Northerly line and along the Southeasterly line of said Section 40, a distance of 4640.27 feet to the Easterly most corner thereof; thence North 20°49'47" West, along the Northeasterly line of said Section 40 and

along the Northeasterly line of Section 39 of the James Clarke Grant, said Township and Range, 6943.11 feet; thence North 03°51'51" West, continuing along said Northeasterly line and along the Northeasterly line of Section 38 of the Daniel Clarke Grant, said Township and Range, 3432.69 feet; thence North 54°07'39" West, continuing along said Northeasterly line of Section 38, a distance of 1512.68 feet; thence North 04°36'37" West, continuing along said Northeasterly line, 2596.32 feet to the Northerly most corner thereof; thence South 57°58'36" West, along the Northwesterly line of said Section 38, a distance of 5000.72 feet to the Westerly most corner thereof; thence South 18°19'58" East, along the Southwesterly line of said Section 38, a distance of 4934.59 feet to the Southerly most corner thereof, said corner also being the Westerly most corner of said Section 39; thence South 18°19'55" East, along the Southwesterly line of said Section 39, a distance of 4610.65 feet to the Southerly most corner thereof; thence North 53°29'00" East, along the Southeasterly line of said Section 39, a distance of 515.12 feet to the Westerly most corner of said Section 40; thence South 21°23'40" East, along the Southwesterly line of said Section 40, a distance of 1941.75 feet to its intersection with the Westerly line of said Section 13; thence South 00°54'57" East, departing said Southwesterly line and along said Westerly line, 959.88 feet to the Southwesterly corner thereof; thence North 88°38'31" East, along the Southerly line of said Section 13, a distance of 357.45 feet to its intersection with said Southwesterly line of Section 40; thence South 15°58'17" East, departing said Southerly line and along said Southwesterly line, 2769.36 feet to said Southerly most corner thereof; thence South 89°17'03" West, along said Northerly line of Section 51, a distance of 4266.72 feet to its intersection with the Southerly line of Section 43 of the James Hall Grant, said Township and Range; thence North 48°20'32" East, departing said Northerly line and along said Southerly line, 1248.07 feet to the Easterly most corner thereof; thence North 41°25'38" West, along the Northerly line of said Section 43, a distance of 3897.14 feet; thence South 49°17'18" West, continuing along said Northerly line, 705.34 feet to its intersection with the Easterly line of Section 15, said Township and Range; thence North 01°05'50" West, departing said Northerly line and along said Easterly line, 1959.60 feet; thence North 88°49'18" East, departing said Easterly line, 1163.70 feet; thence South 01°17'05" East, 1360.34 feet; thence North 88°16'36" East, 1330.01 feet; thence South 00°56'55" East, 1314.49 feet to a point lying on the Southerly line of said Section 14; thence North 88°38'31" East, along said Southerly line, 1326.65 feet; thence North 01°02'59" West, departing said Southerly line, 2683.32 feet; thence South 88°16'36" West, 1329.98 feet; thence North 01°57'10" West, 2731.28 feet to a point lying on the Northerly line of said Section 14; thence South 88°45'22" West, along said Northerly line, 2452.85 feet to the Northwesterly corner thereof, said corner also being the Southeasterly corner of Section 10, said Township and Range; thence North 01°06'23" West, along the Easterly line of said Section 10, a distance of 5360.62 feet to the Northeasterly corner thereof; thence South 87°15'53" West, along the Northerly line of said Section 10, a distance of 4644.17 feet; thence North 00°40'26" West, departing said Northerly line, 5376.50 feet to a point lying on the Southerly line of Section 34, said Township and Range; thence North 88°47'14" East, along said Southerly line, 4461.54 feet to the Southeasterly corner thereof and the Point of Beginning. Containing 2452.69 acres, more or less.

And

A portion of Section 10, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Section 11, said Township and Range; thence South 01°06'23" East, along the Westerly line of said Section 11, a distance of 5360.62 feet to the Northeasterly corner of Section 15, said Township and Range; thence South 88°38'21" West, along the Northerly line of said Section 15, a distance of 1657.58 feet to its intersection with the Northeasterly line of Section 41 of the G.I.F. Clarke Grant, said Township and Range; thence North 35°03'40" West, departing said Northerly line and along said Northeasterly line, 2392.01 feet to the Northerly most corner thereof; thence South 53°38'49" West, along the Northwesterly line of said Section 41, a distance of 1970.27 feet; thence North 01°37'26" West, departing said Northwesterly line, 4389.07 feet to a point lying on the Southerly line of Section 3, said Township and Range; thence North 87°15'53" East, along said Southerly line, 4644.17 feet to the Southeasterly corner thereof and the Point of Beginning. Containing 479.42 acres, more or less.

And

A portion of Section 34, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of said Section 34; thence South 88°47'14" West, along the Southerly line of said Section 34, a distance of 4461.54 feet; thence North 00°40'26" West, departing said Southerly line, 5267.65 feet to a point lying on the Southerly line of Section 27, said Township and Range; thence North 88°33'29" East, along said Southerly line, 3281.65 feet to its intersection with the Westerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county; thence Southerly along said Westerly line the following 4 courses: Course 1, thence South 05°04'51" East, departing said Southerly line, 2373.17 feet; Course 2, thence South 06°45'22" East, 891.87 feet; Course 3, thence South 38°12'24" East, 1018.50 feet; Course 4, thence South 24°03'47" East, 706.02 feet to its intersection with the Westerly line of Section 35, said Township and Range; thence South 00°54'57" East, departing said Westerly line of BJD Property and along said Westerly line of Section 35, a distance of 561.02 feet to the Point of Beginning. Containing 448.58 acres, more or less.

And

A portion of Section 34, Township 3 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Section 35, said Township and Range; thence South 00°54'57" East, along the Westerly line of said Section 35, a distance of 4724.25 feet to its intersection with the Westerly line of said BJD Property; thence Northerly along said Westerly line of BJD Property the following 4 courses: Course 1, thence North 24°03'47" West, departing said Westerly line of Section 35, a distance of 706.02 feet; Course 2, thence North 38°12'24" West, 1018.50 feet; Course 3, thence North 06°45'22" West, 891.87 feet; Course 4, thence North 05°04'51" West, 2373.17 feet to its intersection with the Southerly line of Section 27, said Township and Range; thence North 88°33'29" East, departing said Westerly line and along said Southerly line, 1157.77 feet to the Point of Beginning. Containing 90.48 acres, more or less.

And

A portion of Section 35, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Section 34, said Township and Range; thence North 00°54'57" West, along the Easterly line of said Section 34, a distance of 561.02 feet to its intersection with the Westerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county; thence South 24°03'47" East, departing said Easterly line and along said Westerly line, 609.90 feet to its intersection with the Southerly line of said Section 35; thence South 89°01'55" West, departing said Westerly line and along said Southerly line, 239.75 feet to the Southwesterly corner thereof and the Point of Beginning. Containing 1.54 acres, more or less.

And

A portion of Section 2, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of said Section 2; thence North 89°01'55" East, along the Northerly line of said Section 2, a distance of 239.75 feet to its intersection with the Southwesterly line

of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county; thence Easterly along the Southwesterly and Southery lines of said BJD Property the following 7 courses: Course 1, thence South 24°03'47" East, departing said Northerly line, 77.49 feet; Course 2, thence South 34°13'39" East, 903.56 feet; Course 3, thence North 81°08'48" East, 2081.87 feet; Course 4, thence South 66°04'50" East, 849.32 feet; Course 5, thence North 73°06'56" East, 1099.94 feet; Course 6, thence North 49°46'04" East, 862.35 feet; Course 7, thence North 89°27'50" East, 30.16 feet to its intersection with the Westerly line of Section 1, said Township and Range; thence South 01°28'50" East, departing said Southerly line and along said Westerly line, 1187.28 feet; thence South 88°35'38" West, departing said Westerly line, 2734.82 feet; thence South 01°03'39" East, 1350.23 feet; thence South 88°53'53" West, 1300.02 feet; thence South 01°03'51" East, 1319.23 feet; thence South 88°12'03" West, 1219.37 feet to a point lying on the Westerly line of Section 3, said Township and Range; thence North 02°38'06" West, along said Westerly line, 3951.46 feet to the Northeasterly corner thereof and the Point of Beginning. Containing 198.04 acres, more or less.

And

A portion of Section 1, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of said Section 1; thence South 88°25'32" West, along the Northerly line of said Section 1, a distance of 4077.27 feet; thence South 00°44'28" East, departing said Northerly line, 74.64 feet to a point lying on the Southerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county and the Point of Beginning. From said Point of Beginning, thence North 89°27'50" East, along said Southerly line of BJD Property, 4077.55 feet to its intersection with the Easterly line of said Section 1; thence South 01°00'16" East, departing said Southerly line and along said Easterly line, 5211.38 feet to the Northeasterly corner of Section 12, said Township and Range; thence South 88°49'44" West, along the Northerly line of said Section 12, a distance of 2749.15 feet; thence North 00°50'43" West, departing said Northerly line, 1331.80 feet; thence South 89°09'04" West, 1349.96 feet; thence North 00°44'28" West, 3917.28 feet to the Point of Beginning. Containing 449.95 acres, more or less.

And

A portion of Section 1, Township 4 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of said Section 1; thence South 88°25'32" West, along the Northerly line of said Section 1, a distance of 4077.27 feet to the Point of Beginning. From said Point of Beginning, thence South 00°44'28" East, departing said Northerly line of Section 1, a distance of 74.64 feet to a point lying on the Southerly line of said BJD Property; thence South 89°27'50" West, along said Southerly line, 1278.06 feet to its intersection with the Easterly line of Section 2, said Township and Range; thence North 01°28'50" West, departing said Southerly line and along said Easterly line, 51.47 feet to the Northeasterly corner thereof; thence North 88°25'32" East, along said Northerly line of Section 1, a distance of 1278.85 feet to the Point of Beginning. Containing 1.85 acres, more or less.

And

A portion of Section 1, Township 4 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of said Section 1; thence South 01°00'16" East, along the Easterly line of said Section 1, a distance of 148.54 feet to its intersection with the Southerly line of said BJD Property; thence South 89°27'50" West, departing said Easterly line and along said Southerly line, 4077.55 feet; thence North 00°44'28" West, departing said Southerly line, 74.64 feet to a point lying on the Northerly line of said Section 1; thence North 88°25'32" East, along said Northerly line, 4077.27 feet to the Point of Beginning. Containing 10.44 acres, more or less.

And

A portion of Section 39 of the Agneda Segui Grant, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Section 27, said Township and Range, said corner being the Easterly most corner of those lands described and recorded in Official Records Volume 2864, page 970, of the current Public Records of said county; thence North 83°17'04" West, along the Northerly line of said Official Records Volume 2864, page 970, said line also being the Northerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of said current Public Records, a distance of 1073.87 feet to the Point of Beginning.

From said Point of Beginning, thence South 10°50'17" East, departing said Northerly line of said Official Records Volume 2864, page 970, and along the Westerly line of said BJD Property, 235.97 feet to its intersection with the Northerly line of said Section 27; thence South 84°04'09" West, departing said Westerly line and along said Northerly line, 3503.65 feet; thence North 04°34'56" East, continuing along said Northerly line and along the Easterly line of Section 22, said Township and Range, 992.74 feet to the Northwesterly corner of said Official Records Volume 2864, page 970; thence South 83°17'04" East, departing said Easterly line and along said Northerly line of Official Records Volume 2864, page 970, a distance of 3384.43 feet to the Point of Beginning. Containing 47.99 acres, more or less.

And

A portion of Section 27, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Section 34, said Township and Range; thence South 88°33'29" West, along the Northerly line of said Section 34, a distance of 1157.77 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 88°33'29" West, along said Northerly line of Section 34, a distance of 3281.65 feet; thence North 01°48'21" West, departing said Northerly line, 4418.97 feet to the Southwesterly corner of Section 39 of the Agneda Segui Grant, said Township and Range; thence North 84°04'09" East, along the Southerly line of said Section 39, a distance of 3503.65 feet to its intersection with the Westerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county; thence Southerly along said Westerly line the following 4 courses: Course 1, thence South 10°50'17" East, departing said Southerly line, 889.26 feet; Course 2, thence South 57°56'22" West, 1941.66 feet; Course 3, thence South 29°28'16" East, 2810.18 feet; Course 4, thence South 05°04'51" East, 346.96 feet to the Point of Beginning. Containing 298.86 acres, more or less.

And

A portion of Sections 26, 27 and 35, Township 3 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of Section 34, said Township and Range; thence South 88°33'29" West, along the Northerly line of said Section 34, a distance of 1157.77 feet to its intersection with the Westerly line of said BJD Property; thence along said Westerly line the following 4 courses: Course 1, thence North 05°04'51" West, departing said Northerly line, 346.96 feet; Course 2, thence North 29°28'16" West, 2810.18 feet; Course 3, thence North 57°56'22" East, 1941.66 feet; Course 4, thence North 10°50'17" West, 889.26 feet to its intersection with the Southerly line of Section 39 of the Agneda Segui Grant, said Township and Range; thence North 84°04'09" East, departing said Westerly line and along said Southerly line, 1027.63 feet to a point lying on the Northerly line of said BJD Property; thence Easterly along said Northerly line the following 3 courses: Course 1, thence North 84°03'16" East, 1788.22 feet; Course 2, thence North 55°05'25" East, 160.28 feet; Course 3, thence North 89°07'53" East, 3428.92 feet to a point lying on the Westerly line of Section 25, said Township and Range; thence South 00°26'06" East, departing said Northerly line and along said Westerly line, 4934.48 feet to the Northwesterly corner of Section 36, said Township and Range; thence South 01°24'13" East, along the Westerly line of said Section 36, a distance of 5363.61 feet to the Southwesterly corner thereof, said corner also being the Southeasterly corner of said Section 35; thence South 89°01'55" West, along the Southerly line of said Section 35, a distance of 1042.64 feet to a point lying on the Southerly prolongation of the Easterly line of Section 43 of the Lewis Mattair Grant, said Township and Range; thence North 06°19'27" West, departing said Southerly line, along said Southerly prolongation and along said Easterly line, 5584.56 feet to the Northeasterly corner thereof; thence South 83°20'11" West, along the Northerly line of said Section 43, a distance of 2508.30 feet to the Northwesterly corner thereof; thence South 06°43'13" East, along the Westerly line of said Section 43, a distance of 5338.12 feet to its intersection with said Southerly line of Section 35; thence South 89°01'55" West, departing said Westerly line and along said Southerly line, 1588.87 feet to its intersection with said Westerly line of BJD Property; thence North 24°03'47" West, departing said Southerly line and along said Westerly line, 609.90 feet to its intersection with the Easterly line of said Section 34; thence North 00°54'57" West, departing said Westerly line and along said Easterly line, 4724.25 feet to the Point of Beginning. Containing 1113.07 acres, more or less.

And

All of Section 43 of the Lewis Mattair Grant, and a portion of Section 35, Township 3 South, Range 28 East, together with a portion of Section 2, Township 4 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Section 1, said Township 4 South, Range 28 East; thence South 01°28'50" East, along the Westerly line of said Section 1, a distance of 51.47 feet to its intersection with the Southerly line of said BJD Property; thence Westerly along the Southerly and Westerly lines of said BJD Property the following 7 courses: Course 1, thence South 89°27'50" West, departing said Westerly line, 30.16 feet; Course 2, thence South 49°46'04" West, 862.35 feet; Course 3, thence South 73°06'56" West, 1099.94 feet; Course 4, thence North 66°04'50" West, 849.32 feet; Course 5, thence South 81°08'48" West, 2081.87 feet; Course 6, thence North 34°13'39" West, 903.56 feet; Course 7, thence North 24°03'47" West, 77.49 feet to its intersection with the Southerly line of said Section 35; thence North 89°01'55" East, departing said Westerly line and along said Southerly line, 1588.87 feet to its intersection with the Westerly line of said Section 43; thence North 06°43'13" West, departing said Southerly line and along said Westerly line, 5338.12 feet to the Northwesterly corner thereof, said corner lying on the Southerly line of Section 26, said Township 3 South, Range 28 East; thence North 83°20'11" East, along said Southerly line, 2508.30 feet to the Northeasterly corner of said Section 43; thence South 06°19'27" East, along the Easterly line of said Section 43 and its Southerly prolongation, 5584.56 feet to a point lying on said Southerly line of Section 35; thence North 89°01'55" East, along said Southerly line, 1042.64 feet to the Point of Beginning. Containing 385.52 acres, more or less.

And

All of Sections 25 and 36, Township 3 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Section 35, said Township and Range; thence North 01°24'13" West, along the Easterly line of said Section 35, a distance of 5363.61 feet to the Southeasterly corner of Section 26, said Township and Range; thence North 00°26'06" West, along the Easterly line of said Section 26, a distance of 4934.48 feet to an angle point on the Northerly line of said BJD Property; thence North 00°24'42" West, continuing along said Easterly line and along said Northerly line, 400.00 feet to the Southwesterly corner of Section 24, said Township and Range; thence North 89°05'54" East, departing said Easterly line and along the Southerly line of said Section 24, a distance of 5364.26 feet to the Northeasterly corner of said Section 25; thence South 00°52'27" East, along the Easterly line of said Sections 25 and 36, a distance of 10634.83 feet to the Southeasterly corner of said Section 36; thence South 88°25'32" West, along the Southerly line of said Section 36, a distance of 5356.13 feet to the Southwesterly corner thereof and the Point of Beginning. Containing 1318.04 acres, more or less.

And

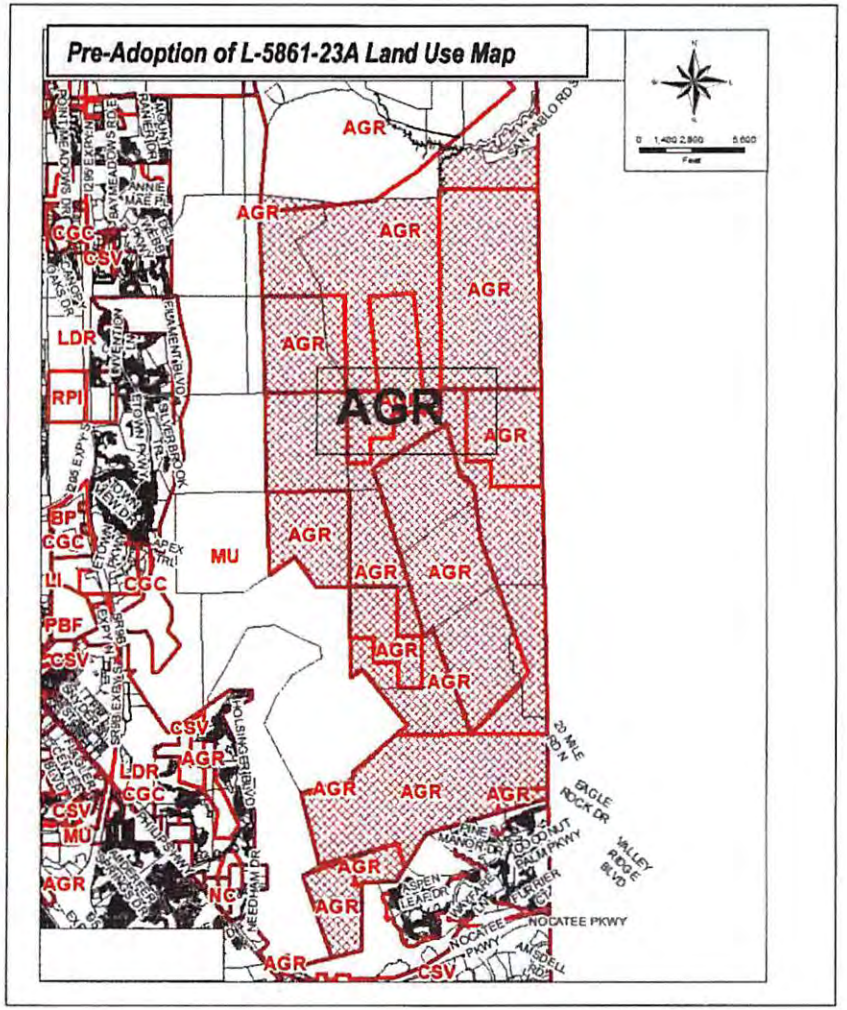
A portion of Section 39 of the Agneda Segui Grant, Township 3 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

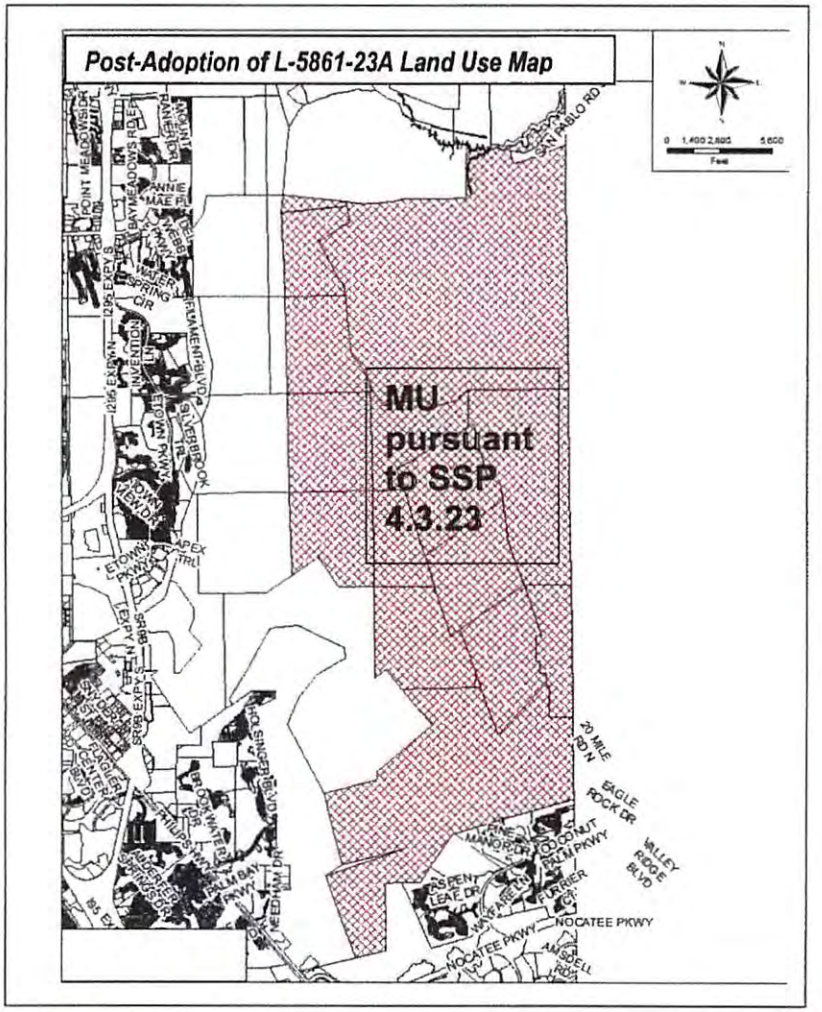
For a Point of Beginning, commence at the Northeasterly corner of Section 27, said Township and Range; thence South 84°04'09" West, along the Northerly line of said Section 27, a distance of 1027.63 feet to its intersection with the Westerly line of said BJD Property; thence North 10°50'17" West, departing said Northerly line and along said Westerly line, 235.97 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Volume 2864, page 970, of said current Public Records; thence South 83°17'04" East, along the Northerly lines of said BJD Property and said Official Records Volume 2864, page 970, a distance of 1073.87 feet to the Easterly most corner of said Official Records Volume 2864, page 970, and the Point of Beginning. Containing 2.77 acres, more or less.

And

A portion of Section 24, Township 3 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows: For a Point of Beginning, commence at the Northeasterly corner of Section 25, said Township and Range; thence South 89°05'54" West, along the Northerly line of said Section 25, a distance of 5364.26 feet to the Southeasterly corner of Section 23, said Township and Range, said corner lying on the Northerly line of said BJD Property; thence Northeasterly along said Northerly line the following 3 courses: Course 1, thence North 00°24'42" West, along the Easterly line of said Section 23, a distance of 2077.93 feet to the Northwesterly corner of said Section 24; Course 2, thence North 50°09'16" East, along the Northwesterly line of said Section 24, a distance of 222.13 feet to its intersection with the apparent Southerly Mean High Water Line of Pablo Creek, said intersection hereinafter referred to as Reference Point A; Course 3, thence Northeasterly, departing said Northwesterly line and along the meanderings of said apparent Southerly Mean High Water Line, 11,330 feet, more or less, to its intersection with the Easterly line of said Section 24, said intersection bearing from said Reference Point A the following 2 courses: Course 1, North 79°35'16" East, 3340.02 feet; Course 2, North 36°36'31" East, 3050.15 feet; thence South 01°08'55" East, departing said Northerly line and said apparent Southerly Mean High Water line, and along said Easterly line of Section 24, a distance of 1759.37 feet to its intersection with the boundary line of Trust Property, as described and recorded in said Official Records Book 18702, page 1996; thence South 46°24'29" West, departing said Easterly line and along said boundary line, 634.17 feet; thence South 85°41'44" West, continuing along said boundary line and along the boundary line of Davis Property, as described and recorded in said Official Records

Book 18702, page 1996, a distance of 536.77 feet; thence South 35°09'38" West, continuing along said boundary line of Davis Property and along said boundary line of Trust Property, 894.79 feet; thence continue along said boundary line of Trust Property the following 7 courses: Course 1, thence South 67°34'30" West, 714.59 feet; Course 2, thence North 84°41'06" West, 770.85 feet; Course 3, thence South 11°31'59" East, 634.79 feet to a point on a non-tangent curve concave Northerly having a radius of 906.00 feet; Course 4, thence Easterly along the arc of said curve, through a central angle of 25°48'17", an arc length of 408.04 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 84°30'06" East, 404.60 feet; Course 5, thence North 71°35'58" East, 697.50 feet; Course 6, thence North 69°13'32" East, 1624.35 feet; Course 7, thence North 70°37'59" East, 264.93 feet to its intersection with said Easterly line of Section 24; thence South 01°08'55" East, departing said boundary line and along said Easterly line, 2319.99 feet to the Southeasterly corner thereof and the Point of Beginning. Containing 298 acres, more or less.





Request for Large Scale Land Use Amendment to Future Land Use Map Series

From: Agriculture (AGR)
To: Multi-Use (MU) pursuant to Site Specific Policy 4.3.23

Planning District: 3	**Identification Number: L-5861-23A**
Council District: 11	**Exhibit 2 (Page 1 of 1)**

FLUE Site Specific Policy with L-5861-23A/ Ordinance 2024-342

April 24, 2024

FUTURE LAND USE ELEMENT

Policy 4.3.23

In accordance with Ordinance 2024-342, which designates an 11,047.38-acre MU land use category on the Future Land Use Map, the owner or authorized agent shall develop a conceptual long-term master plan addressing the entire 11,047.38-acre site. The conceptual master plan shall be subject to review and approval by the City Council prior to submittal of land development reviews and approvals. Development within the site shall be consistent with the conceptual master plan, and development shall not be permitted until such time as a conceptual master plan is approved by the City Council.

The permitted uses include a variety of single-family and multi-family residential, and neighborhood and regional commercial centers. More specifically, uses consistent with the following land use categories are permitted: Low Density Residential (LDR), Medium Density Residential (MDR), Residential-Professional-Institutional (RPI), Community/General Commercial (CGC), Recreation and Open Space (ROS) and Conservation (CSV), all consistent with the Multi-Use Land Use Category.

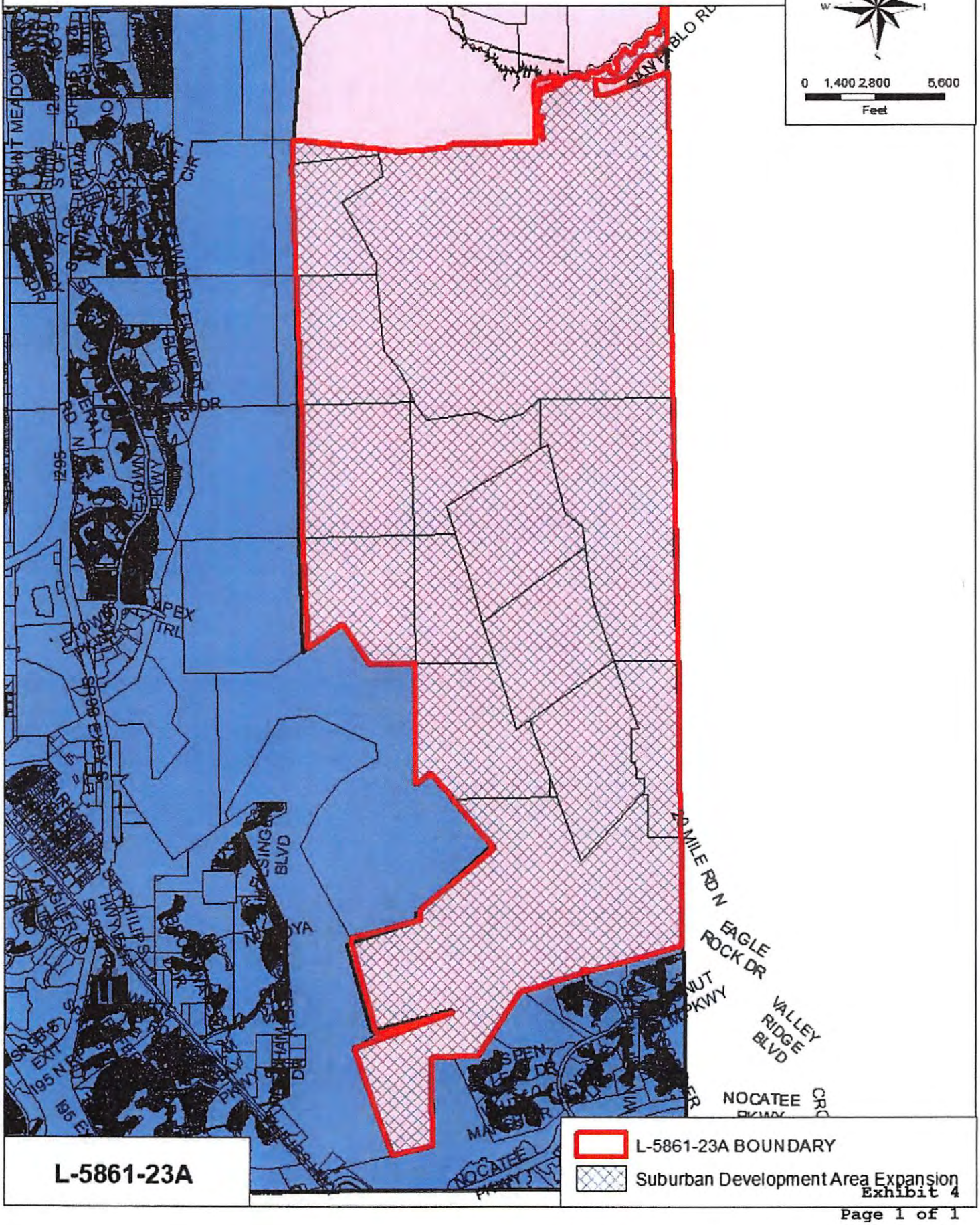
The following specific densities and intensities are permitted consistent with the Multi-Use Land Use Category:

Single-Family Residential (DU)	7,892
Multi-Family Residential (DU)	2,250
Commercial/Office Uses (GSF)	690,000

Development shall be limited to the lesser of either the entitlements listed in this policy or the entitlements adopted into the approved master plan.

The conceptual master plan may include a land use conversion process that allows for the modification of the above densities and intensities, provided a conversion/exchange table is submitted to and approved by the Planning and Development Department.

DEVELOPMENT AREA BOUNDARY



L-5861-23A

Exhibit 4

City of Jacksonville Staff Report on Ordinance 2024-342

Report of the Jacksonville Planning and Development Department

Large-Scale Future Land Use Map Amendment – May 31, 2024

Ordinance/Application No.:	**2024-342 / L-5861-23A**
Property Location:	0 and 6586 San Pablo Road S., 0 J. Turner Butler Boulevard, 0 Coconut Palm Parkway, 4950 20 Mile Road N., 0 Rosewater Lane, 0 and 14931 Philips Highway, 0 Kiwi Palm Court; Generally located south of J. Turner Butler Boulevard, east of Interstate 295 and abutting the Duval/St Johns County Line.
Real Estate Number(s):	167752-0200, 167755-0020, 167763-0020, 167764-0010, 167764-1100, 167769-0015, 167774-0000, 167775-0010, 167778-0320, 167876-0020, 167877-0000, 167886-0000, 167887-0000, 168158-0000, 168159-0000, 168160-0000, 168177-0120
Property Acreage:	11,047.38 Acres
Planning District:	District 3, Southeast
City Council District:	District 11
Applicant:	Paul Harden, Esquire
Current Land Use:	Agriculture (AGR)
Development Area:	Rural Development Area
Proposed Land Use:	Multi-Use (MU) with Site Specific Future Land Use Element (FLUE) Policy 4.3.23
Proposed Development Area:	Suburban Development Area
Current Zoning:	Agriculture (AGR)
Proposed Zoning:	Planned Unit Development (PUD)
RECOMMENDATION:	***APPROVE***

APPLICANT'S JUSTIFICATION FOR THE LAND USE MAP AMENDMENT

To develop as a mixed use project.

BACKGROUND

The approximately 11,047.38 acre subject site is undeveloped land located in the Southeast Planning District and within the boundaries of Council District 11. The site is located in southeast Jacksonville, between J. Turner Butler Boulevard and Interstate 295 abutting the Duval/St. Johns County line. The subject property is located within the Rural Development Area.

The amendment request is to change the land use of the site from AGR in the Rural Area to MU subject to site specific FLUE Policy 4.3.23 in the Suburban Area and to rezone the property from AGR to Planned Unit Development (PUD) (companion Ordinance 2024-344). The applicant is requesting an extension of the Suburban Development Area abutting from the west to include the subject site. The MU land use category requires submittal of a non-binding preliminary development plan with the land use map amendment request and a copy is included in this report as Attachment C.

The MU land use category is intended to accommodate large-scale development and redevelopment projects pursuant to an approved conceptual long-term master plan. The MU land use category includes criteria based on a long-term planning strategy that results in a cohesive and compatible development pattern, the provision of adequate public facilities, utilities and infrastructure, and the protection of environmentally sensitive land and species. New designations under the MU category shall generally be for sites greater than 250 acres in size in the Suburban, Urban and Urban Priority Development Areas and for sites greater than 1,000 acres in the Rural Development Area. Development within each MU designation shall include a mix of both residential and non-residential uses and shall incorporate multi-modal transportation concepts consistent with the goals of the Mobility Strategy Plan. The applicant has submitted a companion Conceptual Master Plan for the property with Ordinance 2024-343.

Under the MU land use category, the conceptual master plan shall, at a minimum, address the following and shall be approved by the City Council:

1. The general distribution, location and densities or intensities of residential and non-residential development.
2. Acknowledgement that rezonings will be submitted where such uses, densities and intensities are inconsistent with the current zoning designations prior to development reviews and approvals for developments within the overall site.
3. The general distribution and location of conservation areas and wetland buffers.
4. The strategy for providing centralized utilities for water and sewer service throughout the planning area, including a general phasing plan that identifies when development is anticipated to require the need for additional facilities. The Water Supply Facilities Work Plan (WSFWP) must be updated prior to any development phase requiring construction of potable, treatment, and/or non-potable water supply facilities to incorporate the applicable planned facilities into the WSFWP.

5. Identification of the major internal transportation facilities necessary to serve the future land uses through an efficient and connected network.
6. General identification of how the major internal transportation facilities will connect to the external transportation network with proposed future connections to any State facilities subject to review by the Florida Department of Transportation.
7. A basic assessment shall be conducted of the currently identified and expected roadway operating conditions of the immediately surrounding transportation network for the conceptual master plan (methodologies and assumptions used in this assessment shall be agreed upon by the Planning and Development Department, the Florida Department of Transportation, and the owner or authorized agent).
8. Coordination with the Florida Fish and Wildlife Conservation Commission staff in the design of the conceptual master plan.
9. Requirements and limitations for submitting proposed conceptual master plan amendments through the Planning and Development Department to the City Council for review and approval.

The intent of the master plan requirement is to provide a long-range development plan that identifies the intended distribution, location, densities and intensities of residential and non-residential development.

A companion conceptual master plan has been submitted pursuant to the MU land use category master plan requirements and is pending concurrently with this application with Ordinance 2024-343.

Proposed FLUE Policy 4.3.23 is provided below and is included as Exhibit 3 to the pending legislation.

Proposed FLUE Policy 4.3.23
In accordance with Ordinance 2024-342, which designates an 11,047.38-acre MU land use category on the Future Land Use Map, the owner or authorized agent shall develop a conceptual long-term master plan addressing the entire 11,047.38-acre site. The conceptual master plan shall be subject to review and approval by the City Council prior to submittal of land development reviews and approvals. Development within the site shall be consistent with the conceptual master plan, and development shall not be permitted until such time as a conceptual master plan is approved by the City Council.

The permitted uses include a variety of single-family and multi-family residential, and neighborhood and regional commercial centers. More specifically, uses consistent with the following land use categories are permitted: Low Density Residential (LDR), Medium Density Residential (MDR), Residential-Professional-Institutional (RPI), Community/General Commercial (CGC), Recreation and Open Space (ROS) and Conservation (CSV), all consistent with the Multi-Use Land Use Category.

The following specific densities and intensities are permitted consistent with the Multi-Use Land Use Category:

Single-Family Residential (DU)	7,892
Multi-Family Residential (DU)	2,250
Commercial/Office Uses (GSF)	690,000

Development shall be limited to the lesser of either the entitlements listed in this policy or the entitlements adopted into the approved master plan.

The conceptual master plan may include a land use conversion process that allows for the modification of the above densities and intensities, provided a conversion/exchange table is submitted to and approved by the Planning and Development Department.

The land use amendment site extends nearly eight miles from north to south. Areas to the east of the site are part of St. Johns County including generally undeveloped land and residential portions of the Nocatee Development of Regional Impact. West of the site is a Multi-Use Area over 6,000 acres approved pursuant to Ordinance 2023-67-E. This Multi-Use Area allows a mix of residential and commercial uses.

The adjacent land use categories, zoning districts and property uses of the land use amendment site are as follows:

North: Land Use: AGR
Zoning: AGR
Property Use: Pablo Creek Preserve, Pablo Creek Club Golf Course

South: Land Use: Conservation (CSV), MU (Nocatee DRI - Ordinance 2001-014-E)
Zoning: PUD (Nocatee – Ordinance 2015-282-E)
Property Use: Conservation and Nocatee DRI residential

East: Land Use: St. Johns County
Zoning: St. Johns County
Property Use: single-famly subdivisions in Nocatee DRI and undeveloped land in St. Johns County

West: Land Use: MU pursuant to FLUE Policy 4.3.22 (Ordinance 2023-67-E)
Zoning: PUD (Ordinance 2023-69-E)
Property Use: A 6,174-acres site currently undeveloped entitled for up to 6,103 single family units, 2,420 townhome units, 2,052 multi-family units and 915,000 square feet of commercial/office uses.

The Land Use and Location Map (Attachment A) and the Surrounding Land Utilization Map (Attachment B) at the end of this report provides a detailed picture of the existing development pattern for the immediate area.

IMPACT ASSESSMENT

Potential impacts of a proposed land use map amendment have been analyzed by comparing the Development Impact Standards for the subject site's existing vs. proposed land use categories unless maximum density/intensity is noted on the Annotated FLUM or is in a site specific policy. Development Impact Standards are detailed in FLUE Policy 1.2.16, *Development Standards for Impact Assessment.* These standards produce development potentials as shown in this section.

Impact Assessment Baseline Review

Development Analysis 11,047.38 acres		
Development Boundary	Current: Rural Area Proposed: Suburban Area	
Roadway Frontage Classification / State Road	San Pablo Road South /this portion is a Private Road / unclassified roadway	
Plans and/or Studies	Southeast Jacksonville Vision Plan	
Site Utilization	Current: vacant	Proposed: Mixed use project with single-family residential, medium density residential and commercial uses
Land Use / Zoning	Current: AGR	Proposed: MU with SSP 4.3.23
Development Standards for Impact Assessment	Current: 1 unit/ 2.5 acres	Proposed: Pursuant to SSP 4.3.23
Development Potential	Current: 4,418 single family units	Proposed: 7,892 single-family units 2,250 multi-family units 6,900 sq. ft. commercial/office uses
Net Increase or Decrease in Maximum Density	Increase of 3,474 single family units and Increase of 2,250 multi-family units	
Net Increase or Decrease in Potential Floor Area	Increase of 690,000 sq. ft. of commercial/office use	
Population Potential	Current: 11,751 people	Proposed: 26,279 people
Special Designation Areas		
Aquatic Preserve	NO	
Evacuation Zone	Zone A, Zone D, and Zone E	
Airport Environment Zone	500-foot Height Restriction for Craig Municipal Airport- very small portion at the northeastern corner of the site	
Industrial Preservation Area	NO	

Development Analysis 11,047.38 acres	
Cultural Resources	NO
Archaeological Sensitivity	Mostly Low with areas of High and Medium Sensitivity
Historic District	NO
Coastal High Hazard	YES - located at the north eastern top of the site
Adaptation Action Area	YES – located in the northern portion of the site
Groundwater Aquifer Recharge Area	Areas with 0-4 inches and areas of Discharge
Wellhead Protection Zone	NO
Boat Facility Siting Zone	YES - Acceptable with Conditions. Located at the northeastern top of the site along Pablo Creek.
Brownfield	NO
Public Facilities	
Potential Roadway Impact	Increase of 60,438 net new daily trips
Potential Public School Impact	2,534 new students
Water Provider	JEA – JEA and Developer Agreement included with the companion Conceptual Master Plan legislation 2024-343.
Potential Water Impact	Increase of 1,487,334 gallons per day
Sewer Provider	JEA – JEA and Developer Agreement included with the companion Conceptual Master Plan legislation 2024-343.
Potential Sewer Impact	Increase of 1,115,500 gallons per day
Potential Solid Waste Impact	Increase of 15,986.4 tons per year
Drainage Basin/Sub-basin	Intracoastal Waterway and Julington Creek / Box Branch and Durbin Creek
Recreation and Parks	Pablo Creek Preserve -north of the site
Mass Transit Access	NO
Natural Features	
Elevations	9 to 28 feet (approximately)
Land Cover	1890: Other recreational (stables, go-carts, ...); 2110: Improved pastures (monocult, planted forage crops); 2130: Woodland pastures; 4110: Pine flatwoods; 4120: Longleaf pine - xeric oak; 4410: Pine plantation; 4430: Forest regeneration; 5100: Streams and waterways; 6110: Bay swamp (if distinct); 6170: Mixed wetland hardwoods; 6250: Hydric pine flatwoods; 6300: Wetland forested mixed
Soils	Category I Wetland Soils: (68) Tisonia mucky peat Category II Wetland Soils: (40) Maurepas muck, frequently flooded; (49) Pamlico muck, depressional, 0 to 1% slopes; (62) Rutlege mucky fine sand, depressional, 0 to 1% slopes

Development Analysis 11,047.38 acres	
	Category III Wetland Soils: (22) Evergreen-Wesconnett complex; (35) Lynn Haven fine sand, 0 to 2% slopes; (49) Pamlico muck, depressional, 0 to 1% slopes; (62) Rutlege mucky fine sand, depressional, 0 to 1% slopes; (81) Stockade fine sands loam, depressional; (87) Dorovan muck, depressional
Flood Zones	AE-Floodway; A Flood Zone; AE Flood Zone; AO Flood Zone; 0.2 Percent Chance Annual Hazard Area
Wetlands	66.00 acres; Category I Wetlands 177.60 acres; Category II Wetlands 6,916.85 acres; Category III Wetlands
Wildlife (applicable to sites greater than 50 acres)	Wildlife and Habitat Assessment Report included with the application

Utility Capacity

The calculations to determine the water and sewer flows contained in this report and/or this spreadsheet have been established by the City of Jacksonville Planning and Development Department and have been adopted by JEA solely for the purpose of preparing this report and/or this spreadsheet. The method of calculating water and sewer flows in order to properly size infrastructure shall continue to be based on JEA's Water, Sewer and Reuse for New Development Projects document (latest edition).

The applicant has submitted a companion conceptual master plan (Ordinance 2024-343) for approval by the City Council. One of the requirements of the master plan is to outline the strategy for providing centralized utilities for water and sewer service throughout the planning area. The Conceptual Master Plan includes water, waste water and reuse exhibits identifying the major utility corridors and connection points throughout the site. A JEA letter dated April 9, 2024 was provided to the Planning and Development Department explaining that the timing of the improvements will be addressed as part of the master plan analysis required as the development progresses through the JEA development process. The letter states that subject to further project coordination, meeting JEA standards and final engineering, JEA will have the capacity to serve this project with central water, sewer and reclaimed water.

Future Land Use Element

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.

2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.

3. Subdivision (non-residential and residential) where:
    a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.

    b. Each lot is a minimum of ½ acre unsubmerged property.

    c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

Transportation

The subject site is 11,047.38 acres and is accessible from San Pablo Road S., a minor arterial facility. The proposed land use amendment is located within the Rural Development Area and Mobility Zone 1. The applicant proposes to change the existing land use from Agriculture (AGR) to Multi-Use (MU) with a Site-specific policy (SSP) 4.3.23.

Comprehensive Plan Consistency:
The Trip Generation Analysis is consistent with most recent version of the Transportation Element (TE) of the City of Jacksonville Comprehensive Plan (TE Objective 2.4 and Policies 1.2.1 and 2.4.2).

Transportation Element
Objective 2.4 The City shall plan for future multi-modal transportation needs, including the need for right-of-way, in order to support future land uses shown on the Future Land Use Map series.

Policy 1.2.1 The City shall use the Institute of Transportation Engineers *Trip Generation Manual*, latest edition, to determine the number of trips to be produced or attracted to a particular land use when assessing a traffic impact.

Policy 2.4.2 The City shall amend the adopted Comprehensive Plan to incorporate the data and analysis generated by a periodic regional transportation model and study and facilitate the implementation of the study recommendations.

Trip Generation Estimation:
Table A provides the daily trip generation comparison between the current and proposed comprehensive plan land uses and the potential transportation impacts on the roadway network. The current land use would result in 41,662 daily trips. If the land use is amended to allow for this proposed MU development, this will result in 102,100 daily trips.

Transportation Planning Division RECOMMENDS the following:
The difference in daily trips for the proposed land use amendment will result in 60,438 net new daily trips when compared to the existing land use. The Transportation Planning Division recommends ongoing coordinating efforts with the City of Jacksonville Traffic Engineer and FDOT.

Table A
Trip Generation Estimation Scenarios

Current Land Use Scenario	ITE Land Use Code	Potential Number of Units	Estimation Method	Gross Trips	Less Pass-By Trips	Daily Trips
AGR	210	4,418 SF DUs	T = 9.43 (X)	41,662	0	41,662
				Existing Scenario Total		*41,662*
Proposed Land Use Scenario	**ITE Land Use Code**	**Potential Number of Units**	**Estimation Method**	**Gross Trips**	**Less Diverted & Pass-By Trips**	**Daily Trips**
LDR	210	7,892 SF DUs	T = 9.43 (X)	74,422	0	74,422
MDR	220	2,250 MF DUs	T= 6.74 (X)	15,165	0	15,165
CGC	820	690,000 SF	T= 37.01 (X) /1000	25,537	13,024	12,513
				Proposed Scenario Total		*102,100*
				Proposed Net New Daily Total		**60,438**

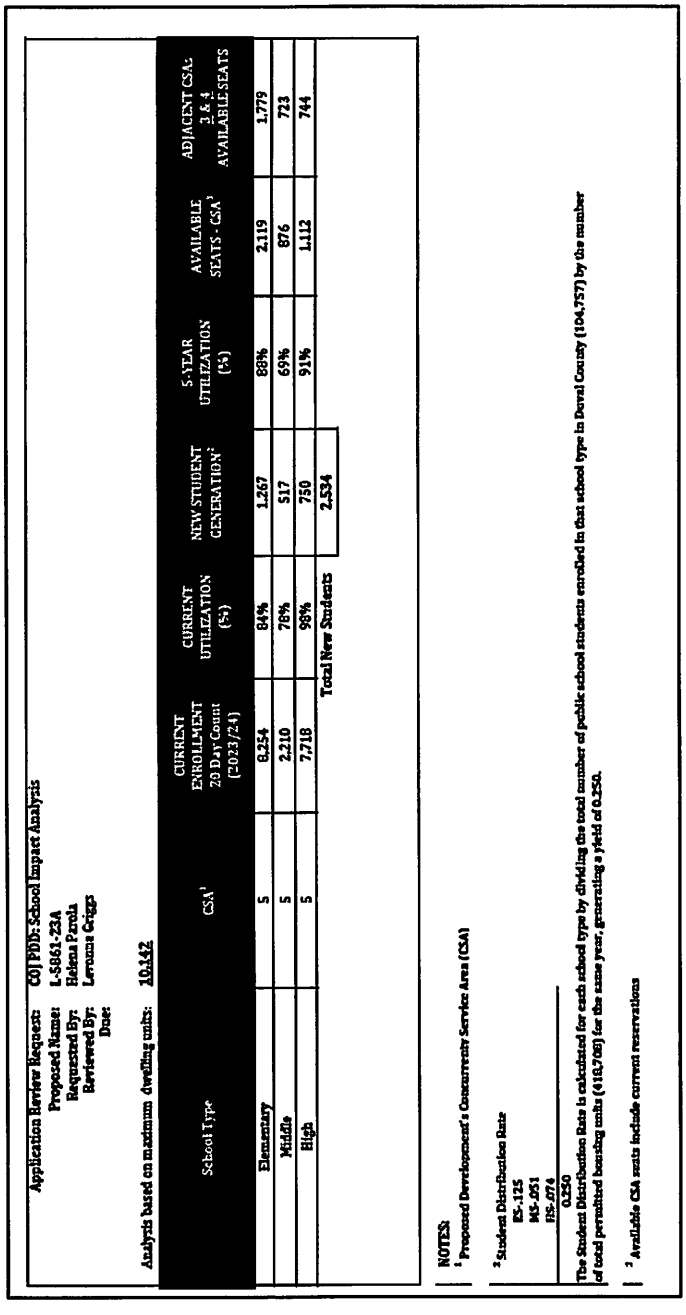
Source: Trip Generation Manual, 11th Edition, Institute of Engineers

School Capacity
The Planning and Development Department determined the development potential of the proposed amendment to MU pursuant to site specific FLUE Policy 4.3.23. Given this, the proposed amendment could result in the development of 7,892 single-family units and 2,250 multi-family units for a total of 10,142 dwelling units and 2,534 new students.

The proposed development was analyzed in accordance with the adopted level of service standards (LOS) for school capacity as established in the Interlocal Agreement (ILA) and the Public Schools and Facilities Element. The ILA was entered into in coordination with the Duval County Public School System (DCPS) and the other municipalities within Duval County.

School concurrency LOS is the methodology used to analyze and to determine whether there is adequate school capacity for each school type (elementary, middle, and high school) to accommodate a proposed development. The LOS (105% of permanent capacity) is based on Concurrency Service Areas (CSAs), not the closest school in the area for elementary, middle and high schools, as well as on other standards set forth in the City of Jacksonville School Concurrency Ordinance.

In evaluating the proposed residential development for school concurrency, the following results were documented:



Application Review Request: CO| PDD: School Impact Analysis
Proposed Name: L-5861-23A
Requested By: Helena Parola
Reviewed By: Lavonna Griggs
Date:

Analysis based on maximum dwelling units: 10,142

School Type	CSA[1]	CURRENT ENROLLMENT 20 Day Count (2023/24)	CURRENT UTILIZATION (%)	NEW STUDENT GENERATION[2]	5-YEAR UTILIZATION (%)	AVAILABLE SEATS - CSA[3]	ADJACENT CSAs 3 & 4 AVAILABLE SEATS
Elementary	5	8,254	84%	1,267	88%	2,119	1,779
Middle	5	2,210	78%	517	69%	876	723
High	5	7,718	98%	750	91%	1,112	744
			Total New Students	2,534			

NOTES:
[1] Proposed Development's Concurrency Service Area (CSA)

[2] Student Distribution Rate
ES-.125
MS-.051
HS-.074
0.250
The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

[3] Available CSA seats include current reservations

Potential school capacity impacts will be addressed through the Concurrency and Mobility Management System Office. The analysis does not reveal a deficiency based on available seats in the CSA and the adjacent CSAs.

Public School Facilities Element

Policy 2.3.2 The City will coordinate with DCPS to establish plan review procedures to manage the timing of Future Land Use Map amendments and other land use decisions so that these decisions coordinate with adequate school capacity.

Policy 2.3.3 The City will take into consideration the DCPS comments and findings on the availability of adequate school capacity in the evaluation of comprehensive plan amendments, and other land use decisions as provided in Section 163.3177(6)(a), F.S. and development of regional impacts as provided in 1380.06, F.S

Supplemental School Information:

The following additional information regarding the capacity of the assigned neighborhood schools was provided by the Duval County School Board. This is not based on criteria utilized by the City of Jacksonville School Concurrency Ordinance. Note that the percentage occupied may not appear correct due to ESE space requirements.

Application Review Request: COJ PDD: Baseline Checklist Review
Proposed Name: L-5911-24C
Requested By: Marcus Salley
Reviewed By: Levonne Griggs
Due:

Analysis based on maximum dwelling units: 10,142

SCHOOL[1]	CSA	STUDENTS GENERATED (Rounded)[3]	SCHOOL CAPACITY[2] (Permanent/Portables)	CURRENT ENROLLMENT 20 Day Count (2023/24)	% OCCUPIED	4 YEAR PROJECTION
Chets Creek Elementary #264	5	1267	1070	1094	102%	102%
Kernan Middle #279	5	517	1665	1068	64%	89%
Atlantic Coast #268	5	750	2543	2532	100%	86%
		2534				

NOTES:

[1] Attendance school may not be in proposed development's Concurrency Service Area (CSA)

[2] Does not include ESE & room exclusions

[3] Student Distribution Rate

ES-.125
MS-.051
HS-.074
0.250

The Student Distribution Rate is calculated for each school type by dividing the total number of public school students enrolled in that school type in Duval County (104,757) by the number of total permitted housing units (418,708) for the same year, generating a yield of 0.250.

Additional Comments from Duval Schools
Duval Schools provided additional comments regarding the land use amendment site that can be found below:

Between this development and Big Creek Timber PUD, future school sites and boundary changes for existing public schools will be critical and solved through the ACE* process. Duval County Public Schools currently has planned under the Master Facilities Plan a K-8 facility in the southeastern quadrant scheduled for open in 2033. The school district is currently working with developers to secure a parcel large enough for the future K-8 school.

*Academic and Community Excellence Planning Process ("ACE") set forth in School Board Policy 8.51. Per policy this is started anytime there is a boundary change involved (closure, re-boundary, new schools, etc.)

Archaeological Sensitivity
According to the Duval County Archaeological Predictive Model, the subject property is located within an area of mostly low with some areas of high and medium sensitivity for the presence of archaeological resources. Projects that move forward through the Site Review process may be required to perform a Professional Archaeological Reconnaissance Survey on the portion of the site that is in a high sensitivity area. If archaeological resources are found during future development/redevelopment of the site, Section 654.122 of the Code of Subdivision Regulations should be followed.

Historic Preservation Element
Policy 1.2.2 The City shall continue to review new development for the potential of archeologically significant sites. The City shall utilize the most current version of the Archeological Sensitivity Predictive Model to identify areas of high probability for artifact concentrations.

Policy 1.2.5 The Planning and Development Department shall maintain and update for planning and permitting purposes, a series of GIS data layers and maps depicting recorded archaeological sites, historic districts and local landmarks.

Airport Environment Zone
A small portion on the northeastern corner of the site is located within the 500-foot Height and Hazard Zone for the Craig Municipal Airport. Zoning will limit development to a maximum height of 500 feet, unless approved by the Jacksonville Aviation Authority or the Federal Aviation Administration. Uses located within the Height and Hazard Zone must not create or increase the potential for such hazards as electronic interference, light glare, bird strike hazards or other potential hazards to safe navigation of aircraft as required by Section 656.1005.1(d).

Future Land Use Element
Objective 2.6 Support and strengthen the role of Jacksonville Aviation Authority (JAA) and the United States Military in the local community, and recognize the

unique requirements of the City's other airports (civilian and military) by requiring that all adjacent development be compatible with aviation-related activities in accordance with the requirements of Section 163.3177, F.S.

Policy 2.6.16 Airport Height and Hazard zones (HH) exist around all military and civilian airports within the city limits of Jacksonville. The horizontal limits of the zones and limitations on heights of obstructions within these zones are defined for each military airport in Naval Facilities Engineering Command (NAVFAC) P-80.3 01/82, on file with the Planning and Development Department, and for each civilian airport in Title 14, Code of Federal Regulations (CFR), Part 77 guidelines, on file with the Planning and Development Department. In order to assure that Title 14, CFR, Part 77 guidelines and NAVFAC P-80.3 01/82 guidelines are not exceeded and that no structure or obstruction is permitted that would raise a minimal obstruction clearance altitude, a minimum vectoring descent altitude or a decision height, all cell towers and any structure or obstruction that would extend into an Airport (HH) requires, in writing, comment from the U.S. Navy. Although written documentation from the U.S. Navy for military HH and from the FAA or JAA for civilian HH is not required for proposed structure heights below the listed height, United States Code (USC) Title 14, CFR Part 77 still applies.

Evacuation Zone

The subject site is within Evacuation Zones A and D. As such, the land use application was routed to the City's Emergency Preparedness Division (EPD) for review and comment. The land use application can accommodate up to 7,892 single-family dwelling units and up to 2,250 multi-family dwelling units. Their complete analysis is provided below.

EPD Review:

The proposed property in land use amendment L-5861-23A will be in close proximity to Phillips Highway, San Pablo Road South, and US-9B, indicating sufficient access to I-295 (7.24 road miles) and I-95 (8.32 road miles), primary evacuation routes.

In consideration of the surrounding evacuation zones (Zone A, Zone D, and Zone E), nearest evacuation routes, and the estimate of 60,438 additional daily trips, the development of the proposed property could create a localized impact to the traffic flow on I-295 and I-95 during an emergency evacuation scenario. The changes proposed through land use amendment application L-5861-23A would have a minimal impact on countywide evacuation clearance time within Duval County. Site design techniques that minimize disruption to existing traffic flow are encouraged. Any development should incorporate appropriate mitigation techniques to reduce flood vulnerability and minimize impacts to the floodplain.

Conservation /Coastal Management Element (CCME)

Policy 7.1.6 The City shall not amend the Future Land Use Element or the Future Land Use Map series unless; the requested change can be determined to not exceed the established hurricane evacuation times; the requested change is for a lower density; or the requested change for increased density provides adequate remedies to reduce impacts on hurricane evacuation times which exceed the acceptable standard.

Flood Zones

Approximately 34.5 acres of the subject site is within the AE-Floodway, 6.2 acres is within the A Flood Zone, 483.3 acres is with the AE Flood Zone, 2,948.2 acres is within the AO Flood Zone and 206.1 acres is located in the 0.2 Percent Chance Annual Hazard Area. Flood zone designations are assigned by the Federal Emergency Management Agency (FEMA). FEMA defines the various flooding characteristics of different lands based on a 100-year storm. The 100-year storm or Special Flood Hazard Area (SFHA) refers to a flood occurring from a storm event that happens an average of every 100 years. This does not mean that a storm of this type will happen every 100 years. There is a 1-percent chance that a storm of this magnitude will occur in any given year.

The AE-Floodway are areas within the 100-year floodplain or SFHA where flood insurance is mandatory if construction is allowed within the floodway. Areas located within AE Floodway zones should be left intact as construction and filling within these areas is severely restricted.

The A and AE Flood Zones are areas within the 100-year floodplain or SFHA where flood insurance is mandatory.

The AO Flood Zone are areas of relatively shallow flooding within the 100-year floodplain or SFHA. Flood insurance is mandatory within the AO flood zone.

The 0.2 PCT Annual Chance Flood Hazard area is within the 500-year floodplain and outside of the SFHA. Flood insurance is not mandatory within these flood zones. The areas are deemed to be subject to moderate flood hazards.

Any development within the floodplain will be required to comply with Chapter 652, the Floodplain Management Ordinance.

Conservation /Coastal Management Element (CCME)

Policy 2.6.1 The City shall continue to define the surface hydrology of the area to determine flood plain vulnerability and sensitivity and will determine appropriate protection measures.

Policy 2.6.3 The City shall protect appropriate floodplain areas for the public benefit and restore degraded floodplain areas by:

A. Land acquisition or conservation easement acquisition;

B. Regulation, including setbacks, buffer zones, designated wildlife

corridors, low density zoning, performance standards and open space requirements; and

C. Incentives, including tax benefits and transfer of development rights.

Policy 13.7.10 The City has adopted and shall maintain a floodplain management ordinance that establishes engineering requirements to safeguard the public health, safety, and general welfare and minimizes public and private losses due to flooding through regulation and development of flood hazard areas. The ordinance shall include development and redevelopment regulations that:

A. Minimize unnecessary disruption of commerce, access and public service during times of flooding;

B. Require the use of construction practices that will prevent or minimize future flood damage;

C. Manage filling, grading, dredging, mining, paving, excavation, drilling operations, storage of equipment or materials, and other development which may increase flood damage or erosion potential;

D. Manage the alteration of flood hazard areas, watercourses, and shorelines to minimize the impact of development on the natural and beneficial functions of the floodplain;

E. Minimize damage to public and private facilities and utilities;

F. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas;

G. Minimize the need for future expenditure of public funds for flood control projects and response to and recovery from flood events; and

H. Meet the requirements of the National Flood Insurance Program for community participation as set forth in the Title 44 Code of Federal Regulations, Section 59.22.

Adaptation Action Area (AAA)

Approximately 1,018.8 acres of the amendment site is located within the AAA. The AAA boundary is a designation in the City's 2045 Comprehensive Plan which identifies areas that experience coastal flooding due to extreme high tides and storm surge, and that is vulnerable to the related impacts of rising sea levels for the purpose of prioritizing funding for infrastructure needs and adaptation planning. The AAA is defined as those areas within the projected limit of the Category 3 storm surge zone, those connected areas of

the 100-year and 500-year Flood Zone, and additional areas determined through detailed flood analysis.

The applicant is encouraged to consider site design measures, such as clustering development away from the AAA, to protect development from the impacts of flooding.

Conservation/Coastal Management Element

Policy 13.1.2 The City shall recognize existing regulations, programs and policies that overlap with the AAA and that are currently in place to limit public investment and address appropriate development and redevelopment practices related to flooding. These regulations, programs and policies include but are not limited to the floodplain management ordinance, CHHA policies, the Local Mitigation Strategy and the Post Disaster Redevelopment Plan and shall only be applied in cases where such regulation would otherwise apply to a development or redevelopment project.

Policy 13.3.1 The City shall consider the implications of the AAA when reviewing changes to the use, intensity and density of land lying within the AAA.

Policy 13.3.6 In order to guide development away from the Adaptation Action Area (AAA) towards areas that are already high, dry, and connected, the Planning and Development Department shall explore the feasibility of offering density bonuses, transfers of development rights, clustering development entitlements, or other strategies to limit new development within the AAA or environmentally sensitive or special flood hazard areas, or as an incentive for a development's use of low impact development stormwater solutions.

Coastal High Hazard Area (CHHA)

Approximately 211.3 acres of the subject site is located within a Coastal High Hazard Area (CHHA), as defined by Sections 163.3178(2)(h) and 163.3164(1), Florida Statutes. The Coastal High Hazard Area (CHHA) is the area below the elevation of the Category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model as established by the most current Northeast Florida Hurricane Evacuation Study. It is shown on The Coastal High Hazard Areas (CHHA) Map (2021) and Hurricane Evacuation Zones Map.

The CHHA area is in the northeast area of the application site and adjacent to Pablo Creek and Box Branch. The area is also located within the Category I and II wetlands as well as the AE and AE-Floodway Flood Zones. The CHHA of the land use amendment is to be placed in the Wetland/Conservation area of the Mixed Use (MU) land use category thereby preventing commercial and residential development.

Policy 7.2.3 In the event that the Chief of Emergency Preparedness determines that the shortage of shelter space requires mitigation, then policies 7.2.5, 7.2.6 and 7.2.7 shall apply.

Policy 7.2.5 The City shall require that all new development located in the Coastal High Hazard Area in land use categories that permit residential density greater than Low Density Residential shall contribute to the cost of emergency shelter space in existing school sites.

Policy 7.2.6 For purposes of determining an owner's assessment for the cost of emergency shelter space in new and existing school sites and community centers, the City shall use a quantitative formula where:

A equals the total number of residential units proposed;
B equals number of persons per household; and
C equals average cost to retrofit one shelter space;
D owners assessment
A X B X C = D Owner's Assessment

Policy 7.2.7 The City shall use the most recent U.S. Census data related to average household size, population in households and households. In calculating the assessment owed, the City shall use the full unit count of the proposed development, the county-wide average household size from the U. S. Census, and the average shelter retrofit cost as provided by the City's Emergency Preparedness Division in consultation with the Duval County School District Facilities Services Division. The City shall not allow a reduction of the shelter space required based on assumptions of smaller household sizes than the county-wide census data or reduced uses of public shelters for certain developments. These factors shall be updated as warranted by the City to ensure accuracy of costs and population factors.
The City will continue to enforce building standards and requirements to minimize structural damage to property in hazardous coastal areas. Future City expenditures for infrastructure improvements will be limited to meeting the needs of existing residents and resource protection. Land use decisions will direct new development to areas outside of hazardous coastal areas.

Objective 7.4 Limit development density and intensity within the Coastal High Hazard Area (CHHA) and direct it outside of the CHHA and mitigate the impact of natural hazards in the area.

Policy 7.4.8 The City shall promote, in instances where a proposed project is located within the CHHA, the clustering of uses. Such clustering will be used to limit the acreage within the CHHA that will be affected by the proposed

development and will serve to limit the amount of infrastructure provided within the CHHA. To demonstrate compliance with the clustering concept identified in this policy, proposed site plans may be required to include conditions that restrict future development on any other portion of the site within the CHHA and /or place a conservation easement on any remaining wetlands within the CHHA not already proposed for impacts.

Wetlands

Review of City's GIS data and the Florida Land Classification System (FLCCS) map provided by the applicant's Wildlife Assessment Report indicates the potential existence of wetlands on the subject site and as such, indicates the location, size, quality and functional value of all wetlands located within the boundaries of the application site. Based on the information noted below, the proposed amendment is consistent with the Conservation/Coastal Management Element (CCME) wetlands policies. The land use application was reviewed and approved by the Waterways Commission on October 12, 2023.

Wetlands Characteristics:

Approximate Size:	66.00 acres; Category I Wetlands 177.60 acres; Category II Wetlands 6,916.85 acres; Category III Wetlands
General Location(s):	Category I wetlands (66.00 acres) and Category II wetlands (177.60 acres) are located at the northern end of the application site and are associated with Box Branch and Pablo Creek. While the Category III wetlands (6,916.85 acres) are scattered throughout the rest of the property.
Quality/Functional Value:	Category I wetlands is a salt marsh which has an extremely high functional value due to its water filtration attenuation of coastal waters and reduction of storm surge in coastal high hazard areas during cataclysmic coastal storms. The Category II wetlands have an extremely high functional value for water filtration attenuation and flood water capacity, are located within the 100-year AE and AE floodway zones and have a direct impact on the City's waterways. The Category III wetlands have a medium to high functional value for water filtration attenuation and stormwater capacity. Some of these wetlands are located are isolated pockets and not associated with flood zones. Some wetlands are in the A, AE and AO Flood Zones and the 0.2 Percent Flood Hazard

Area associated but have an indirect impact to the City's waterways. The soils of these wetlands are depressional and if flooded the floodwaters do not drain back into the creek but dissipate by percolation into the soil and high water table.

Portions of the Category III wetlands are Cypress Swamps (241.4 acres) located throughout the property in small, isolated pockets. They are unique to the other wetlands because of the vegetation and are natural stormwater retention basins due to their depressional topography. Because of that characteristic and its high water filtration attenuation, the cypress swamps have a high functional value.

Soil Types/ Characteristics:

Category I Wetland Soils

(68) Tisonia mucky peat – The Tisonia series consists of nearly level, very poorly drained, organic soils. These soils formed from nonwoody, halophytic plant remains underlain by fine textured sediments. They are in tidal marshes. The soil is very slowly permeable. The high water table generally is at or near the surface, and areas are flooded twice daily by fluctuating tides for very brief periods.

Category II Wetland Soils

(40) Maurepas muck, frequently flooded – The Maurepas series consists of nearly level, very poorly drained, organic soils formed in decomposed organic materials. These soils are located in flood plains and are influenced by tidal action. The soil is rapidly permeable. The high water table generally is at or near the surface, and areas are subject to frequent flooding for brief periods.

(49) Pamlico muck, depressional, 0 to 1% slopes – The Pamlico series consists of nearly level, very poorly drained, organic soils. They formed in decomposed organic material underlain by thick loamy and sandy marine and fluvial sediments. They are on flood plains and depressions. The soil is moderately permeable. The high-water table generally is at or near the surface.

(62) Rutlege mucky fine sand, depressional, 0 to 1% slopes – The Pamlico series consists of nearly level, very poorly drained, organic soils. They formed in thick sandy marine sediments and are located in depressions. The soil is rapidly

permeable. The high-water table generally is at or near the surface.

Category III Wetland Soils

(22) Evergreen-Wesconnett complex – The Evergreen and Wesconnett series consists of nearly level, very poorly drained, soils. The Evergreen soils formed in decomposed organic materials underlain by thick sandy marine sediments while the Wesconnett soils formed in thick sandy marine sediments. Both soils are located in depressions and are moderately permeable and moderately slowly permeable. The high water table is at or above the soil surface for very long periods.

(35) Lynn Haven fine sand, 0 to 2% slopes – The Lynn Haven series consists of nearly level and gently sloping, very poorly drained soils. This soil is formed in thick deposits of marine sediment and are located in seep areas on side slopes. The soil is moderately permeable and moderately rapidly permeable. Generally, the high-water table is at or near the surface.

(49) Pamlico muck, depressional, 0 to 1% slopes – The Pamlico series consists of nearly level, very poorly drained, organic soils. They formed in decomposed organic material underlain by thick loamy and sandy marine and fluvial sediments. They are on flood plains and depressions. The soil is moderately permeable. The high-water table generally is at or near the surface.

(62) Rutlege mucky fine sand, depressional, 0 to 1% slopes – The Pamlico series consists of nearly level, very poorly drained, organic soils. They formed in thick sandy marine sediments and are located in depressions. The soil is rapidly permeable. The high-water table generally is at or near the surface.

(81) Stockade fine sands loam, depressional: The Stockade series consists of nearly level, very poorly drained soils and are formed in thick sandy and loamy marine sediments. They are located in depressions and are slow permeable sandy and loamy marine sediments. Generally, the high water table is generally at or above the soil surface for very long periods of time.

	(87) Dorovan muck, depressional – The Dorovan series consists of nearly level, poorly drained, organic soils. This soil is formed in decomposed organic materials. They are located in depressions and are moderately permeable. Generally, the high water table is at or above the surface for very long periods.
Wetland Category:	Category I, II and III
Consistency of Permitted Uses:	Category I and II Wetlands: Uses permitted subject to the limitations of CCME Policy 4.1.5 shown below – conservation uses permitted. Category III Wetlands: All uses subject to CCME Policy 4.1.6
Environmental Resource Permit (ERP):	Not provided by the applicant.
Wetlands Impact:	The non-binding site plan provided by the applicant shows most development avoiding the wetland areas.
Associated Impacts:	The Category II wetland area coincides with the AE-floodway and the Adaptation Action Area (AAA). Some of the Category III wetlands are associated with the AE Flood Zone and the 0.2 Percent Chance Hazard Area and the Adaptation Action Area (AAA) while others are not.
Relevant Policies:	CCME Policies 4.1.3, 4.1.5 and 4.1.6

CCME Policy 4.1.3
The following performance standards shall apply to all development, except public utilities and roadways, permitted within Category I, II, and III wetlands:

(a) Encroachment
Encroachment in Category I, II, or III wetlands is the least damaging and no practicable on-site alternative exists; and

(b) No net loss
Development is designed and located in such a manner that there is no net loss to the wetland functions including but not limited to:

i the habitat of fish, wildlife and threatened or endangered species,
ii the abundance and diversity of fish, wildlife and threatened or endangered species,
iii the food sources of fish and wildlife including those which are threatened

or endangered,
iv the water quality of the wetland, and
v the flood storage and flood conveyance capabilities of the wetland; and

(c) Floodplain protection
Buildings are built at an elevation of sufficient height to meet the designated flood zone standards as set forth by the Federal Emergency Management Agency. The design must be in conformance with Chapter 652 (Floodplain Regulations) of the Ordinance Code; and

(d) Stormwater quality
In the design and review of developments which will discharge stormwater into the Category I, II, or III wetlands the following performance standards shall be used to protect water quality:

i Issuance of a Management and Storage of Surface Waters permit pursuant to Chapter 40C-4 or 40C-40, F.A.C. or a stormwater permit issued pursuant to Chapter 40C-42, F.A.C., provides assurances necessary for compliance with subsections (i) - (iv) above provided the stormwater management system is constructed in accordance with the permit; and

ii Regular monitoring and maintenance program on an annual basis for the performance of stormwater treatment systems

(e) Septic tanks
Septic tanks, drainfields and/or greywater systems are located outside the Category I, II, or III wetland area and not within 75 feet of the mean high water line of tidal bodies or within 75 feet of any wetland unless the Duval County Health Department grants a variance for a hardship case pursuant to the provisions of Section 381.0065, F.S. Where public utilities are available, development is required to connect to these facilities; and

(f) Hydrology
The design of the fill shall include measures to maintain the wetlands hydrology of the site.

CCME Policy 4.1.5
The permitted uses within Category I and II wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs):

(1) Conservation uses, provided the following standards are met:

(a) Dredge and fill

Dredging or filling of the Category I and II wetlands shall not exceed more than 5% of the wetlands on-site; and

(b) Vegetation
For Category I wetlands:
All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:
No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(2) Residential uses, provided the following standards are met:

(a) Density/Dredge and fill

Where lots, except for lots of record as defined in the Future Land Use Element, are located totally within the wetlands:

i density shall not exceed one (1) dwelling unit per five (5) acres; and
ii buildings shall be clustered together to the maximum extent practicable; and
iii dredging or filling shall not exceed 5% of the wetlands on-site; and

(b) Vegetation
For Category I wetlands:
All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:
No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(3) Water-dependent and water-related uses, provided the following standards are met:

(a) Vegetation
For Category I wetlands:
All native vegetation outside the development area is maintained in its natural state

For Category II wetlands:
No more than 10% of the arial extent of the vegetation outside the development area may be altered or removed; and

(b) Boat facilities siting and operation
Boat facilities are further subject to Objectives 10.1, 10.2, 10.3, 10.5 and 10.6 and their related policies of this element.

(4) Access to a permitted use, subject to the requirements of (a), (b), and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(5) Any use which can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above.

(6) For Category II wetlands only, silvicultural uses are allowed, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

CCME Policy 4.1.6
The permitted uses within Category III wetlands shall be limited to the following land uses and associated standards, provided such use is consistent with the Future Land Use Map series (FLUMs)

(1) Any use not otherwise listed below, provided all of the basic requirements outlined in Policy 4.1.3 above are met:

(a) Silvicultural uses, provided the following standards are met:

Best Management Practices: Silviculture

Such activities are conducted in compliance with the provisions of the "Silvicultural Best Management Practices Manual", as may be amended, published by the Florida Division of Forestry, Department of Agriculture and Consumer Services.

(b) Agricultural uses, provided the following standards are met:

Best Management Practices: Agriculture

Such activities are to be in compliance with Chapter 40C-44, F.A.C.

(2) Any use that can be shown to be clearly in the public interest, subject to the requirements of (a), (b), (d) and (f) as noted in the performance standards outlined in Policy 4.1.3 above

Wildlife

The applicant submitted a listed wildlife and habitat assessment report for the subject site dated August 1, 2023 (on file with the Planning and Development Department). According to the report five state or federally listed wildlife species during the site assessment, gopher tortoise, little blue heron, sandhill crane, wood stork, and American alligator were observed utilizing the property during the on-site assessment. Additionally, bald eagles were also observed utilizing the property. If a USACE, SJRWMD, FDEP and/or local government permits are required for the project, USFWS and/or FWC may be notified and allowed to comment on listed species with the potential to occur on the subject property. During this comment period, additional information may be requested from the applicant to document whether the project proposes to impact any potentially occurring listed wildlife species. This request for additional information may take the form of informal correspondence or formal consultation. The species that are more likely to trigger a request for additional information will depend on the nature of the work being proposed and may include, but are not limited to, bald eagle, gopher tortoise, eastern indigo snake, wood stork, little blue heron, tricolored heron, Florida sandhill crane, and red-cockaded woodpecker.

The assessment report lists various upland and wetland habitat communities found on-site and the potential for wildlife species that may utilize those habitats. Development of portions of the site for mixed use commercial and residential will alter and impact the existing various habitat communities; to what extent, it is presently not known.

<u>Conservation Coastal Management Element</u>

Excerpt from

Policy 3.6.5 The City shall maintain a land development review process for the assessment and protection of listed species and their habitat, which shall apply to issuance of development permits and land clearing, excluding bona fide silvicultural and agricultural activities. Projects which contain areas identified for protection shall be required to incorporate creative project designs through utilization of such measures as clustering, mixed land use designations and transfer of development rights programs. For purposes of the policy, the term listed species shall be limited to listed animal species as defined in the Definitions Section of the Comprehensive Plan.

Recreation and Parks - Pablo Creek Preserve

The amendment site is located south of the Pablo Creek Preserve, abutting the Preserve's southern boundary and, as such, the application was routed to the Parks, Recreation and Community Services Department for review and comment. The Parks,

Recreation and Community Services Department provided comments that are included as Attachment G of this report.

St. Johns County Growth Management Department
Due to the site's proximity to St. Johns County, the application was sent for notice and review to the Growth Management Department of St. Johns County. The Growth Management Department confirmed receipt of the proposed application. As of the publishing of the subject report, comments from St. Johns County have not yet been received.

PROCEDURAL COMPLIANCE

Upon site submittal of the sign posting affidavit and accompanying photos, the required notices of public hearing signs were posted on September 18, 2023. Forty-three (43) notices were mailed out to adjoining property owners informing them of the proposed land use change and pertinent public hearing and meeting dates.

A virtual Citizen Information Meeting was held via Zoom on October 2, 2023. Approximately thirty-five (35) members of the public were in attendance with concerns regarding the types of uses that may be neighboring their residential property, what type of buffering would be put in place between the development and the neighboring properties, and how the internal road system would connect to the outside areas.

CONSISTENCY EVALUATION

Consistency with 2045 Comprehensive Plan Goals, Objectives and Policies

Future Land Use Element (FLUE)
Development Areas
Rural Area (RA): The RA consists of all lands outside of the SA and corresponds with predominantly undeveloped portions of the City with land uses such as Agriculture, Recreation, Conservation, or Public Buildings Facilities. Development should occur at very low densities which create little demand for new infrastructure and community serving supporting uses, unless development occurs under the Multi-Use Category, as a Rural Village or as a Master Planned Community as defined in this element. Development may occur within the Rural Area provided that it is consistent with the Operational Provisions and the Land Use category descriptions. Otherwise, development beyond such boundaries is considered urban sprawl and is to be discouraged.

Suburban Area (SA): The SA is the third tier Development Area and generally corresponds with the urbanizing portions of the City in areas that have usually been developed after consolidation. Development should generally continue at low densities with medium density development at major corridor intersections and transit stations. Development at these locations should promote a compact and interconnected land development form and is therefore encouraged to employ urban development characteristics as defined in this Plan.

Goal 1 To ensure that the character and location of land uses optimize the combined potentials for economic benefit, enjoyment, wellness and protection of natural resources, while minimizing the threat to health, safety and welfare posed by hazards, nuisances, incompatible land uses and environmental degradation.

Objective 1.1 Ensure that the type, rate, and distribution of growth in the City results in compact and compatible land use patterns, an increasingly efficient urban service delivery system and discourages proliferation of urban sprawl through implementation of regulatory programs, intergovernmental coordination mechanisms, and public/private coordination.

Policy 1.1.3 The Development Areas should be reviewed for expansion during updates to the Comprehensive Plan planning timeframe and during updates to the mobility system. In addition, because the development capacity of the Future Land Use map fluctuates with time, Development Areas will be periodically reevaluated as part of the Plan review and amendment process.

Policy 1.1.7 Gradual transition of densities and intensities between land uses in conformance with the provisions of this element shall be achieved through zoning and development review process.

Policy 1.1.9 Promote the use of Planned Unit Developments (PUD) zoning districts, cluster developments, and other innovative site planning and smart growth techniques in order to allow for appropriate combinations of complementary land uses, densities and intensities consistent with the underlying land use category or site specific policy, and innovation in site planning and design, subject to the standards of this element and all applicable local, regional, State and federal regulations. These techniques should consider the following criteria in determining uses, densities, intensities, and site design:

- Potential for the development of blighting or other negative influences on abutting properties
- Traffic Impacts
- Site Access
- Transition of densities and comparison of percentage increase in density above average density of abutting developed properties
- Configuration and orientation of the property
- Natural or man-made buffers and boundaries
- Height of development
- Bulk and scale of development
- Building orientation
- Site layout

- Parking layout
- Opportunities for physical activity, active living, social connection, and access to healthy food

1.1.10 Policy Ensure that mixed and multi-use projects enhance, rather than detract from, the character of established developed areas by requiring site plan-controlled zoning such as Planned Unit Developments (PUDs), TODs or TNDs for all mixed and multi-use projects and conforming with the following criteria:

1. The type of land use(s), density, and intensity is consistent with the provisions of the land use category, particularly the category's predominant land use;
2. The proposed development is in conformity with the goals, objectives, policies, and operative provisions of this and other elements of the Comprehensive Plan; and
3. The proposed development is compatible with surrounding existing land uses and zoning.

Policy 1.1.18 Extensions of the Development Areas will be noted in each land use amendment where an extension is needed or requested concurrent with a Future Land Use Map Amendment. In addition, plan amendments shall meet the requirements as set forth in FLUE Policies 1.1.19 and 1.1.21.

Policy 1.1.19 Expansion of the Development Areas shall result in development that would be compatible with its surroundings. When considering land areas to add to the Development Areas, after demonstrating that a need exists in accordance with FLUE Policy 1.1.21, inclusion of the following areas is discouraged:

1. Preservation Project Lands

2. Conservation Lands

3. Agricultural Lands, except when development proposals include Master Planned Communities or developments within the Multi-Use Future Land Use Category, as defined in this element

The following areas are deemed generally appropriate for inclusion in Development Areas subject to conformance with Policy 1.1.21:

1. Land contiguous with the Development Area and which would be a logical extension of an existing urban scale and/or has a functional relationship to development within the Development Area.

2. Locations within one mile of a planned node with urban development characteristics.

3. Locations within one-half mile of the existing or planned JTA premium transit station.

4. Locations having projected surplus service capacity where necessary facilities and services can be readily extended.

5. Public water and sewer service exists within one-half mile of the site.

6. Large Scale Multi-Use developments and Master Planned Communities which are designed to provide for the internal capture of daily trips for work, shopping and recreational activities.

7. Low density residential development at locations up to three miles from the inward boundary of the preservation project lands. Inward is measured from that part of the preservation project lands closest to the existing Suburban Area such that the preservation lands serves to separate suburban from rural. The development shall be a logical extension of residential growth, which furthers the intent of the Preservation Project to provide passive recreation and low intensity land use buffers around protected areas. Such sites should be located within one-half mile of existing water and sewer, or within JEA plans for expansion.

Policy 1.1.21 Rezonings and amendments to the Future Land Use Map series (FLUMs) shall include consideration of their potential to further the goal of meeting or exceeding the amount of land required to accommodate anticipated growth and the projected population and to allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and business with the intent that this balance of uses shall:

A. Foster vibrant, viable communities and economic development opportunities;

B. Address outdated development patterns; and/or

C. Provide sufficient land for future uses that allow for the operation of real estate markets to provide adequate choices for permanent and seasonal residents and businesses and is not limited solely by the projected population.

The projected growth needs and population projections must be based on relevant and appropriate data which is collected pursuant to a professionally acceptable methodology. In considering the growth needs and the allocation of land, the City shall also evaluate land use need based on the characteristics and land development pattern of localized areas. Land use need identifiers include but may not be limited to, proximity to compatible uses, development scale, site limitations, and the likelihood of furthering growth management and mobility goals.

Policy 1.1.22 Future development orders, development permits and plan amendments shall maintain compact and compatible land use patterns, maintain an increasingly efficient urban service delivery system, and discourage urban sprawl as described in the Development Areas and the Plan Category Descriptions of the Operative Provisions.

Objective 1.2 Manage the use of land in the City by approving new development and redevelopment only if necessary public facilities are provided concurrent with the impacts of development. Ensure the availability of adequate land suitable for utility facilities necessary to support proposed development. Verify prior to development order issuance that all new development and redevelopment will be served with potable water, wastewater, solid waste disposal, stormwater management facilities, and parks that meet or exceed the adopted Levels of Service established in the Capital Improvements Element.

Policy 1.2.1 The City shall ensure that the location and timing of new development and redevelopment will be coordinated with the ability to provide public facilities and services through the implementation of growth management measures such as the Development Areas and the Plan Category Descriptions of the Operative Provisions, development phasing, programming and appropriate oversizing of public facilities, and zoning and subdivision regulations.

Policy 1.2.6 The City shall ensure through the implementation of Chapter 654, Ordinance Code (Code of Subdivision Regulations) that suitable lands and/or easements are available for the provision of utility and transportation facilities necessary to support proposed development, and implement improvements with minimum land use, social and environmental disruption. Consider the location and timing of new public facility construction in requests for Future Land Use Map series amendments.

Policy 1.2.8 Require new development and redevelopment in the Central Business District (CBD), Urban Priority Area (UPA), Urban Area (UA), and Suburban Area (SA) to be served by centralized wastewater collection

and potable water distribution systems when centralized service is available to the site.

Development on sites located within the UPA, UA and SA are permitted where connections to centralized potable water and/or wastewater are not available subject to compliance the following provisions:

1. Single family/non-residential (estimated flows of 600 gpd or less) where the collection system of a regional utility company is not available through gravity service via a facility within a right-of-way or easement which abuts the property.

2. Non-residential (above 600 gpd) where the collection system of a regional utility company is not within 50 feet of the property.

3. Subdivision (non-residential and residential) where:
   a. The collection system of a regional utility company is greater than 1/4 mile from the proposed subdivision.

   b. Each lot is a minimum of ½ acre unsubmerged property.

   c. Installation of dryline sewer systems shall be installed when programmed improvements are identified in the Capital Improvements Element which will make connections the JEA Collection Systems available within a five (5) year period.

Policy 1.5.10 In accordance with the Conservation/Coastal Management Element, the City shall encourage environmentally sensitive areas to be placed in a Conservation land use category, Conservation zoning district, and/or conservation easement.

Goal 3 To achieve a well-balanced and organized combination of residential, non-residential, recreational and public uses served by a convenient and efficient transportation network, while protecting and preserving the fabric and character of the City's neighborhoods and enhancing the viability of non-residential areas.

Objective 3.1 Continue to maintain adequate land designated for residential uses which can accommodate the projected population and provide safe, decent, sanitary and affordable housing opportunities for residents. Protect single-family residential neighborhoods by requiring that any other land uses within single-family areas meet all applicable requirements described in the Development Areas and the Plan

Category Descriptions of the Operative Provisions of the Comprehensive Plan and Land Development Regulations.

Policy 3.1.5 The City shall provide opportunities for development of a wide variety of housing types by area, consistent with the housing needs characteristics and socioeconomic profiles of the City's households as described in the Housing Element.

Conservation /Coastal Management Element (CCME)

Goal 4 To achieve no further net loss of the natural functions of the City's remaining wetlands, improve the quality of the City's wetlands resources over the long-term and improve the water quality and fish and wildlife values of wetlands.

Objective 4.1 The City shall protect and conserve the natural functions of its existing wetlands, including estuarine marshes. In order to achieve this objective and its associated policies, the City shall continue to work with the applicable regional, state and federal agencies charged with these regulatory responsibilities.

Property Rights Element (PRE)

Goal 1 The City will recognize and respect judicially acknowledged and constitutionally protected private property rights in accordance with the Community Planning Act established in Chapter 163, Florida Statues.

Objective 1.1 Local decision making shall be implemented and applied with sensitivity for private property rights and shall not be unduly restrictive.

Policy 1.1.1 The City will ensure that private property rights are considered in local decision making.

Policy 1.1.2 The following rights shall be considered in local decision making:

1. The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.
2. The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.
3. The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.
4. The right of a property owner to dispose of his or her property through sale or gift.

According to the Category Description within the Future Land Use Element (FLUE), Agriculture (AGR) in all of the Development Areas is intended to provide agricultural uses

and to preserve the existing rural character of outlying areas of the City. Most AGR lands are located in the Rural Area of the City where full urban services and facilities will not be provided by the City during the planning timeframe. Accordingly, the principal activities allowed in these categories are agriculture and related uses, such as farming, horticulture, forestry and logging, storage, processing and wholesale distribution of farm supplies and products. The maximum gross density is 1 unit/ 2.5 acres.

According to the Category Description in the FLUE, the MU land use category is intended to accommodate large-scale development and redevelopment projects pursuant to an approved conceptual long-term master plan. The MU land use category includes criteria based on a long-term planning strategy that results in a cohesive and compatible development pattern, the provision of adequate public facilities, utilities and infrastructure and the protection of environmentally sensitive land and species. New designations under the MU category shall generally be for sites greater than 250 acres in size in the Suburban, Urban and Urban Priority Development Areas and for sites greater than 1,000 acres in the Rural Development Area. Development within each MU designation shall include a mix of both residential and non-residential uses and shall incorporate multi-modal transportation concepts consistent with the goals of the Mobility Strategy Plan.

The amendment site is located within the Rural Development Area with a request to extend the Suburban Development Area boundary to the Duval/St. Johns County line and include the subject site. The Rural Development Area description states that development should occur at very low densities which create little demand for new infrastructure and community serving supporting uses, unless development occurs under the Multi-Use Category, as a Rural Village or as a Master Planned Development. Due to the proposed amendment to the MU category, the request to extend the Suburban Development Area to include the proposed amendment to the MU category is deemed generally appropriate and therefore, consistent with Policies 1.1.3, 1.1.18 and 1.1.19.

The MU land use category requires the development and approval of a long-term conceptual master plan that addresses the distribution of land uses, the location of conservation areas, the provision of water and sewer services, the internal and external transportation network, a basic assessment of the surrounding transportation network and demonstration of coordination with the Florida Fish and Wildlife Conservation Commission. The conceptual Master Plan is pending concurrently with this land use application, Ordinance 2024-343. The land use amendment is accompanied by a site specific policy that entitles development to a broad mix of residential densities and commercial entitlements in order to provide sufficient land for future uses that provide adequate choices for permanent and seasonal residents and for businesses to operate. The site specific policy also acknowledges that development is not permitted until such time as the conceptual master plan is approved by the City Council. Therefore, the proposed amendment is consistent with FLUE Goals 1 and 3, Objectives 1.1, 1.2 and 3.1, Policies 1.1.7, 1.1.9, 1.1.10, 1.1.21, 1.1.22, 1.2.1, 1.2.6, 1.2.8, 1.5.10, and 3.1.5.

The land use amendment site includes approximately 243.6 acres of Category I and II wetlands and approximately 6,916.85 acres of Category III wetlands. With the exception

of the wetlands that buffer Pablo Creek in the northern portion of the site, the majority of the wetlands are classified as Category III. In accordance with the requirements of the MU land use category, the applicant provided a non-binding preliminary development map (Attachment C) that indicates the preservation of a majority of the wetlands, including all of the Category I and II wetlands. Therefore, the amendment is consistent with CCME Goal 4 and Objective 4.1.

The proposed amendment does not hinder the private property rights of the owner of record; has no impact on the right of the property owner to possess or control his or her interest in the property; maintains the owner's ability to use, maintain, develop and improve the property; protects the owner's right to privacy and security; and maintains the ability of the property owner to dispose of the property at their discretion. Therefore, the amendment is consistent with PRE Goal 1, Objective 1.1 and Policies 1.1.1 and 1.1.2.

Vision Plan Consistency

The application site lies within the Southeast Vision Plan area. The plan does not identify specific recommendations for the subject site. However, the Plan provides a summary of recommendations for future planning efforts in the vision plan area. Transportation connectivity, compact development, quality open space and walkable neighborhoods with a mix of uses is preferred to balance the quality of life assets in the area. The proposed land use change to MU could provide the opportunity to achieve these vision plan goals, thereby illustrating the proposed land use amendment's consistency with the Southeast Jacksonville Vision Plan. A long-term master plan will promote consistency with these recommendations.

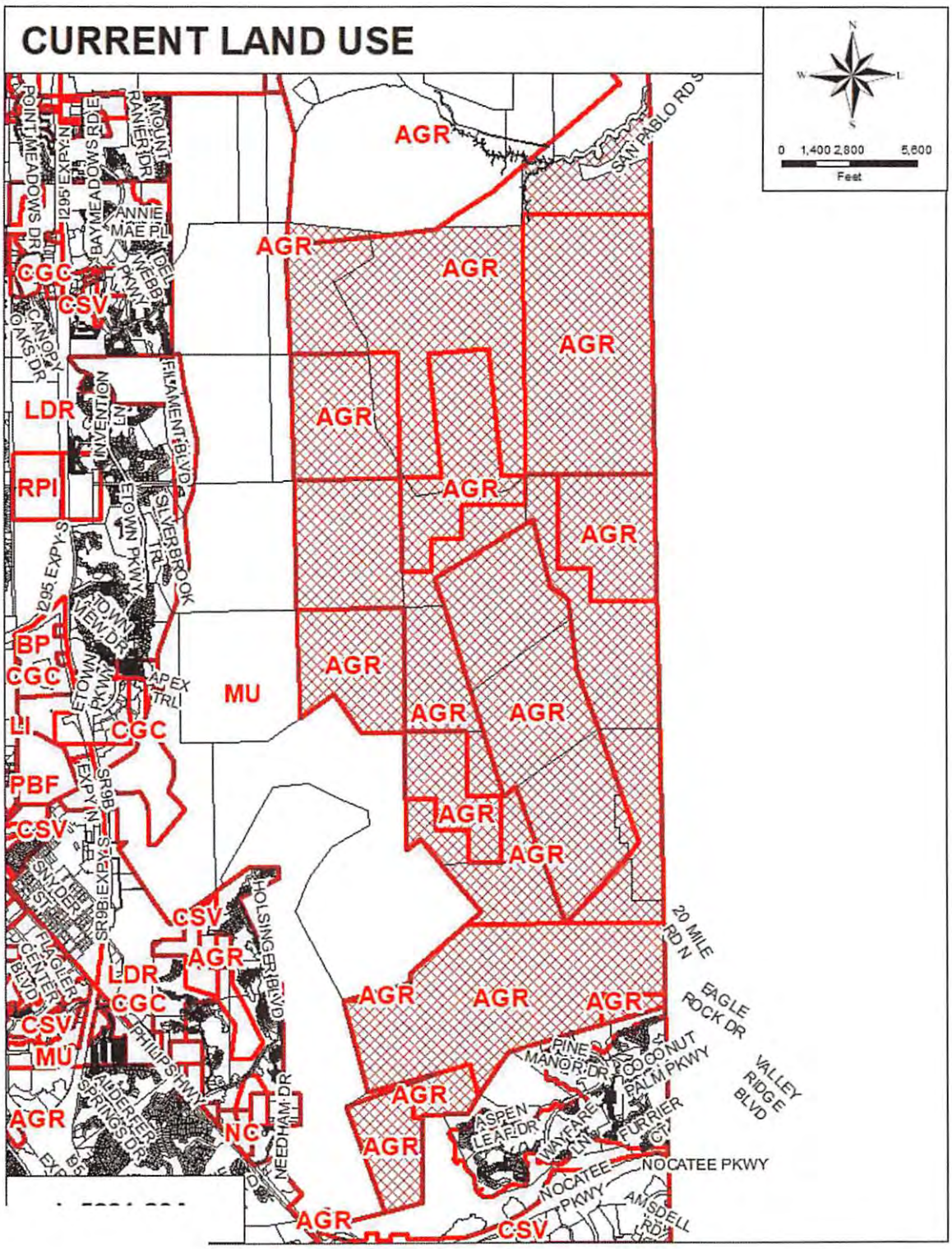
Strategic Regional Policy Plan

The proposed amendment is consistent with the following Goal of the Communities and Affordable Housing component of the Strategic Regional Policy Plan:

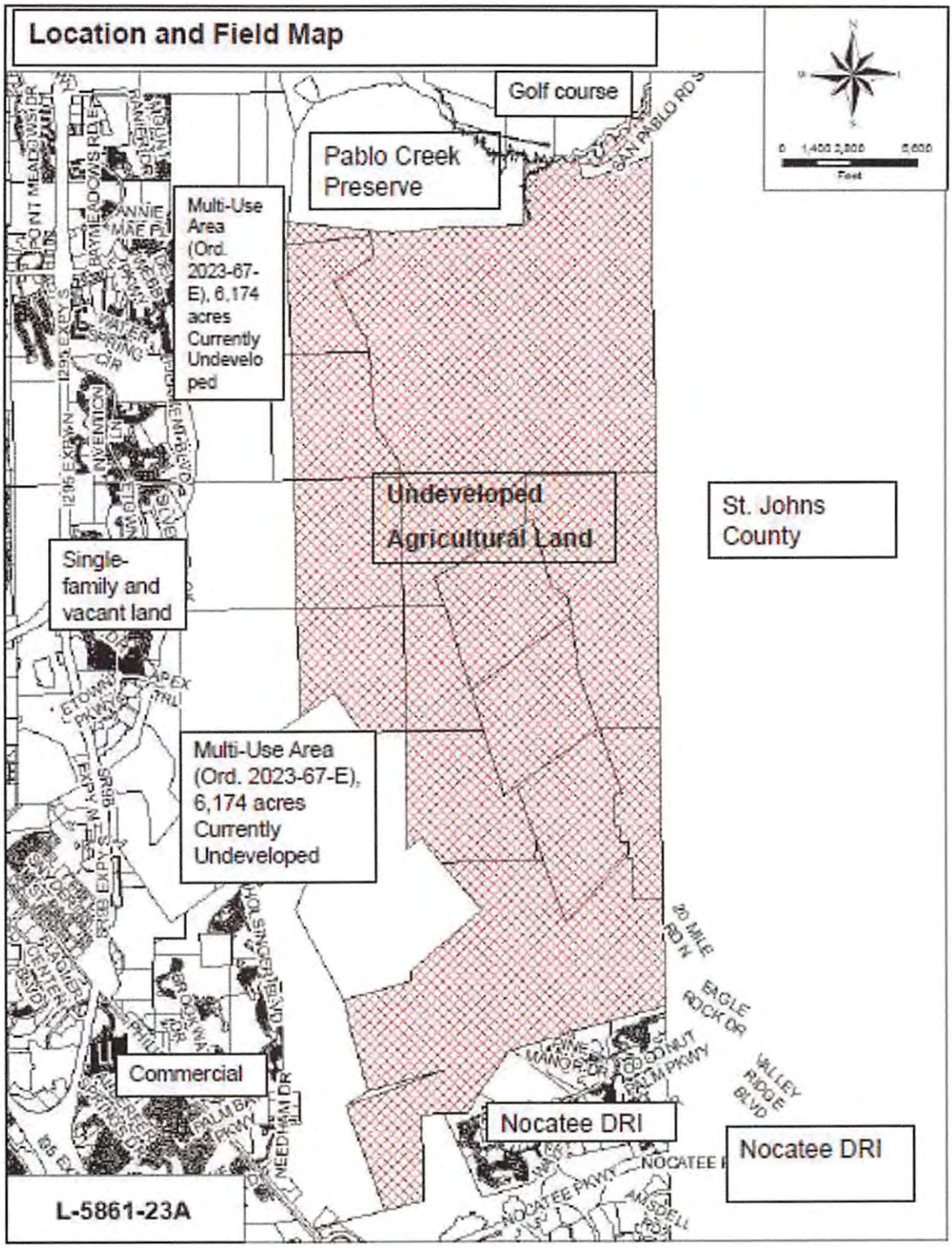
Goal: A safe, sanitary, efficient and resilient housing supply that provides lifestyle choice (agricultural, rural, suburban and urban) and affordable options for all income, age and ability groups, equitably placed in vibrant, viable and accessible communities throughout the region.

The proposed land use amendment would increase opportunities for residential development, providing a wider range of housing to provide lifestyle choice and options to meet the needs in northeast Florida and creating additional space for the development of housing in the area. Therefore, the proposed amendment is consistent with the Strategic Regional Policy Plan.

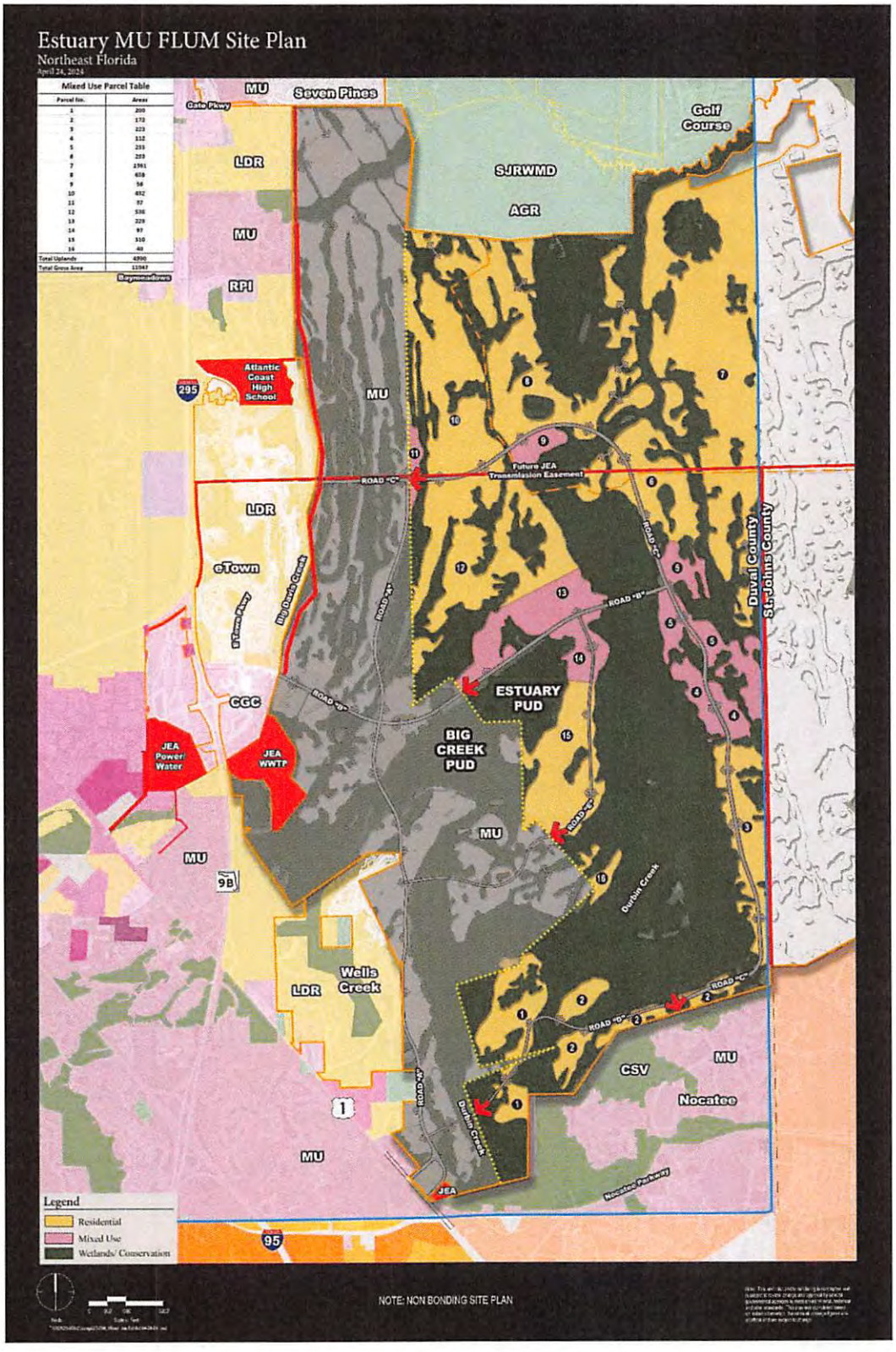
ATTACHMENT A - LAND USE AND LOCATION MAP



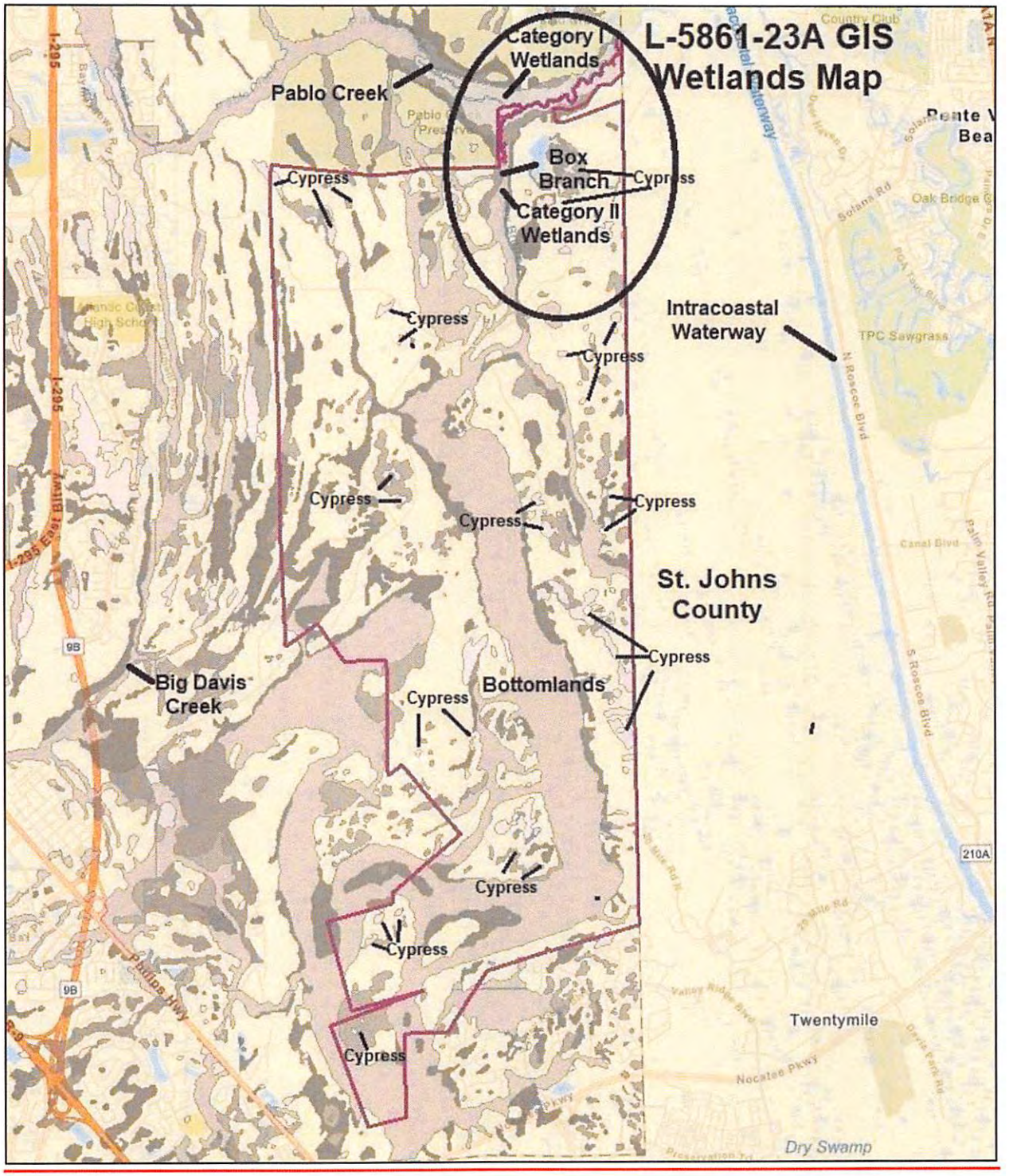
ATTACHMENT B – SURROUNDING LAND UTILIZATION MAP



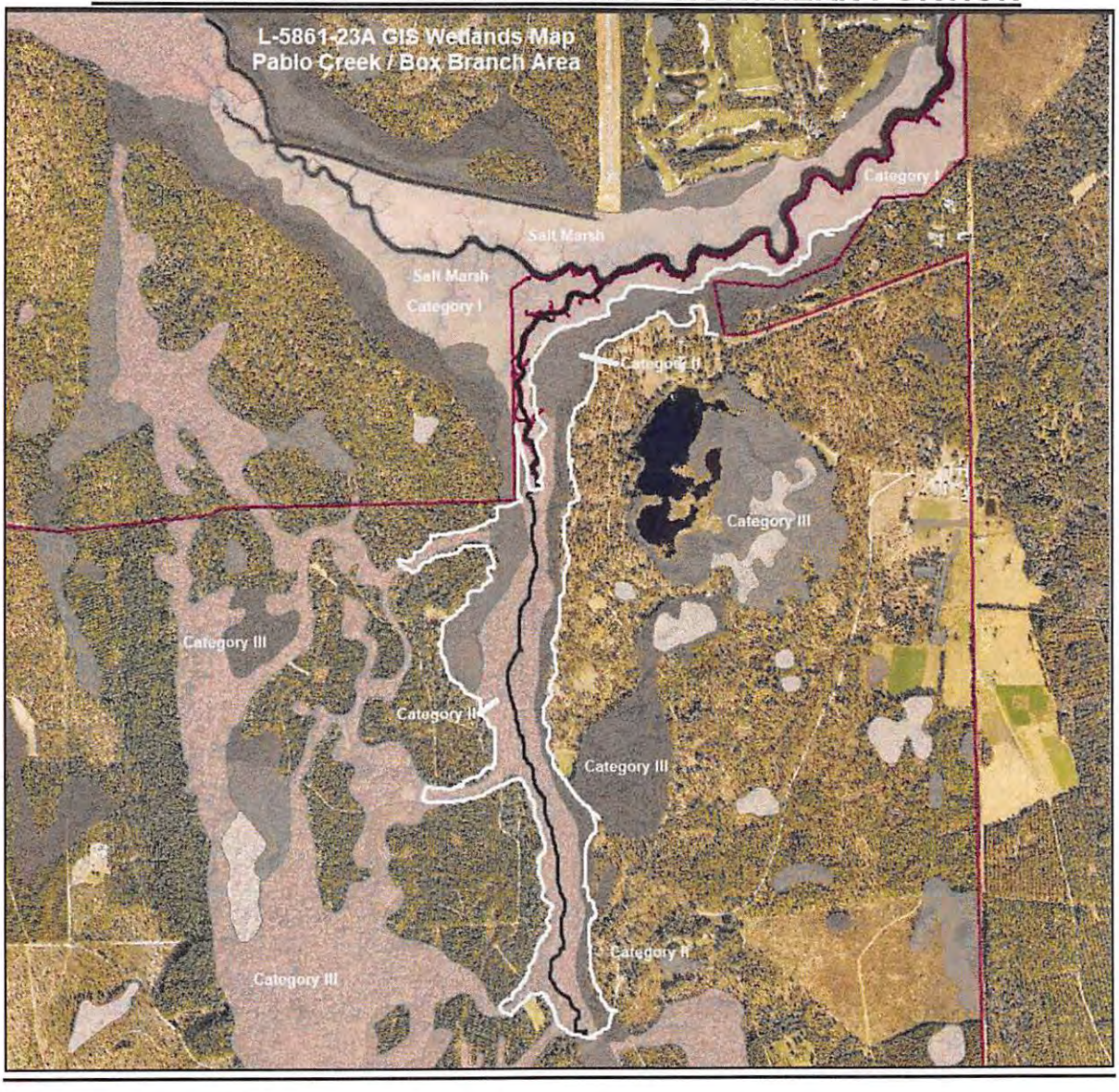
ATTACHMENT C - NON-BINDING PRELIMINARY DEVELOPMENT MAP



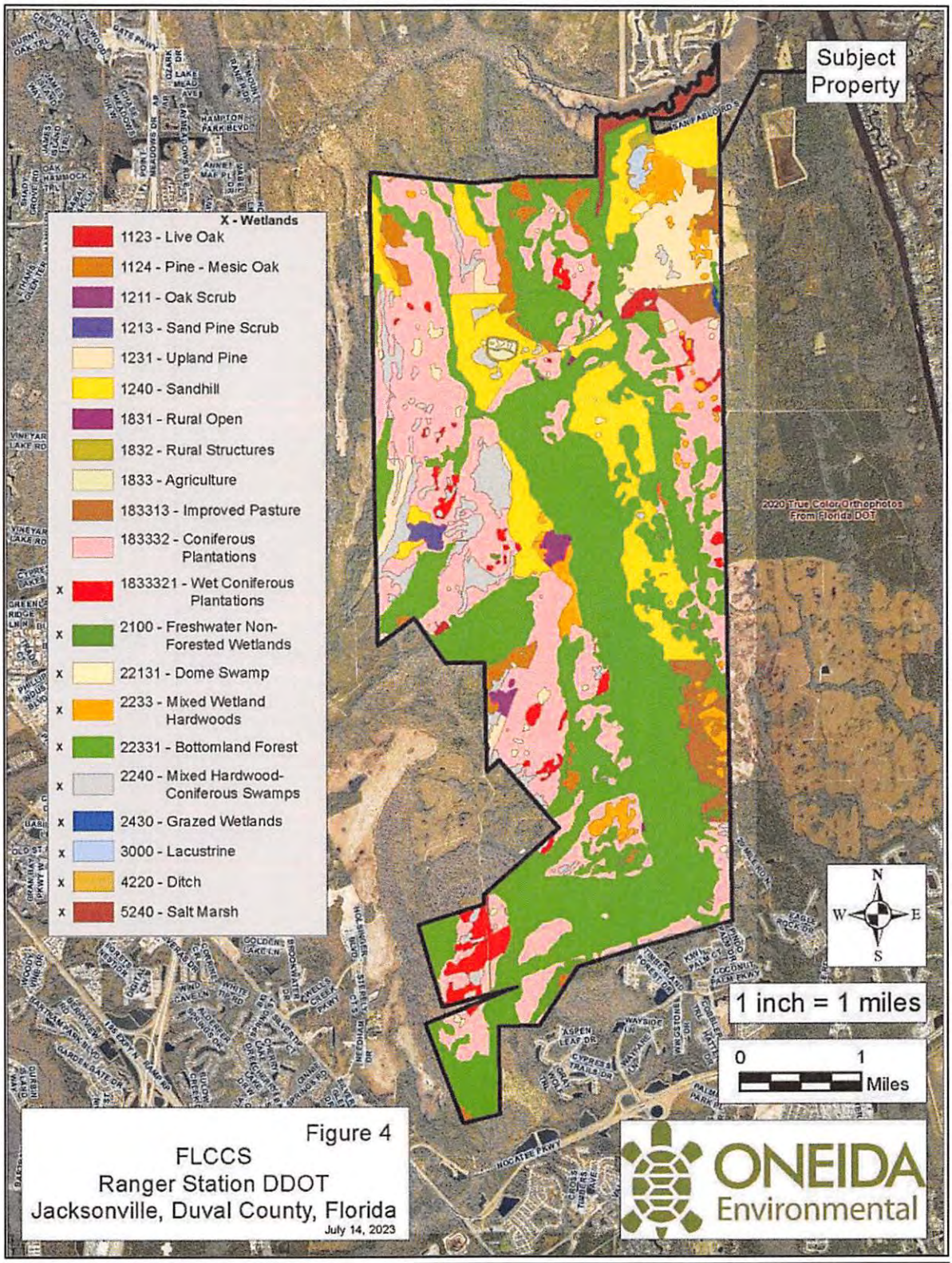
ATTACHMENT D - WETLANDS MAP



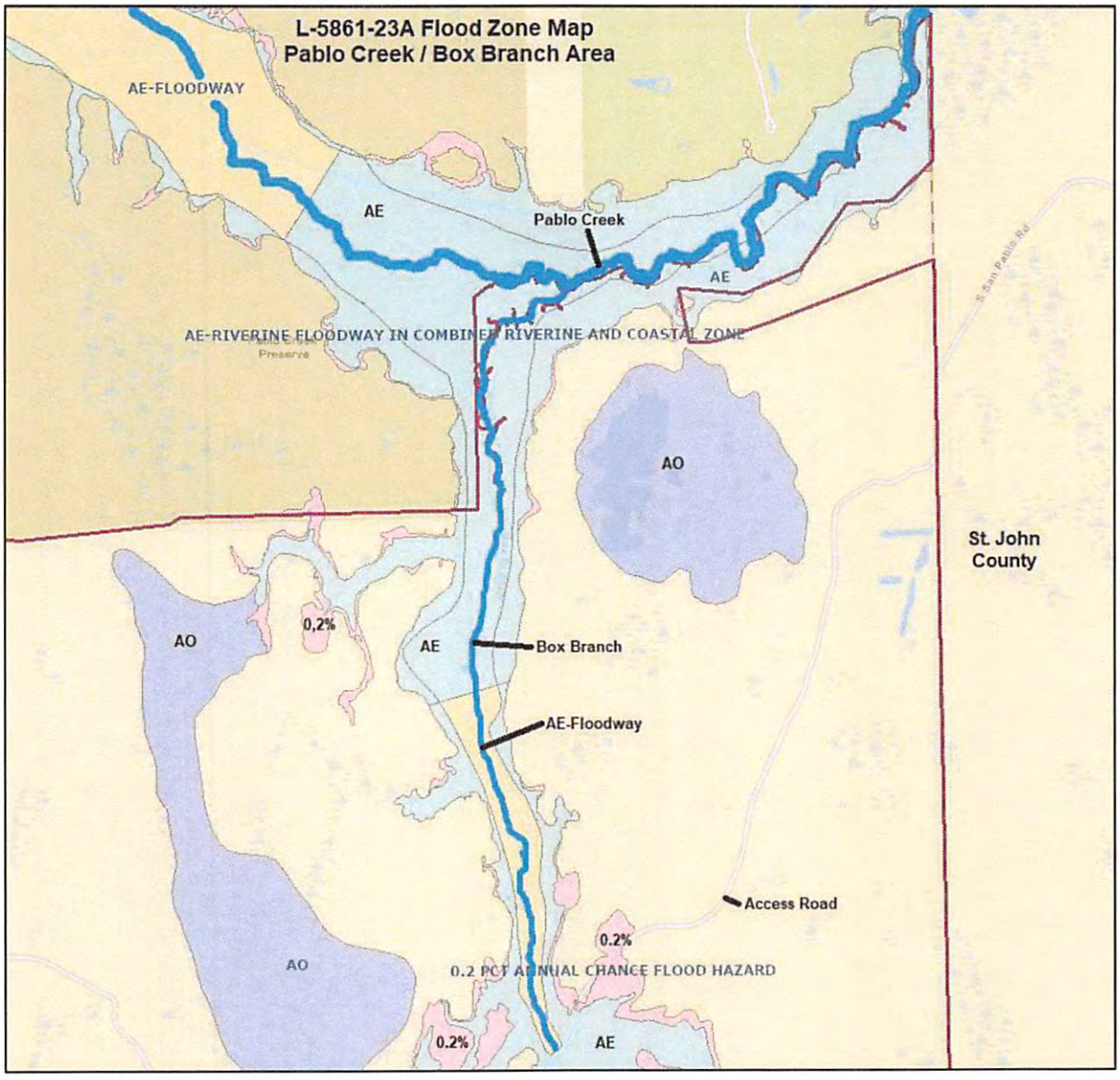
ATTACHMENT D - WETLANDS MAP- NORTHERN PORTION



ATTACHMENT E – LAND COVER MAP



ATTACHMENT F – FLOOD ZONE MAP- NORTHERN PORTION



ATTACHMENT G – PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT REVIEW

Comments from the City of Jacksonville's Department of Parks, Recreation and Community Services on L-5861-23A: a 11,047-acre Land Use Map Amendment to MU for property adjacent to Pablo Creek Preserve

October 26, 2023

Prepared by Brian Burket
and Jenny Hinton

1) Firewise practices for construction, landscaping and property maintenance should be implemented to reduce wildfire risk, making the new developments more resilient. It is particularly important that the communities in the project area employ Firewise practices because of their proximity to the Pablo Creek Preserve (Preserve). Land management activities at Preserve are likely to include prescribed burning. The landowner, development, and future residents should be made aware that prescribed burning within the Preserve will create smoke that could temporarily impact surrounding areas. All future, adjacent homeowners are strongly encouraged to review and implement "Firewise" management and design techniques, to the extent that these are consistent with water conservation and Florida Friendly landscaping requirements in the Jacksonville Zoning Code. In particular, landscaping should be maintained to prevent the accumulation of flammable brush and dead leaves near homes that are adjacent to forested areas. The landowner/developer should consult the Florida Forest Service's and Florida Division of Emergency Management's latest guidance on home and landscaping maintenance near forested lands.
2) Florida Friendly Landscaping should be implemented to the greatest extent practicable.
    a. Florida Friendly Landscaping should be used to reduce water waste.
    b. Protection of existing trees is a vital part of Florida Friendly Landscaping, and the landowners and / or developer should protect as many existing trees as possible.
        i. Long-lived large trees that provide plethora benefits for communities and native wildlife are particularly important to protect.
        ii. It is critically important to protect forested areas that are serving (or could serve) as habitat for endangered species, such as the red-cockaded woodpecker (RCW). Our partners at the St. Johns River Water Management District have identified trees with cavities built by RCW; it's my understanding that these trees are federally protected. Therefore, the property owner and / or developer will need to hire a wildlife biologist to conduct a thorough survey of the property to identify RCW cavity trees and to map regulatorily required buffers around these trees, which should not be developed. An email from SJRWMD is attached here for reference; it includes a map with several areas of concern based on their recent windshield surveys. Other areas within the proposed development may also contain protected species and / or their habitats, so the survey should not be limited to only those areas mapped by SJRWMD.
        iii. The removal of trees from the property to allow for development will increase the water table. The landowners and / or developers should account for these changes in water level during planning (e.g., position of structures relative to wetlands and amount of fill required to elevate low-lying upland areas); the planning process should include an evaluation of designs to minimize the number of trees removed from the properties. Without appropriate planning and design, properties in low-lying areas near existing wetlands will likely have issues with frequently saturated soils and standing water.
3) Wetland and stormwater impacts should be minimized to the greatest extent possible, and appropriate mitigation should be provided to offset any unavoidable impacts. Impacts that adversely affect surface

ATTACHMENT G – PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT REVIEW (CONTINUED)

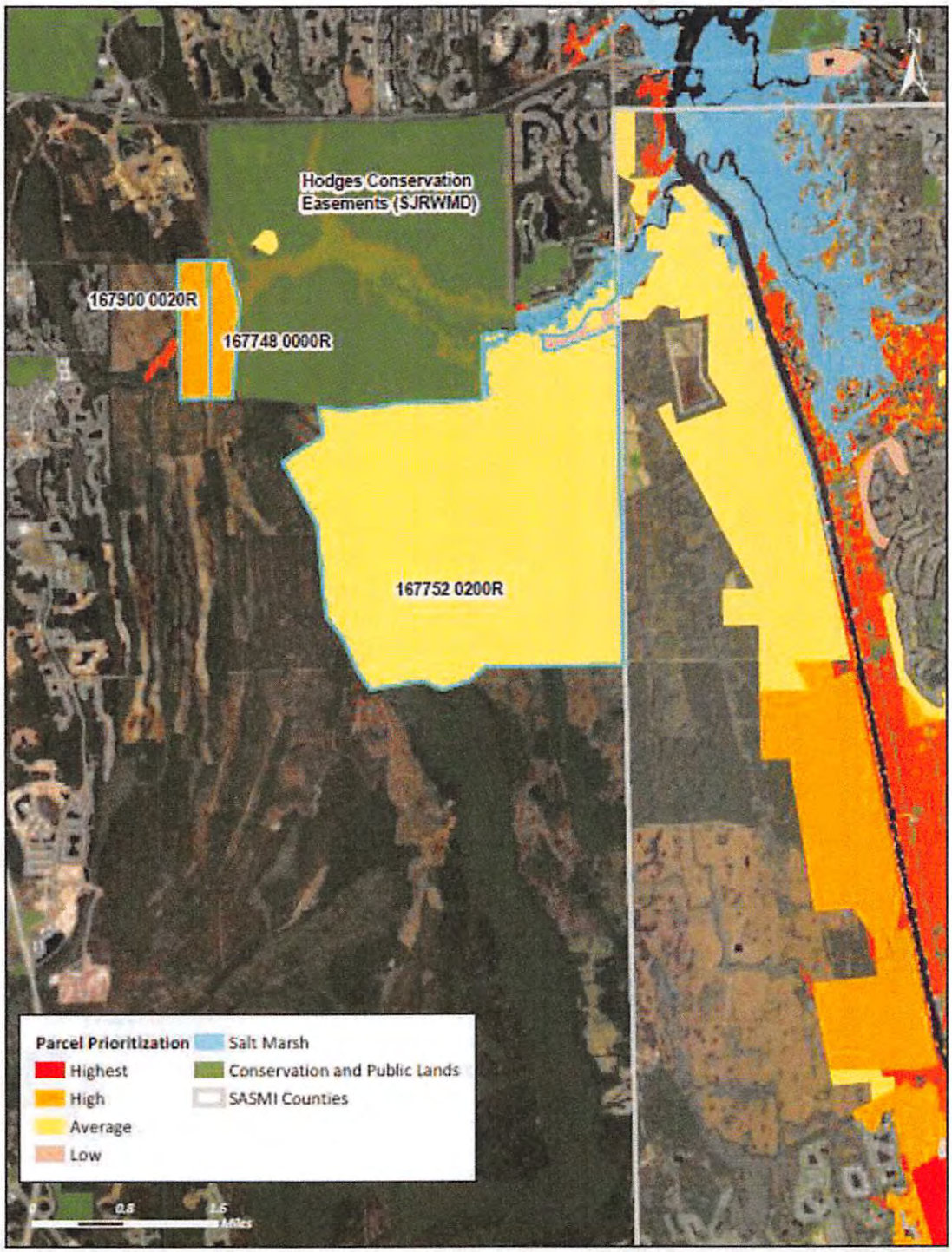
and ground water quality could have landscape-scale impacts on the Pablo Creek watershed; such impacts should be avoided.

   a. When evaluating mitigation requirements, reviewers should consider the high ecological value of the project area, including its exceptional location and landscape support, community structure, and water environment.
   b. A comprehensive environmental assessment should be conducted to inventory listed and imperiled plant and animal species prior to development, and a habitat conservation plan should be developed to protect native plants and wildlife to the greatest extent practicable.
   c. Water management structures (e.g., culverts and stormwater ponds) should be carefully planned to maintain natural flow patterns and connectivity between wetlands to protect communities against flooding and to protect the ecological value of natural resources.

4) Landowners and / or developers should maintain wide natural buffers along the creek and around wetlands throughout the project area. Natural buffers adjacent to surface waters and wetlands are needed to protect these natural resources, which are critical for the long-term resilience of the communities built in this area and for the protection of fish and wildlife. Water storage capacity, flood protection, and water quality could be adversely impacted if development is allowed proximate to wetlands. Buffers are needed to protect homes from future flooding risks. Buffers are also needed to protect natural resources now and into the future. Surface water levels are likely to increase over time, and areas on the northern side of the proposed development that are adjacent to Pablo Creek and Box Branch are expected to be impacted by sea-level rise. If fact, several parcels in the proposed development area have been identified by the South Atlantic Salt Marsh Initiative as important lands to conserve for future migration of salt marsh habitats.
   a. Areas adjacent to Pablo Creek and Box Branch should be conserved, including contiguous wetlands and adjacent forested upland areas.
   b. Single-family homes are proposed to be built between linear wetlands and / or in areas largely surrounded by wetlands. Such areas are likely to experience flooding and should be set aside for conservation or used for recreation / open space instead of single-family homes.
5) Landowners and / or developers are encouraged to work with the City's Parks and Recreation staff as they develop plans for recreation, open space, and conservation areas. Park staff can help maximize the value of these areas and ensure that amenities best serve communities in the project area and communities in the City at-large. Park staff can also help evaluate how planned amenities might compliment and/or connect to those at the Preserve.
6) Measures should be taken to maintain the natural aesthetic of areas immediately around the Preserve so that park visitors have a natural viewshed while in the Preserve. A buffer of natural vegetation at least 50' wide should be maintained along the development property's common boundary with the Preserve. Building heights should also be limited to avoid tall structures overlooking the Preserve to protect the experience of park visitors seeking a natural setting.
7) The Parks Department would also like to know more about proposed recreational facilities planned given the large number of new residences in an area that has few existing, active parks in the vicinity. The site plan currently does not identify any recreational space. In particular, there is a significant need for athletic fields in this area (i.e. both diamond fields and rectangular multi-use fields).

ATTACHMENT G – SASMI PRIORITIZATION MAP OF CRITICAL WETLAND AREAS

Provided by the Parks, Recreation and Community Services Department



ATTACHMENT G
CRITICAL WETLANDS TO CONSIDER FOR ACQUISITION IDENTIFIED BY THE PARKS, RECREATION AND COMMUNITY SERVICES DEPARTMENT AND THE RESILIENCY OFFICE

Critical Wetlands to Consider for Acquisition
South of Pablo Creek Preserve
August 2023

RE#	Acres	Landowner
167740 0050	439.45	Sawmill Timber LLC
167748 0000	123.18	Big Creek Timber LLC
167752 0200	3242.65	BJD Timberlands LLC
167755 0020	307.56	Estuary LLC
167762 0010	404.92	Big Creek Timber LLC
167763 0020	436.93	Estuary LLC
167764 1100	1020.56	Estuary LLC
167769 0015	46.06	Estuary LLC
167775 0010	393.04	Estuary LLC
167778 0320	544.61	Estuary LLC
167876 0020	465.15	Estuary LLC
167877 0000	294.65	Estuary LLC
167887 0000	538.38	Estuary LLC
167900 0020	147.43	Big Creek Timber LLC
167900 0030	483.19	Big Creek Timber LLC
167900 0040	100.58	Big Creek Timber LLC
167900 0050	107.37	Big Creek Timber LLC
167900 0060	559.88	Big Creek Timber LLC
167900 0070	603.47	Big Creek Timber LLC
167900 0080	370.22	Big Creek Timber LLC
167900 0090	552.93	Big Creek Timber LLC
167900 0200	1455.12	Big Creek Timber LLC
167900 0300	1226.63	EVRDEV LLC
168158 0000	500.67	Estuary LLC
168159 0000	485.9	Estuary LLC
168160 0000	481.25	Estuary LLC
168177 0120	2111.21	Estuary LLC

ATTACHMENT H – PROPOSED FLUE SITE SPECIFIC POLICY 4.3.23

FLUE Site Specific Policy with L-5861-23A/ Ordinance 2024-342

FUTURE LAND USE ELEMENT

Policy 4.3.23

In accordance with Ordinance 2024-342, which designates an 11,047.38-acre MU land use category on the Future Land Use Map, the owner or authorized agent shall develop a conceptual long-term master plan addressing the entire 11,047.38-acre site. The conceptual master plan shall be subject to review and approval by the City Council prior to submittal of land development reviews and approvals. Development within the site shall be consistent with the conceptual master plan, and development shall not be permitted until such time as a conceptual master plan is approved by the City Council.

The permitted uses include a variety of single-family and multi-family residential, and neighborhood and regional commercial centers. More specifically, uses consistent with the following land use categories are permitted: Low Density Residential (LDR), Medium Density Residential (MDR), Residential-Professional-Institutional (RPI), Community/General Commercial (CGC), Recreation and Open Space (ROS) and Conservation (CSV), all consistent with the Multi-Use Land Use Category.

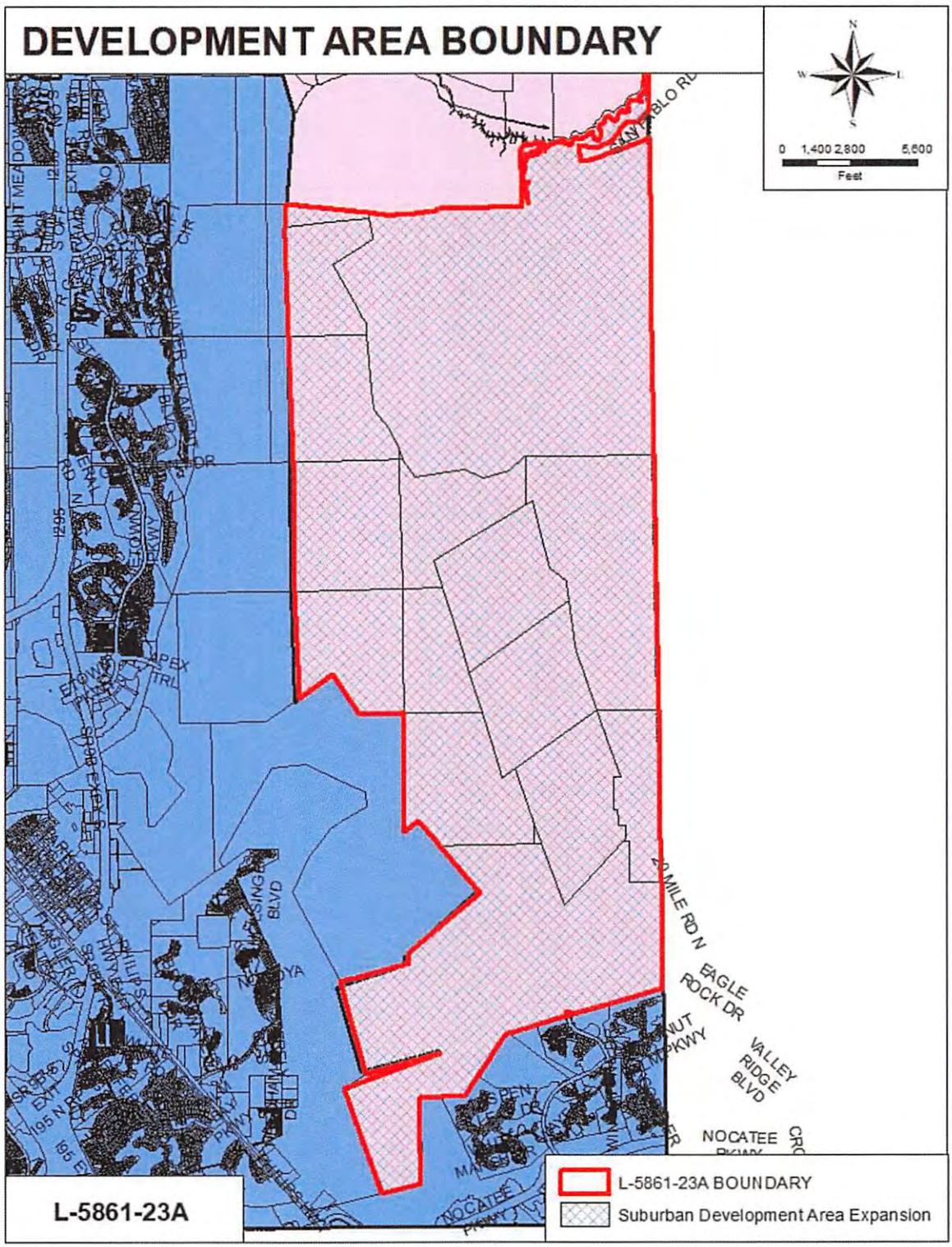
The following specific densities and intensities are permitted consistent with the Multi-Use Land Use Category:

Single-Family Residential (DU)	7,892
Multi-Family Residential (DU)	2,250
Commercial/Office Uses (GSF)	690,000

Development shall be limited to the lesser of either the entitlements listed in this policy or the entitlements adopted into the approved master plan.

The conceptual master plan may include a land use conversion process that allows for the modification of the above densities and intensities, provided a conversion/exchange table is submitted to and approved by the Planning and Development Department.

ATTACHMENT I – PROPOSED DEVELOPMENT BOUNDARY EXTENSION



ORDINANCE 2024-342-E

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

June 25, 2024

Ronald B. Salem

RONALD B. SALEM
COUNCIL PRESIDENT

ATTEST:

Margaret M. Sidman

MARGARET M. SIDMAN
COUNCIL DIRECTOR/SECRETARY

APPROVED: JUN 26 2024

Donna Deegan

DONNA DEEGAN, MAYOR

CITY OF JACKSONVILLE
FLORIDA

2045 COMPREHENSIVE PLAN

FUTURE LAND USE ELEMENT

DECEMBER 2025

The Honorable Donna Deegan, Mayor

Helena A. Parola, Director of the Planning Department

JACKSONVILLE PLANNING DEPARTMENT
214 N. Hogan Street, Suite 300, Jacksonville, Florida 32202

1.2.11
Development orders and permits shall only be issued when the applicant has demonstrated compliance with applicable federal, state and local requirements for wastewater collection and disposal, and potable water, supply, treatment and distribution, availability per the local water utility.

1.2.12
As outlined in Chapter 752 of the Ordinance Code (Jacksonville Reuse of Reclaimed Water Program), the City will observe water conservation requirements when evaluating future land use patterns and shall require the proper disposal and reuse of wastewater for all non-sanitary purposes where connections are available.

1.2.13
Develop procedures through the JEA, Public Works, and Parks, Recreation, and Community Services Departments to update facility demand and capacity information as development orders and permits are issued.

1.2.14
The City shall give priority consideration to use of properties acquired in the implementation of the Master Stormwater Management Plan for recreational purposes where facilities are of substantial size.

1.2.15
The City's Land Development Regulations shall include standards and criteria for drainage and stormwater management in all types of development based on Level of Service standards established in the Comprehensive Plan.

1.2.16
When a specific maximum development density or intensity is not stated on the Annotated Future Land Use Map or in a site-specific policy, the City of Jacksonville shall use the following as the assumptions for maximum development when analyzing the impacts of amendments to the Future Land Use Map (FLUM). The following development impact standards do not limit the development potential of any site. For the purposes of this policy, Floor Area Ratio (FAR) is defined as the ratio of gross floor area of all structures on a lot to gross lot area.

DEVELOPMENT STANDARDS FOR IMPACT ASSESSMENT OF LAND USE CATEGORIES ON FLUMS

LAND USE CATEGORY	SITE DEVELOPMENT POTENTIAL
AGRICULTURE	1 Dwelling Unit Per 2.5 Acres
RURAL RESIDENTIAL (RR)	2 Dwelling Units Per Acre (With Water and Sewer) or 1 Dwelling Unit Per Acre (With No Water and Sewer)
LOW DENSITY RESIDENTIAL (LDR)	5 Dwelling Units Per Acre
MEDIUM DENSITY RESIDENTIAL (MDR)	15 Dwelling Units Per Acre
HIGH DENSITY RESIDENTIAL (HDR)	UPA: 60 Dwelling Units Per Acre UA, SA, RA: 45 Dwelling Units Per Acre
RESIDENTIAL/PROFESSIONAL/INSTITUTIONAL (RPI)	Scenario 1: 0.5 FAR (Non-Residential) Scenario 2: UPA 30, UA 23, SA/RA 15
NEIGHBORHOOD COMMERCIAL (NC)	Scenario 1: 0.45 FAR Scenario 2: UPA 30, UA 23, SA 20
COMMUNITY/GENERAL COMMERCIAL (CGC)	Scenario 1: 0.35 FAR Scenario 2: UPA 45, UA 30, SA 15
REGIONAL COMMERCIAL (RC)	Per Approved Development Plan/Policy
CENTRAL BUSINESS DISTRICT (CBD)	Per Approved Development Plan / Allocation of Development Rights Agreement
BUSINESS PARK (BP)	Scenario 1: 0.35 FAR Scenario 2: UPA/UA 30, SA 15
LIGHT INDUSTRIAL (LI)	0.4 FAR
HEAVY INDUSTRIAL (HI)	0.4 FAR
WATER DEPENDENT-WATER RELATED (WD-WR)	0.25 FAR
MULTI-USE (MU)	Per Approved Development Plan/Policy
PUBLIC BUILDINGS & FACILITIES (PBF)	0.3 FAR
RECREATION AND OPEN SPACE (ROS)	0.15 FAR

Residential Densities: Single-Family: 2.66 Population/Dwelling Unit; Multi-Family: 2.35 Population/Dwelling Unit

Source: City of Jacksonville Planning and Development Department

1.2.17

The City and JEA should promote the Underground Power and Communications Program adopted by Ordinance 2007-558-E in order to encourage eligible neighborhoods to convert overhead electrical distribution lines to underground lines.

APPENDIX to Exhibit 10, Exhibit 10.6

City of Jacksonville Planning and Development Department Staff Email regarding Policy 1.2.16

T.R. Hainline

From: Kelly, Susan - PDCM <KSusan@coj.net>
Sent: Wednesday, May 20, 2026 9:13 PM
To: T.R. Hainline; Parola, Helena - PDOD; Gallup, William R.
Subject: Re: Persons per residential unit used by Jacksonville/DCSB in planning/LOS/concurrency

Follow Up Flag: Flag for follow up
Flag Status: Completed

[EXTERNAL]

T.R.,

At the bottom of FLUE Policy 1.2.16, we have our population estimates per single-family unit and per multi-family unit (pasted below). These are used when we estimate the population potential for a proposed land use amendment's development impact. We have used these number for a while. I would be interested in seeing what else you come across.

PUBLIC BUILDINGS & FACILITIES (PBF)	0.3 FAR
RECREATION AND OPEN SPACE (ROS)	0.15 FAR

Residential Densities: Single-Family: 2.66 Population/Dwelling Unit; Multi-Family: 2.35 Population/Dwelling Unit

Source: City of Jacksonville Planning and Development Department

1.2.17

Best,

Susan Kelly, AICP
Chief of Community Planning
City of Jacksonville Planning Department
KSusan@coj.net
(904) 255-7837

APPENDIX to Exhibit 10, Exhibit 10.7

St. Johns County Nocatee Amended and Restated PUD Ordinance No. 2016-24

Public Records of St. Johns County, FL
Clerk number: 2016053470
BK: 4241 PG: 729
8/18/2016 8:31 AM
Recording $775.00

ORDINANCE NUMBER: 2016 - 24

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE NOCATEE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2002-46, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

WHEREAS, the development of the lands within this Major Modification shall proceed in accordance with the application, dated October 30, 2015, in addition to supporting documents and statements from the applicant **which are a part of Zoning File MAJMOD 2015-18 Nocatee PUD**, for a Major Modification to the Nocatee PUD, Ordinance Number 2002-46, as amended and as approved by the Board of County Commissioners, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the Nocatee PUD described in the attached Exhibit A, shall proceed in accordance with Ordinance Number 2002-46, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit B and Exhibit C.

SECTION 2. That the need and justification for modification of the Nocatee PUD, Ordinance Number 2002-46, as amended has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.

2. As modified, the Nocatee PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.

3. As modified, the Nocatee PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs/PRDs.

4. As modified, the Nocatee PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

5. The Master Development Plan Map and Text for the Nocatee PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Nocatee PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2002-46, as amended, not in conflict with the provision of this Ordinance shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non-Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein. Notwithstanding any provision of this ordinance, no portion of any use restriction, title conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 5. That the terms of this modification to the Nocatee PUD shall take effect immediately upon receipt of this Ordinance by the Secretary of State.

SECTION 6. This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

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

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Jeb S. Smith, Chair

RENDITION DATE May 19, 2016

ATTEST: Hunter S. Conrad, Clerk

BY: Vonne King
Deputy Clerk

EFFECTIVE DATE: July 24, 2016

ST. JOHNS COUNTY FLORIDA

EXHIBIT A

Legal Description

TRACT "B"

A portion of Sections 19, 20, 28, 29, 30, 31, 32, 49, 50, 51, 55, 65, 66, and 67, Township 4 South, Range 29 East, together with a portion of Section 6, Township 5 South, Range 29 East, all lying in St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Northwest corner of said Section 30, thence North 88°46'16" East, along the Northerly line of said Section 30, a distance of 1650.00 feet; thence North 62°04'32" East, departing said Northerly line, 6963.21 feet; thence South 66°57'47" East, 3127.56 feet; thence South 16°45'46" East, 4961.31 feet to a corner on the Southerly line of Parcel Four as described and recorded in Official Records Book 1084, Page 676 of the Public Records of said county, said corner bears North 05°43'46" West, 554.57 feet from a point of intersection of the Northwesterly right of way line of Palm Valley Road, County Road No. 210, a 100 foot right of way as now established, and the Easterly line of those lands described and recorded in Official Records Book 97, Page 151 of said Public Records; thence South 76°00'20" West, along said Southerly line of Parcel Four, 477.19 feet to the Northeasterly corner of that certain tract of land described recorded in Official Records Book 673, Page 636, of said Public Records; thence South 88°24'38" West, along the Northerly line of said tract, 536.97 feet to the Northwest corner of said tract; thence South 05°39'29" East, along the Westerly line of said tract and along the Westerly line of those lands described and recorded in Official Records Book 368, page 550, of said Public Records, 531.82 feet to a point on the line dividing said Sections 28 and 55, of said Township and Range; thence South 84°58'55" West, along said dividing line, 1735.13 feet to the Northeast corner of that parcel identified as Parcel Six and described in documentation recorded in Official Records Book 1084, Page 676, of said Public Records, thence South 10°39'53" East, along the Easterly line of said Parcel Six, 669.50 feet to a point lying on said Northwesterly right of way line of Palm Valley Road; thence South 34°40'35" East, 100.00 feet to a point lying on the Southeasterly right of way line of said Palm Valley Road; thence South 55°19'25" West, along said Southeasterly right of way line, a distance of 11,445.71 feet to its point of intersection with the Westerly line of said Section 6, Township 5 South, Range 29 East; thence North 01°10'10" West,

TRACT "B" CONTINUED

departing said Southeasterly right of way line and along said Westerly section line, 38.64 feet to the Northwest corner of said Section 6; thence North 01°06'12" West, along the Westerly line of said Section 31, Township 4 South, Range 29 East, 81.33 feet to a point lying on said Northwesterly right of way line of Palm Valley Road; thence North 01°06'12" West, continuing along said Westerly line, 5276.65 feet to the Northwest corner of said Section 31; thence North 01°03'55" West, along the Westerly line of said Section 30, a distance of 5346.79 feet to the Point of Beginning.

LESS AND EXCEPT from the above described lands, the Northeast 1/4 of the Southeast 1/4 of Section 30, said Township and Range.

Containing 2,184.26 acres, more or less.

Revised: September 8, 2003

Work Order No. S03-086
NOCATEE

TRACT "C"

All of Sections 58 and 64 and portions of Sections 29, 31, 32, 55, 57, 59, 60, 61 and 63, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Southeast corner of said Section 31, thence South 89° 17' 16" West, along the Southerly line of said Section 31, also being the Southerly line of said Township 4 South, a distance of 5266.08 feet to its point of intersection with the Southeasterly right of way line of Palm Valley Road, County Road No. 210, a 100 foot right of way as now established; thence Northeasterly, along said Southeasterly right of way line the following three courses: course one, North 55° 19' 25" East, a distance of 11,557.34 feet to a point of curvature of a curve concave Southeasterly, having a radius of 943.73 feet; course two, Northeasterly along the arc of said curve, through a central angle of 23°49'06", an arc length of 392.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 67° 13' 58" East, 389.50 feet; course three, North 79° 08' 31" East, 1466.20 feet; thence South 18° 23' 07" East, departing said Southeasterly right of way line, 2599.93 feet; thence South 83°04'51" East, 711.15 feet; thence South 08°52'10" East, 4360.19 feet to a point lying on said Southerly line of Township 4 South, Range 29 East; thence South 89° 28' 18" West, along said Township line, 8236.57 feet to the Point of Beginning.

LESS AND EXCEPT: Those lands described and recorded in Official Records Book 1097, Page 1072 and Official Records Book 1443, Page 1680, of the Public Records of said County.

Containing 851.84 acres, more or less.

May 6, 1999

TRACT "D"

Portions of Sections 57 and unsurveyed Section 34, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows:

For Point of Reference, commence at the Southwest corner of Section 32, Township 4 South, Range 29 East, and run North 89° 27' 34" East, along the Southerly line of said Township, a distance of 14,134.03 feet to its point of intersection with the Westerly right of way line of Florida East Coast Canal (Intracoastal Waterway) as recorded in Map Book 4, Pages 68 through 78, Public Records of St. Johns County, Florida and the Point of Beginning.

From the Point of Beginning thus described, run North 25° 46' 44" West along said Westerly right of way line, a distance of 2,500.00 feet; run thence South 49° 50' 45" West, departing said line, a distance of 3,546.61 feet to a point on aforesaid Southerly Township line; run thence North 89° 27' 34" East, along said Township line, a distance of 3,798.13 feet to the Point of Beginning.

LESS AND EXCEPT any portion of the above described lands lying below the mean high water line of the Tolomato River.

Containing 98.59 acres, more or less.

May 6, 1999

TRACT "E"

Parcel 1

A part of Sections 1, 2, 3 and 11, all in Township 5 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 2; thence South 89° 37' 49" West, along the North line of said Section 2 (the same being the North line of Township 5 South and being the line dividing Duval County from St. Johns County), a distance of 5349.29 feet to the Northeast corner of said Section 3; thence South 89° 37' 49" West, along the North line of said Section 3, and along said line dividing Duval County from St. Johns County, a distance of 225.00 feet the Northeast corner of the lands described in Official Records 919, Page 0475 of the Public Records of said County; thence along the boundary line of said lands the following six courses: 1) South 29° 37' 49" West, a distance of 795.13 feet; 2) South 89° 37' 49" West, a distance of 235.03 feet; 3) North 30° 22' 11" West, a distance of 760.49 feet; 4) South 89° 37' 49" West, 30 feet Southerly of and parallel with the aforementioned North line of Section 3, a distance of 1,833.24 feet; 5) South 75° 36' 44" West, a distance of 309.21 feet; 6) South 89° 37' 49" West, a distance of 107.20 feet to a point on the Northeasterly right of way line of U.S. Highway No. 1 (State Road No. 5); thence South 41° 52' 01" East, along said right of way line, a distance of 2,505.37 feet to an angle point in said right of way line; thence South 41° 01' 01" East continuing along said Northeasterly right of way line, a distance of 911.85 feet; thence North 89° 16' 00" East, along the Southerly line of the lands described in Deed Book 204, Page 330 of the aforementioned Public Records, a distance of 1,557.93 feet to a point on the Northeasterly right of way line of a 50 foot right of way known as "Old Dixie Highway"; thence South 23° 06' 04" East, along said Northeasterly right of way line, a distance of 409.90 feet to an angle point in said right of way line; thence South 23° 53' 04" East, continuing along said Northeasterly right of way line, a distance of 1,470.07 feet to an angle point in said right of way line; thence South 39° 52' 04" East, continuing along said Northeasterly right of way line, a distance of 1,680.82 feet to an intersection with the Northwesterly right of way line of Palm Valley Road, County Road No. 210, as now established as a 100 foot right of way; thence Northeasterly along said right of way line the following six courses: 1) North 41° 36' 00" East, a distance of 1,021.40 feet to the point of curvature of a curve concave Southeasterly, having a radius of 416.47 feet; 2) Northeasterly along the arc of said curve, a chord bearing of North 56° 39' 27" East, a chord distance of 216.39 feet, an arc distance of 218.90 feet to the point of tangency of said curve; 3) North 71° 42' 54" East, a distance of 746.02 feet to the point of curvature of a curve concave Northwesterly, having a radius of 809.92 feet; 4) Northeasterly along the arc of said curve, a chord bearing of North 63° 32' 22" East, a chord distance of 230.35 feet and an arc distance of 231.14 feet to the point of tangency of said curve; 5) North 55° 21' 50" East, a distance of 1,769.51 feet to an intersection with the East line of aforementioned Section 2; 6) continue North 55° 21' 50" East, a distance of 6,269.03 feet to an intersection with the North line of aforementioned Section 1; thence South 89° 06' 30" West, along said North line of Section 1 (the same being the North line of Township 5 South and being the line dividing Duval County from St. Johns County), a distance of 5,223.14 feet to the Northwest corner of said Section 1 and the Point of Beginning.

Containing 881.20 acres, more or less.

May 6, 1999

TRACT "E"

Parcel 2

A part of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northeasterly right of way line of U.S. Highway No. 1 (State road No. 5) with the West line of said Section 2; thence North 00° 59' 33" West, along said West line of Section 2, a distance of 125.93 feet; thence North 89° 16' 57" East, along the North line of Tract 11 of an unrecorded subdivision known as Durbin Subdivision, a distance of 836.38 feet to the point on the Southwesterly right of way line of a 50 foot right of way known as "Old Dixie Highway"; thence South 23° 53' 04" East, along said Southwesterly right of way line, a distance of 388.35 feet to an angle point in said right of way line; thence South 39° 52' 04" East, continuing along said Southwesterly right of way line, a distance of 403.00 feet; thence South 89° 17' 26" West, along the South line of aforementioned Tract 11, a distance of 782.06 feet to a point on the aforementioned Northeasterly right of way line of U.S. Highway No. 1; thence North 41° 01' 01" West, along said Northeasterly right of way line, a distance of 712.66 feet to the Point of Beginning.

Containing 12.60 acres, more or less.

May 6, 1999

TRACT "F"

A tract of land comprised of the East ½ of Section 12 and the Northeast 1/4 of Section 13, Township 5 South, Range 28 East, St. Johns County, Florida, less and except that portion lying within the boundary of Subdivision of Hilden recorded in Map Book 3, Page 59, of the Public Records of said County, said tract being more particularly described as follows:

For Point of Beginning, commence at the Northeast corner of said Section 12, and run South 02° 32' 48" East, along the Easterly boundary of said Section, a distance of 5,331.05 feet to the Southeast corner of said Section; run thence South 01° 38' 27" East, along the Easterly boundary of said Section 13, a distance of 2,487.50 feet to the Southeast corner of the Northeast 1/4 of said Section; run thence South 87° 23' 00" West, along the Southerly line of said Northeast 1/4, a distance of 1,733.13 feet; run thence North 43° 10' 20" West, a distance of 1,268.24 feet; run thence North 50° 05' 18" East, a distance of 498.34 feet; run thence North 40° 25' 16" West, a distance of 766.09 feet to a point on aforesaid Westerly line of the Northeast 1/4 of Section 13; run thence North 00° 46' 57" West, along said Westerly line and along the Westerly line of the East ½ of Section 12, a distance of 6,046.27 feet to the Northwest corner of the said East ½ of Section 12; run thence North 89° 35' 26" East, along the Northerly boundary of said Section 12, a distance of 2,488.06 feet to the Point of Beginning.

Containing 452.84 acres, more or less.

May 14, 1999

TRACT "G"

A portion of Section 37, Township 5 South, Range 28 East, St. Johns County, Florida described in deed recorded in Official Records Book 675, Page 350, Public Records of said County and being more particularly described as follows:

For Point of Beginning, commence at the extreme Northerly corner of said Section 37 and run South 40° 55' 04" West, along the Northwesterly boundary of said Section, a distance of 269.22 feet; run thence South 37° 41' 20" East, a distance of 148.80 feet; run thence South 52° 27' 18" West, a distance of 240.00 feet to a point on the Northeasterly right of way line of U.S. Highway No.1, State Road No. 5; run thence South 37° 47' 17" East, along said right of way line, a distance of 200.00 feet; run thence North 52° 12' 43" East, a distance of 240.00 feet; run thence South 37° 47' 17" East, a distance of 100.00 feet; thence South 52° 12' 43" West, a distance of 240.00 feet to said Northeasterly right of way line; run thence South 37° 47' 17" East, along said right of way line, a distance of 300.00 feet; run thence North 52° 12' 43" East, a distance of 240.00 feet; run thence South 37° 47' 17" East, a distance of 50.00 feet; run thence South 52° 12' 43" West, a distance of 240.00 feet to aforesaid Northeasterly right of way line; run thence South 39° 04' 14" East, along said right of way line, a distance of 2,011.89 feet to its point of intersection with the Southwesterly line of said Section 37; run thence South 83° 10' 07" East, along said Section line, a distance of 383.30 feet to the extreme Southerly corner of said Section; run thence North 00° 14' 24" East, along said Section line, a distance of 1,126.79 feet; run thence North 56° 19' 41" West, continuing along said Section line, a distance of 1,301.59 feet; run thence North 43° 06' 02" West, along said Section line, a distance of 1,014.06 feet to the Point of Beginning.

Containing 44.88 acres, more or less.

September 10, 1999

TRACT "H"

A tract of land comprised of all or portions of surveyed and unsurveyed Sections 3, 10 and 15; all of Sections 4, 5, 7, 8, 9, 16, 17, 18, 20, 21, 39, 62, 63, 64, 65, 66, and portions of Sections 6, 19 and 61, Township 5 South, Range 29 East, St. Johns County, Florida, said tract being more particularly described as follows:

For Point of Beginning, commence at the Northeast corner of Section 6, Township 5 South, Range 29 East, and run South 89° 27' 34" West, along the Northerly line of said Section, a distance of 5245.88 feet to its point of intersection with the Southeasterly right of way of Palm Valley Road, County Road No. 210; run thence South 55° 21' 50" West, along said right of way line, a distance of 68.75 feet to a point on the Westerly boundary of said Section; run thence South 00° 56' 57" West, along said Section line, a distance of 5407.34 feet to the Southwest corner of said Section; run thence South 02° 32' 48" East, along the Westerly boundary of Section 7, said Township and Range, a distance of 5331.05 feet to the Southwest corner thereof; run thence South 01° 38' 27" East, along the Westerly line of Section 18, said Township and Range, a distance of 4909.80 feet to the Northwesterly corner of Section 40; run thence along the boundary of said Section 40 as follows: first course, South 55° 40' 59" East, a distance of 1887.09 feet; second course, South 79° 34' 02" East, a distance of 639.79 feet; third course, South 07° 57' 59" East, a distance of 1679.42 feet; fourth course, North 59° 54' 33" West, a distance of 2797.08 feet to the Southwesterly corner of said Section; run thence South 01° 29' 54" East, along the Westerly line of Section 19, aforesaid Township and Range, a distance of 395.62 feet to the Northeast right of way line U.S. Highway I, State Road No. 5; run thence South 37° 55' 34" East, along said right of way line, a distance of 3131.90 feet to its point of intersection with the Northerly line of Section 41, said Township and Range and the Northerly boundary of Woodland Heights according to the plat recorded in Map Book 3, Page 78, Public Records of St. Johns County, Florida; run thence South 74° 56' 37" East, along said Section line and subdivision line, a distance of 1096.67 feet; run thence North 13° 29' 52" West, along said subdivision line, a distance of 183.21 feet; run thence North 02° 39' 45" East, along said subdivision line, a distance of 265.41 feet; run thence South 89° 01' 13" East, along said subdivision line and its Easterly projection, a distance of 574.74 feet to the Easterly right of way line of Old Dixie Highway lying on the Westerly line of Official Records Book 1353, Page 1476, Public Records of said County; run thence South 15° 19' 35" East, along said line, a distance of 1354.50 feet to a point on the Southerly boundary of aforementioned Section 19; run thence North 88° 50' 30" East, along said Southerly boundary, a distance of 1401.68 feet to the Southeast corner of said Section; run thence North 89° 10' 44" East along the Southerly line of Sections 20 and 21, and its Easterly projection, a distance of 8762.95 feet, more or less to the center of the run of an unnamed creek (Sweetwater Creek); run thence Northeasterly along the center of said run following the meanderings of same, to its point of intersection with the line dividing unsurveyed Sections 15 and 22, said point of intersection bearing North 28° 40' 40" East and a distance 5998.15 feet from last said point; run thence North 89° 17' 02" East, along said Section line, a distance of 2378.54 feet to a point on the Westerly right of way line of the Intracoastal Waterway, per Deed Book 193, Page 387, Public Records of said County; run thence in a Northerly direction along the West edge of the waters of the Tolomato River to a point on the North boundary of said Township 5 South, Range 29 East, said waters edge being traversed as follows: first course, North 07° 25' 34" West, along said Westerly right of way

TRACT "H" (cont.)

line of the Intracoastal Waterway, a distance of 1870.17 feet; second course, North 36° 44' 53" East continuing along said right of way line, a distance of 202.90 feet; third course, North 14° 22' 06" East, a distance of 8564.35 feet to a point on said Westerly right of way line of the Intracoastal Waterway; fourth course, North 07° 59' 12" West along said right of way line, a distance of 740.00 feet; fifth course, North 21° 43' 09" West along said right of way line, a distance of 3362.70 feet; sixth course, North 25° 49' 03" West, along said right of way line, a distance of 1899.59 feet to the point of termination of said traverse on the Northerly boundary of said Township; run thence South 89° 27' 34" West, along said Township line, a distance of 14134.03 feet to the Point of Beginning.

LESS AND EXCEPT any portion of the above described lands lying below the mean high water line of the Tolomato River, owned by the State.

Containing 8465.72 acres, more or less.

ALL OF THE FOREGOING TRACTS, LESS & EXCEPT THE FOLLOWING
NOCATEE PRESERVE PARCEL

February 8, 2001

Work Order No. S00-056-02
Nocatee Preserve Parcel

Legal Description

A parcel of land lying in a portion of unsurveyed Section 34 and a portion of Section 57, the William Travers Grant all lying within Township 4 South, Range 29 East, St. Johns County, Florida, together with all of fractional Sections 3 and 10, and all of Section 66, the William Travers or Smith Grant, together with a portion of fractional Sections 4, 9, 15, and 16, unsurveyed Sections 3, 10 and 15, a portion of Section 39, the Hannah Smith Grant, a portion of Section 62, the William Travers Grant, a portion of Section 65, the William Travers Grant, all lying within Township 5 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows:

For a Point of Reference, commence at the corner common to Sections 19, 20, 29 and 30 of said Township 5 South, Range 29 East; thence North 89° 09' 44" East, along the dividing line of said Sections 20 and 29, a distance of 200.00 feet to a point; thence North 00° 53' 59" West, departing said dividing line, a distance of 21,013.50 feet; thence North 89° 28' 18" East, 7845.55 feet to the Point of Beginning.

From the Point of Beginning, continue thence North 89° 28' 18" East, 2002.82 feet to a point; thence North 49° 45' 40" East, 2486.26 feet more or less to a point lying on the Westerly Mean High Water Line of the Tolomato River; thence Northeasterly along the meanderings of said Westerly Mean High Water Line, 1,536 feet, more or less to a point which bears North 49° 45' 40" East and lies 891.44 feet distant from last said point; thence continue North 49° 45' 40" East, 558.42 feet more or less to a point lying on the Westerly line of the Florida East Coast Canal (Intracoastal Waterway) as depicted on plat thereof, recorded in Map Book 4, Pages 68 through 78 of the Public Records of said County; thence South 25° 27' 19" East, along said Westerly line, 658.77 feet more or less to an intersection with said Westerly Mean High Water Line of the Tolomato River; thence, departing said Westerly canal line, Southwesterly, Southerly and Northeasterly, along meanderings of said Westerly Mean High Water Line, 4890 feet, more or less to an intersection with said Westerly line of said canal which bears South 25° 27' 19" East and lies 882.67 feet distant from last said point; thence South 25° 27' 19" East, along said Westerly canal line, 475.74 feet more or less to an intersection with said Westerly Mean High Water Line of the Tolomato River; thence Southerly along the meanderings of said Westerly Mean High Water Line, 33,500 feet more or less, to its convergence with the Northerly Mean High Water Line of the Northerly prong of Smith Creek which bears South 12° 08' 19" West and lies 6736.68 feet distant from last said point; thence Northwesterly, along the meanderings of said Northerly Mean High Water Line of Smith Creek, 6340 feet more or less to its convergence with the Southerly Mean High Water Line of said Northerly prong of Smith Creek which bears North 50° 08' 35" West and lies 2947.90 feet distant from last said point; thence Southeasterly,

Legal Description (cont'd)

along the meanderings of said Southerly Mean High Water Line, 4590 feet more or less to its convergence with the Northerly Mean High Water Line of the Southerly prong of said Smith Creek which bears South 44° 01' 31" East and lies 2750.85 feet distant from last said point; thence Southwesterly, along said Northerly Mean High Water Line, 3210 feet more or less to its convergence with the Southerly Mean High Water Line of said Southerly prong of Smith Creek which bears South 59° 59' 47" West and lies 1535.26 feet distant from last said point; thence Northeasterly, along the meanderings of said Southerly Mean High Water Line, 4,950 feet more or less to its convergence with said Westerly Mean High Water Line of said Tolomato River which bears North 78° 09' 08" East and lies 2092.17 feet distant from last said point; thence Southerly along the meanderings of said Westerly mean high water line, 50,020 feet, more or less, to its intersection with the Northeasterly line of that portion of the Intracoastal Waterway described and recorded in Deed Book 193, Page 387 (Parcel RWN 231-B) of the Public Records of St. Johns County, Florida which bears South 11° 08' 21" East and lies 7496.56 feet distant from last said point; thence North 53° 26' 01" West, along said Northeasterly line, 128.75 feet, more or less, to an intersection with said Westerly mean high water line; thence Northerly, Northwesterly and Southwesterly departing said Northwesterly line of Parcel RWN 231-B, and along said Westerly Mean High Water Line of the Tolomato River, 190 feet, more or less, to an intersection with the Northwesterly line of said parcel which bears South 56° 09' 33" West and lies 132.37 feet distant from last said point; thence South 36° 33' 59" West, along said Northwesterly line of Parcel RWN 231-B, 78.19 feet, more or less, to the Northwesterly corner thereof; thence South 07° 36' 28" East, along the West line of said parcel, 72.81 feet, more or less, to an intersection with said Westerly Mean High Water Line of the Tolomato River; thence Northwesterly, Southwesterly, Southerly and Easterly along the meanderings of said Westerly mean high water line, 2025 feet, more or less, to an intersection with said West line of Parcel RWN 231-B which bears South 07° 36' 28" East and lies 228.65 feet distant from last said point; thence continue South 07° 36' 28" East, departing said Westerly Mean High Water Line of the Tolomato River, along said West line of Parcel RWN 231-B, a distance of 1558.54 feet, more or less, to the Southwest corner of said parcel, said point also lying on the Easterly prolongation of the line dividing said Section 15 and Section 22 of said Township 5 South, Range 29 East; thence South 88° 59' 50" West, along said Easterly prolongation and along said line dividing Sections 15 and 22, a distance of 2392.50 feet more or less to its intersection with the Northerly Mean High Water Line of Deep Creek; thence Northwesterly, along the meanderings of said Northerly Mean High Water Line, 969 feet, more or less to a point which bears North 40° 12' 46" West and lies 661.31 feet distant from last said point; thence North 03° 47' 40" East, departing said Northerly Mean High Water Line of Deep Creek, 163.23 feet more or less; thence sequentially, along the following ninety-five (95) line courses to the Point of Beginning:

Legal Description (cont'd)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°12'26"E	176.12
L2	N41°27'20"W	393.93
L3	N09°17'15"E	138.89
L4	N44°47'01"W	262.77
L5	N20°04'30"E	21.20
L6	N46°35'30"W	66.27
L7	N73°58'12"W	480.71
L8	S88°23'32"W	188.99
L9	N12°41'30"E	583.25
L10	N38°40'26"W	425.76
L11	N13°13'44"E	168.80
L12	N08°17'36"W	207.63
L13	S84°21'30"W	42.83
L14	N39°35'40"W	88.90
L15	N00°32'28"W	504.23
L16	N17°59'38"W	277.95
L17	N01°52'17"E	208.02
L18	N10°58'17"E	65.52
L19	N88°40'62"W	88.35
L20	N01°33'02"E	72.15
L21	N05°07'43"W	277.92
L22	N01°54'04"W	128.63
L23	N00°38'37"W	531.32
L24	N14°58'58"E	221.67
L25	N34°28'51"W	268.05
L26	N01°39'42"E	176.28
L27	N52°28'54"W	267.72
L28	N00°24'46"E	417.49
L29	N22°27'02"E	88.49
L30	N13°55'58"W	980.21
L31	N09°37'32"W	50.38
L32	N05°01'33"E	64.80
L33	N05°23'42"W	141.39
L34	N08°18'40"W	675.85
L35	N08°16'15"W	120.69
L36	N53°01'04"E	94.74
L37	N27°35'22"W	128.62
L38	N02°43'28"W	113.80
L39	N18°54'00"W	102.28
L40	S74°43'35"W	245.26
L41	N26°58'13"W	170.14
L42	S57°29'12"W	226.08
L44	S62°20'12"W	98.07
L45	S49°53'19"W	71.38
L46	N77°33'54"W	309.23
L47	N07°42'42"W	256.98
L48	N07°36'57"W	155.90
L49	N41°36'31"E	142.09
L50	N55°17'37"W	356.27

LINE TABLE		
LINE	BEARING	LENGTH
L51	N34°20'54"W	72.29
L52	N20°31'37"E	163.26
L53	S80°25'40"E	305.09
L54	N85°14'47"E	315.46
L55	N82°43'56"E	90.65
L56	N26°23'33"E	135.91
L58	N69°16'05"W	215.89
L59	N47°58'00"W	108.08
L60	N14°38'02"W	181.52
L61	N37°32'55"E	207.83
L62	N67°04'16"W	88.99
L63	N32°21'17"W	371.08
L64	S82°46'13"W	115.26
L65	S89°37'42"W	157.42
L66	N42°39'50"W	160.04
L67	S79°45'15"W	259.82
L68	N68°14'59"W	288.18
L69	N65°30'26"W	763.54
L70	N27°49'18"E	318.84
L71	S61°18'54"E	474.32
L72	N15°25'44"E	538.14
L73	N74°34'16"E	264.54
L74	S59°31'33"E	447.34
L75	N52°37'35"E	373.46
L76	N71°25'20"E	235.13
L77	N26°13'07"E	185.33
L78	N52°37'35"E	81.65
L79	N04°04'59"W	351.09
L80	N37°44'34"W	82.53
L81	N37°33'05"W	326.82
L82	N29°30'52"W	88.59
L83	N89°04'46"W	286.39
L84	S65°52'56"W	356.10
L86	N01°27'15"W	704.94
L87	N31°11'22"E	69.55
L88	N87°19'49"E	265.21
L89	N04°34'02"W	233.03
L90	N04°42'49"W	105.02
L91	N20°39'15"E	228.79
L92	N23°40'22"W	643.80
L93	N09°46'35"W	88.85
L94	N41°22'00"E	129.50
L95	N26°51'41"W	139.08
L96	N18°40'47"W	87.35
L97	N06°45'41"W	279.90
L98	N45°06'38"E	227.49

Less and except any portions thereof lying within the lands described and recorded in Deed Book 193, Page 387 (Parcel RWN 231-B), and the lands depicted in Map Book 4, Pages 68 through 78 of the Public Records of said county.

Containing 1,630 acres, more or less.

Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 Old St. Augustine Road
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Revised May 28, 2008
September 20, 2007
Nocatee

Work Order No. 07-222.00
File No. 119E-23

Hydry Parcel

A portion of Section 20, together with those portions of the Francis X. Sanchez Grant, Section 41, the Heirs of Thomas Fitch Grant, Section 48, the Pedro R DeCala Grant, Section 49, the Ben Chaires Grant, Section 51, the Sabate or Chaires Grant, Section 65, the Paul Sabate Grant, Section 66, the Sabate or DeCala Grant, Section 67, the Sabate or F.X. Sanchez Grant, Section 68 and the Sabate or Fitch Grant, Section 69, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 30, said Township and Range, said point also being the Northwesterly corner of those lands described and recorded in Official Records Book 1462, page 711 of the public records of said county; thence Easterly, along the Northerly line of said lands, the following two courses: Course 1 – thence North 88°46'16" East, along the North line of said Section 30, a distance of 1650.00 feet; Course 2 – thence North 62°04'32" East, 7000.00 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 62°04'32" East, departing said Northerly line of Official Records Book 1462, page 711, a distance of 2824.47 feet; thence North 23°32'02" East, 427.46 feet; thence North 42°46'52" East, 521.04 feet; thence North 81°27'40" East, 1033.05 feet to a point lying on the Westerly line of the Intracoastal Waterway, as recorded in Map Book 4, page 73 of the public records of said county; thence South 26°21'19" East, along said Westerly line, 5827.11 feet to the Northeasterly corner of Palm Valley Harbour, as recorded in Map Book 24, page 19, said public records; thence South 52°34'17" West, along the Northerly line of said plat, 273.57 feet to the Northwesterly corner thereof; thence South 05°18'59" East, along the Westerly line of said plat and its Southerly prolongation thereof, 1581.08 feet to a point on the Northerly line of those lands described and recorded in Official Records Book 2338, page 1135, said public records; thence Southwesterly along said Northerly line the following ten courses: Course 1 – thence South 54°59'39" West, 149.54 feet; Course 2 – thence South 53°54'16" West, 25.61 feet to a point of curvature of a curve concave Southeasterly, having a radius of 4077.25 feet; Course 3 – thence Southwesterly, along the arc of said curve, through a central angle of 5°27'00", an arc length of 387.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 51°10'46" West, 387.68 feet; Course 4 – thence North 41°32'37" West, 13.75 feet to a point on a curve concave Southeasterly, having a radius of 4091.00 feet; Course 5 – thence Southwesterly, along the arc of said curve, through a central angle of 2°17'59", an

arc length of 164.21 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 47°18'18" West, 164.20 feet; Course 6 – thence South 46°09'19" West, 186.97 feet to a point of curvature of a curve concave Southeasterly, having a radius of 4045.00 feet; Course 7 – thence Southwesterly, along the arc of said curve, through a central angle of 1°48'00", an arc length of 127.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 45°15'18" West, 127.07 feet; Course 8 – thence Southwesterly, along the arc of a curve concave Southeasterly, having a radius of 2025.00 feet, through a central angle of 7°14'59", an arc length of 256.23 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 50°22'13" West, 256.06 feet; Course 9 – thence South 46°44'44" West, 439.71 feet; Course 10 – thence South 05°46'14" East, 13.72 feet to a point lying on the Northerly right of way line of Palm Valley Road, County Road No. 210, a variable width right of way; thence South 52°47'44"West, along said Northerly right of way line, 1141.94 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 97, page 151, said public records; thence North 05°44'50" West, departing said Northerly right of way line and along the Easterly line of said lands, 555.42 feet to the Easterly most Southeasterly corner of said lands of Official Records Book 1462, page 711; thence Northwesterly along the Easterly line of said lands of Official Records Book 1462, page 711 the following 2 courses: Course 1 – thence North 16°26'54" West, 4948.37 feet; Course 2 – thence North 66°34'32" West, 3133.65 feet to the Point of Beginning.

Containing 544.46 acres, more or less.

Robert M. Angas Associates, Inc.
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Since 1924

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February 19, 2009
Nocatee

Work Order No. 09-021.00
File No. 120E-24

Tolomato CDD U.S. Highway No. 1
Annexation Parcel

Being a portion of Tracts 9 and 10 of Durbin Farms, an Unrecorded Subdivision, lying in a portion of Sections 2 and 3, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 2, thence South 01°10'10" East, along the Easterly line of said Section 2, a distance of 2691.44 feet to the Southeast corner of the North 1/2 of said Section 2; thence South 89°16'07" West, along the Southerly line of said North 1/2 of Section 2, a distance of 5082.24 feet to a point lying on the Southwesterly right of way line of Old Dixie Highway, a 50 foot right of way as presently established, and the Point of Beginning.

From said Point of Beginning, thence South 23°06'23" East, along said Southwesterly right of way line of Old Dixie Highway, 327.06 feet to the Northeast corner of those lands described and recorded in Official Records Book 2790, page 134 of the public records of said county; thence South 89°18'24" West, departing said Southwesterly right of way line, and along the Northerly line of said Official Records Book 2790, page 134, a distance of 599.57 feet to the Northwest corner thereof; thence South 23°52'38" East, along the Westerly line of said lands, 99.93 feet to the Northeast corner of those lands described and recorded in Official Records Book 1497, page 1467 of said public records; thence Westerly, along the Northerly line of said Official Records Book 1497, page 1467, the following five (5) courses: Course one, thence South 89°18'59" West, departing said Westerly line, 380.52 feet; Course two, thence North 41°01'01" West, 88.31 feet; Course three, thence South 48°58'59" West, 99.92 feet; Course four, thence South 40°57'50" East, 49.92 feet; Course five, thence South 49°28'42" West, 125.00 feet to the Northerly most corner of those lands described and recorded in Official Records Book 2945, page 1207 of said public records; thence South 41°00'51" East, departing said Northerly line, and along the Northeasterly line of said Official Records Book 2945, page 1207, a distance of 208.78 feet to the Southeast corner thereof, said corner also lying on the Southerly line of said Official Records Book 1497, page 1467; thence North 89°23'18" East, along said Southerly line, 314.45 feet to the Easterly most corner of those lands described and recorded in Official Records Book 2744, page 1655 of said public records; thence South 68°56'58" West, departing said Southerly line of Official Records Book 1497, page 1467, along the Southerly line of said Official Records Book 2744, page 1655, and along the Southerly line of those lands described and recorded in Official

Tolomato CDD U.S. Highway No. 1
Annexation Parcel (cont.)

Records Book 2918, page 1119 of said public records, a distance of 307.96 feet to a point lying on the Northeasterly right of way line of U.S. Highway No. 1 (State Road No. 5), a variable width right of way as presently established; thence along said Northeasterly right of way line the following three (3) courses: Course one, thence North 41°00'51" West, departing said Southerly line, 1016.99 feet; Course two, thence North 89°15'51" East, 33.00 feet; Course three, thence North 41°01'13" West, 78.66 feet to the Southwest corner of Tract 8, said Durbin Farms; thence North 89°16'07" East, departing said Northeasterly right of way line, and along the South line of said Tract 8, a distance of 1503.51 feet to the Southeast corner of said Tract 8, said corner also lying on said Southwesterly right of line of Old Dixie Highway; thence South 23°06'23" East, along said Southwesterly right of way line, 64.89 feet to the Point of Beginning.

Containing 14.73 acres, more or less.

Robert M. Angas Associates, Inc.
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June 11, 2007

Work Order No. 07-141
Nocatee

County Road No. 210
Abandonment Parcel 1

A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 2, thence South 89°05'52" West, along the Southerly line of said Section 2, a distance of 1763.12 feet; thence North 00°54'08" West, departing said Southerly line, 661.84 feet to a point lying on the Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence South 71°43'27" West, along said Southeasterly right of way line of County Road No. 210, a distance of 580.12 feet to a point lying on the Easterly right of way line of Coastal Ridge Boulevard, a variable width right of way as presently established, said point being a point on a curve concave Northwesterly, having a radius of 2575.00 feet; thence Northeasterly, departing said Southeasterly right of way line, along said Easterly right of way line, and along the arc of said curve, through a central angle of 04°09'50", an arc length of 187.13 feet to a point on said curve, said point lying on the Northwesterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North 39°24'52" East, 187.09 feet; thence North 71°43'27" East, departing said Easterly right of way line and along said Northwesterly right of way line, 125.35 feet to a point on a curve concave Northerly, having a radius of 490.00 feet, said point lying on the Southerly right of way line of Palm Valley Road, a 100 foot right of way as presently established; thence Easterly, departing said Northwesterly right of way line, along said Southerly right of way line, and along the arc of said curve, through a central angle of 37°15'28", an arc length of 318.63 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 89°38'49" East, 313.05 feet.

Containing 0.68 acres, more or less.

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June 11, 2007

Work Order No. 07-141
Nocatee

County Road No. 210
Abandonment Parcel 2

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South 01°10'10" East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of was as presently established; thence North 55°22'18" East, departing said Westerly line and along said Southeasterly right of way line, 30.12 feet; thence North 55°19'25" East, continuing along said Southeasterly right of way line, 758.17 feet to a point lying on the Northerly right of way line of Preservation Trail, a variable width right of way as presently established, said point also being the Point of Beginning,

From said Point of Beginning, thence North 58°25'07" West, departing said Southeasterly right of way line of County Road No 210 and along said Northerly right of way line of Preservation Trail, 24.96 feet to the point of curvature of a curve concave Southwesterly, having a radius of 956.00 feet; thence Northwesterly, continuing along said Northerly right of way line and along the arc of said curve, through a central angle of 05°09'39", an arc length of 86.11 feet to a point on said curve, said point lying on the Northwesterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North 60°59'56" West, 86.08 feet; thence North 55°19'25" East, departing said Northerly right of way line and along said Northwesterly right of way line, 4378.81 feet to a point lying on the Southerly right of way line of Nocatee Parkway, a variable width right of way as presently established; thence South 87°28'14" East, departing said Northwesterly right of way line and along said Southerly right of way line, 165.38 feet to a point lying on said Southeasterly right of way line of County Road No. 210; thence South 55°19'25" West, departing said Southerly right of way line and along said Southeasterly right of way line, 4462.31 feet to the Point of Beginning,

Containing 10.15 acres, more or less.

Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 Old St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

June 11, 2007

Work Order No. 07-141
Nocatee

County Road No. 210
Abandonment Parcel 3

A portion of Sections 31 and 32, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South 01°10'10" East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established; thence North 55°22'18" East, departing said Westerly line and along said Southeasterly right of way line, 30.12 feet; thence North 55°19'25" East, continuing along said Southeasterly right of way line, 6510.54 feet to a point lying on the Northerly right of way line of Nocatee Parkway, a variable width right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence Westerly, departing said Southeasterly right of way line of County Road No. 210, along said Northerly right of way line of Nocatee Parkway, and along the arc of a curve concave Northerly, having a radius of 4890.01 feet, through a central angle of 00°08'41", an arc length of 12.34 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 83°43'27" West, 12.34 feet; thence South 81°28'32" West, continuing along said Northerly right of way line and along a non-tangent bearing, 213.56 feet to a point lying on the Northwesterly right of way line of said County Road No. 210; thence North 55°19'25" East, departing said Northerly right of way line and along said Northwesterly right of way line, 631.33 feet to a point on a curve concave Northerly, having a radius of 345.25 feet, said point lying on the Southerly right of way line of Palm Valley Road, an 80 foot right of way as presently established; thence Easterly, departing said Northwesterly right of way line, along said Southerly right of way line, and along the arc of said curve, through a central angle of 43°47'58", an arc length of 263.92 feet to a point on said curve, said point lying on said Southeasterly right of way line of County Road No. 210, said arc being subtended by a chord bearing and distance of North 78°10'16" East, 257.55 feet; thence South 55°19'25" West, departing said Southerly right of way line and along said Southeasterly right of way line, 666.11 feet to the Point of Beginning.

Containing 1.39 acres, more or less.

EXHIBIT B

NOCATEE
ST. JOHNS COUNTY
PUD

Submitted by
The Parc Group, Inc.

Revisions prepared by:
England-Thims & Miller, Inc.

Updated February 18, 2016

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1.0 INTRODUCTION

1.1 Purpose and Intent.

The intent and purpose of this PUD are as follows:

1.1.1 The purpose and intent of the PUD is to allow for innovative design techniques and to encourage ingenuity, imagination and creative design.

1.1.2 To promote the development of neighborhoods, villages, and town centers with a strong sense of place and identity;

1.1.3 To conserve significant environmental lands within a larger system of greenways that also serve as village boundaries;

1.1.4 To provide for neighborhoods within villages that are not only connected by surface streets, but provide for a high level of connection by bicycle, pedestrian, and multi-use pathways with the purpose of encouraging alternatives to the automobile;

1.1.5 To create a Town Center that is inviting to the pedestrian by using human scale design standards; to create a functional and attractively built environment by regulating building placement along streets; to create memorable civic and open spaces; to create attractive landscaped areas, and integrate a variety of residential and nonresidential uses within this area.

1.2 Project Background and Land Use.

1.2.1 Size and Location. The Nocatee St. Johns County PUD consists of approximately 11,904 acres (with an additional 1,991 acres are in Duval County). This site is generally bounded on the west by US 1, on the east by the Intracoastal Waterway and the Nocatee Preserve which serves as the buffer between the property and the Tolomato River. The southerly property line generally follows the Pine Island Road and the northerly property line is approximately 1 ½ miles north of the existing CR 210. CR 210 bisects the northern portion of Nocatee running from the Palm Valley Bridge west to US 1. The majority of the property has been utilized for decades for tree cultivation and most of the higher quality hardwood and wetland areas found on-site will be preserved in the greenway system or as open space within each individual village. Generally, planted pines cover the great majority of the site which is proposed to be developed. **(Modified by Ordinance 2009-18)**

1.2.2 Approved Development Order. The Nocatee St. Johns County PUD is part of an approved DRI under Section 380.06, F.S., which includes land in both St. Johns County and Duval County. The entire DRI in both counties is approximately 13,895 acres, which does not include the 1,630 acres designated as the Nocatee Preserve that was donated to St. Johns County. The Nocatee St. Johns County DRI is approximately 11,904 acres. A Development Order was approved by the St. Johns County Board of County Commissioners on February 23, 2001 (Resolution No. 2001-30). The Jacksonville City Council also approved the Development Order on February 27, 2001 (Ordinance No. 2001-13-E). **(Modified by Ordinance 2009-18)**

1.2.3 Current Zoning. The current zoning for the property is PUD (Planned Unit Development). **(Modified by Ordinance 2009-18)**

1.2.4 Current Land Use. The land use for the property is New Town Future Land Use. **(Modified by Ordinance 2009-18)**

1.2.5 Consistency of the PUD with the New Town Future Land Use Category. The Nocatee PUD described herein is consistent with the New Town Land Use Category. Appendix A explains how the proposed PUD is in compliance with this land use category.

1.2.6 Existing Conditions and Project Impacts. The Nocatee DRI Application for Development Approval (ADA) included a comprehensive inventory and analysis of the existing on-site conditions including wetlands and vegetation; soils; wildlife; water resources and hydrology; floodplains; archaeological sites and other site conditions. The ADA also analyzed projected impacts of the project and the proposed infrastructure needed to serve the project. The Nocatee DRI Development Order was approved pursuant to Resolution 2001-30, as amended. The Nocatee Planned Unit Development (PUD) was approved pursuant to Ordinance 2002-46, as amended. The original PUD rezoned approximately 11,332 acres from Open Rural (OR) to PUD. **(Modified by Ordinance 2009-18, Resolution 2012-02)**

1.2.7 Pipelining. The pipelining method of meeting transportation concurrency requirements under Section 163.3180(12), F.S., was approved as part of the Comprehensive Plan Amendments for the Nocatee DRI by the St. Johns County Board of County Commissioners on February 23, 2001 (Ordinance No. 2001-18).

1.3 Proposed PUD Description.

1.3.1 Land Use Description. Nocatee's New Town reflects elements of innovative planning techniques including Smart Growth and Sustainable Development. Basic community standards and an established hierarchy of places are designed to give this community and its components a clear identity and to create an enhanced sense of community. Pedestrian-oriented design reduces vehicle trips and dependence on the automobile, incorporating strong pedestrian/bicycle/multi-use pathways, and promoting a walkable, attractive environment through the use of standards such as sidewalks, parking encouraged in the rear or side of buildings, a master street tree plan, traffic calming design for neighborhood streets, and limitations on block length. In addition, all residents will be within reasonable walking distance of parks and greenways.

1.3.2 New Town Design. Nocatee's New Town design was developed as an alternative to typical suburban sprawl. This design provides for the development of a sustainable community as opposed to fragmented sprawl development. The design is consistent with the goals, objectives, and policies within the St. Johns County New Town Future Land Use Category that promote Smart Growth and Sustainable Development. The New Town design can be summarized by the following key elements.

a. *mix-of-use guidelines* (minimum workplace, civic, recreation, residential), to ensure a balanced community and reduce trips;
b. *open space preservation*– at least 35% the of site must be set aside for greenways and conservation areas;
c. *design standards* to ensure a pedestrian-orientated community, like sidewalks, on-street parking, street trees, multiple connections between neighborhoods, block length maximum distances, and quality sign and landscape standards;
d. *livability standards*, including defined civic spaces; required parks within walking distance of homes; architectural diversity standards; standards that encourage home businesses; traffic calming design for streets; an emphasis on sidewalks, bicycle paths, and multi-use pathways; and standards that shape a vibrant Town Center;
e. *wide range of land uses,* from low-density residential to traditional neighborhood developments, and from low-intensity village mixed-use to corporate office parks, with more dense/intense development directed to Village Centers and the Town Center; and

f. *a range of housing types* to promote income diversity through a minimum multi-family component and allowing garage and accessory apartments in single-family areas.

1.4 PUD Procedures and Administration.

1.4.1 Variances to the Land Development Code. The standards contained in this PUD are provided to accommodate and promote the principles of smart growth and sustainability, to reduce the dependence on the automobile and to allow development to occur in an environmentally sensitive manner. Many of the current land development regulations and standards are oriented toward conventional residential subdivision and commercial development patterns. While Nocatee will include some elements of this type of conventional development, the backbone of the plan includes development that promotes compact, well-defined limits of mixed-use development with central focal points of densities and intensities. The mixing of land uses within Nocatee will promote the concept of sustainability throughout the community. Variances from some aspects of the current St. Johns County Land Development Code are necessary for development within Nocatee to meet the goals of smart growth and sustainability. Departures from specific standards of the Land Development Code have been appropriately identified within this document and further summarized in Appendix C. Design and engineering waivers are specifically addressed in section 5.4 of this PUD. To the extent that any of the PUD requirements differ from the current standards of the Land Development Code, the provisions of this PUD will govern.

1.4.2 Ponte Vedra/Palm Valley Coastal Corridor Overlay District. A portion of the Nocatee land adjacent to CR 210 is potentially within the Ponte Vedra/Palm Valley Coastal Corridor Overlay District per Part 3.06.00 of the St. Johns County Land Development Code. Development within Nocatee will be governed by the provisions of the New Town Land Use Category and this PUD. In addition, the Developer will prepare architectural design criteria standards for each village and the Town Center. These standards will be enforced by either the Developer, CDD or POA through deed restrictions and will include specific design criteria for such items as buffers, setbacks, signage, lighting, parking, fences, landscaping and architectural design and color schemes. A waiver to the St. Johns County Land Development Code to remove any lands within the approved Nocatee PUD from the Ponte Vedra/Palm Valley Coastal Overlay District was previously approved for this PUD and is included in Appendix C, Item 1. **(Modified by Ordinance 2009-18)**

1.4.3 Master Development Plan Review Procedure. A Master Development Plan will be submitted, and reviewed for approval for each village or portion thereof. Review for approval of Incremental Master Development plans will be by the St. Johns County Development Review Committee (DRC) staff of the Growth Management division. Staff may require a community meeting if there are any impacts on properties outside of the PUD boundary. Adjustments or modifications to approved MDPs shall be in accordance with Section 5.03.05 of the Land Development Code. The Master Development Plan may be submitted in conjunction with the submittal of final construction plans for any portion of that village. The Master Development Plan must demonstrate compliance with all sections of this PUD.

Due to the large size of some of the villages within Nocatee (as large as 1,000 acres), Master Development Plans may be prepared in multiple phases for each village provided. A Detailed Land Use Summary, Written Description and Master Development Plan Map containing those items specified in Section 5.03.02 (G) of the St. Johns County Land Development Code will be prepared for each Master Development Plan. Provisions for road connections to future development shall be shown on MDPs where applicable. **(Modified by Ordinance 2006-115)**

1.4.4 PUD/DO Review Checklist. At the time of the first submittal of a Master Development Plan for approval by St. Johns County, a PUD/DO review checklist and tracking tables must also be submitted to the Planning Division. The checklist will assist in demonstrating compliance with PUD/DO conditions during site plan/engineering review of final plans. The tracking tables will allow the cumulative accounting of approved and remaining units, square footage, acres, percentages and other conditions. The checklist and tables format shall be approved by St. Johns County Planning Division before submittal of the first construction plans for any improvement within Nocatee. Compliance with the PUD and St. Johns County Comprehensive Plan requirements shall be met by the PUD as a whole except that landscape requirements shall be as defined in the landscape sections. The purpose of the tracking tables shall be to monitor conditions on a PUD-wide basis. **(Modified by Ordinance 2006-115)**

2.0 LAND USE SUMMARY AND TABLES

2.1 Land Use Tables.

The Nocatee St. Johns County PUD land uses are summarized below in the following tables. The projected units, square footage, or acreage identified in this table may be allocated throughout the Nocatee PUD, in accordance with the allowable uses and development standards. Specific detail quantities will be allocated to each Master Development Plan as shown on Table 3-1.

For purposes of tracking DRI and PUD phasing, single-family and townhome units shall be accounted for as of the date of recording of a plat. Multi-family and non-residential development shall be accounted for and applied against Development Order and PUD Conditions as of the date of construction plan approval.

Table 2-1: Proposed Nonresidential Development by Phase (St. Johns County)

PHASE	OFFICE		RETAIL/SERVICE		INDUSTRIAL		TOTAL	
	ACRES	GSF	ACRES	GSF	ACRES	GSF	ACRES	GSF
PHASE 1	50	455,200	16	100,000	-	-	66	555,200
PHASE 2	70	594,000	22	134,000	14	125,000	106	853,000
PHASE 3	70	621,800	36	234,000	15	125,000	121	980,800
PHASE 4	73	609,500	38	250,000	-	-	111	859,500
PHASE 5	73	591,500	38	250,000	-	-	111	841,500
TOTAL	**336**	**2,872,000**	**150**	**968,000**	**29**	**250,000**	**515**	**4,090,000**

Notes applying to all phasing tables:

- *A DRI development order provision allows for development of future (consecutive) phases, if road and other improvements associated with that phase or level of cumulative trip generation are implemented first. This provision also allows the retention of unused residential and non-residential rights that remain after phase expiration to carry over into the subsequent phase(s) until buildout.*
- *The phases of this project are expected to occur in five periods for a total project life of approximately thirty-two years. Phase 1 is projected to occur between 2003 and October 20, 2015; Phase 2 between October 21, 2015 and October 20, 2020, Phase 3 between October 21, 2020 and October 20, 2025, Phase 4 between October 21, 2025 and October 20, 2030, and Phase 5 between October 21, 2030 and October 20, 2035, although some flexibility will be built into the phasing plan as described in the next paragraph. The purpose of this modification to the proposed phases is to conform the PUD to the existing Nocatee DRI phasing schedule. The revised phases reflect tolling and recent legislation, approved under Chapter 2007-204 section 6, Laws of Florida, granting an automatic 3-year extension to phasing, buildout and expiration dates, as well as HB 7207, as codified in Section 380.06(19)(c), Florida Statutes, that granted a 4-year extension to the Nocatee DRI phasing, commencement, buildout, expiration and termination dates, and associated mitigation requirements.*
- *Acreage figures for residential uses are subject to change, provided that the overall net residential density of the project shall be between three and eight units per net developable residential acre.*

Table 2-2: Proposed Residential, Golf Course, and Hotel Units by Phase (St. Johns County)

PHASE	RESIDENTIAL					GOLF COURSE		HOTEL
	NET ACRES	Single Family & Multi-family			ASSISTED LIVING UNITS	ACRES	HOLES	
		Single Family	Multi Family	Total				
PHASE 1	463	1011	644	1655				-
PHASE 2	639	1538	438	1976	180	-	-	-
PHASE 3	758	1903	806	2709	-	198	18	200
PHASE 4	754	2031	808	2839	180	184	18	225
PHASE 5	785	2112	1004	3116	-	-	-	60
TOTAL	3,399	8595	3700	12295	360	382	36	485

- *Under General Condition 4 of the Nocatee DRI, the Master Developer gave notice of a conversion of land uses on April 21, 2008. The Developer converted 465 units of single family dwelling units within Phase I to 707 multifamily dwelling units within Phase I using the Nocatee Conversion Table's ratio of 1 single family unit = 1.52 multifamily units.*
- *Under General Condition 4 of the Nocatee DRI, the Master Developer gave notice of a conversion of land uses on September 2, 2010. The Developer converted 235 multi-family dwelling units, 180 assisted living units, and an 18 hole golf course to 249 single family dwelling units within Phase I using the Nocatee Conversion Table ratios. Under General Condition 4 of the Nocatee DRI, the Master Developer gave notice of a conversion of land uses on October 30, 2013 (revised). The Developer converted 68 multi-family units to 45 single family units within Phase 1 using the Nocatee Conversion Table ratios.* **(Modified by Ordinance 2006-115, Ordinance 2009-18, Resolution 2012-02)**

2.2 Land Use Conversion.

The Developer may increase certain land uses and simultaneously decrease other land uses provided that such changes are consistent with the Conversion Tables 2-3 and 2-4. The Developer cannot convert non-residential uses to residential uses during the first two (2) Phases of the Project, except the Developer can convert golf hole uses to residential uses consistent with the Conversion Tables within Phases I & II of the project. At the time of election of a land use conversion under the Conversion Table, the Developer shall notify the St. Johns County Planning Division of the conversion and the Master Development Plan shall be modified if necessary to accommodate the conversion. Any modification to the PUD must follow the criteria and procedures described in Section 5.03.05 of the Land Development Code. Any conversions shall be allowed only in compliance with the mix of uses requirements of Policy A.1.19.3 of the St. Johns County Comprehensive Plan. **(Modified by Ordinance 2009-18)**

2.2.1 Conversion Tables. The tables below allow for flexibility between key land uses needed to adjust to market forces. Uses can be substituted for other uses, as set forth below (Table 2-3) and using ratios of equivalence found in Table 2-4.

Table 2-3: Approved Conversion Table for Land Uses

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

1. The minimum and maximum allowable amounts of development are for purposes of land use conversions only.

Table 2-4: Approved Conversion Table for Land Uses

	Golf Course	Per	Hotel	Per	Light Industrial	Per	Office	Per
Golf Course (Holes)	NA	NA	4.81	Rooms	3.30	1000 SF	2.37	1000 SF
Hotel (Rooms)	0.21	Holes	NA	NA	0.69	1000 SF	0.49	1000 SF
Light Industrial (1000 SF)	0.30	Holes	1.46	Rooms	NA	NA	0.72	1000 SF
Office (1000 SF)	0.42	Holes	2.03	Rooms	1.39	1000 SF	NA	NA
Single-Family (Units)	0.29	Holes	1.38	Rooms	0.94	1000 SF	0.68	1000 SF
Multi-Family (Units)	0.19	Holes	0.91	Rooms	0.62	1000 SF	0.45	1000 SF
Retail Commercial (1000 SF)	1.05	Holes	5.05	Rooms	3.46	1000 SF	2.49	1000 SF
Civic (1000 SF)	1.76	Holes	8.45	Rooms	5.79	1000 SF	4.17	1000 SF
Assisted Living (Units)	0.16	Holes	0.28	Rooms	0.17	1000 SF	0.11	1000 SF
	Single-Family	**Per**	**Multi-Family**	**Per**	**Retail Commercial**	**Per**	**Assisted Living**	**Per**
Golf Course (Holes)	3.49	Units	5.31	Units	0.95	1000 SF	16.12	Unit
Hotel (Rooms)	0.73	Units	1.10	Units	0.20	1000 SF	3.59	Unit
Light Industrial (1000 SF)	1.06	Units	1.61	Units	0.29	1000 SF	5.76	Unit
Office (1000 SF)	1.47	Units	2.24	Units	0.40	1000 SF	8.82	Unit
Single-Family (Units)	NA	NA	1.52	Units	0.27	1000 SF	5.94	Unit
Multi-Family (Units)	0.66	Units	NA	NA	0.18	1000 SF	3.65	Unit
Retail Commercial (1000 SF)	3.67	Units	5.58	Units	NA	NA	22.00	Unit
Assisted Living (Units)	0.17	Units	0.27	Units	0.05	1000 SF	NA	NA

Explanation: For each land use on the left column, an equivalent measure of other land uses is provided to the right. For example, using hotel rooms on the top left column as an example, one hotel room is equal to 490 square feet of office space, 690 square feet or light industrial, etc.

Note: The Applicant may not convert nonresidential uses to residential uses within the first two phases of the project. The Developer can convert golf hole uses to residential uses consistent with the Conversion Tables within the first two Phases of the project.

(Modified by Ordinance 2009-18, Resolution 2012-02)

3.0 COMMUNITY FORMS/DISTRICTS

3.1 Village Form.

Development within the larger Nocatee community will be organized into a coherent system of residential villages. Villages will be clearly identified by surrounding greenways. Within the villages there will be an area of concentration of higher intensities and densities, with uses and services to serve that specific village, known as Village Centers. Villages will also have an extensive park system designed so that all dwelling units are within one-quarter mile (1/4 mile) of a park or greenway. Village design will also ensure strong pedestrian, bicycle, and multi-use connections, as further described in Section 5 of this PUD.

Similar to the villages, the Town Center is defined by a system of greenways. The Town Center functions as the central focus for the entire Nocatee community with direct vehicular and pedestrian connections to all the villages.

3.1.1 Village Land Use Summaries and Descriptions. There are seven (7) villages within Nocatee St. Johns County in addition to the Town Center. An additional village, Split Pine Village, is located within Duval County. A brief description of each village as well as a summary table listing all the villages with approximate acreage and land uses is provided below. Since detailed design has not been completed for all villages at this time, a range of dwelling units is provided for each village. Each Master Development Plan will include a detailed land use summary including the exact number of proposed detached and attached residential units.

a. **Twenty Mile Village.** Twenty Mile Village lies in the northeast corner of the Nocatee community. Primary access will occur from the Town Center Perimeter Road near the current location of Twenty Mile Road and from a portion of existing CR 210 via new CR 210. Twenty Mile Village is defined by two perimeter greenways. It includes several major wetland systems providing additional boundaries for the various neighborhoods within the village. A portion of CR 210 will remain within the southern portion of the village and the alignment for new CR 210 will define a portion of the southerly boundary. The village abuts the Intracoastal Waterway and several outparcels consisting of existing single-family homes. As denoted on the PUD Concept Plan, the portion of Twenty Mile Village that abuts the Intracoastal Waterway is defined as Intracoastal Frontage. Development within the Intracoastal Frontage area will have Special Performance Standards as defined in Section 6.4.8 of this PUD. These standards address building height, density and buffering.

b. **Sandy Ridge Village.** Sandy Ridge Village is located just east of US 1 and north of existing CR 210. The future Racetrack Road Extension forms the northerly boundary of the village and a small portion of the village adjacent to the Racetrack Road Extension lies within Duval County. The new CR 210 divides the Sandy Ridge Village into two sections and also provides access. A portion of Sandy Ridge Village is only accessed from US 1 near Racetrack Road. This area is designated as a separate zoning district, Sandy Ridge North, as described in Section 3.2.7. A proposed park-and-ride facility, retail, light industrial, professional office or hotel uses are proposed within this area due to the convenient access to US 1.

c. **Oak Hammock Village.** Oak Hammock Village lies along the eastern side of Nocatee from CR 210 south to Deep Creek Greenway. The Nocatee Preserve forms much of the easterly boundary of this village. Access to Oak Hammock Village will be from an intersection at the new CR 210 serving the St. Johns County Regional Park; from

Crosswater Parkway and from the Nocatee Preserve south access drive along Deep Creek Greenway. Access will also be provided through Oak Hammock Village to access the off-site Nocatee Preserve north access drive. Oak Hammock Pass Greenway and several other interior wetland systems divide Oak Hammock Village into smaller neighborhoods.

d. **Old Bluff Road Village.** Interior wetlands to be preserved divide much of Oak Bluff Road Village into smaller development parcels or neighborhoods. Crosswater Parkway and Snowden Parkway provide multiple access points from the east and south connecting to the rest of Nocatee.

e. **Snowden Village.** Snowden Village, located along the westerly side of Nocatee is completely surrounded by greenways. Snowden Parkway will provide access to this village. A greenway path will provide convenient non-vehicular access to the Town Center from the north end of Snowden Village.

f. **Crosswater Village.** Crosswater Village lies at the southerly end of Nocatee and is divided by greenways into 3 major areas. The predominant access to Crosswater Village will be from Crosswater Parkway with additional accesses from Snowden Parkway and from an off-site connection to Pine Island Road.

g. **South Village.** South Village is the smallest village within Nocatee. South Village is divided into north and south sections by Deep Creek Greenway. It is anticipated that much of the neighborhood retail and office development, schools, civic and other services for the adjacent villages will be provided within the South Village. South Village serves as a larger, more intense Village Center for the adjacent four villages.

h. **Town Center.** The Town Center is located centrally within Nocatee to provide direct and convenient vehicular and non-vehicular access to all the villages. The construction of new CR 210 allows access for Nocatee residents to regional roadways while not impeding the traffic movement to and from Ponte Vedra/Palm Valley. An interchange/overpass is part of the Phase One construction of new CR 210 and will serve to separate the through traffic from the local Nocatee traffic.

Access to the Town Center will be from the new CR 210 and a portion of the existing CR 210. The Perimeter Town Center Drive provides a loop around the entire Town Center connecting to the two interchanges on new CR 210.

Table 3-1: Village Land Use Summary (St. Johns County)

Area Name	Approximate Development Area (1)	Preserved Wetlands Area (2)	ESTIMATED Dwelling Units (d.u.)			Office SF	Commercial SF	Light Industrial SF	Hotel(Rooms) (4)	Assisted Living (d.u.)	Golf Holes	Parks (Acres)
			SF	MF (3)	Total							
Twenty Mile Village	1137 acres	612 acres	900 – 1,204	50 – 150	950 – 1,354	10,000	10,000	0	0	0	18	18
Sandy Ridge Village	615 acres	106 acres	700 – 900	100 –200	800 –1,100	15,000	20,000	150,000	150	0	0	20
Oak Hammock Village	1,000 acres	173 acres	1,300 – 1,700	150 - 975	1,450 – 2,400	10,000	10,000	0	0	0	18	36
Old Bluff Road Village	550 acres	268 acres	700 – 1,100	100 - 200	800 – 1,300	10,000	10,000	0	0	0	0	31
Snowden Village	600 acres	107 acres	1,300 – 1,500	100 –200	1,600 –1,900	10,000	10,000	0	0	0	0	26
Crosswater Village	900 acres	73 acres	1,300 –1,500	100 –200	1,400 –1,700	10,000	10,000	0	0	0	18	21
South Village	150 acres	11 acres	150 – 300	200 –350	350 – 650	50,000	120,000	0	0	0	0	12
Town Center	1,100 acres	61 acres	800 –1,000	1,500 – 2,500	2,300 –3,500	2,757,000	778,000	100,000	335	540	0	86
TOTAL	6052 acres	1411 acres	8,811	3,228	12,039	2,872,000	968,000	250,000	485	540	54	250

(1.) Development Area is approximate and includes proposed permitted wetlands, and is subject to change based on final surveys, comprehensive plan requirements, permitting and final boundaries and does not include right-of-way for new CR 210, Crosswater Parkway, Snowden Parkway and Town Center Perimeter Drive, but shall not exceed the maximum acreage requirements of the New Town Land Use Category.

(2.) Preserved Wetlands is approximate and is subject to change based on final surveys, agency approvals and permitting, however wetland impacts within the entire Nocatee DRI will be provided for in the D.O.

(3.) Includes Accessory Apartments. Units meeting the SJC definition of Accessory Family Unit (AFU) shall not be counted as separate units.

(4.) Bed and Breakfast establishments up to a maximum of thirty (30) rental units are permitted in any Village Center and the South Village, as well as the Town Center.

NOTE: Final numbers shall be consistent with the approved land use tables, New Town Future Land Use Category, conversion tables and this PUD. The Village Land Use Summary above is only an estimate of development in each village district and is not a limitation of the amount of development to occur within each area. Development standards including allowed densities shall determine the amount of allowed development.

(Modified by SMADJ 2004-30, SMADJ 2005-23, Ordinance 2006-115, Ordinance 2009-18, Resolution 2012-02, SMADJ 2011-05)

3.2 Zoning Districts.

Within the villages and Town Center of Nocatee St. Johns County, seven (7) zoning districts have been identified to define allowable uses and community development standards. Additionally, the greenway system has been identified as a separate zoning district. Preserved wetlands within each village are included with each individual zoning district. The Town Center, Sandy Ridge Village North and South Village Districts are generally defined on the PUD Conceptual Plan; and only small boundary adjustments are expected when the Master Development Plans for these districts are prepared. Boundary adjustments, if any, will be identified with the submittal of each Master Development Plan for review and approval. The location of the remaining districts will be depicted on each Master Development Plan based on the criteria set forth in this section. Table 3-2 summarizes the location of the zoning districts within Nocatee St. Johns County.

Table 3-2 District Location Criteria Summary

Symbol	District Name	Location Criteria
VC	Village Center	Within villages and Town Center
TNR	Traditional Neighborhood Residential	Within or adjacent to Village Centers, and within the Town Center and South Village
VR	Village Residential	Within all villages outside of the Village Centers except South Village and Town Center.
TC	Town Center	Shown on PUD Conceptual Plan
SV	South Village	Shown on PUD Conceptual Plan
SRVN	Sandy Ridge Village North	Shown on the PUD Conceptual Plan
GW	Greenway	Includes Greenways shown on PUD Conceptual Plan

Within this PUD, the following sections pertain specifically to the above zoning districts:

Allowable Land Uses	Section 4.0
Design Standards	Section 6.1
Special Performance Standards by District	Section 6.4

3.2.1 VC - Village Centers.

a. Intent. Village Centers are mixed use districts within villages that serve the civic and neighborhood shopping needs of a village. Limited intensity and human scale retail, service and office uses are allowed as well as small lot, single-family detached residential homes, accessory apartments, and guest houses; home occupations, home offices; multi-family uses; elementary schools; civic/governmental uses; and community parks.

b. General Location. Village Centers are mixed use districts that serve the civic and limited shopping and office needs of an individual village. All villages may contain up to two Village Centers. The entire South Village will function as a higher density and intensity Village Center. The preferable location for a Village Center is in an area that is centrally located within a village, but a Village Center may also be located at the "entrance" to a village – i.e. at a location where a main access road enters that village.

3.2.2 VR - Village Residential

a. Intent. The Village Residential areas are defined by clear boundaries of wetlands and greenways and may be served by at a maximum of two (2) Village Centers within each village. The village shall be divided into smaller distinct neighborhoods, each with their own identity and parks. The land use in Village Residential is predominantly single family detached and attached homes, with certain civic uses (including churches) allowed if they are located immediately adjacent to the Village Center.

b. General Location. Village Residential uses shall be located in all villages, limited to locations outside of the Village Center and not within the Town Center. **(Modified by Ordinance 2006-115)**

3.2.3 TNR - Traditional Neighborhood Residential

a. Intent. Traditional Neighborhood Residential (TNR) zoning provides location criteria and standards to promote development along the lines of traditional neighborhoods. TNR zoning promotes the following physical elements: strong building relationship to the street; mix of housing types and variety of styles; interconnected streets and sidewalks; urban streetscapes; standards for non-residential uses, (i.e. workplace), reduced walking distances to services and civic areas; and other more urban features.

b. General Location. Traditional Neighborhood Residential developments shall be allowed within the Town Center, Village Centers and South Village, and also may be located in villages provided they are directly adjacent to Village Centers.

3.2.4 TC - Town Center

a. Intent. The Town Center is characterized as a mixed-use area consisting of traditional neighborhood residential, multi-family, office and light industrial centers, retail/service uses, parks, civic uses, and private institutional uses. It will include a significant retail area located in the St. Johns County portion of the Town Center.

b. General Location. The location of the Town Center is shown on the PUD Conceptual Plan. The Town Center is located within both St. Johns County and the City of Jacksonville and is defined by surrounding greenways. New CR 210 bisects a portion of the St. Johns County Town Center and provides access to the Villages of Nocatee.

3.2.5 SV - South Village

a. Intent. South Village will function as a small town center serving the surrounding villages. General shopping, professional office, residential, recreational, institutional services, and TNR residential may occur within the South Village. These neighborhood services will help reduce automotive trips to the Town Center providing more convenient access for the surrounding residents.

b. General location. The South Village is one of seven villages identified within Nocatee St. Johns County. The location of the South Village is shown on the PUD Conceptual Plan. The exact boundaries may be modified when a Master Development Plan is submitted for the South Village.

3.2.6 SRVN – Sandy Ridge North

a. Intent. This portion of Sandy Ridge Village that is accessed from US 1 near Racetrack Road is proposed as a separate zoning district.

b. General location. A portion of this district will consist of interchanges serving the Racetrack Road Extension and the proposed Park and Ride facility. Sandy Ridge North is bound by US 1 on the west, proposed Racetrack Road Extension to the north and Durbin Creek Greenway generally along the easterly property line and includes parcels that have access from US 1. These parcels may include retail, light industrial, professional office or hotel uses. The Master Development Plan for this village will identify specific access points. **(Modified by Ordinance 2009-18)**

3.2.7 GW – Greenway

a. Intent. The Nocatee Greenway is an interconnected network of upland and wetland corridors running throughout the Nocatee community. The greenways dominate the Nocatee land plan and define the extent and location of future villages. The Nocatee Greenway preserves important wildlife habitat corridors and offers unique opportunities for activities such as hiking, bicycling, canoeing, equestrian activities, bird watching, and environmental education.

b. General location. The Nocatee Greenway is shown on the PUD Conceptual Plan and the Greenway Master Plan. The Master Development Plans will reflect any minor adjustments to the boundaries of the greenways.

3.3 Preserved Wetlands

a. General location. The approximate location and extent of preserved wetlands are shown on the PUD Conceptual Plan. The location of the preserved wetlands may change based on environmental permitting and actual field surveys. The Master Development Plan for each village and the Town Center will accurately depict those wetlands which will be preserved and the extent of wetland impacts.

3.4 Affordable Housing

a. The approved Development Order requires that the developer shall fund an Employer-Assisted Downpayment Assistance Fund (EADAF) to the City of Jacksonville and a contribution to St. Johns County or as otherwise described in Section 28 of the DRI Development Order. The PUD shall be consistent with those D.O. Conditions as approved or as amended. **(Modified by Ordinance 2006-115, Resolution 2012-02)**

4.0 ALLOWABLE LAND USES

4.1 Allowable Uses by Zoning District

Table 4-1 indicates the categories of uses which are allowable in each zoning district within the Nocatee SJC PUD. The uses are listed on the left column. An "X" indicates that the use is allowable by right, subject to the standards of this PUD. Special uses are provided in other parts of this PUD. A blank space indicates that the use is prohibited. It is not possible to list each and every individual use which may be allowable within a category. The intent is to describe the category and provide a sufficient number of illustrative or representative uses to allow other uses to be assigned to the category as they are proposed. The following categories are described:

1.0 Residential Uses
2.0 Temporary Agricultural Uses
3.0 Permanent Agricultural Uses
4.0 Cultural/Institutional Uses
5.0 Commercial Retail
6.0 Light Industrial Uses
7.0 Lodging
8.0 Office
9.0 Neighborhood Public Service and Emergency Service Uses
10.0 Outdoor Passive Uses
11.0 Golf
12.0 Park and Ride Facilities
13.0 Parking Garages (Multi level)

Table 4-1 -- Allowable Uses and Zoning Districts.

USE CATEGORY	Village Center – VC	Village Residential – VR	Traditional Neighborhood Residential – TNR (8)	Town Center – TC	South Village - SV	Sandy Ridge Village North-SRVN	Greenways (7) - GW
1.0 Residential[1]							
1.1. Single-Family Detached	Only As Part of a TNR	X	X	Only as Part of a TNR	Only as Part of a TNR		
1.2. Accessory apartments and other accessory uses	X	X	X	X	X		
1.3. Multi-Family including:							
• Duplex, triplex, quadplex	X	X	X	X	X		
• Garden apartments	X	X	X	X	X		
• Townhomes, Rowhouses	X	X	X	X	X		
• Mid-rise/high-rise apartments				X			
• Accessory apartments and other accessory uses	X	X	X	X	X		
• Condominiums	X		X	X	X		
1.4. Manufactured Buildings for Residential Purposes	X	X	X	X	X		
1.5. Group homes, Congregate Care Homes, Assisted Living, Nursing Homes and Foster Homes	X			X	X		
1.6. Model Homes with or without sales office	X	X	X	X	X		
1.7. Construction Trailers	X	X	X	X	X	X	
1.8. Sales Trailers.	X	X	X	X	X	X	
2.0 Temporary Agricultural Uses[2]	X	X	X	X	X	X	
3.0 Permanent Agricultural Uses							
3.1. Equestrian Trails, pastures, environmental/farm plots		X		X	X	X	
4.0 Cultural/Institutional/Civic							
4.1. Libraries, galleries and museums	X			X	X		
4.2. Primary and Secondary Schools	X	X		X	X	X	
4.3. Commercial, vocational, business and trade schools, and colleges, universities and post secondary educational institutions	X			X		X	
4.4. Schools for performing or fine arts and for martial arts	X			X	X		
4.5. Child care, adult day care or child nurseries	X			X	X	X	
4.6. Community Centers	X	X		X	X	X	
4.7. Churches and synagogues	X	X (10)		X	X	X	
4.8. Private Clubs	X	X		X	X		
4.9. Parks and recreation facilities	X	X	X	X	X	X	
4.10. Public buildings such as police and fire stations, emergency medical facilities and administrative offices	X			X	X	X	
4.11 Theaters and auditoriums; performing arts centers, convention centers or other similar places of assembly civic spaces including plazas, gardens, fountains, squares, commons and other outdoor gathering spaces.	X	X	X	X	X	X	
5.0 Commercial Retail							
5.1. Commercial indoor recreation	X			X	X		
5.2. Entertainment, retail, hospitality, and general retail	X			X	X	X	
5.3. Retail goods stores	X			X	X	X	
5.4. Convenience Stores with or without gas pumps	X			X	X	X	

USE CATEGORY	Village Center – VC	Village Residential – VR	Traditional Neighborhood Residential – TNR (8)	Town Center – TC	South Village - SV	Sandy Ridge Village North-SRVN	Greenways (7) - GW
5.5. Grocery stores and specialty food stores	X			X	X		
5.6. Billiards and pool parlors	X			X	X		
5.7. Spas, gyms, and health clubs	X			X	X		
5.8. Personal services such as beauty shops, barbers or photography studios, antique shops, etc.	X			X	X		
5.9. Restaurants without drive-through facilities	X			X	X		
5.10. Restaurants with drive-through facilities				X	X	X	
5.11. Indoor farm and garden supply centers	X			X	X		
5.12. Bowling alleys and other indoor entertainment facilities				X			
5.13. Personal property mini-warehouses				X		X	
5.14. Service businesses such as blueprint, printing, catering, travel agencies, mail and package services, small appliance repair shops, upholstery, and laundries	X			X	X	X	
5.15. Employment services				X			
5.16. Veterinary offices without outside boarding facilities and enclosed within a sound proof building				X	X	X	
5.17. Sales, rental, service, repair and storage of automobiles, boats, recreational vehicles, garden equipment, motorcycles and trucks two tons and under				X		X	
5.18. Vehicle sales, rental, repair and service of trucks two tons and over				X		X	
5.19. Service Stations	X			X	X	X	
5.20. Large scale building supply centers and do-it-yourself centers				X		X	
5.21. Big box retailers				X			
5.22. Newspaper printing operations and distribution centers				X		X	
5.23. Non-freestanding taverns and bars	X			X	X	X	
5.24. Bars, lounges, Night Clubs and dance halls				X			
5.25. Open air markets and outdoor display areas, temporary or permanent (Christmas trees, pumpkin patches, sidewalk sales, etc.)	X		X	X	X		
5.26. Funeral homes, mortuaries and crematoriums				X		X	
5.27. Flea Markets or similar outdoor or indoor/outdoor sales complexes				X	X		
5.28. Movie theaters				X	X		
5.29. Sales and consumption of alcoholic beverages (restaurants, convenience stores, etc.)	X			X	X	X	
6.0 Light Industrial Uses							
6.1. Light manufacturing, vegetable food processing, production packaging and assembly plants				X		X	
6.2. Warehousing with or without distribution centers				X		X	
6.3. Lumberyards				X		X	
6.4. Large-scale printing plants and distribution centers				X		X	
6.5. Industrial and commerce parks				X		X	
6.6. Showrooms				X		X	
6.7. Vehicle recycling facilities				X		X	
7.0 Lodging							
7.1. Bed and Breakfast establishments (up to thirty (30) rooms)	X			X	X		
7.2. Hotels and Motels				X		X	
7.3. Recreational Vehicle Campgrounds				X	X		
8.0 Office							
8.1. Business and Corporate Office Parks				X			

USE CATEGORY	Village Center – VC	Village Residential – VR	Traditional Neighborhood Residential – TNR (8)	Town Center – TC	South Village - SV	Sandy Ridge Village North-SRVN	Greenways (7) - GW
8.2. Professional Offices	X			X	X	X	
8.3. Medical Offices (3)	X			X	X	X	
8.4. Freestanding Diagnostics Centers not associated with an office or clinic				X		X	
8.5. Financial institution without drive-through facilities	X			X	X		
8.6. Financial institution with drive-through facilities	X			X	X	X	
9.0 Neighborhood Public Service Facility(5)	X	X	X	X	X	X	
10.0 Outdoor Passive Uses(4)	X	X	X	X	X	X	X
11.0 Golf							
11.1. Golf courses and driving ranges (6)		X					
11.2. Golf clubhouses and support facilities	X	X		X	X		
12.0 Park and Ride facilities				X		X	
13.0 Parking Garages (Multi level)				X			

(1) May include rental, condominiums, fee simple ownership, cooperative and other ownership arrangements.

(2) The following agricultural uses are permitted on all undeveloped lands within Nocatee except the Greenway or preserved wetlands until such time as construction begins on any tract approved for non-agricultural uses. Silviculture is permitted within the Greenway and preserved wetlands only as permitted by the Greenway Management Plan and the St. Johns River Water Management District as noted in sections 7.2.3 and 7.5 of this PUD. Typical uses permitted include silviculture; horticulture; aquaculture; crop production; pasture lands; livestock; horses, ponies and other animals; bee keeping; orchards; plant nurseries; structures and facilities necessary to agricultural production activities, including barns, sties, pens, corrals, stables, greenhouses, silos and other similar facilities and structures; residences for the farm owner, operator, or caretaker; primitive campgrounds, retreats; private clubs, dude ranch, riding academy, hunting camps, game preserves, wildlife preserves and structures which may support such activities; and outdoor events and outdoor arenas. Master Development Plan approval is not required for any of these agricultural uses. Construction Plan/Stormwater Permitting pursuant to the Land Development Code is not required for any improvements or modifications, provided the project qualifies as an exemption as defined in section 6.04.06 and section 6.04.09 of the Land Development Code. Additionally, individual structures described in note (2), Table 4-1 are also exempt from Construction Plan/Stormwater Permitting.

(3) This category also includes diagnostic centers which provide radiology, and medical screening and testing services. Facilities to provide medical equipment, supplies, devices, eyeglasses, hearing aids, or other similar items for personal use upon advice of a health provider may be included in this category so long as they are functionally associated with the office or clinic and are not an isolated or freestanding use.

(4) Included are walking and hiking trails, bridle paths, greenways, game preserves, natural preserves, parks with picnic areas and similar low impact uses. None of the aforementioned activities, except for crossings for access, shall occur in the Upland Buffer areas which may lie within the Greenway system or other areas.

(5) The type of uses included in this category include, but are not limited to, components of electric substations; telephone equipment stations, switching stations, and similar communication facilities; communication antennas and antenna towers pursuant to meeting the requirements of Section 6.08.12 of the Land Development Code; neighborhood support services; and other substantially similar facilities and uses.

(6) A maximum of three golf courses and associated clubhouses are allowed which may be within Twenty Mile Village, Oak Hammock Village and Crosswater Villages.

(7) Refer to section 7.2.3 for a list of permitted improvements.

(8) TNR is permitted in VR districts providing they are directly adjacent to a Village Center. Refer to Section 6.4.4 for allowable non-residential uses.

(9) Temporary construction trailers are an allowable temporary use within all land use categories

(10) Churches may be located in Village Residential districts if sited immediately adjacent to a Village Center with access from a major roadway within the Village. **(Modified by Ordinance 2006-115, Ordinance 2009-18)**

4.2 Temporary Uses

4.2.1 Temporary Events. Temporary uses allowed by LDC Section 2.02.05 and any temporary outdoor event shall be considered allowable by right within all non-residential districts and within community facilities or recreation sites or civic/cultural/institutions sites within residential districts provided, however, temporary community event parking shall be located as provided below. This allowance shall supersede the public hearing requirements specified in the Land Development Code. The temporary uses shall comply with all other requirements of the LDC Section 2.02.05., the Florida Fire Prevention Code and County public health, safety and welfare regulations relative to frequency, duration and provision of facilities.

Seasonal, temporary and intermittent uses located within the boundaries of the Nocatee DRI such as fairs, sporting events, expositions, festivals, and flea and farmers markets may utilize paved or unpaved parking areas as a matter of right. However, any temporary community event parking within the PUD for temporary activities located outside the boundaries of the Nocatee DRI shall occur only within the County Town Center North Park (defined below) as provided for in Section 31 and 33A of the DRI Development Order. All such parking areas may be paved, grassed, graveled or otherwise covered with permeable material. Parking areas for any such events may be considered off-site parking for the event and shall be allowable subject to the following safety considerations: For special events where the projected parking need exceeds 200 spaces, the Sheriff's Department shall be notified 21 days in advance so that security and traffic plans may be formulated; provided, however, schools, churches, or County sponsored events will follow their normal traffic control procedures for special events. **(Modified by Ordinance 2006-115, Ordinance 2009-18, Resolution 2012-02)**

5.0 CIRCULATION

5.1 Major Roadways.

5.1.1 New CR 210 (aka Nocatee Parkway and Valley Ridge Blvd.)

a. A new CR 210 is proposed to be constructed from the Palm Valley Bridge to US 1. This roadway follows a new alignment predominately north of the existing CR 210 and crosses into Duval County and south back into St. Johns County to US 1. The portion of new CR 210 from the Northeast Regional Park access road intersection west to the Racetrack Extension is proposed as a limited access arterial roadway as shown on the PUD Conceptual Plan. As conceptually shown on the Master Circulation Plan (Exhibit 5-7), the portion of new CR 210 from the west interchange at the Racetrack Road Extension south to US 1 will follow an access management plan to be shown on the appropriate Master Development Plan designating access points to the adjacent properties.

b. Access to the Northeast Regional Park and the F.I.N.D. Site will be provided subject to St. Johns County approval.

c. A Master Development Plan depicting the improvements and modifications to CR 210 shall be submitted and approved by St. Johns County before or concurrently with the approval of any Master Development Plan for Nocatee. The Master Development Plan for the new CR 210 will serve as a preliminary engineering design and shall address specific detail design and scheduling criteria as may be required by St. Johns County. Additionally, the study and plan shall specifically address coordination, design and maintenance issues with the Duval County road link; compatibility with the CR 210 corridor study; land acquisition and phasing issues. The Developer will coordinate with St. Johns County throughout the design process of CR 210.

d. Pursuant to the approved Nocatee Development Order condition number 25 (o), the Developer and St. Johns County shall coordinate a mutually acceptable alignment of improvements to the existing CR 210 and US 1 intersection which shall include the Developer contributing to St. Johns County up to 40 acres of land at the CR 210/US 1 intersection. The Developer shall coordinate Nocatee's plans for Phase I of CR 210 improvements with St. Johns County's proposed intersection alignments for CR 210 as required in the above section 5.1.1 (c). The general location of the 40 acres of land reservation is shown on the Nocatee PUD Master Plan. **(Modified by Ordinance 2006-115, Ordinance 2009-18)**

5.1.2 Existing CR 210. Portions of the existing CR 210 may be vacated and/or replaced by internal roads within the Town Center and Twenty Mile Village. Any portion of CR 210 proposed to be vacated shall go through a formal vacation procedure as required by St. Johns County. Existing CR 210 from Ranch Road west to its new terminus with new CR 210 will remain. **(Modified by Resolution 2012-02)**

5.1.3 Outparcel Access Roads. Certain outparcels immediately adjacent to the Nocatee St. Johns County PUD, but not included within the PUD are served by roads commonly referred to as Twenty Mile Road, Pine Island Road and Old Dixie Highway. These outparcels are shown on the PUD Master Plan and includes the lands to the north of the PUD currently accessed from 20 Mile Road, including McCormick lands. The developer or successor homeowners' association or community development district will provide access over lands within the

Nocatee PUD to these outparcels with access which is as efficient, serviceable and useable as currently provided by these existing access roads. The alternative access routes serving the outparcels shall be constructed and useable before the closing and vacation of any of the existing access roads. At no time shall the access to the outparcels be less serviceable than pre-existing outparcel access. Any time the outparcel access or utilities serving the outparcels are impacted, the outparcel owners shall be notified in advance. Likewise, St. Johns County shall also be notified and provided a copy of the notice sent to the outparcel owners. During construction of the new alternative routes to serve the outparcels and other construction activity related to Nocatee, the outparcel owners shall not be without electric, phone and cable service except as may be required on a short term basis to allow for reconnection to new utility lines. Final construction plans which encompass or substantially affect any portion of these access roads shall provide a construction schedule demonstrating how access over such access roads to the adjacent outparcels shall be maintained or replaced consistent with these requirements. Existing access, drainage patterns and utilities serving the outparcels shall be shown on the final construction plans.

In addition, several existing trail roads provide access to lands to the north of the PUD. Notwithstanding any other provision of this PUD, to the extent that the Developer shall relocate any portion of the existing Pine Island Road, Twenty Mile Road or Old Dixie Highway such relocated roads shall be constructed to applicable County standards.

5.1.4 Other Roadways. The following additional roads are identified on the PUD Conceptual Plan.

a. Town Center Perimeter Drive (aka Valley Ridge Boulevard, Preservation Trail and Crosswater Parkway). The Town Center Perimeter Drive generally lies along the outer boundaries of the Town Center connecting to the east and west interchanges of new CR 210. These interchanges allow a separation of the east/west through traffic to and from Ponte Vedra/Palm Valley from the local traffic within the Nocatee community. The Town Center Perimeter Drive also provides connections to Twenty Mile Village, Split Pine Village and to the Crosswater Parkway which continues south to other Nocatee Villages.

b. Crosswater Parkway. Crosswater Parkway connects the Town Center with the southern villages, including Oak Hammock Village, Old Bluff Road Village, Snowden Village, Crosswater Village and South Village. The Crosswater Parkway terminates in South Village, however a connection will be provided south to provide a southern vehicular connection to US 1 via Pine Island Road. The Developer shall be responsible for the intersection improvements at the intersection of Crosswater Parkway and Bluewater Drive. The Developer shall monitor the Level of Service (LOS) at the intersection of Crosswater Parkway and Bluewater Drive and provide the County with traffic analysis reports biennially commencing on or before March 1, 2013. When the traffic analysis report indicates that any movement within the intersection reaches LOS C, this report will be required thereafter on an annual basis. Then the traffic analysis report indicate that any movement within the intersection reaches LOS D, or when any approach link traffic volume reaches 80% of LOS D, or whenever Crosswater Parkway is extended to the south from Bluewater Drive, whichever comes first, then the design of the proposed intersection improvements shall be commenced. The proposed intersection improvements must be acceptable by the County prior to commencement of design and may include signalization, lane additions and/or modifications, roundabouts, and/or a combination thereof, in accordance with the

LDC including but not limited to Required Improvements Bonds. The intersection improvements shall be designed such that every movement within the intersection operates at LOS D or better through the projected build out of the Coastal Oaks and Riverwood communities and upon build-out of Nocatee neighborhoods to the south once Crosswater Parkway is extended. Construction of the required improvements shall commence within 12 months of the commencement of design and be completed within 6 months of construction commencement. In no event shall the County be responsible to pay for any part of the actual cost of the intersection improvements.

Crosswater Parkway south of Bluewater Drive may initially be constructed as a two lane collector roadway. Traffic counts on Crosswater Parkway south of Bluewater Drive will be provided with the DRI Biennial Monitoring Report with a projection of traffic based on the anticipated development over the next two years. When the existing traffic on this two lane portion of Crosswater Parkway reaches 1,600 vehicles per hour (vph), the Developer shall begin the design and permitting of the additional two lanes and provide traffic counts on an annual basis. A performance/construction bond designating the County as an insured in a form acceptable to the County shall be provided prior to final approval of the roadway construction plans. When the peak hour traffic on Crosswater Parkway south of Bluewater Drive reaches 1,800 vph, the construction of the additional two lanes must be commenced. The construction shall be completed within 12 months of commencement of construction. Nothing shall prohibit the Developer from constructing the additional two lanes earlier than required.

c. Snowden Parkway. Snowden Parkway primarily provides access to Snowden Village but also provides additional access to Old Bluff Village and Crosswater Village. Snowden Parkway begins in the South Village at the terminus of Crosswater Parkway and continues west into Snowden Village. Snowden Parkway may initially be constructed as a two lane collector roadway. Traffic counts on Snowden Parkway will be provided with the DRI Biennial Monitoring Report with a projection of traffic based on the anticipated development over the next two years. When the existing traffic on this two lane portion of Snowden Parkway reaches 1,600 vehicles per hour (vph), the Developer shall begin the design and permitting of the additional two lanes and provide traffic counts on an annual basis. When the peak hour traffic on Snowden Parkway reaches 1,800 vph, the construction of the additional two lanes must be commenced. The construction shall be completed within 12 months of commencement of construction. Nothing shall prohibit the Developer from constructing the additional two lanes earlier than required.

d. Nocatee Preserve Access Roads

- *South Access Drive*. The Nocatee Preserve South Access Drive is proposed from the terminus of Crosswater Parkway to the Nocatee Preserve. Generally the access drive follows the Deep Creek Greenway and provides additional access to Oak Hammock Village to the north as well as providing public access to the Nocatee Preserve.

- *North Access*. Access to the north end of the Nocatee Preserve will be available through an offsite easement connecting the Nocatee Preserve north to Oak Hammock Village. An additional easement from the offsite easement

through Oak Hammock Village to either the northeast St. Johns County Regional Park or to new CR 210 will be provided. In any case, public access to

Nocatee Preserve will occur from the intersection at CR 210 with the St. Johns County Regional Park access road as depicted on the PUD Conceptual Plan.

e. New CR 210 Underpass. A vehicular and non-vehicular underpass is proposed under new CR 210 near the St. Johns County/Duval County line as shown on the PUD Conceptual Plan. The underpass is near midway between the two proposed interchanges on new CR 210 providing additional connections and access between the north and south portions of the Town Center. The underpass may also accommodate drainage-ways and utilities.

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

g. Connectors to U.S.1. Connectors to U.S. 1 from Nocatee are limited to the following:

- Off-site connectors via Pine Island Road as described above in section (f).
- Existing CR 210
- Proposed Racetrack Road Extension
- Access directly from U.S. 1 to Sandy Ridge Village North and to the portion of Sandy Ridge Valley fronting on US1 in accordance with Florida DOT access management criteria and other St. Johns County approvals (Refer to PUD exhibit 5-7; Master Circulation Plan).
- No connection to U.S. 1 is proposed from Snowden Parkway.

(Modified by Ordinance 2006-115, Ordinance 2009-18, SMADJ 2009-34, SMADJ 2011-05)

5.1.5 Roadway Classifications. St. Johns County roadway classifications such as collector, arterial, etc. will be shown on each Master Development Plan.

5.1.6 Access Control Guidelines. The new CR 210, the Town Center Perimeter Drive, Crosswater Parkway, Snowden Parkway and any other major collector roadways shall be constructed in accordance with St. Johns County access control guidelines.

5.2 Typical Roadway Cross Sections and Details.

Typical road cross sections for the following roadways are part of this PUD and are shown on the following Exhibits and in accordance with Section 5.5 of this PUD:

- Exhibit 5-1 -- New CR 210 (limited access portion)
- Exhibit 5-2 -- New CR 210 (portion to US 1 from the St. Johns/Duval County line)
- Exhibit 5-3 -- Town Center Perimeter Drive

- Exhibit 5-3a—Crosswater Parkway (Bluewater Drive to Snowden Parkway)
- Exhibit 5-3b – Snowden Parkway – (South Village to Crosswater Parkway) Urban
- Exhibit 5-3c – Snowden Parkway – (Snowden Village to South Village) Urban
- Exhibit 5-3c – Snowden Parkway – (Crosswater Parkway to Nocatee Preserve) Urban
- Exhibit 5-3c – Crosswater Parkway – (Snowden Parkway to Pine Island Road) Urban
- Exhibit 5-3d – Snowden Parkway – (South Village to Crosswater Parkway) Rural
- Exhibit 5-3e – Snowden Parkway – (Snowden Village to South Village) Rural
- Exhibit 5-3e – Snowden Parkway – (Crosswater Parkway to Nocatee Preserve) Rural
- Exhibit 5-3e – Crosswater Parkway – (Snowden Parkway to Pine Island Road)
- Exhibit 5-4 -- Village and Town Center local roadways
- Exhibit 5-5 -- Village Center and Town Center typical streetscape section
- Exhibit 5-6 – Village Center and Town Center typical streetscape plan

5.3 Non-vehicular Transportation Pathways.

Nocatee shall have a comprehensive system of pathways to accommodate alternative modes of transportation, as set forth in the following standards, and as graphically depicted on the PUD Master Circulation Plan and typical roadway sections.

5.3.1 Sidewalk, Bike Lanes, Multi-Use and Electric Cart Pathways. Sidewalks or pathways shall be required on both sides of all local streets. However, for cul de sac streets with 4 or fewer lots, there is not a requirement to have a sidewalk in front of the houses fronting the cul de sac. Electric Cart paths shall be used exclusively by golf carts and Low Speed Vehicles where designated by St. Johns County in accordance with regulations concerning the use of golf carts and Low Speed Vehicles on paths that are located within County right-of-way. The design of electric cart pathways shall be reviewed and permitted by the County Engineer. Under right-of-way constraints or other engineering issues, a cart path may be placed immediately adjacent to a pathway designated for pedestrian and /or bicycle uses with appropriate delineators or physical separations, as approved by the County Engineer (Res. 2009-11). Sidewalks or pathways in residential areas and along new CR 210 (Exhibit 5-2), Town Center Perimeter Drive, Crosswater Parkway, and Snowden Parkway shall be separated from the street by a planter strip that is at least four (4) feet in width. Sidewalk, bicycle lane, multi-use and electric cart pathways requirements are as follows:

Table 5-1: Sidewalk, Bike Lane, Electric Vehicle Path and Multi-Use Pathway Standards

Facility	Required	Width	Location
All Local Streets	Sidewalk *	4'	Both sides of street
Minor and Major Collectors	Sidewalk	5'	Both sides of street
	OR		
	Multi-Use Path	10'	On one side of street
	Electric Vehicle Path	10'	On one side of street
Valley Ridge Boulevard (No Electric Vehicles allowed west of Austin Park/Greenleaf Drive)	On-Street Bike Lane	4'	Both sides of street
	Sidewalk	5'	North/West side of street
	Multi-Use and/or Electric Vehicle Path	10'	South/East side of street
Preservation Trail (Cross Town Drive to Old Palm Valley Road)	On-Street Bike Lane	4'	Both sides of street
	Multi-Use Path	10'	North side of street
	Electric Vehicle Path	10'	South side of street
Preservation Trail (Old Palm Valley Road to Crosswater	On-Street Bike Lane	4'	Both sides of street
	Sidewalk	5'	North side of street

Parkway)	Multi-Use and/or Electric Vehicle Path	10'	South side of street
Crosswater Parkway (Snowden Parkway to Preservation Trail)	On-Street Bike Lane	Min. 4'	Both sides of street
	Multi-Use Path	10'	West side of street
	Electric Vehicle Path	10'	East side of street
Crosswater Parkway (Preservation Trail to Nocatee Parkway)	On-Street Bike Lane	4'	Both sides of street
	Sidewalk	5'	West side of street
	Multi-Use and/or Electric Vehicle Path	10'	East side of street
Crosswater Parkway (Snowden Parkway to Pine Island Road)	On-Street Bike Lane	4'	Both sides of street
	Sidewalk	5'	West side of street
	Multi-Use and/or Electric Vehicle Path	10'	East side of street
Snowden Parkway	On-Street Bike Lane	4'	Both sides of street
	Sidewalk	5'	North side of street
	Electric Vehicle Path	10'	South side of street
Cross Town Drive (Valley Ridge to Preservation Trail)	On-Street Bike Lane	4'	Both sides of street
	Multi-Use Path	10'	North side of street
	Electric Vehicle Path	10'	South side of street
New CR 210 (Palm Valley Bridge to NE Regional Park Access Road Intersection)	Multi-Use Path	14'	South side of roadway
New CR 210 (NE Regional Park Access Road Intersection to St. Johns County/Duval County Line) Nocatee Parkway	None (Limited Access)	N/A	N/A

** Sidewalks are not required for cul-de-sacs with less than five residential lots.*
(Modified by Ordinance 2009-18, Ordinance 2011-23)

5.3.2 Master Circulation Plan. The project Master Circulation Plan shall be substantially as shown on Exhibit 5-7. More precise alignment of internal roads and bicycle, pedestrian and electric cart paths will be shown on each Master Development Plan. The Master Circulation Plan illustrates the proposed greenway trails, which will include a combination of walking, bicycling, equestrian, and electric cart trails. There shall be bicycling, walking, and/or electric cart connections between all villages and between all residential centers and major employment and shopping areas and shall meet the Florida Accessibility Code for Building Construction. **(Modified by Ordinance 2006-115, Ordinance 2009-18)**

5.4 Special Street Design Standards for the VC, TC, TCC and TNR Districts.

In order to achieve Nocatee's goal of creating a pedestrian oriented community within a mixed-use urban environment, certain design standards are necessary. Deviations from the St. Johns County Land Development Code may be required in order to achieve some of the project's design objectives of creating more of a traditional neighborhood environment with a pedestrian orientation. Specific waivers have been identified for those alleys, local streets and collector roads within the Village Centers, Town Center, and Traditional Neighborhood Residential Districts. The following waivers or deviations to the St. Johns County Land Development Code are approved as part of this PUD. However, the specific engineering detail of each deviation is subject to final approval by St. Johns County at the time of Master Development Plan and/or final engineering plan submittals on a case by case basis. Each deviation shall be identified at the time of submittal of the Master Development Plan or engineering plans, with appropriate engineering analysis and data to support the deviation as determined by St. Johns County. **The St. Johns County Administrator and/or**

his appropriate designee may approve or disapprove any specific deviation noted below at their discretion. If the St. Johns County Administrator or his appropriate designee disapproves the waiver, the developer/applicant may appeal to the St. Johns County Board of County Commissioners. Other waivers not included herein, may be applied for pursuant to the approved St. Johns County Land Development Code procedures. The following deviations to the Land Development Code are further summarized at the end of Appendix C. **(Modified by Ordinance 2006-115)**

5.4.1 Reduction of the Minimum Intersection Curve Radius.

Intersection Curve Radius may be reduced providing the following minimum standards are met, including, but not limited to:

- Adequate or appropriate turning movements for emergency and service vehicles as determined by St. Johns County.
- Increase structural design of pavement outside of the roadway which may lie within the vehicles turning movement.
- Use of rollover curbs.
- Administration of adequate pedestrian crossings.
- Consideration of alternative circulation routes for service vehicles.

(Modified by Ordinance 2006-115)

5.4.2 Reduction of the minimum centerline radius.

The centerline radius may be reduced, provided the following minimum standards are met, including, but not limited to:

- Adequate or appropriate site distance as determined by St. Johns County.
- Adequate or appropriate vehicle turning radius as determined by St. Johns County.
- Designation design of appropriate design speed.

(Modified by Ordinance 2006-115)

5.4.3 Reduction or elimination of corner clips and radiuses. Corner clips and corner radiuses may be reduced or eliminated if the developer/applicant demonstrates that all utilities can be accommodated and adequate site distance exists as well as meeting other design criteria and standards as may be required by St. Johns County. **(Modified by Ordinance 2006-115)**

5.4.4 Variations in the location of utilities. Because of the urban character of many streets, specific utility location adjustments or special utility corridors will be identified. Where utilities are under pavement, specific agreements will be prepared defining responsibility for the routine maintenance and for the restoration of extraordinary features (trees, landscaping, pavers, street furniture, etc.) in the event of utility repairs. Root barriers will be used on all trees located within five (5) feet of any roadway. Utility and utility duct bank corridor locations will be developed in cooperation with St. Johns County. **(Modified by Ordinance 2006-115)**

5.4.5 Streetscape Guidelines. The following general guidelines are subject to St. Johns County approval at the time of submittal of construction plans. Dedicated and CDD/POA owned Rights-of-Way may include sidewalks, landscaping, street trees, special paving or pavers, irrigation, signs, lighting and associated street furniture. The minimum horizontal clearance of street trees, street furniture and other structures adjacent to travel lanes shall be four (4) feet from the back of curb. Horizontal clearance for street trees and light poles may be reduced to two (2) feet where there is a non-mountable curb and on-street parking.

Roof overhangs, balconies, awnings and signs may extend a maximum of six (6) feet over sidewalks with a minimum ten (10) feet clear distance from the finish grade of the sidewalk. Final construction plans shall depict dimension and design details for all unique streetscape elements such as on-street parking; lane widths; curb types; street trees; light standards, signage; etc. Unless otherwise approved, water, sewer and stormwater collection and distribution mains are not permitted under overhangs. Hold harmless and maintenance agreements as may be required by St. Johns County shall be provided for any of the above improvements within County Dedicated Rights-of-Way, pursuant to Section 5.5.12 of this PUD. **(Modified by Ordinance 2006-115)**

5.4.6 Reduction of Minimum Driveway/Roadway Intersection Angle. In some cases, traditional street design based on grids and geometric forms may dictate roadway intersections less than the minimum angle currently required in the St. Johns County Land Development Code. St. Johns County may approve a reduction of the intersection angle provided that the following minimum standards are met, including, but not limited to: demonstration that adequate site distance exists, use of traffic control devices, demonstration that adequate and safe vehicle movement and demonstration of safe pedestrian crossings.

Any of the above deviations, along with other innovation design techniques, must be approved by St. Johns County Fire Services at the time of Master Development Plan review or DRC pre-application submittal. **(Modified by Ordinance 2006-115)**

5.5 Street Design.

Traffic circulation and street layout shall conform generally to the PUD Conceptual Plan and to the Typical Roadway Sections. Streets will be constructed to St. Johns County standards or as otherwise noted in this PUD, and can then be dedicated to the County or retained in private ownership by the CDD/POA. **(Modified by Ordinance 2006-115)**

5.5.1 Access Management.

Table 5-2: Minimum Spacing of Accesses

Road	Full Access (Median Opening)	Directional	Driveway (Right In; Right Out)
Crosswater Parkway, Snowden Parkway	250 Ft	250 Ft	250 Ft
New CR 210 (Non-Limited Access Section)	1,320 Ft	660	220 Ft
Town Center Perimeter Road	240 Ft	240 Ft	240 Ft

5.5.2 Joint and Cross Access. Adjacent commercial or office properties and major traffic generators (i.e. shopping plazas, office parks) shall provide a cross access drive and a pedestrian accessway to allow circulation between sites unless security, traffic safety or environmental considerations would make the connections impractical. This requirement shall also apply to a building site that abuts an existing developed property. Unless determined to be impractical because of the considerations listed above, property owners shall:

- Record an easement allowing cross access to and from the adjacent properties;
- Record a joint maintenance agreement defining maintenance responsibilities of property owners that share the joint use driveway and cross access system.

5.5.3 Alleys. Rear alleys, partial rear alleys, or another form of vehicular access to the rear of properties shall be allowed in all areas of Nocatee provided the developer demonstrates adequate vehicular compatibility for on-site parking and turning movements. Where applicable, final construction plans to be approved by St Johns County shall demonstrate adequate access for garbage trucks, moving vans, service and utility vehicles, and emergency vehicles. Specific alley design standards will be developed in conjunction with the first Master Development Plan which incorporates alleys, including maximum lengths, number of units or square footage, units served, intersection design, drainage design, etc. Such alleys may provide the main point of access to homes and garages may be located in the rear of the lot adjacent to the alley. Residential alleys shall be twelve (12) feet minimum width for one way and sixteen (16) feet minimum width for two way. The minimum right of way or easement is twenty (20) feet.

Fences and walls are permitted within the alley front yard up to a maximum of 6 feet 6 inches in height. **(Modified by Ordinance 2006-115)**

5.5.4 Block Length. To encourage pedestrian-friendly development, a maximum block length shall be established. Maximum block length applies to all local roads in the Town Center, Village Centers, and Traditional Neighborhood Residential (TNR) districts. Block lengths in non-single-family areas shall generally not exceed 900 feet in the Village Centers and 1,000 feet in the Town Center District. Maximum block length within the single-family residential of these areas may not exceed ten times the average lot width within the Town Center districts and TNR districts (up to 1,000 feet), and may not exceed nine hundred (900) feet within Village Centers. Block lengths may be increased by no more than one and one-half (1½) of the required maximum if one or more of the following conditions are met to preserve and design around environmentally sensitive lands: where parks or civic spaces are provided at the end of a block; where pedestrian and bicycle pathways connect to adjacent streets; or where other design elements are used to interrupt a continuous streetscape. In such cases, the block lengths shall be identified and approved through the final site plan and engineering approval process. Block length shall be measured from street intersection centerlines. **(Modified by Ordinance 2006-115)**

5.5.5 Connectivity. Within residential villages, the street pattern will link neighborhoods with roadways, bicycle paths, and pedestrian paths. Each new development shall be designed to discourage the use of local streets by cut-through traffic while maintaining the overall connectivity with the surrounding street system. The following design criteria are desired to promote connectivity:

- Coordination and integration of the street system of a proposed subdivision with existing proposed and anticipated streets surrounding the subdivision.
- The extension of proposed streets to the boundary lines of the development where such an extension would connect with streets in an existing, platted or future development. The extension or connection should be based upon traffic circulation and public safety issues. Exceptions may be made to this connectivity standard when there is a significant impact of single-user/high traffic uses on adjacent residential neighborhoods; where there is a security/safety issue such as a gated ACLF community; or if there is the need to consider environmental measures such as the protection of wetlands.
- When a proposed development abuts unplatted land or a future development phase, stub streets shall be provided for future access to abutting properties or to logically extend the street system into the surrounding areas. All street stubs should be provided

with a temporary "T" turn-around or cul-de-sac in accordance with St. Johns County Land Development Code, and the restoration and extension of the street shall be the responsibility of any future developer of the abutting land.

- Opportunities for bicycle/pedestrian mobility shall be enhanced through site design strategies and bicycle/pedestrian access ways that seek to shorten walking distances and increase accessibility between neighborhoods, schools, recreation areas, community centers, shopping areas or employment center as follows:
  - Sidewalks shall connect residential developments to the sidewalk system of surrounding roadways.
  - An accessible route within the boundary of a site shall be provided to meet the requirements of the Americans with Disabilities Act.
  - Bicycle/pedestrian pathways shall connect residential developments and/or nearby schools, neighborhood community centers, churches, parks, commercial and office developments, or other compatible land uses.
  - Commercial development shall be designed to support bicycle and pedestrian mobility in accordance with the following:
    - Pedestrian pathways shall be provided between parking areas, and from the building entrance to surrounding streets, external sidewalks and development outparcels. Pedestrian pathways may be constructed of paver blocks, concrete, or suitable pervious materials. Pedestrian pathways that traverse parking areas should include reflective striping and proper identification signage.
    - Pedestrian circulation shall be provided between abutting commercial properties through the use of walkways and similar pedestrian-oriented facilities.

5.5.6 Roundabouts. Roundabouts and/or traffic circles shall be allowed and encouraged as an alternative to signalization, and shall conform to the standards and criteria described in the U.S. Department of Transportation Federal Highway Administrative Publication FHWA-RD-00-067. Any deviations may be approved by St. Johns County. **(Modified by Ordinance 2006-115)**

5.5.7 Traffic Calming. Traffic calming techniques such as horizontal deflections, road narrowing, ripples, pavers, central islands, entry or gateway treatments, raised medians, on-street parking, roundabouts, textured pavement, and other similar treatments are encouraged in appropriate locations subject to approval by St Johns County. **(Modified by Ordinance 2006-115)**

5.5.8 New Tree Plantings.

Master Tree Plan. Street trees shall be provided along all Nocatee streets, except where roads cross or are adjacent to greenways, wetlands, or other conservation areas. These trees shall be planted at the time that roads are constructed. Street trees shall have a minimum two-(2) inch caliper and shall generally be planted in planter strips between curbs and sidewalks subject to location of underground utilities. If right-of-way cross sections differ from those approved in the St. Johns County Land Development Code, proposed typical cross sections shall be prepared showing location of roadway, curbs, street trees, sidewalks and all utilities. The proposed cross sections shall be part of the submittal of final construction plans to be approved by St. Johns County. Alternatively, any qualifying trees preserved within the right of way may serve as street trees. Spacing of trees shall generally be linked to lot size and may range between thirty (30) to one-hundred (100) feet on center averaging a minimum seventy-five (75) feet on center. The trees required to satisfy this condition shall also be available to satisfy mitigation tree credits as may be required by the

Land Development Code. Palm trees may be used as street trees in the more urban districts of the Village Centers, Town Center and within entries to residential villages. Supplemental details regarding the master tree plan will be prepared for the Nocatee community. This supplemental plan will identify tree spacing, types and design details for tree planting based on roadway type and the adjacent land use. The supplemental plan will be submitted to St. Johns Planning Division for review before approval of the first Master Development Plan. **(Modified by Ordinance 2006-115, Resolution 2012-02)**

5.5.9 Roadway Buffers: Buffers for specified roadways will be required and will include natural or planted vegetation. These roadways include the New CR 210, Crosswater Parkway, Snowden Parkway and the Town Center Perimeter Road. Residential developments adjoining these roadways shall provide a minimum buffer width of twenty (20) feet. This buffer shall include vegetation that shall screen the roadway from adjacent residential developments according to St. Johns County Land Development Code, Section 6.06.04, B-6. Nonresidential developments adjoining these roadways shall provide a buffer with a minimum ten (10) feet width. This buffer shall contain an opaque screen of living landscape at least three (3) feet in height, of which the three (3) foot height may be obtained in one (1) year and shall be twenty-four (24) inches at the time of planting. The buffer shall allow for visibility for businesses fronting these roads. The intent is to allow an unobstructed view of the adjacent property up to 50% of the parcel frontage. Required perimeter tree planting may be clustered to achieve this objective. **(Modified by SMADJ 2014-18)**

5.5.10 Use of Medians. Medians within local roads may serve as common passive community spaces provided the medians are outside of the right of way and identified as a separate tract or parcel; are at least 40 foot in width and include safety features such as signage, appropriate speed limits, crossings designations and location as may be required by St. Johns County. **(Modified by Ordinance 2006-115)**

5.5.11 Landscape Medians. Medians landscaped with existing and/or new plantings may be permitted on New CR 210, Town Center Perimeter Drive, Crosswater Parkway and Snowden Parkway. All irrigation supply lines under pavement serving landscape medians shall be "cased". **(Modified by Ordinance 2006-115)**

5.5.12 Community-Wide Improvements in County Dedicated Rights-of-Way. The Developer and/or CDD/POA may place, construct and maintain improvements within public rights-of-way dedicated to St. Johns County subject to case by case approval by St. Johns County in its' sole discretion. These improvements may consist of signs, fencing, stamps or marked decorative paving, landscaping, irrigation, lighting and decorative hardscape features including walls, columns and other structures subject to the terms and conditions contained herein. Developer and/or CDD/POA shall be responsible for the following:

a. Cost of installation and operations of any right-of-way improvement;
b. The cost of maintenance, repair and replacement of any right-of-way improvement;
c. Responsibility and costs to obtain and maintain liability insurance in connection with right-of-way improvements which shall be in the minimum amount of $100,000.00 per person and $200,000.00 per occurrence and shall provide proof of such insurance to the Clerk of the Court, St. Johns County, Florida. St. Johns County will be a named beneficiary in such an insurance policy.
d. Submittal of an application for right-of-way permit review and approval from St. Johns County.

e. No right-of-way improvements shall be installed as to obscure the field of vision of motorists or pedestrians along the right-of-way.

f. If in violation of these provisions, or if St. Johns County determines the health, safety or welfare of the public issues warrant the removal, the Developer, and/or CDD/POA agree to the removal of all or any portion thereof of any improvement within the right-of-way as requested by St. Johns County at the Developer's and/or CDD/POA's sole cost and expense. Should the improvements not be removed as requested within thirty (30) days, St. Johns County shall have the right to remove the improvements and costs of removing them shall be paid by the Developer and/or CDD/POA.

g. Prior to acceptance of the dedication of the rights-of-way by St. Johns County, indemnification shall be provided using language satisfactory to the County to defend and hold the County harmless from any loss, damage, suit, judgment, action, costs or expense incurred or brought against St. Johns County, including personal injury and property damage, resulting from or arising out of the placement, construction or existence of the right-of-way improvements or from the maintenance or failure to maintain the right-of-way improvements.

h. The foregoing shall include damage incurred to the right-of-way improvements due to the removal by St. Johns County or the Developer and/or CDD/POA, as well as any damage caused by the forces of any natural occurrence.

i. The hold harmless agreement and permit shall touch and concern the land and the development within Nocatee and shall be a covenant running with the fee interest underlying the right-of-way, whether in existence from the date hereof or constructed in the future. **(Modified by Ordinance 2006-115)**

5.5.13 Bicycle Parking. Bicycle parking facilities shall be provided for all non-residential and multi-family buildings including recreational facilities. Adjacent uses may co-locate and share bicycle parking structures. Bicycle parking shall conform to standards of the St. Johns County Land Development Code, Section 6.05.02 (M).

5.5.14 Location of Elementary Schools. All elementary schools shall be accessed by local streets and by pedestrian and bicycle paths.

5.5.15 Transit Design.

a. Park and Ride. A park and ride facility is proposed adjacent to US 1 within Sandy Ridge Village North. Park and ride facilities are also permitted within the Town Center.

b. Transit Reservations.
   1. Land shall be reserved within the Crosswater Parkway right-of-way for future transit, connecting the Town Center to the South Village.
   2. Right-of-way for potential future transit shall be reserved within the Racetrack Road Extension, as required in the Nocatee Jacksonville PUD (The Racetrack Road Extension is within Duval County).

c. Transit Stops. Roadway and streetscape design shall accommodate future transit stops within the Town Center and Village Centers. Stops, with pull-offs, shall be appropriately located at areas of higher commercial and residential densities and areas easily accessible for pedestrians. All transit stops shall meet the Florida Accessibility Code for Building Construction. **(Modified by Ordinance 2006-115)**

5.5.16 Minimum Horizontal Clearances. All tree plantings, signs, hardscape features and all other streetscape improvements shall maintain a minimum two (2) foot horizontal safety zone (clearance) between the back of curb or edge of pavement (whichever is closer to the object) to the front edge of the object. This minimum horizontal clearance requirement shall be applicable to all streets within Nocatee, including alleys.

5.5.17 On-Street Angled Parking. On-street angled parking is permitted within the Town Center, Village Center and Traditional Neighborhood Residential Districts, subject to approval of specific engineering design by St. Johns County. No angled parking spaces are permitted in the center of streets on an undivided roadway. **(Modified by Ordinance 2006-115)**

5.5.18 Stabilized Subgrade.

a. The bottom of the stabilized subgrade shall be a minimum of one (1) foot above the Seasonal High Groundwater Level (SHGL) as identified by an Engineer or other Registered Professional.

b. Seasonal High Groundwater may be maintained by underdrain, ponds, ditches or other engineering methods designed by a Registered Professional Engineer. However, if the groundwater at the time of geotechnical investigation is within 36 inches of natural grade the proposed Pavement Grade Line (PGL) shall not be designed below natural ground unless unavoidable site specific conditions require a lower PGL. **(Modified by Resolution 2012-02)**

5.6 Development Adjacent to the City of Jacksonville

All construction plans submitted for review and approval by St. Johns County which includes development parcels directly adjacent to land within the Duval County portion of the Nocatee DRI shall include information regarding the continuation of infrastructure into Duval County. This information shall include, but not be limited to, utilities, roadway connections, stormwater treatment systems, non-vehicular pathways and other infrastructure. Overall site plans shall be provided which depicts the continuation of any proposed roadways in St. Johns County into Duval County depicting ties to the overall Nocatee circulation plan. Likewise, all Master Development Plans which are adjacent to Duval County shall depict the proposed adjacent development within Duval County. No single family subdivision submitted for approval by St. Johns County shall depict any single family lot which crosses the Duval/St. Johns County boundary line.

6.0 COMMUNITY DEVELOPMENT STANDARDS

Overall and specific development performance standards have been prepared to meet the design and planning objectives of the Nocatee community. Community development standards have been divided into four sections as follows:

6.1 Design Standards
6.2 General Performance Standards
6.3 Residential Performance Standards
6.4 Special Performance Standards for Zoning Districts

6.1 Design Standards.

The following Table 6-1 provides design and dimensional standards by zoning district.

Table 6-1 Design Standards [2][7]

	VC	TNR	VR	TC	SV	SRVN	GW
Residential Density (net du/ac) [3][7]	3-10	4-6	Max 6	3-50	3-10	NA	NA
Min Lot Size Square Footage							
+ Single-Family	3,000	2,000	4,000	2,000	3,000	NA	NA
+Multi-Family	2,000	2,000	2,000	2,000	2,000	2,000	NA
+Non-Residential	None	None	NA	None	None	None	NA
Min Floor Area Square Footage							
• Accessory Apartments	400	400	400	400	400	NA	NA
Min Lot Width (Feet)							
• Single-Family	30	30	40	30	30	NA	NA
• Multi-Family	14	14	14'	14	14	14	NA
+Non-Residential	None	None	NA	None	None	None	NA
Max Lot Coverage by Buildings							
• Single Family	65%	65%	55%	65%	65%	65%	N/A
• Multi Family	70%	70%	70%	70%	70%	70%	N/A
• Non-Residential	75%	75%	N/A	75%	75%	75%	N/A
Max Building Height (1)(7)	60 ft.	45 ft.	45 ft.	90 ft.	60 ft.	50 ft.	NA
Min Single-Family Setbacks [2]							
Front: • Building	10'	10'	20'	10'	10'	NA	NA
• Porch (Min half of Bldg Frontage is Porch) [5]	5'	5'	10'	5'	5'	NA	NA
• Front Facing Garage/Carport	25'	20'	25'	20'	25'	NA	NA
• Alley Front Yards	3"	3'	5'	3'	3'	NA	NA
Side: • Street Side/Corner Lots	5'	5'	10'	5'	5'	NA	NA
• Other Sides	2'	2'	5'	2'	2'	NA	NA
• Zero Lots (Zero side/other side)	2'/8'	2'/8'	2'/8'	2'/8'	2'/8'	NA	NA
Rear: • Primary Structure	10'	10'	10'	10'	10'	NA	NA
Rear Garages or Accessory Structures [6]	3'	3'	5	3'	3'	NA	NA
Multi-Family and Non-Residential Setbacks							
Front: • Building	0'	0'	20'	0'	0'	0'	NA
• Commercial Garages	NA	NA	25'	0'	NA	NA	NA
• Garages and Carports	25'	20'	25'	20'	25'	25'	NA
• Alley Front Yards	3'	3'	5'	3'	0'	NA	NA
Side:	0'	0'	0'	0'	10'	NA	NA
Side Street:	10'	10'	10'	0'	10'	10'	NA
Rear:	10'	10'	10'	0'	3'	10'	NA
Rear Garages or Accessory Structures [6]:	3'	3'	3'	0'		3'	NA

(1) a. Structures exceeding thirty-five (35) feet must contain an automatic sprinkler system designed and installed in accordance with the latest edition adopted by the St. Johns County Fire Prevention Code of, NFPA 13 or equivalent standard as adopted in the St. Johns County Fire Prevention Code or as otherwise approved by St. Johns County Fire Services.

b. The height limitations do not apply to any new roof structures for housing elevators, stairways, tanks, ventilating fans, solar energy collectors or similar equipment required to operate the building (provided the structure shall not cover more than 20% of the roof area or extend over 10 feet in height), nor to church spires, steeples, belfries, cupolas, domes, monuments, water towers, skylights, flag poles, vents or other similar structures which may be erected above the height limit, nor to fire or parapet walls providing that such walls shall not extend more than five (5) feet above the roof.

(2) All setbacks are subject to drainage easements and adjustments to conform to fire and building codes. Setbacks are measured from the outside foundation wall of the structure. Single family overhangs shall not protrude over lot lines. The alley front yard setback shall be measured from the property line or easement line for the alley, whichever is more restrictive. Setbacks for pools (with and without screen enclosures) and accessory structures shall be a minimum of 5 feet. Setbacks for pool equipment and air conditioning units, etc. shall be a minimum of 2 feet. Accessory uses, including, but not limited to pool enclosures, are allowed in side and rear yards. Except for the Village Residential District (VR) and SRVN, setbacks for driveways from property lines in all other zoning districts shall follow the above side yard setback requirements. For such driveways, the minimum flare shall be equal to the driveway setback and the minimum driveway width shall be 8 feet at the right of way line. Driveway setbacks from property lines for VR and SRVN zoning districts shall follow the St. Johns County Land Development Code requirements.

(3) Residential Density (net du/ac) is calculated on an allocated land use basis and includes the development tract or lots and the right-of-way of local streets directly serving the residential use. Wetlands, retention ponds and lakes, parks and other non-residential land uses associated with the residential parcels is not part of the density calculation.

(4) All definitions to the above design standards are provided in the St. Johns County Land Development Code unless noted otherwise.

(5) A reduction of the front yard setback is permitted on those single family structures which have porches that are at least one half (50%) of the width of the main structure.

(6) Guest Houses and/or separated accessory apartments will be considered accessory structures and will only be required to meet accessory structures setback requirements.

(7) Single-family detached units within the Intracoastal Frontage, as depicted on the PUD Concept Map, will be developed under the Village Residential design standards, with the exception of having a maximum building height of 35 feet and a limitation of 104 single-family detached units within this area.

(Modified by Ordinance 2006-115, SMADJ 2007-42, Ordinance 2008-21, Ordinance 2009-18, SMADJ 2013-26, SMADJ 2013-38, Ordinance 2011-23)

6.2 General Performance Standards

The following standards are applicable to all development within Nocatee.

6.2.1 Architectural Guidelines.

a. The overall design theme for Nocatee is to promote compact, pedestrian-scaled development in the Town Center and Village Centers surrounded by a variety of residential villages with strong multi-modal connections. All development within Nocatee will be governed by specific architectural design standards and criteria tailored to each village and the Town Center and enforced through deed restrictions by the Developer, the Community Development District or Property Owners Associations.

Development within the individual villages will contain more traditional residential designs that provide quality housing centered around the mixed-use Village Centers. These Village Centers may include schools, neighborhood shopping and services, office buildings, higher density single-family and multi-family housing, and community parks. The non-residential uses in each Village Center may include residential style architecture with natural color schemes that blend with the surrounding natural environment and compliment the adjacent residential housing.

The architectural style envisioned for the Nocatee Town Center can best be described as an eclectic blend of classic architectural styles including traditional low country, Mediterranean, Country French, Florida or Regional Vernacular, Georgian traditional and Colonial architecture. It is envisioned that no one style of architecture will dominate the Nocatee Town Center but rather it will consist of a blend of these classic architectural styles to provide for a timeless, "evergreen" architectural appearance for future generations.

Development within the campus style office parks of the Town Center will consist of traditional office architecture with stone, brick, stucco, glass or other similar material types.

Art Deco or eccentric style architecture will not be allowed in any areas within Nocatee.

The Town Center will contain a variety of development components including retail and commercial establishments, professional and campus style office parks, schools, churches, civic buildings and both single-family and multi-family residential housing. Although each of these components will adhere to the quality development standards envisioned for Nocatee, each will have its own architectural identity. The retail district for example, may lend itself to a more festive color scheme while the professional and campus style office areas will utilize a more subdued color palette. Generally, the color scheme for all development within Nocatee will be soft, natural and muted colors. The use of loud colors for building roofs and exteriors such as chartreuse, bright pink or red shall not be allowed.

Prior to the sale of any land within Nocatee for development, specific architectural design standard criteria will be prepared by the Developer to be enforced through deed restrictions. These design standards and criteria will be crafted to the specific type of development considered and will address the following topics:

Buffers from adjacent structures and roadways
Landscape requirements
Pedestrian facilities
Lighting criteria
Building material and type
Color scheme
Roof treatments and materials
Screening of parking areas, dumpsters and mechanical equipment
Pavement designs

In addition, all signage will be required to conform with the Nocatee Comprehensive Signage Program. This program shall be prepared and submitted to the Board of County Commissioners for approval prior to the commencement of the initial development and will ensure all exterior signage will consistently meet the highest quality standards envisioned for Nocatee.

Although each development component within Nocatee will have its own specific and tailored architectural design standards and criteria, the following standards will govern all development unless deviations on a case by case basis are requested and approved by the Planning and Zoning Agency.

1. Work areas, storage doors and open bays shall not open toward, face or otherwise be visible from any arterial or collector roadway.

2. Heating, ventilation and air conditioning equipment, duct work, air compressors and other fixed operation machinery shall be either screened from view with fencing or vegetation, or located so that such items are not visible from any roadway, adjacent residential properties or intersecting streets. Trash

receptacles, dumpsters, utility meters, above ground tanks, satellite dishes (except as provided by Florida Law), antenna, and other such structures should be similarly screened.

3. Chain link, barbed wire and similar fencing shall not be allowed in any required Front Yard, and where such fencing can be viewed from arterial or collector roadways, landscaping and/or berming shall be proved to prohibit visibility.

4. Long monotonous facade designs including, but not limited to, those characterized by unrelieved repetition of shape or form or design elements, or by unbroken extensions of line shall be avoided.

b. Any St. Johns County public school located within Nocatee shall follow state or other standards and shall not be subject to the Nocatee architectural guidelines.

6.2.2 Child or Adult Care Center Standards. Nocatee is consistent with the St. Johns County Land Development Code which limits child and adult care centers of more than ten children or adults to non-residential areas. Additionally, within Nocatee child care/adult care centers are limited to Village Centers and within non-residential areas of the Town Center.

6.2.3 Landscaping and Tree Standards. Nocatee St. Johns County will conform to the landscaping and buffer requirements and tree mitigation requirements of the St. Johns County Land Development Code except as follows:

a. Due to the more urban character proposed for Village Centers and the Town Center, there may be cases where it will be difficult to satisfy the minimum required tree inches per acre for sites within these districts. Site constraints may limit the land available for trees. These constraints may include less pervious area; more building lot coverage; less on-site parking; little or no on-site retention; tree canopy conflicts with buildings; use of alleys and minimum setback requirements.

When these constraints are present and in lieu of providing the required tree credits on site, or contributing to the St. Johns County Tree Bank Fund, the required tree credits may be installed in alternate locations within the same Master Development Plan including roadway corridors provided an alternative site plan is submitted which identifies the proposed location and planting of the tree credits. The plan shall demonstrate to the satisfaction of St. Johns County that the alternative location is suitable for the planting of trees and can be documented as an alternative mitigation site. If the alternative location is not acceptable to St. Johns County, the applicant shall comply with the minimum required tree inches per acre on-site, or payment made into the St. Johns County Tree Bank Fund at a rate of $25 per tree inch, as may be amended by the County from time to time. For road right-of-way and utility corridors, a minimum of forty (40) tree inches per acre shall exist after completion of construction.

b. Palm trees may be used within the more urban areas of Nocatee, including the Village Centers and the Town Center, based on the following palm tree inches:

- Palm trees six (6) to fifteen (15) feet, of clear trunk: (one-half) 3 inches
- Palm trees greater than fifteen (15) feet of clear trunk: (one) 6 inches

The above palm trees may be used to satisfy one hundred per cent (100%) of the replacement tree planting when site plans are submitted depicting planting space limitations. However, no one tree species shall make up more than 50% of the required tree inches.

The use of full credit for palm trees is limited to these more urban districts since palm trees may be better suited and are more effective in urban streetscapes. Site constraints such as higher building heights; greater building lot coverage; leaf litter problems; limited unpaved areas available for root growth; utility conflicts; tree limb and canopy conflicts and other constraints may promote the use of palm trees as a more suitable urban tree in some situations.

c. The mixed-use compatibility zone described in Section 6.4.5 of this PUD provides extensive buffering and scale requirements where structures abut single-family residential land uses. Priority is given to buffering and screening requirements for single-family detached neighborhoods from both multi-family and non-residential structures. Section 6.4.5 provides more restrictions since the standards include both height and scale requirements for the adjacent buildings, in addition to landscape buffer requirements. Additionally, Section 5.5.9 of this PUD addresses buffers required along major roadways within Nocatee. Section 6.06.04 (Buffering Screen Requirements) of the St. Johns County Land Development Code does not apply within the Nocatee PUD.

d. Street Trees. Refer to Section 5.5.8 of this PUD.

(Modified by Ordinance 2006-115, Resolution 2012-02)

6.2.4 Lighting Standards. To minimize the effects of site lighting on adjoining properties, nonresidential uses will utilize directional and "cut-off" site lighting fixtures designed to cast illumination downward and within the site rather than broad area illumination as is typically found in community-scaled shopping centers. The height of light fixtures shall not exceed thirty-five (35) feet.

6.2.5 Mobile Home Prohibition. Mobile homes are not allowed, with the exception of temporary sales and construction trailers, and security housing for night watchman quarters. Manufactured buildings for residential purposes are allowed.

6.2.6 Ownership and Maintenance of Common Facilities. A Community Development District (CDD) and/or Property Owners Association (POA) shall be responsible for the ownership and maintenance of privately-owned common lands and facilities.

6.2.7 Parking in Village Centers and the Town Center.

a. *On-Street Parking.* On-street parking may be used to satisfy minimum parking requirements. On-street parking shall be designed to promote traffic calming, pedestrian use, and shopping convenience including, but not limited to, parallel and angle parking.

b. *Offsite Parking.* Offsite parking in the form of public lots, parking garages, and on-street parking in the Town Center and Village Centers may be used to satisfy all or part of the minimum parking requirements. On-street parking and offsite parking shall be within six hundred (600) feet of a use to satisfy minimum parking requirements. Such off-site parking shall be assigned to uses by the Developer on

an equitable basis. Parking areas to satisfy these off-site parking requirements must be constructed by the Developer prior to or concurrently with the time that such uses are constructed.

c. *Shared Parking.* Shared parking agreements, in the form of recorded reciprocal agreements acceptable to the office of the St. Johns County Attorney, may be allowed to meet minimum parking requirements, if the Applicant can demonstrate the compatibility of shared uses by demonstrating the spaces are unlikely to be used at the same time of day.

d. *Unpaved Parking.* Unpaved off-street parking lots and associated vehicle use areas will be permitted within the Town Center Community Park provided:

1. The parking lot and associated Vehicle Use Area is stabilized with materials such as coquina, crushed stone, or gravel in a manner acceptable to the County Administrator, or designee.
2. The land use being served has no daily public traffic.
3. The access apron leading from the unpaved parking lot and associated Vehicle Use Area into a County or State maintained roadway shall be paved as to not damage the roadway.
4. In all cases ADA parking and accessibility requirements must be met. Unpaved parking lots and Vehicle Use Areas shall be considered impervious for drainage approval. **(Modified by MINMOD 2011-03)**

6.2.8 Parks. Nocatee will have two types of parks: neighborhood parks and community parks as shown in the following table. (This is in addition to the 4,300 acres of greenways provided in the St. Johns County portion of Nocatee). Neighborhood parks will be owned and operated by the Developer/CDD/POA or the County as to the County Town Center North Park (defined below). Community parks may be owned/maintained by the County or the Developer (or its assignee)/CDD/POA except that the County shall own the County Town Center North Park. All parks will be constructed by the Developer/CDD/POA, or the County (or on behalf of the County) as to the County Town Center North Park as specified below. All Open Spaces/Parks/Recreation/Community Centers as well as all facilities and elements on each of these spaces shall comply with the current edition of the Florida Accessibility Code for Building construction for accessible routes.

As described in Section 1.4.4 of the Nocatee PUD, tracking tables will be submitted with each engineering plan submittal to ensure that the various park requirements are satisfied at each phase of development.

Table 6-2: Nocatee Park Land Amounts (Acreage)

Park Type	Acreage	Minimum Size	Frequency
Neighborhood	100	None	N/A
Neighborhood Commons		1 Acre	1 Per 200 Residential Units
Village Commons		1 Acre	1 per Village Center
Community	*	4 Acres	*

* Community park acreage shall be equal to 5 acres per 1,000 population (calculated at 2.43 persons per residential unit) and shall be provided simultaneously with residential development.

Specific park requirements include the following:

a. *Neighborhood Commons.* A principal or primary neighborhood park, known as the neighborhood commons, shall be a centrally located site that is at least one (1) acre in size. A neighborhood commons must be provided for every two hundred (200) residential units. Neighborhood commons must include, at a minimum a multi-purpose field or court, playground, picnic area, and passive open space. The Neighborhood Commons shall count toward the neighborhood park acres requirement.

b. *Neighborhood Parks.* Each residential neighborhood shall have at least one neighborhood park, and all dwelling units shall be within one quarter (¼) mile of a neighborhood park, community park, or greenway. No dwelling unit may be more than one-half (½) mile from a neighborhood or community park. These distance standards may be satisfied by parks or greenways in the Jacksonville portion of Nocatee, when demonstrated by approved village development plans for the adjacent Jacksonville villages. Neighborhood parks can include one of the following recreational elements, or combinations of these elements: multi-purpose field or court, playground, picnic area, and passive open space. No minimum size is required for neighborhood parks.

c. *Village Commons.* Each Village Center must contain a central park, the Village Commons, which shall be at least one (1) acre in size. The Village Commons shall function as a central gathering place with at least one Village Center in each village and at least one Village Center in the Town Center containing a community building. This building will serve as a meeting place and social activity center, and may co-function as a clubhouse, or other facility which is available to the residents. The Village Commons and community building shall count toward the neighborhood park acres requirement.

d. *Community Parks.* A minimum 75 acre upland community park has been constructed in the Town Center in Phase One. Each community park site must be a minimum of 4 acres; however Old Bluff Village shall contain a minimum 10 acre community park. Community parks will contain active recreation areas with athletic fields, and may also include tennis and swim centers, athletic complexes, YMCA facilities, sports academies and training centers, playgrounds, community centers, trails, public parks and squares, and passive parks . The community parks must have strong pedestrian and bicycle connections to the surrounding area and to the rest of the Village or Town Center.

e. *Conservation/Open Space.* Conservation and Open Space areas include the Greenway and village internal wetlands. Conservation and Open Space areas will be utilized for conservation areas and as passive recreation areas for walking and bicycling trails. Standards for greenways are found in Section 7 of this PUD.

f. *Multi-family Parks.* Multi-family developments shall provide one hundred and fifty (150) square feet of recreation space per dwelling unit, unless this recreation space is provided in a neighborhood commons, neighborhood park, village commons, or community park that is within one-quarter (¼) mile of the development.

g. *Active Recreation.* It is estimated that a minimum 150 acres of the total park area will be active recreational facilities. These active areas will primarily be within the community parks.

h. *County Town Center North Park.* In accordance with Section 31 of the DRI Development Order, the Developer shall convey to the County (upon request by the County) approximately 41 acres within Town Center North for improvement by the County as a park with those uses consistent with the community park uses provided in subsection (d) above and/or temporary community event parking as set forth in DRI DO Section 31 and Section 4.2 of this PUD (the "County Town Center North Park"). Upon conveyance of the County Town Center North Park, the developer shall receive credit towards the park acreage requirements set forth in Table 6-2 herein for 18 acres of community parks and 23 acres of neighborhood parks. **(Modified by Ordinance 2006-115, Ordinance 2009-18, Resolution 2012-02)**

6.2.9 Sale and Consumption of Alcoholic Beverages.

a. Provision. The permissible use of alcoholic beverages is intended to be an element of this mixed-use PUD. Alcoholic beverages shall mean all distilled spirits, liquor, wine and beer containing one-half of one percent (0.5%) or more alcohol by volume.

b. Location. No vendor of alcoholic beverages within Nocatee shall maintain a business within 500 feet of a place of worship. The distance shall be measured by following the shortest route of ordinary pedestrian travel. This distance shall mean that route nearest the main entrance of the vendor's business to the main entrance of the place of worship, or in the case of schools, the nearest point of the school grounds in use as part of the school facilities.

c. Exceptions.

1. The distance provision shall not apply to a vendor location within Nocatee wherein the vendor owns and operates a restaurant pursuant to the following requirements:
   - The restaurant must contain all necessary equipment and supplies for serving full meals regularly;
   - The restaurant must have a seating capacity of not less than fifty (50) seats;
   - The sale of alcoholic beverages is solely for on premise consumption, which shall include patios, outdoor cafes and grottos adjacent to the restaurant.
   - The restaurant shall occupy a minimum one thousand (1,000) sq. ft. of space.

2. The distance provision shall not apply to hotels meeting the following requirements:
   - The hotel contains sixty (60) or more rooms;
   - The sale of alcoholic beverages is conducted by the hotel owner solely for on premise consumption.

d. Within the Town Center and Village Centers there is no minimum distance requirement between businesses which sell alcohol. A waiver from the St. Johns County Land Development Code Section 2.03.02 (B) is included in Appendix C.

6.2.10 Sales Centers and Model Homes. All permanent sales centers will be located within the Town Center, South Village, and Village Centers. Model homes with temporary sales centers with adequate parking located within residential areas will be allowed. The maximum number of model homes will be no greater than 10% of the homes being built per the development project area. The Master Development Plans will provide the length of time that the homes will be model units. Clubhouses/Community Centers may also serve as temporary sales centers until the time of sell out or 5 years, whichever occurs foremost. **(Modified by Resolution 2007-09)**

6.2.11 Project Identity Signage. Project identity signs shall be allowed as a use within the Nocatee PUD and all project identity signs will be integrated into the unified development plan of the project and depicted on the Master Development Plan. As a part of the architectural guidelines and standards for the Nocatee community, covenants, conditions and restrictions regarding signage will be administered by the developer and/or the CDD/POA throughout Nocatee. This comprehensive signage program will be in addition to the requirements of the Land Development Code except those deviations that may be identified in the comprehensive signage plan. The comprehensive signage plan shall be prepared and submitted to St. Johns County for review and approval by the St. Johns County Board of County Commissioners before or concurrently with the submittal of the first Master Development Plan for Nocatee. **(Modified by Ordinance 2009-18)**

6.2.12 Protected Tree Permitting. Due to the extensive clearing and lack of design flexibility of certain land uses such as golf courses, recreational fields, lakes and large rights-of-way, non-survey tree inventories is a more appropriate technique to identify the species, number and diameter of protected trees to be removed. For these type of uses, the exact location is not needed. The following standards vary from the current Land Development Code (Section 4.01.05):

a. Non-survey tree inventory of tree vegetation shall be permitted to determine the extent of protected trees within a individual development parcel. This technique is permissible only for larger tracts to be developed, including roadways with a minimum one-hundred foot (100') right-of-way; lakes; recreational fields and golf courses. However, any specimen and historic trees must still be located within the development tract or right-of-way. In the case of non-survey inventories, the number, diameter (dbh) and species of all protected trees must be identified, but not located. This information shall be presented in a tabular form with a map depicting the general clearing areas.

b. For the purpose of conducting tree inventories where a survey is not required, the work may be completed by a landscape architect or forester licensed in the State of Florida; a licensed arborist or a person with at least an undergraduate degree in biology, botany, ecology or related field with experience in Florida. All specimen and historic trees shall be located and certified by survey.

c. Protected Tree Mitigation. The following procedure may be utilized as an alternative to meet the tree mitigation requirements of the Land Development Code for protected trees removed (Section 4.01.05.F.1.b). This alternative procedure encourages the preservation of protected trees on site and eliminates the time and cost of tree surveys for large tracts that will be mass cleared and graded during development due to

engineering and drainage constraints. Project areas within Nocatee shall still meet the minimum required tree inches per acre as currently required.

An alternative Tree Mitigation Plan may be submitted in conjunction with the Master Development Plan process and will be used to calculate areas of protected trees to be preserved. The Tree Mitigation Plan may include adjacent development areas that will be included in future incremental Master Development Plans and shall use FLUCCS data and aerial photography to determine the location and acreage of protected tree canopy within the site. Natural upland area FLUCCS codes shall be reflective of the natural vegetation communities within the project area. The FLUCCS codes to be evaluated are: 4120 Longleaf Pine-Xeric Oak, 4130 Sand Pine, 4140 Mesic Oak, 4200 Upland Hardwood Forests, 4210 Xeric Oak, 4250 Temperate Hardwood, 4270 Live Oak, and 4340 Hardwood-Conifer Mixed. These superimposed on aerial photography for the site and the area of the canopy of protected trees to be preserved will be established and calculated. The review of Tree preservation locations shall include tree preservation locations in relation to the surrounding development and uses, contiguity of the tree canopy and quality and maturity of the vegetative community. Tree Preservation Areas shall be established only within upland areas on the Tree Mitigation Plan and shall not be located within required upland buffers adjacent to wetlands, or other conservation areas within the Nocatee greenway. Tree Preservation Areas shall preserve a minimum of twenty percent (20%) of the existing tree canopy beneath drip line area within areas identified as a natural vegetative community. Tree Preservation areas shall be labeled as "Tree Preservation Area" on the MDP Map, the established acreage and locations shall be described in the landscaping section of the Master Development Plan text, shown on the recorded plat and shown on the construction plans. If any Tree Preservation Areas are located on residential lots, a conservation easement shall also be established for those areas. The Tree Mitigation Plan shall depict the location and acreage of the tree preservation areas which will then be depicted on individual incremental Master Development Plans as they are submitted for approval.

d. Silviculture. Refer to Section 7.5 for description of allowable silviculture activities and related development timetable. **(Modified by Ordinance 2011-23, Resolution 2012-02)**

6.2.13 Utilities. All utilities shall be underground except for temporary situations where above ground electric, cable and phone service is needed to be extended along a future roadway, but prior to actual construction. The water and sewer provider will be Jacksonville Electric Authority (JEA). **(Modified by Ordinance 2006-115, SMADJ 2014-07)**

6.2.14 Co-located and Shared Facilities. Guidelines and standards for shared parking is provided in Section 6.2.7 of this PUD. When feasible, the co-location of other infrastructure is encouraged throughout Nocatee. For example, if practicable, schools should be located adjacent to parks, libraries, and other appropriate public facilities. Stormwater treatment may be shared by different building sites, land uses and roadways as part of a combined master stormwater system.

6.2.15 Perimeter Buffer. The Nocatee Greenway encompasses nearly all of the perimeter of the Nocatee property thus providing a natural buffer along the property line; however, in those areas where the Nocatee greenway does not abut the perimeter of the property, a minimum 10 foot natural/ landscape buffer will be required.

6.3 Residential Performance Standards

6.3.1 Home Occupations. Home occupations are allowed in all residential areas. Home occupations in Village Residential zoning districts shall meet the home occupation standards of Section 2.03.07 of the St. Johns County Land Development Code.

Home occupations in Traditional Neighborhood Residential, Village Center, and Town Center zoning districts shall meet the standards contained in this section. In order to assist the St. Johns County Zoning Department in administering this section, a Master Development Plan atlas will be provided to the Zoning Department which depicts the various Nocatee zoning districts within the boundary of the Master Development Plan. The plans will be provided after each Master Development Plan, or portion thereof, has been approved by St. Johns County Board of County Commissioners. The home occupation standards help promote mixed use development with pedestrian access in the Village Center and Town Center districts. Such home occupations are intended to be small-scale, limited businesses that do not detract from the residential character of the neighborhood. Home occupations shall be accessory to the principal residential use. Home occupations shall meet the following standards:

a. Home occupations may occupy up to seven hundred and fifty (750) square feet or twenty-five (25) percent of a residence's floor area, whichever is less. If the property also has an accessory apartment, total floor area devoted to both uses shall not exceed 1,250 square foot or thirty-five (35) percent of a residence's floor area, whichever is less.

b. Home occupations must be operated by a homeowner whose principal residence is on-site.

c. Home occupations may have no more than three (3) persons engaged in operating the businesses at one time.

d. A sign, not exceeding six (6) square feet, may be placed on the front wall of the residence. No other changes in the outside appearance of the building or visible evidence of the conduct of the home occupation shall be allowed.

e. Home occupation retail uses allowed include antique shops, bakeries (not wholesale), barbershops and beauty salons, clothing shops, studios, florists, hand craft shops for custom work (no noise, odor, or chemical waste), secondhand stores, and specialty shops. Other allowed home occupation uses include: professional and medical offices, childcare with not more than four (4) children, music/dance lessons, photography studios, and tutoring.

f. Prohibited activities include group instruction with over two (2) students at one time, outdoor repair shops, taxi or limousine service, on-premises food or drink sale, and auto repair, mechanical, paint and body repair and for detailing; tow truck services or other trucking services; private clubs; bed and breakfast establishments; veterinarian services of any type; medical or dental laboratory.

g. Hours of operation for retail uses must be between 9:00 AM and 5:00 PM., excluding Sundays. Hours of operation for other uses may continue until 9:00 PM, by appointment only.

h. No outdoor storage or display shall be allowed.

i. No flammable or hazardous materials shall be stored on premises.

j. There will be no equipment or process used in the home occupations which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the property.

k. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.

l. No home occupation shall be conducted in an open porch, carport, shed, temporary building, or on the grounds. Activities must be confined to the principal or accessory structure.

m. Any supplies stored on the premises shall be for the purpose of maintaining and operating the home occupation and shall not be visible from outside view.

n. The address of the home occupation shall not be advertised.

o. The business shall not in any manner deal in firearms or ammunition.

p. Business deliveries by trucks larger than three quarter ton trucks shall not be allowed, and deliveries must occur between 10:00 AM and 4:00 PM., excluding Sundays.

q. All home office and home occupations shall be required to apply for an occupational license prior to operation of the home office or occupation. Additionally, all home occupations may be required to obtain Property Owners Association/ARB approvals based on applicable covenants and restrictions.

r. Home occupations that are open to the public may be subject to fire inspections as may be required by St. Johns County Fire Services.

s. The use of the premises for a home office shall be clearly incidental and subordinate to its use for residential purposes nor change the residential character thereof.

6.3.2 Housing Style Variety. Identical housing design and front lot facades are discouraged within same street blocks. **(Modified by Ordinance 2006-115, SMADJ 2011-05)**

6.3.3 Parking.

a. *Single-Family Homes in Traditional Neighborhood Residential Districts.* Parking needs shall be supplied through driveways, garages/carports, and on-street parking.

b. *Multi-Family Structures.* Parking areas for multi-family structures will be encouraged to be located to the side and rear of buildings except in the case of townhome development; in this case, parking shall be allowed between the driveway aprons and front of garage. Parking spaces may not block sidewalks. Parking in front of buildings is not encouraged except for on-street parking or in the case of interior areas within apartment complexes and condominium development and except for parking for leasing or sales centers in which case the number of spaces fronting the street cannot exceed 1.5 times the minimum St. Johns County Code requirements for the structures. On-street parking is limited to parallel, 90 degree or 45 degree parking spaces.

c. *Unpaved Parking.* Unpaved off-street parking lots and associated vehicle use areas will be permitted within the Town Center Community Park provided:

1. The parking lot and associated Vehicle Use Area is stabilized with materials such as coquina, crushed stone, or gravel in a manner acceptable to the County Administrator, or designee.
2. The land use being served has no daily public traffic.
3. The access apron leading from the unpaved parking lot and Vehicle Use Area into a County or State maintained roadway shall be paved as to not damage the roadway.

4. In all cases ADA parking and accessibility requirements must be met. Unpaved parking lots and Vehicle Use Areas shall be considered impervious for drainage approval. **(Modified by SMADJ 2006-27, Ordinance 2006-115)**

6.3.4 Accessory Apartments. To encourage the use of accessory apartments and thus promote housing diversity and affordable housing, accessory and garage apartments shall be allowed in conjunction with single-family homes, offices, and retail uses. Kitchens and full bathrooms are permitted in all accessory apartments. For the purposes of calculating density only, accessory units will be recognized as a separate unit unless the unit complies with Land Development Code Section 2.02.04B16 defining Accessory Family Unit in which case the accessory unit shall not be considered to be a separate unit. Accessory Family Units shall be filed and approved by St. Johns County prior to construction. Accessory apartments shall conform to the following standards.

a. *Ownership.* The primary unit and the accessory unit must remain under single ownership.
b. *Form.* Accessory apartments in conjunction with single-family homes may be in the form of a garage apartment (an apartment over a freestanding garage or carport), a cottage, or in the form of a mother-in-law suite (within the principle residence). Accessory apartments in conjunction with office or retail uses may be in the form of a cottage or within the principle building(s).
c. *Location.* Cottages in conjunction with office or retail uses may be located to the side, to the rear or above the principle building(s).
d. *Size.* Accessory apartments may not exceed nine hundred (900) square feet.
e. *Height.* Structures containing accessory apartments are subject to the height requirements of this PUD. This PUD allows accessory apartment structures to be taller than principle structures, thus allowing for garage apartment structures.
f. *Entrances*: entrances to garage apartments and cottages may not face the closest adjacent residential properties, but should face the principle residence to which they are associated. Entrances to mother-in-law suites must be located in the side, courtyard, or the rear of the principle residence.
g. Limitations on Guest Houses, quarters or cottages contained in the St. Johns County Land Development Code, Section 2.02.04(B)(2) do not apply, as to encourage use of accessory apartments or residences. **(Modified by Ordinance 2006-115)**

6.3.5 Flag Lots.

Flag lots may be permitted within the Village Residential zoning district. Flag lots provide additional variety to the streetscape, provide access to unusual land configurations, reduce the need for impacts to wetlands, minimize the amount of impervious surface area and reflect many home buyers' preference for this type of lot. Flag lots shall meet the following standards:

a. Minimum lot frontage on an approved right-of-way shall be twenty-five (25) feet for any flag lot.
b. All driveways within flag lots must be no closer than five (5) feet from the adjacent property line. Location and design of single or shared driveways must demonstrate there will be no adverse drainage effect on adjacent lots.
c. There will be no more than three (3) flag lots adjacent to each other.

d. The adjacent flag lots may share a driveway provided that appropriate easements are recorded.

e. Not more than 10% of all lots in each village in Nocatee shall be flag lots.

6.3.6 Flood Damage Control and Stormwater Regulations.

All development within Nocatee will comply with all the requirements of Part 3.03.00 of the St. Johns County Land Development Code regarding Flood Damage Control Regulations. The proposed stormwater systems shall be in compliance with St. Johns County Land Development Code and other applicable public agency regulations.

6.3.7 Location of Fire Station Sites

The Developer has conveyed one fire station site pursuant to section 29 of the approved Nocatee Development Order. The location of the fire station site has been approved by St. Johns County through the Master Development Plan approval process. **(Modified by Ordinance 2006-115, Ordinance 2009-18)**

6.3.8 Fair Housing Act

All multi family residential sites and structures shall comply with the Fair Housing Act where applicable. **(Modified by Ordinance 2006-115)**

6.4 Special Performance Standards by District.

6.4.1 Village Center Special Performance Standards.

a. Village Centers Required. Within each individual village a maximum of two (2) Village Centers may be developed. The preferable location for a Village Center is an area that is centrally located within the village, but a Village Center may also be located at the "entrance" to a village.

b. Multi-Family Standards. Multi-family structures are allowed subject to the following standards:

1. Maximum forty (40) units in one building.
2. Parking areas for multi-family structures shall be encouraged to be located to the side and rear of buildings except in the case of townhome development; in this case, parking shall be allowed between the driveway aprons and front of garage. Parking spaces may not block sidewalks. Parking in front of buildings is not encouraged except for on-street parking or in the case of interior areas within apartment complexes and condominium buildings. On-street parking may be parallel or angled parking (45 or 90 degrees). On street 90 degree parking is limited to guest parking only.
3. The façade of a multi-family structure facing the street shall have the appearance of a front façade.
4. Common wall lot lines may be used for apartment buildings, townhomes, rowhouses and condominiums. Additional interior buildings are not required to face a street.

c. Maximum Building Size. Building footprint may not exceed forty-five-thousand (45,000) square feet (not applicable to schools or churches).

d. Pedestrian Oriented Standards and Building Standards.

1. Buildings shall be linked to sidewalks through direct pedestrian connections;
2. Buildings shall have front entrances/doors;
3. Buildings shall be linked to sidewalks which connect to parking areas and adjacent streets. Parking areas for buildings shall be encouraged to be located to the rear and sides of buildings – 45 degree or parallel on-street parking is permitted on street in front of buildings.
4. Common wall lot lines may be used for apartment buildings, townhomes, rowhouses, condominiums and commercial buildings.
5. ADA compliance is required for all pedestrian and building accesses.

e. Village Commons. Each Village Center must contain a central park (known as the Village Commons). The Village Commons must be at least one (1) acre in size and function as a gathering place. Every village and the Town Center must each contain one community building to serve as a community center. This building will serve as a meeting place and social activity center and may co-function as a clubhouse or other facility which is available to the residents. Community buildings shall be constructed by the Developer during the first two (2) years of adjacent residential development.

f. A Village Center shall be a maximum of seventy-five (75) net developable acres.

Note: For purposes of this section, total net developable acres consists of actual development parcels, excluding wetlands and right of way.

g. Upper Level Residential. Residential housing such as apartments and condominiums are permitted above ground level retail, office and other similar non-residential uses.

h. Location of Elementary Schools. All elementary schools shall be located within or adjacent to Village Centers, within the Town Center or within Village Residential with direct access to a collector road, subject to school district approval. **(Modified by Ordinance 2006-115, SMADJ 2008-30, SMADJ 2011-05)**

6.4.2 Town Center Special Performance Standards.

a. Building Standards. Multi-family buildings and non-residential buildings are subject to the following standards:

1. Parking areas for buildings shall be encouraged to be located to the rear or side of buildings except in the case of townhome development; in this case, parking shall be allowed between the driveway aprons and front of garage. Parking spaces may not block sidewalks. Parking in front of buildings is not encouraged except for on-street parking or in the case of interior areas within apartment complexes or condominium development, campus type projects and buildings within shopping centers of over 60,000 square feet (gross). On-street parking is limited to parallel or 45 degree parking spaces.

2. The façade of a structure facing a street shall have the appearance of a front façade, except for those described exceptions. Additional interior buildings are not required to face a street.
3. Common wall lot lines may be used for apartment buildings, townhomes, rowhouses, condominiums and commercial buildings.
4. ADA compliance is required for all pedestrian and building accesses.

b. Pedestrian Orientation Standards. All buildings shall be linked to sidewalks which connect to parking areas and adjacent streets. Private buildings such as offices and multi-family sites shall be connected via sidewalks to any adjacent facilities open to the public such as shopping areas, parks, civic facilities, etc.

c. Street Pattern. The street pattern shall be in the form of a grid, except for those areas in the Town Center adjacent to wetlands or greenways and areas designated for campus style office and school development. Campus style development must provide pedestrian links pursuant to the above Section 6.4.2 (b).

d. Supporting Retail. Restaurants and similar uses shall be allowed in association with larger buildings, office parks and other uses.

e. Master Stormwater Design. Where possible, the stormwater design for the Town Center shall consist of an interconnected system of lakes. Retention for new CR 210 may be part of this Master Stormwater System. Stormwater lakes may cross county lines and zoning districts.

f. Land Use Mixes. The following minimum land use mixes are required within the Town Center at buildout of the development.

- Residential single-family – min. 10% of the total residential units in the Town Center shall be single-family.
- Residential multi-family – min. 10% of the total residential units in the Town Center shall be multi-family.
- Retail/Personal Service – min. 10% of the total non-residential square footage in the Town Center shall be retail/personal service.
- Office – min. 10% of the total non-residential square footage in the Town Center shall be office.

Note: For purposes of this section, total net developable acres consists of actual development parcels, excluding wetlands and right of way.

Civic uses may include churches, schools, governmental and other quasi-public buildings.

g. Upper Level Residential. Residential housing such as apartments and condominiums are permitted above ground level retail, office and other similar non-residential uses. **(Modified by Ordinance 2006-115, SMADJ 2011-05)**

6.4.3 Traditional Neighborhood Residential Special Performance Standards.

a. Multi-family standards. Multi-family structures are allowed subject to the following standards.

1. Maximum four units in one building.
2. The number of multi-family units on a block cannot exceed forty-five (45) percent of total block units.
3. A fifteen (15) foot wide natural or planted perimeter buffer or solid 6' high wall or fence along the rear and side lot lines will be required to screen parking for multi-family uses. The landscape plant material shall reach a minimum 6 foot height, with 75% opacity within two years from planting.
4. Parking areas for multi-family structures will be encouraged to be located to the side and rear of buildings except in the case of townhome development; in this case, parking shall be allowed between the driveway aprons and front of garage. Parking spaces may not block sidewalks. Parking in front of buildings is not encouraged except for on-street parking or in the case of interior areas within apartment complexes and condominium development and except for parking for leasing or sales centers in which case the number of spaces fronting the street cannot exceed 1.5 times the minimum St. Johns County code requirements for the structures. On-street parking is limited to parallel, 90 degree or 45 degree parking spaces.

b. Non-residential Standards (Not applicable to home occupation: Section 6.3.1).

1. First floor, limited non-residential uses are allowed in conjunction with residential use, limited to fifty percent of the building square footage.
2. Allowed uses are limited to: art, photography, craft galleries and studios, bookstores, catering, clothing stores, and professional offices and other similar uses.
3. Off-street parking areas for such uses shall not exceed four spaces, and may use pervious material in lieu of pavement.

c. Single-Family Homes in Traditional Neighborhood Residential Districts. Parking needs shall be supplied through driveways, garages/carports, and on-street parking.

d. Required Design Elements.
The following design elements are required in all Traditional Neighborhood Residential developments: Grid streets; street trees; uniform street lighting; and sidewalks on both sides of streets. Other design criteria required elsewhere in this PUD include: standards for maximum block length (Section 5.5.4); setbacks for garages (Table 6-1); and provisions for alleys (Section 5.5.3).

e. Building Standards

1. Common wall lot lines may be used for apartment buildings, townhomes, rowhouses, condominiums and commercial buildings.
2. ADA compliance is required for all pedestrian and building accesses. **(Modified by Ordinance 2006-115, SMADJ 2011-05)**

6.4.4 Mixed Use Compatibility Criteria

a. Introduction

The Town Center (TC) and Village Centers (VC) are characterized as mixed used areas consisting of traditional neighborhood residential, multi-family including town homes and condominiums, office, retail/service, parks, civic uses and institutional land uses. Elements of these districts will include characteristics and design elements of a traditional main street. This urban form dictates a variety of land uses directly adjacent to each other or combined in multi tenant buildings and sites. It is critical for the success of these mixed use districts to encourage and allow planning and design flexibility throughout the feasibility, due diligence, financing and design phases of each development project. Due to this mixing and integration of land uses, the incompatibility of land uses does not exist within these districts; therefore, section 6.06.04 of the St. Johns County Land Development Code regarding buffers between incompatible land uses is not applicable. However, specific buffer and screening requirements for Single Family; Service And Similar Areas; Multi-Family and Light Industrial Uses are required as described below.

b. Mixed-Use Compatibility Zone for Single-Family Areas. In the Town Center, Village Centers and Sandy Ridge Village North, a compatibility zone shall apply to areas within one hundred (100) feet of lands designated as single-family residential on the village or Town Center Master Development Plans. This zone shall limit height and scale of all buildings adjacent to single-family homes and provide buffer and screening.

1. *Height*: proposed structures within this zone cannot exceed thirty-five (35) feet.
2. *Scale*: proposed structures within this zone cannot exceed a building size that is greater than a 5,000 square foot building footprint.
3. *Perimeter buffer*: a natural or planted buffer must be preserved or provided between single-family and non-single family property lines within this zone. This buffer width shall be at least fifteen (15) feet in width.
4. *Parking lot and service areas buffer*: a natural or planted buffer must be preserved or provided between parking lots or service areas and residential property lines within this zone. This buffer width shall be a minimum of fifteen (15) feet.
5. *Screening type*: the screening required in 3 and 4 above shall contain one of the following screening types: evergreen plants, which at the time of planting shall be six (6) feet in height and provide an overall screening opacity of sixty-percent (60%) and within two (2) years of installation the plants shall achieve a minimum eighty five percent (85%) opacity; a masonry wall six (6) feet in height, architecturally finished and painted on all sides; or a solid wooden or vinyl fence six (6) feet in height (finished side out). However, where Light Industrial Uses abut Single Family Uses, a masonry wall at least six (6) feet in height is required.
6. *Tree planting: A* row of evergreen canopy trees which are not less than twelve (12) feet high at the time of planting, a minimum of two and a half inch (2 ½") caliper and are not spaced more than twenty (20) feet apart, is required.

c. Screening and Buffer Requirements for Service Areas and other Similar Non-Public Uses.

1. Where certain incompatible uses and activities as described below are not within an enclosed building and are directly adjacent to or abutting any area accessible or open for public use, public roadway or areas that are within view of the public, screening and buffer shall be required as defined below. These incompatible uses and activities shall include but not be limited to the following: work areas; elevated loading docks; open bays; garbage dumpsters and compactors; heating, ventilation and air conditioning equipment; ductwork and air compressors and other fixed machinery; neighborhood public service facilities; utility meters; above ground tanks; trash receptacles; satellite dishes (except as provided by Florida law); open shops; equipment storage and other similar objectionable uses.

2. Screening and buffer requirements for the above described uses shall utilize either plant material or structural elements such as walls. One or more of these elements shall be constructed depending on specific site conditions such as space limitations and the amount of screening required to buffer the use or activity. The visual screen shall be contiguous except for driveways walks and other access ways, including service gates. The visual screen may be wood or vinyl or masonry wall or landscaping or a combination thereof, so long as the screening shall provide a minimum of 85% opacity. Plants shall be evergreen, a minimum of six (6) feet tall and spaced so that 60% opacity is achieved at the time of installation. Within two years of installation, the plants shall achieve a minimum 85% opacity. Earth mounds may be used provided ample space exists to permit slopes not to exceed 2:1. If plant material is utilized for screening, a minimum three (3) foot wide planting strip (six (6) feet, if along a perimeter property line) with irrigation is required. All elements in the buffer area shall be maintained in good condition as well as maintenance of the 85% opacity requirement. Unhealthy or dead plants and any damaged wall or fencing shall be replaced to maintain an attractive appearance as well as the required opacity for the entire length of the required screen.

   Whenever the above described incompatible use and activity areas are directly adjacent to each other, no buffer or screening is required. For example, air condition equipment serving an office building does not have to be screened from dumpsters that may serve an adjacent commercial building provided the entire area is properly screened from other adjacent areas pursuant to this section.

d. Buffers and Screening for Multi-family
In addition to the requirements listed in above section C-2, the following screening and buffer is required in cases where multi-family or attached residential land use abuts the rear of any non-residential office or commercial use or public service facilities.

1. A row of evergreen Canopy Trees which are not less than twelve (12) feet high at the time of planting, a minimum of two and a half inch (2 ½") caliper, and spaced not more than twenty (20) feet apart; and one or more of the following:

- Evergreen plants, at the time of planting, shall be six (6) feet in height and provide an overall screening opacity of sixty percent (60%) at installation and 85% opacity after two years; or
- A masonry wall six (6) feet in height located within the required buffer; architecturally finished on all sides, and if a block wall, shall be painted on all sides; or
- A solid wooden or vinyl fence six (6) feet in height (finished side out); or
- A berm not steeper than two to one (2:1) to achieve a minimum height of six (6) feet.

2. The above screening shall be placed in a minimum landscape buffer strip of ten 10 feet. Grass, mulch, additional shrubs or other ground cover shall be installed in the landscape strip.

e. Screening and Buffer Requirements for Land Uses adjacent to Light Industrial Uses. The following screening and buffers are required where Light Industrial Uses as described in Table 4.1 of the Nocatee PUD (Section 6.0) are adjacent to any non-industrial land use except wetlands or greenways.

1. A row of evergreen Canopy Trees which are not less than twelve (12) feet high at the time of planting, a minimum of two and a half inch (2 ½") inch caliper, and are spaced not more than twenty (20) feet apart. The Trees are to be planted within ten (10) feet of the property line; and
2. A masonry wall, architecturally finished on all sides, located within the required buffer; such wall shall be a minimum height of six (6) feet and, if a block wall, shall be painted on all sides; or a six (6) foot high solid vinyl fence; and
3. Lawn, low growing evergreen plants, evergreen ground cover, or rock mulch covering the balance of the buffer.

The buffers are required along all sides and rear yards with an overall buffer width of fifteen (15) feet.

f. The St. Johns County administrator and/or his appropriate designee may approve any waiver or variance to allow deviations from any other portion of 6.06.04 of the Land Development Code based on specific design criteria shown on each incremental Master Development Plan. **(Modified by Ordinance 2009-18, SMADJ 2011-05)**

6.4.5 Overhanging Structures.

The use of balconies, awnings, arcades, roof overhangs, signs, colonnades and other similar design elements which may overhang walks and right-of-ways are permitted in Town Center districts, Village Centers, and Traditional Neighborhood Residential districts subject to the criteria in section 5.4 of this PUD.

6.4.6 South Village Special Performance Standards.

a. Building Standards. Multi-family buildings and non-residential buildings are subject to the following standards:

1. Parking areas for buildings shall be encouraged to be at the rear or side of buildings. Parking in front of buildings is not preferred except for on-street parking or in the case of interior areas within apartment complexes, campus type projects and buildings within shopping centers of over 40,000 square feet (gross). On-street parking is limited to parallel or 45 degree parking spaces.
2. The front façade of a structure shall face a street, except for those described exceptions. Additional interior buildings are not required to face a street.
3. Common wall lot lines may be used for apartment buildings, townhomes, rowhouses, condominiums and commercial buildings.
4. ADA compliance is required for all pedestrian and building accesses.

b. Pedestrian Orientation Standards. All buildings shall be linked to sidewalks which connect to parking areas and adjacent streets. Private buildings such as offices and multi-family sites shall be connected via sidewalks to any adjacent facilities open to the public such as shopping areas, parks, civic facilities, etc.

c. Street Pattern. The street pattern shall be in the form of a grid or as designed to follow the Deep Creek Greenway, except for those areas in the South Village adjacent to wetlands or greenways and areas designated for campus style office and school development. Campus style development must provide pedestrian links pursuant to the above Section 6.4.7 (b).

d. Supporting Retail. Restaurants and similar uses shall be allowed in association with larger buildings.

e. Upper Level Residential. Residential housing such as apartments and condominiums are permitted above ground level retail, office and other similar non-residential uses. **(Modified by Ordinance 2006-115)**

6.4.7 Intracoastal Frontage Special Performance Standards.

a. Building Standards. Single-family dwelling units within the Intracoastal Frontage area, as depicted on the PUD Concept Map are subject to the following standards:

1. All building standards for single-family homes within the Intracoastal Frontage area of Nocatee will adhere to the design standards of a Village Residential District, with the exception of the building heights and density.
2. All buildings will be no more than 35 feet in height.
3. The total number of units within the Intracoastal Frontage area will be limited to 104 single-family detached units.

b. Buffering. A natural vegetative upland buffer having a minimum average width of fifty (50) feet shall be required and maintained between developed areas and jurisdictional wetlands bordering the Intracoastal Waterway as described in Section 7.4.1 (e) of this PUD. In addition to the upland buffering of wetlands, an additional buffer having a minimum average width of fifty (50) foot is required along the

southern boundary of the Intracoastal Frontage area that borders the Clatter Bridge Creek Subdivision. An upland buffer area required under Section 7.4.1(e) may also be used to satisfy the Clatter Bridge Creek Subdivision buffer.

c. Trimming. Vegetation within the upland buffers adjacent to the Intracoastal Waterway will adhere to Section 7.4.6 of this PUD. **(Modified by Ordinance 2009-18)**

7.0 ENVIRONMENTAL QUALITY STANDARDS

7.1 Introduction.

7.2 Nocatee Greenway.

7.2.1 General Description. The Nocatee Greenway is an interconnected network of upland and wetland corridors running throughout the Nocatee community. The greenways dominate the Nocatee land plan and define the extent and location of future villages. As an integral part of the Nocatee community, greenways will be created as adjacent development occurs. The Nocatee Greenway preserves important wildlife habitat corridors and offers unique opportunities for activities such as hiking, bicycling, canoeing, equestrian activities, bird watching, and environmental education. In the context of land use, the Nocatee greenways serve as edges and greenbelts that define developed villages and emphasize their identity, as well as providing for non-vehicular travel corridors. Most Nocatee residents can walk, bicycle, or in some cases drive an electric cart between the Town Center and villages within Nocatee using a part of the Greenway, often via a more direct route than roadway travel. While the Greenway provides an extensive passive and active recreation system, most of the Greenway is designated for conservation, with no recreational access.

These greenways will also help to connect valuable regional environmental corridors and areas ranging from the Atlantic Ocean to the St. Johns River. The Nocatee Greenway forms integrated corridors connecting ecologically sensitive lands and landscape features including the Guana/Tolomato River Basin and Durbin Creek. The Greenway provides significant protection from habitat fragmentation, protects regionally significant natural communities, and creates a unique wildlife corridor.

7.2.2 Greenway Map and Area Summary.

The Greenway Master Plan shows the configuration of the Greenway, which is divided into ten (10) individual greenway segments. Five (5) major north-south and five (5) east-west greenways within both St. Johns and Duval Counties contain 5,091 acres of land including 19 percent of uplands. Within St. Johns County, the Greenway shall be not less than 4,300acres of which approximately 856 acres are uplands (20%). The following table summarizes the Nocatee Greenway within St. Johns County.

Table 7-1: St. Johns County Greenways

	Total Acres		
Greenway	**Upland**	**Wetland**	**Total**
20 Mile Greenway	84	981	1065
Snowden Greenway	165	1267	1432
Pine Island Greenbelt	120	567	687
Deep Creek Greenway	116	115	231
Center Pass Greenway	91	140	231
Oak Hammock Pass	156	61	217
Town Center West	38	33	71
Town Center Greenway	33	136	169
Durbin Creek Greenway	16	46	62
Northside Greenbelt	37	98	135
Total	**856**	**3444**	**4300**

The precise boundaries and area of each Greenway may be adjusted at the time each conservation easement is conveyed to the District, provided that (i) the total acreage of the Nocatee Greenway (in St. Johns and the City of Jacksonville) shall be not less than 5,091 acres and include at least 979 acres of uplands at buildout; (ii) no boundary adjustments may be made to decrease the 100-foot buffers adjacent to the mean high water line of Deep Creek, Durbin Creek, and Sweetwater Creek, as described in Section 7.4.1 (d); and (iii) a 1500-foot radius protective buffer zone shall be maintained around the bald eagle nest existing in Oak Hammock Pass Greenway. Any activities within the protection zone will be submitted to the U.S. Fish and Wildlife Service (USFWS) and/or Florida Fish and Wildlife Conservation Commission (FFWCC), whichever agency has the coordination lead at the time. The 1500-foot protection zone will not be altered without approval by USFWS and/or FFWCC. The only activities that are currently contemplated in this area are habitat management and passive recreational use such as trails. Any activity within this area will be subject to approval of FFWCC or USFWS. Additionally, any proposed activities within the Bald Eagle nest protection zone shall also be approved by St. Johns County. **(Modified by Ordinance 2006-115, Ordinance 2009-18)**

7.2.3 Greenway Management Plan.

a. The Greenway shall be subject to a Greenway Management Plan to be approved by the St. Johns River Water Management District. The plan will be provided to the St. Johns County Planning Division for review and comment during the ERP permit application process.

The Greenway Management Plan will identify specific passive recreational uses and provide for restoration and maintenance of upland and wetland forests. The plan will include ecologically-based management and sustainable forestry techniques that ensure long-term natural habitat protection and preservation. The greenway will be subjected to conservation-related deed restrictions and/or easements in favor of the St. Johns River Water Management District as part of the mitigation plan for the project.

b. Allowable Uses and Specific Improvements.

The general uses within the Greenway are outlined in Section 4.0 of this PUD. Specific improvements may include the improvements and activities listed below; however, none of the activities may take place within the minimum width of the upland buffers as described in section 7.4.1, as required by the St. Johns County Land Development Code unless specifically approved by St. Johns County. Crossings for utilities and access are permitted within the upland buffers.

- Paved and Unpaved Trails and Paths
- Boardwalks
- Equestrian Trails
- Trail Heads With and Without Parking
- Covered Shelters and Pavilions
- Picnic Areas
- Environmental Interpretative Facilities
- Trail Furniture

- Improvements related to wetland enhancement and restoration; wildlife management; ecologically based silviculture including selective harvesting; manipulation of bedding rows, fire management and supplemental plantings; upland habitat management; and exotic species control.
- Improvements related to utility and road crossings and drainage improvements which will benefit and restore adjacent wetlands.

Specific approval of improvements related to the above passive recreational facilities shall be approved as part of construction plan review by St. Johns County.

7.2.4 Ownership and Maintenance of the Greenway

The Nocatee Greenway will be owned and maintained by one or more of the following entities: the Developer, a Community Development District (CDD), homeowners/property owners' associations, or a separate Greenway Association. The responsible entity or entities will be authorized to obtain the professional services of ecologists, biologists, foresters, landscape architects, and other similar professional assistance in order to implement the Greenway Management Plan including the necessary maintenance and monitoring of conservation areas and recreational facilities. Conservation areas will be placed under a conservation easement with St. Johns River Water Management District. A specific Nocatee Wetland Impact and Mitigation Program and Specific Land Management Plan will be developed as part of the permit to be issued by the St. Johns River Water Management District. This program will be implemented by one or a combination of the ownership and maintenance entities. Specific covenants will provide for conveyance of title to the common property to, and ownership by, the applicable entity that is duly constituted and legally responsible. The covenants shall appropriately limit use of greenways, assign responsibility for the management and maintenance of the Greenway, and assess property owners for the cost of maintenance.

7.3 Wetlands.

There are approximately 5,262 acres of wetlands within Nocatee St. Johns County. This is an approximate number and likely will change based on final surveys, permitting and approval by the St. Johns River Water Management District and US Army Corps of Engineers. Approximately 3,444 acres of wetland will be preserved within the greenways along with approximately 1,411 acres of preserved wetlands outside of the Greenway. (Total preserved wetlands of 4,855 acres). Up to 562 acres of wetland impacts may occur within the Nocatee DRI (which includes both St. Johns County and Duval County). Wetland impacts associated with the required construction of off-site and on-site Regional Transportation Mitigation Plan improvements shall not be counted in the 562-acre wetland impact limitation. The number of wetland impacts within St. Johns County is approximately 407 acres. The amount will vary based on final design, final surveys and permitting.

The location and amount of wetland impacts will be shown on the Master Development Plans for each village. **(Modified by Ordinance 2009-18)**

7.4 Upland Buffers.

The approved Nocatee Development Order includes specific provisions regarding upland buffers and vested rights (Section 17 – Wetlands). The Specific Standards are provided below in Section 7.4.1.

The Nocatee Greenway consists of both uplands and wetlands. The upland buffers, the Nocatee Greenway and other environmental commitments provide a reasonable assurance that the project complies with St. Johns County's objectives to protect wetlands and upland buffers and their associated ecological functions and values including protection of water quality, protection against turbidity and provision of adequate upland habitat for wetland dependent wildlife. The Nocatee upland buffer program, includes both extensive upland buffers around all wetlands and is a regional approach to create integrated corridors connecting ecologically sensitive lands and viable wildlife corridors. Accordingly, the provisions for buffers as contained within the Nocatee DRI and to be implemented as part of this PUD are protected by the principles of equitable estoppel and vested rights and these provisions shall control the buffer requirements to be implemented as part of the Development Order and PUD notwithstanding alternative provisions for upland buffers adopted in the future as part of the amendments to the County Land Development Code. All upland buffers will be part of a conservation easement to the SJRWMD. Additionally, the following language will be included as part of the recorded conservation easement: Activities within uplands in this easement, including vegetation trimming or clearing, trail placement, trail access, and wildfire control-related activities, may be subject to regulations imposed by St. Johns County, including those imposed through zoning restrictions such as a Planned Unit Development zoning for this property. Owners are encouraged to contact the Environmental Planning Office of St. Johns County prior to undertaking any activities which may affect or disturb vegetation within these upland areas to determine the applicable regulations on these upland areas.

7.4.1 Specific Upland Buffers.

In addition to the overall interconnecting network of upland and wetland corridors, specific upland buffers have been identified along all preserved wetlands within the Nocatee St. Johns County. No uses will be allowed within the required upland buffers and all upland buffers shall be maintained in their natural vegetative condition except that buffer vegetation may be trimmed, where necessary, pursuant to plans, instructions and supervision by a person qualified in forestry, arboriculture or wetland restoration, to control or eliminate exotic vegetation and to maintain trail and utility infrastructure and access. Notwithstanding any provisions in this section to the contrary, trimming in the upland buffer adjacent to the Intracoastal Waterway (within the HyDry Parcel) shall be governed by the provisions of Section 7.4.6 below. Any other trimming of upland buffer vegetation shall require the approval of St. Johns County.

a. Preserved Isolated Wetlands.

A minimum of 15 feet of upland buffer measured from the St. Johns River Water Management District Wetland Jurisdictional Line with an average of 25 feet.

b. Contiguous Wetlands.

A minimum upland buffer of 25 feet measured from the St. Johns River Water Management District Wetland Jurisdictional Line, except as noted for those wetlands which require a minimum 100 foot buffer, noted below.

c. Isolated and Contiguous Wetlands Associated With Golf Courses.

Minimum upland buffer of 25 feet measured from the St. Johns River Water Management District Wetland Jurisdictional Line.

d. Deep Creek, Smith Creek, Durbin Creek, and Sweetwater Creek.

Minimum 100 foot upland buffer is required as measured from the St. Johns River Water Management District Wetland Jurisdictional Line where the wetlands are adjacent to the mean high water lines of these creeks as generally shown on Exhibit 6 of this PUD. No development will be allowed within this 100 foot buffer except for utility crossings and one wildlife overpass at Durbin Creek. Detail maps depicting these buffers are included as Exhibit 6 of this PUD.

e. Intracoastal Waterway Buffering

A natural vegetative upland buffer having a minimum average width of fifty (50) feet, shall be required and maintained between developed areas and the jurisdictional wetland bordering the Intracoastal Waterway (ICW). This requirement shall also apply to the portions of tributaries, streams, or other water bodies connected to the ICW. Such portions of these tributaries, streams, or other water bodies shall be established by the mean high water line of the applicable tributary, stream or other water body and such mean high water line shall be depicted on all Site Plans, Development Plans, and other documents submitted to the County for development permits. The fifty (50) foot upland buffer shall be measured from the jurisdictional wetland line as established by the St. Johns River Water Management District. It is the objective of this requirement that a minimum fifty (50) foot upland buffer be established in all areas except for those circumstances where an averaging of the buffer width, because of an unavoidable buffer reduction, achieves a greater overall upland buffer width. In no instance shall the upland buffer be less than twenty-five (25) feet, except for those areas adjacent to unavoidable wetland impacts. In all cases, the applicable buffer shall be depicted on all Site Plans, Development Plans and other documents submitted to authorize the review for Development. Upland buffers shall be maintained in their natural vegetated condition except as provided for in Section 7.4.6.

Single family and/or shared community docks will be allowed for lots along the ICW. All docks will be consistent with regulations of the St. Johns River Water Management District, the Department of Environmental Protection, and the U.S. Army Corps of Engineer. The locations of docks will be depicted on Incremental Master Development Plans. **(Modified by Ordinance 2009-18)**

7.4.2 Crossings of Upland Buffers

Crossings of upland buffers are permitted for roadways, utility crossings, trail and pathways and drainage outfalls. The minimum amount of upland buffer vegetation may be trimmed where necessary to maintain the areas of upland buffer crossings.

7.4.3 25-Foot Building Setbacks From an Upland Buffer (Contiguous wetlands)

Setbacks shall be required from areas to be preserved as upland buffers. Setbacks shall be a minimum of twenty-five (25) feet for these areas. Narrower setbacks may be allowed to preserve trees subject to County approval. These setbacks shall be in accordance with LDC Section 4.01.06. except as provided in section 7.4.5. below. **(Modified by Ordinance 2006-115, Ordinance 2007-32)**

7.4.4 Upland Buffers Not Required in Certain Areas.

Notwithstanding anything above to the contrary, no upland buffer is required between jurisdictional wetlands and the following: (i) road crossings; (ii) public infrastructure and utility crossings or rights-of-way that are related to transmission or conveyance of a service; (iii) a wetland impact as permitted by state and/or federal regulating agencies; (iv) berms associated with stormwater ponds placed adjacent to jurisdictional wetlands provided that the portion of such berms that faces a wetland shall be planted exclusively with plants native to the original ecological community; and (v) necessity similar to the circumstances in (i)-(iv) above, as determined by Staff, where the requirement for an upland buffer would eliminate all reasonable uses of the property, pursuant to County Review and approval. **(Modified by Ordinance 2007-32)**

7.4.5 Upland Buffer Requirements Reduced for "Dot Lots".

The required building setback on "dot lots" may be reduced to a minimum of 10 feet from the Upland Buffer provided that the parcels or areas for which a reduced building setback is requested are shown on the applicable MDP map, and must be reviewed and approved by staff as part of the incremental MDP. Dot lots are lots where unusual or irregular wetland line geometry causes irregularity in buildable area within a lot and will allow the developer to reduce wetland impacts by configuring the lot differently from the other lots in the development.

The dot lots for the Initial Increment are shown on the Initial Increment MDP. For future phases, the number and location of any "dot lots" will be shown on incremental MDPs. Any relocation of "dot lots" due to site plan revisions must be reviewed and approved by County Staff before moving forward. Further, the number and location of additional "dot lots" must also be reviewed and approved by County Staff before moving forward. In accordance with LDC Section 4.01.06(B)(2), accessory uses allowable under Section 2.02.04 shall be permitted within the building setback; stormwater ponds, recreational trails, pools, pool enclosures and buildings without permanent foundations and other similar uses are allowed within the setback. **(Modified by Ordinance 2007-32)**

7.4.6 Requirements for Trimming of Vegetation Within Upland Buffers Adjacent to the Intracoastal Waterway within the HyDry Parcel:

In upland buffers adjacent to the Intracoastal Waterway, limited trimming to create vistas shall be allowed consistent with the buffer management guidelines established below. The vegetation in such upland buffers may be trimmed as follows

(a) trimming shall be performed by hand only;

(b) the maximum trim area shall be limited to 60 percent of the lot width;

(c) the maximum trim area shall also be limited to the vertical zone no more than 25 feet in height as measured from existing grade;

(d) trimming is limited to tree limbs having a limb diameter of four inches (4") or less; understory trees (excluding cedar) of 4 inch caliper or less may be removed;

(e) the existing ground cover and cedar trees will not be disturbed; shrubbery may be trimmed down to a height of 2 feet;

(f) any dead or diseased trees and limbs verified by a certified arborist may be removed regardless of size;

(g) non-native vegetation and invasive vegetation may be removed in its entirety, regardless of size.

The trimming requirements described above shall be incorporated into the recorded covenants, conditions and restrictions applicable to owners of lots adjacent to the Intracoastal Waterway and its associated upland buffers. **(Modified by Ordinance 2009-18)**

7.5 Silviculture.

Much of the project site has been and will continue to be used for silvicultural purposes. Silvicultural harvesting may occur throughout Nocatee until the immediate time for development as long as it involves non-protected trees as defined by the Land Development Code and provided that the applicable 15-foot, 25-foot or 100-foot upland buffers around the jurisdiction line that defines the Greenway or wetland or conservation area will not be cut or will be managed as part of the adjacent Greenway. All silvicultural activities shall comply with the requirements of Policies E.2.2.2 and E.2.2.3 of the 2015 Comprehensive Plan (May 2000), where applicable. All silvicultural activities shall comply with State of Florida Division of Forestry Best Management Practices.

A waiver to section 4.01.05 (B)(6) of the Land Development Code is included in Appendix C. This waiver states that silvicultural harvesting may occur up to the immediate time for development subject to conditions in the PUD with no requirement to maintain the minimum required tree inches per acre for land in which SJC approvals will be requested within the four (4) year period after land clearing. The site will be required to meet the minimum required tree inches per acre after completion of construction per the Land Development Code. **(Modified by Ordinance 2006-115, Resolution 2012-02)**

7.6 Significant Natural Community Habitat.

St. Johns County Land Development Code requires that a minimum 10% of the significant natural community's habitat be preserved within the PUD. These habitats include Longleaf Pine, Xeric Oak and Sand Pine plant associations. Approximately 180 acres of this habitat exist within the Nocatee St. Johns County PUD and a minimum 59.9 acres have been set aside for preservation. This represents approximately 33.3% of the total existing significant natural community habitat within the property. As shown on the PUD Conceptual Plan and Greenway Plan, these sites fall within the Nocatee Greenway and will be part of the Greenway Management Plan. Acreages are summarized in the following table. Additionally, mitigation for impacts to gopher tortoises and their commensals may occur off-site by issuance of an incidental taking permit or by purchase of habitat at an off-site location within the jurisdictional boundaries of the Northeast Florida Regional Planning Council.

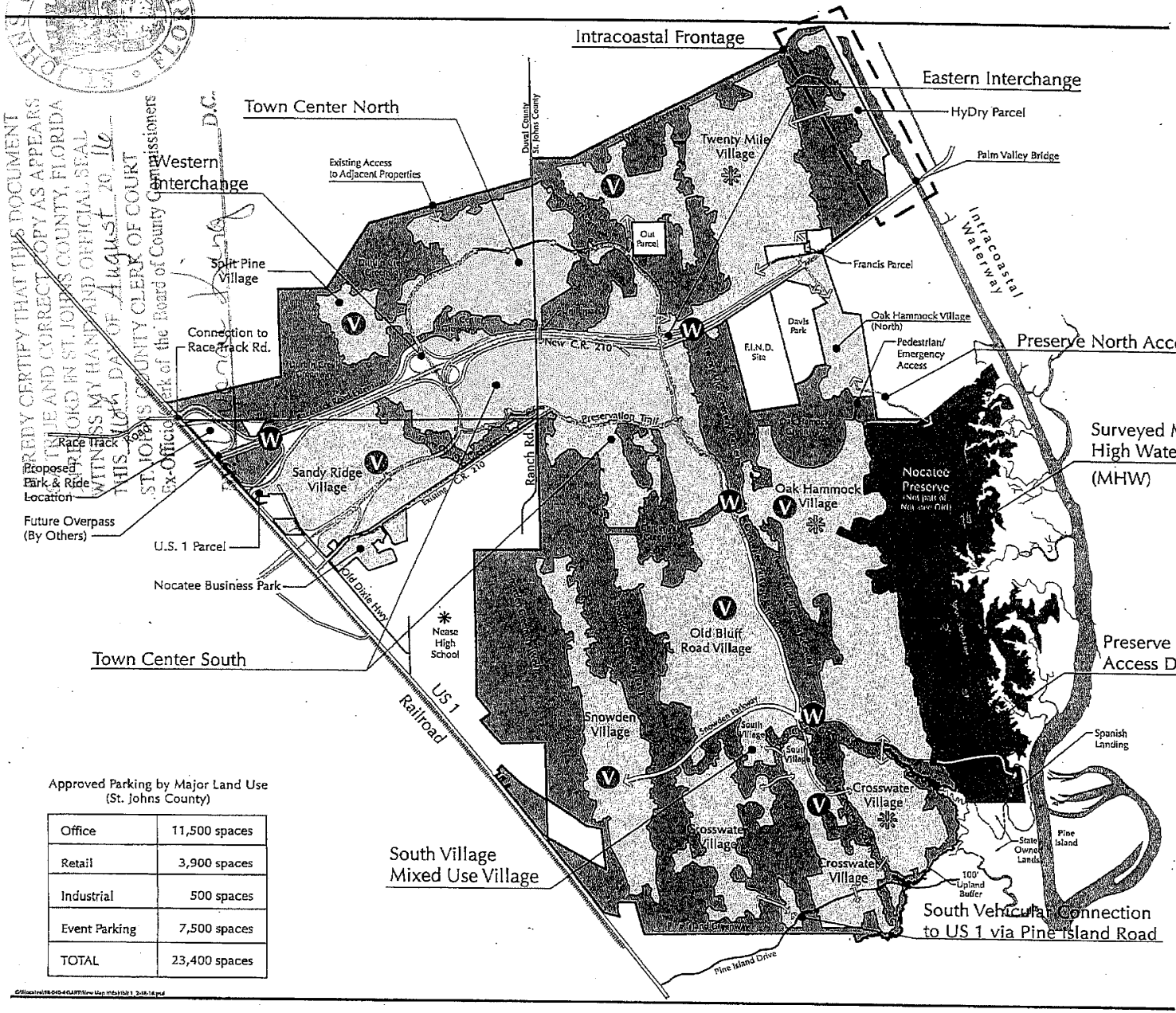
Appendix I of this PUD includes a map from the Application for Development Approval depicting the extent of significant natural community habitat. Exhibit 2 (Preliminary Greenway Master Plan) of this PUD depicts the location of the preserved significant natural community habitat.

Table 7-6: Significant Natural Community Habitats

FLUCFCS	Description	Existing On-Site	LDR Requirement	Preserved Habitat	% Preserved
412	Longleaf Pine Xeric Oak	75 ac.	7.5 ac. (10%)	33.8 ac.	45.0%
413	Sand Pine	17 ac.	1.7 ac (10%)	17.0 ac.	100.0%
421	Xeric Oak	88 ac.	8.8 ac (10%)	9.1 ac.	10.3%
TOTAL		**180 ac.**	**18 ac (10%)**	**59.9 ac.**	**33 %**

7.7 **Wildlife Crossings and Underpasses.** Four roadway wildlife underpasses are proposed within the project site, as generally shown on the PUD Conceptual Plan. The two wildlife underpasses under new CR Road 210 Parkway Bridge over Durbin Creek and at the east interchange of new CR 210 in the Town Center Village will be integrated into the roadway design with openings having a width of ten feet and/or a vertical clearance of at least six feet, and be located landward of the jurisdictional wetland line. The remaining two underpasses will consist of a prefabricated and arched concrete structure or a similar structure with an opening of at least ten feet in width and a vertical clearance of at least six feet, and will include a contiguous dry portion of at least 25% of the total underpass width which is above the base flow of the drainage system to provide opportunity for movement of wildlife through the underpass. Additionally, all major wetland and/or Greenway crossings bisecting an area with a width of 100 feet or greater will have speeds posted not to exceed 35 miles per hour and will have signs identifying the area as a wildlife crossing. There shall be no more than four (4) crossings of the Twenty Mile (Northeast) Greenway which bisects Twenty Mile Village, each of which shall be designed and constructed as a wildlife crossing in accordance with the requirements set forth in section 16(c) of the Development Order. Wildlife crossings are not required to include a wildlife underpass.

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS RECORDED IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 16th DAY OF August 20 16
ST. JOHNS COUNTY CLERK OF COURT
Ex-Officio Clerk of the Board of County Commissioners



Approved Parking by Major Land Use
(St. Johns County)

Office	11,500 spaces
Retail	3,900 spaces
Industrial	500 spaces
Event Parking	7,500 spaces
TOTAL	23,400 spaces

TOWN OF NOCATEE

St. Johns County MASTER PLAN

Exhibit 1

February 2016

LEGEND

- Golf Courses Permitted (3 Villages)
- Greenways
- Nocatee Preserve (Not part of Nocatee DRI)
- Village Developments
- Town Center
- V — Village Center
- W — Major Wildlife Underpasses

Notes:

1. The precise boundaries of the Greenway may be adjusted at the time conservation easements are conveyed to the St. Johns River Water Management District (SJRWMD.)
2. County Road 210 alignment and other roadway geometry are subject to regulatory approval, engineering design and evaluation, permitting, and site plan refinement. Location and number of access points may vary.
3. Village Center locations are conceptual and subject to change, and will be identified on the PUD Village Master Development Plan.
4. Interchange design shall be consistent with Development Order Exhibit 14.

0' 1000' 2000' 4000'
Scale in Feet

North

England-Thims & Miller, Inc.
VISION • EXPERIENCE • RESULTS

Note: This land plan and/or rendering is conceptual and is subject to review, change and approval by several governmental agencies to meet environmental, technical and other standards. This plan was completed based on limited information, therefore all acreage figures are unaudited and are subject to change.

THE ST. AUGUSTINE RECORD

ENGLAND THIMS & MILLER INC
14775 OLD SAINT AUGUSTINE RD
JACKSONVILLE FL 32258

Ref.#: 16662679D
P.O.#: HG 4-7,5-17

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **NICOLE CORRIVEAU** who on oath says that he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida: that the attached copy of advertisement being a **NOTICE OF HEARING** In the matter of **MAJMOD 2015-18 - NOCATEE PUD** was published in said newspaper on **03/23/2016**

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

Sworn to and subscribed before me this _____ day of MAR 23 2016

by Nicole Corriveau who is personally known to me or who has produced as identification

ERIC DAMIEN MCBRIDE
MY COMMISSION # FF925198
EXPIRES October 07, 2019
FloridaNotaryService.com

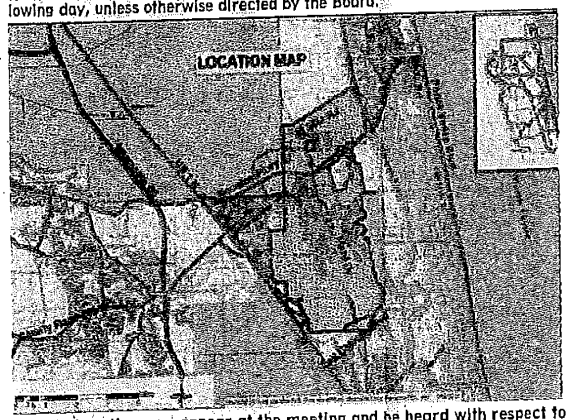
(Signature of Notary Public) (Seal)

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on Thursday, 4/7/2016 at 1:30 p.m. and the St. Johns County Board of County Commissioners on Tuesday, 5/17/2016 at 9:00 a.m., will each hold public hearings in the County Auditorium, located in the County Administration Building at 500 San Sebastian View, St. Augustine, Florida 32084 to consider a Request a Major Modification to the Nocatee PUD to allow for connections to lands to the south, clarify paving limits and standards for Pine Island Rd, revising mix of use requirements in the Village and Town Centers, revising Table 6-1 concerning development standards in Village Residential, and eliminating the Town Center Mixed use Core district.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE NOCATEE PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NO. 2002-46, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is Nocatee DRI. See attached map (Exhibit A). This file and the proposed ordinance are maintained in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.



Interested parties may appear at the meeting and be heard with respect to the proposed ordinance.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

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

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
DICK WILLIAMS, CHAIR

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JEB S. SMITH, CHAIR

FILE NUMBER: MAJMOD-2015000018, Nocatee PUD
16662679D Mar 23, 2016

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

May 25, 2016

Honorable Hunter S. Conrad
Clerk of Court
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2016-24, which was filed in this office on May 25, 2016.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

FILED May 25, 2016
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK

Amended 6/25/24

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2024-344-E

AN ORDINANCE REZONING APPROXIMATELY 11,047.38± ACRES LOCATED IN COUNCIL DISTRICT 11 AT 0 COCONUT PALM PARKWAY, 0 J. TURNER BUTLER BOULEVARD, 0 KIWI PALM COURT, 4950 20 MILE ROAD NORTH, 0 PHILIPS HIGHWAY, 14931 PHILIPS HIGHWAY, 0 ROSEWATER LANE, 0 SAN PABLO ROAD AND 6586 SAN PABLO ROAD SOUTH, BETWEEN INTERSTATE-295 AND THE DUVAL COUNTY/ST. JOHNS COUNTY LINE (R.E. NOS. 167752-0200, 167755-0020, 167763-0020, 167764-0010, 167764-1100, 167769-0015, 167774-0000, 167775-0010, 167778-0320, 167876-0020, 167877-0000, 167886-0000, 167887-0000, 168158-0000, 168159-0000, 168160-0000 AND 168177-0120), AS DESCRIBED HEREIN, OWNED BY BJD TIMBERLANDS, LLC AND ESTUARY, LLC, FROM AGRICULTURE (AGR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO PERMIT COMMERCIAL, OFFICE, INSTITUTIONAL, SINGLE AND MULTI-FAMILY RESIDENTIAL NEIGHBORHOODS WITH ACTIVE AND PASSIVE RECREATION, AS DESCRIBED IN THE ESTUARY LLC PUD, PURSUANT TO FUTURE LAND USE MAP SERIES (FLUMS) LARGE-SCALE AMENDMENT APPLICATION NUMBER L-5861-23A AND THE ESTUARY CONCEPTUAL MASTER PLAN APPROVED BY ORDINANCE 2024-343-E; PUD SUBJECT TO CONDITIONS; PROVIDING A DISCLAIMER THAT THE REZONING GRANTED HEREIN

SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Jacksonville adopted a Large-Scale Amendment to the *2045 Comprehensive Plan* for the purpose of revising portions of the Future Land Use Map series (FLUMs) in order to ensure the accuracy and internal consistency of the plan, pursuant to the companion land use application L-5861-23A; and

WHEREAS, in order to ensure consistency of zoning district with the *2045 Comprehensive Plan* and the adopted companion Large-Scale Amendment L-5861-23A, an application to rezone and reclassify from Agriculture (AGR) District to Planned Unit Development (PUD) District was filed by Paul M. Harden, Esq., on behalf of BJD Timberlands, LLC and Estuary, LLC, owners of approximately 11,047.38± acres of certain real property in Council District 11, as more particularly described in Section 1 below; and

WHEREAS, the Planning and Development Department, in order to ensure consistency of this zoning district with the *2045 Comprehensive Plan*, has considered the rezoning and has rendered an advisory opinion; and

WHEREAS, the Planning Commission has considered the application and has rendered an advisory opinion; and

WHEREAS, the Land Use and Zoning (LUZ) Committee, after due notice, held a public hearing and made its recommendation to the Council; and

WHEREAS, the City Council, after due notice, held a public hearing, and taking into consideration the above recommendations as well as all oral and written comments received during the public hearings, the Council finds that such rezoning is consistent with the *2045 Comprehensive Plan* adopted under the comprehensive planning

ordinance for future development of the City of Jacksonville; and

WHEREAS, based on the staff report of the Planning and Development Department and other competent and substantial evidence received at the public hearings, the Council finds that the proposed PUD does not affect adversely the orderly development of the City as embodied in the *Zoning Code*; will not affect adversely the health and safety of residents in the area; will not be detrimental to the natural environment or to the use or development of the adjacent properties in the general neighborhood; and the proposed PUD will accomplish the objectives and meet the standards of Section 656.340 (Planned Unit Development) of the *Zoning Code* of the City of Jacksonville; now therefore

BE IT ORDAINED by the Council of the City of Jacksonville:

Section 1. Subject Property Location and Description. The approximately 11,047.38± acres are located in Council District 11 at 0 Coconut Palm Parkway, 0 J. Turner Butler Boulevard, 0 Kiwi Palm Court, 4950 20 Mile Road North, 0 Philips Highway, 14931 Philips Highway, 0 Rosewater Lane, 0 San Pablo Road and 6586 San Pablo Road South, Between Interstate-295 and the Duval County/St. Johns County Line (R.E. NOS. 167752-0200, 167755-0020, 167763-0020, 167764-0010, 167764-1100, 167769-0015, 167774-0000, 167775-0010, 167778-0320, 167876-0020, 167877-0000, 167886-0000, 167887-0000, 168158-0000, 168159-0000, 168160-0000 and 168177-0120), as more particularly described in **Exhibit 1**, dated April 12, 2024, and graphically depicted in **Exhibit 2**, both of which are **attached hereto** and incorporated herein by this reference (the "Subject Property").

Section 2. Owner and Applicant Description. The Subject Property is owned by BJD Timberlands, LLC and Estuary. The applicant is Paul M. Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida 32207; (904) 396-5731.

Section 3. Property Rezoned. The Subject Property,

pursuant to adopted companion Large-Scale Amendment L-5533-21A and the Estuary Conceptual Master Plan adopted by 2024-343-E, is hereby rezoned and reclassified from Agriculture (AGR) District to Planned Unit Development (PUD) District. This new PUD district shall generally permit commercial, office, institutional, single and multi-family residential neighborhoods with active and passive recreation, and is described, shown and subject to the following documents, attached hereto:

Exhibit 1 - Legal Description dated April 12, 2024.

Exhibit 2 - Subject Property Map (prepared by P&DD).

Exhibit 3 - Written Description dated May 1, 2024.

Exhibit 4 - Site Plan dated April 24, 2024.

Section 4. Rezoning Approved Subject to Conditions. This rezoning is approved subject to the following conditions. Such conditions control over the Written Description and the Site Plan and may only be amended through a rezoning:

(1) A traffic study may be required for future developments within the PUD at Civil Site Plan Review. All traffic studies shall meet the requirements of the Land Development Procedures Manual Section 1.1.11 (January 2024).

(2) The cross section of any roadway proposed to be dedicated to the City of Jacksonville shall match the City standard cross sections found in the Land Development Procedures Manual, Volume 3 - Standard Details (January 2024), plates P-119 through P-127, unless otherwise approved by the Transportation Planning Division.

Section 5. Rezoning Approved Subject to Condition. This rezoning is approved subject to the following condition. Such condition controls over the Written Description and the Site Plan and may only be amended through a rezoning.

(1) Development of the Subject Property shall be consistent with and in compliance with the Estuary, LLC Conceptual Master Plan

approved in Ordinance 2024-343-E.

Section 6. Contingency. This rezoning shall not become effective until thirty-one (31) days after adoption of the companion Large-Scale Amendment unless challenged by the state land planning agency; and further provided that if the companion Large-Scale Amendment is challenged by the state land planning agency, this rezoning shall not become effective until the state land planning agency or the Administration Commission issues a final order determining the companion Large-Scale Amendment is in compliance with Chapter 163, *Florida Statutes*.

Section 7. Disclaimer. The rezoning granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use, and issuance of this rezoning is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this rezoning does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

Section 8. Effective Date. The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and the Council Secretary.

Form Approved:

Office of General Counsel

Legislation Prepared By: Kaysie Cox

GC-#1635120-v1-2024-344-E.docx

ORDINANCE 2024-344

April 12, 2024

Legal Description

A portion of Section 35, together with a portion of Section 47 of the Clarke Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of Section 57 of the Clarke or Cocifacio Grant, said Township and Range; thence North 89°34'50" East, along the Southerly line of said Section 57, a distance of 337.83 feet to its intersection with the Westerly line of Parcel N- 2 Offsite Greenway Conservation Easement Area 2, as described and recorded in Official Records Book 17745, page 1343, of the current Public Records of said county; thence South 01°40'06" East, departing said Southerly line, along said Westerly line and along the Northerly line of Conservation Easement Parcel "E", as described and recorded in said Official Records Book 17745, page 1343, a distance of 3588.48 feet; thence South 75°56'59" West, continuing along said Northerly line, 1618.49 feet to its intersection with the Easterly line of Section 48 of the Minchen Grant, said Township and Range; thence North 20°30'17" West, departing said Northerly line and along the Easterly lines of Sections 48, 34 and 27, said Township and Range, 4644.19 feet; thence North 68°05'38" East, continuing along said Easterly line of Section 27, a distance of 2902.93 feet to the Northwesterly corner of said Section 57; thence South 02°24'33" East, departing said Easterly line and along the Westerly line of said Section 57, a distance of 1456.87 feet to the Point of Beginning. Containing 256.85 acres, more or less.

And

A portion of Section 57 of the Cocifacio or Clarke Grant, and a portion of Section 55 of the Cocifacio Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of said Section 57; thence North 02°24'33" West, along the Westerly line of said Section 57, a distance of 1456.87 feet to the Southwesterly corner of Section 56 of the Cocifacio Grant, said Township and Range; thence North 68°05'38" East, along the Southerly line of said Section 56, a distance of 1401.75 feet to the Easterly most corner thereof, said corner lying on the Southerly line of Section 54 of the Clarke or Cocifacio Grant, said Township and Range; thence North 74°31'46" East, along said Southerly line, 1328.68 feet to the Northwesterly corner of Section 49 of the Charles & Clarke or Cocifacio Grant, said Township and Range; thence South 13°43'53" East, departing said Southerly line and along the Westerly line of said Section 49, a distance of 1153.03 feet; thence South 33°03'24" West, departing said Westerly line, along a line 200 feet Northwesterly of and parallel with the Northwesterly line of Parcel N-1 Offsite Greenway Conservation Easement Area 2, as described and recorded in Official Records Book 17745, page 1343, and along a line 200 feet Northwesterly of and parallel with the Northerly line of Cypress Trails at Nocatee Phase Two, as depicted on the plat thereof, recorded in Plat Book 67, page 149, both of the current Public Records of said county, a distance of 1104.94 feet; thence South 88°31'26" West, along a line 200 feet Northerly of and parallel with last said Northerly line and along a line 200 feet Northerly of and parallel with the Northerly line of Parcel N-2 Offsite Greenway Conservation Easement Area 2, as described and recorded in said Official Records Book 17745, page 1343, a distance of 1860.51 feet to a point lying on the Northerly prolongation of the Westerly line of said Parcel N-2 Offsite Greenway Conservation Easement Area 2; thence South 01°40'06" East, along said Northerly prolongation and along said Westerly line, 236.52 feet to its intersection with the Southerly line of said Section 57; thence South 89°34'50" West, departing said Westerly line and along said Southerly line, 337.83 feet to the Point of Beginning. Containing 103.17 acres, more or less.

And

A portion of Section 44 of the Clarke Grant, Township 4 South, Range 28 East, Duval County,

Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Section 54 of the Clarke or Cocifacio Grant, said Township and Range; thence South 02°49'11" East, along the Westerly line of said Section 54, a distance of 634.15 feet; thence North 89°39'19" West, departing said Westerly line, 2039.91 feet to a point lying on the Northerly line of said Section 44; thence North 72°49'04" East, along said Northerly line, 2102.51 feet to the Northeasterly corner thereof and the Point of Beginning. Containing 14.83 acres, more or less.

And

A portion of Section 24, together with portions of Section 44 of the Clarke or Cocifacio Grant, Section 45 of the Clarke or Cocifacio Grant, Section 49 of the Charles & Clarke or Cocifacio Grant, Section 51 of the Cocifacio Grant and Section 54 of the Clarke or Cocifacio Grant, all lying in Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of Section 25, said Township and Range; thence South 87°33'35" West, along the Northerly line of said Section 25, a distance of 2690.94 feet to the Northwesterly corner of Section 52 of the Clarke Grant, said Township and Range; thence South 01°19'09" East, along the Westerly line of said Section 52, a distance of 1251.78 feet; thence South 74°10'58" West, along a line 200 feet Northerly of and parallel with the Northerly line of Timberland Forest Drive, as recorded in Plat Book 70, page 29, and its Westerly prolongation, and along a line 200 feet Northerly of and parallel with the Northerly lines of Timberland Ridge at Nocatee, as recorded in Plat Book 70, page 64, Transfer Area 2, as described and recorded in Official Records Book 19875, page 1275, and N-10 Conservation Area 1, as described and recorded in Official Records Book 17745, page 1343, all of said current Public Records, a distance of 4143.59 feet; thence South 33°03'24" West, along a line 200 feet Northwesterly of and parallel with the Northwesterly line of Parcel N-2 Offsite Greenway Conservation Easement Area 1, as described and recorded in said Official Records Book 17745, page 1343, a distance of 2046.30 feet to a point lying on the Easterly line of Section 55 of the Clarke or Cocifacio Grant, said Township and Range; thence North 13°43'53" West, along said Easterly line, 1153.03 feet to the Northeasterly corner thereof; thence South 74°31'46" West, along the Northerly line of said Section 55 and along the Northerly line of Section 57 of the Clarke or Cocifacio Grant, said Township and Range, 1328.68 feet to the Easterly most corner of Section 56 of the Cocifacio Grant, said Township and Range; thence South 74°56'10" West, along the Northerly line of said Section 56 and along the Easterly line of Section 27, said Township and Range, 3384.01 feet; thence North 16°16'53" West, continuing along said Easterly line, 3684.61 feet; thence North 72°49'04" East, continuing along said Easterly line, 876.00 feet; thence South 89°39'19" East, departing said Easterly line, 2039.91 feet to a point lying on the Easterly line of said Section 44; thence North 02°49'11" West, along said Easterly line and along the Easterly line of Section 22, said Township and Range, 1022.57 feet to the Southerly most corner of Section 50 of the Hall or Cocifacio Grant, said Township and Range; thence North 48°20'32" East, departing said Easterly line and along the Southeasterly line of said Section 50, a distance of 3129.88 feet to the Easterly most corner thereof, said corner lying on the Northerly line of said Section 51; thence North 89°17'03" East, along said Northerly line, 4266.72 feet; thence North 89°49'27" East, continuing along said Northerly line and its Easterly prolongation, 4144.16 feet to its intersection with the Easterly line of said Section 24; thence South 00°55'06" East, along said Easterly line, 2627.07 feet to the Southeasterly corner thereof and the Point of Beginning. Containing 1284.63 acres, more or less.

And

A portion of Section 25, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of said Section 25; thence South 01°03'55" East, along the Easterly line of said Section 25, a distance of 609.44 feet; thence South 74°10'58" West, departing said

Easterly line and along a line 200 feet Northerly of and parallel with the Northerly line of Palms at Nocatee-North, as depicted on the plat thereof, recorded in Plat Book 68, page 120, of the current Public Records of said county, a distance of 1229.26 feet to a point lying on the Northeasterly line of Section 52 of the Clarke Grant, said Township and Range; thence North 63°50'17" West, along said Northeasterly line, 1125.78 feet; thence North 56°38'59" West, continuing along said Northeasterly line, 606.55 feet to its intersection with the Southerly line of Section 24, said Township and Range; thence North 87°33'35" East, departing said Northeasterly line and along said Southerly line, 2690.94 feet to the Southeasterly corner thereof and the Point of Beginning. Containing 36.90 acres, more or less.

And

A portion of Section 52 of the Clarke Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Section 25, said Township and Range; thence South 01°03'55" East, along the Easterly line of said Section 25, a distance of 609.44 feet; thence South 74°10'58" West, departing said Easterly line and along a line 200 feet Northerly of and parallel with the Northerly line of Palms at Nocatee-North, as depicted on the plat thereof, recorded in Plat Book 68, page 120, of the current Public Records of said county, a distance of 1229.26 feet to the Point of Beginning. From said Point of Beginning, thence continue South 74°10'58" West, along a line 200 feet Northerly of and parallel with said Northerly line of Palms at Nocatee-North and along a line 200 feet Northerly of and parallel with the Northerly line of Timberland Forest Drive, as depicted on the plat thereof, recorded in Plat Book 70, page 29, of said current Public Records, a distance of 1546.87 to a point lying on the Easterly line of Section 45 of the Clarke or Cocifacio Grant, said Township and Range; thence North 01°19'09" West, along the Easterly line of said Section 45, a distance of 1251.78 feet to the Northeasterly corner of said Section 45, said corner lying on the Northeasterly line of said Section 52; thence South 56°38'59" East, along said Northeasterly line, 606.55 feet; thence South 63°50'17" East, continuing along said Northeasterly line, 1125.78 feet to the Point of Beginning. Containing 20.54 acres, more or less.

And

A portion of Section 14, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of Section 11, said Township and Range; thence North 88°45'22" East, along the Southerly line of said Section 11, a distance of 2452.85 feet; thence South 01°57'10" East, departing said Southerly line, 2731.28 feet; thence North 88°16'36" East, 1329.98 feet; thence South 01°02'59" East, 2683.32 feet to a point lying on the Northerly line of Section 23, said Township and Range; thence South 88°38'31" West, along said Northerly line, 1326.65 feet; thence North 00°56'55" West, departing said Northerly line, 1314.49 feet; thence South 88°16'36" West, 1330.01 feet; thence North 01°17'05" West, 1360.34 feet; thence South 88°49'18" West, 1163.70 feet to a point lying on the Easterly line of Section 15, said Township and Range; thence North 01°05'50" West, along said Easterly line, 2740.89 feet to the Northeasterly corner thereof and the Point of Beginning. Containing 278.62 acres, more or less.

And

All of Section 38 of the Daniel Clarke Grant, all of Section 39 of the James Clarke Grant, and all of Section 40 of the G.I.F. Clarke Grant, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northerly most corner of said Section 40; thence South 20°49'47" East, along the Northeasterly line of said Section 40, a distance of 4903.37 feet to the Easterly most corner thereof; thence South 42°10'13" West, along the Southeasterly line of said Section 40, a distance of 4640.27 feet to the

Southerly most corner thereof; thence North 15°58'17" West, along the Southwesterly line of said Section 40, a distance of 2769.36 feet; thence North 21°23'40" West, continuing along said Southwesterly line and along the Easterly line of Section 14, said Township and Range, 2963.44 feet; thence South 53°29'00" West, continuing along said Easterly line, 515.12 feet; thence North 18°19'55" West, continuing along said Easterly line and along the Easterly line of Section 11, said Township and Range, 4610.65 feet; thence North 18°19'58" West, continuing along last said Easterly line and along the Southeasterly line of Section 2, said Township and Range, 4934.59 feet; thence North 57°58'36" East, continuing along said Southeasterly line and along the Westerly line of Section 1, said Township and Range, 5000.72 feet; thence South 04°36'37" East, continuing along said Westerly line, 2596.32 feet; thence South 54°07'39" East, continuing along said Westerly line, 1512.68 feet to the Northwesterly corner of Section 12, said Township and Range; thence South 03°51'51" East, along the Westerly line of said Section 12, a distance of 3432.69 feet; thence South 20°49'47" East, continuing along said Westerly line, 2039.73 feet to the Point of Beginning. Containing 1450.67 acres, more or less.

And

A portion of Section 13, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Section 14, said Township and Range; thence North 00°54'57" West, along the Easterly line of said Section 14, a distance of 959.88 feet to its intersection with the Southwesterly line of Section 40 of the G.I.F. Clarke Grant, said Township and Range; thence South 21°23'40" East, departing said Easterly line and along said Southwesterly line, 1021.69 feet to its intersection with the Northerly line of Section 24, said Township and Range; thence South 88°38'31" West, departing said Southwesterly line and along said Northerly line, 357.45 feet to the Northwesterly corner thereof and Point of Beginning. Containing 3.94 acres, more or less.

And

All of Sections 11, 12 and 23, together with portions of Sections 1, 2, 3, 13, 14 and 24, all lying in Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of said Section 2; thence South 02°38'06" East, along the Westerly line of said Section 2, a distance of 3951.46 feet; thence North 88°12'03" East, departing said Westerly line, 1219.37 feet; thence North 01°03'51" West, 1319.23
feet; thence North 88°53'53" East, 1300.02 feet; thence North 01°03'39" West, 1350.23 feet; thence North 88°35'38" East, 2734.82 feet to a point lying on the Easterly line of said Section 2; thence North 01°28'50" West, along said Easterly line, 1187.28 feet to its intersection with the Southerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county; thence North 89°27'50" East, departing said Easterly line and along said Southerly line, 1278.06 feet; thence South 00°44'28" East, departing said Southerly line, 3917.28 feet; thence North 89°09'04" East, 1349.96 feet; thence South 00°50'43" East, 1331.80 feet to a point lying on the Northerly line of said Section 12; thence North 88°49'44" East, along said Northerly line, 2749.15 feet to the Northeasterly corner thereof; thence South 01°00'15" East, along the Easterly line of said Section 12, a distance of 5366.85 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of said Section 13; thence South 00°56'48" East, along the Easterly line of said Section 13, a distance of 5352.68 feet to the Southeasterly corner thereof, said corner also being the Northeasterly corner of said Section 24; thence South 00°55'06" East, along the Easterly line of said Section 24, a distance of 2694.61 feet to its intersection with the Easterly prolongation of the Northerly line of Section 51 of the Cocifacio Grant, said Township and Range; thence South 89°49'27" West, departing said Easterly line, along said Easterly prolongation and along said Northerly line, 4144.16 feet to the Southerly most corner of Section 40 of the G.I.F. Clarke Grant, said Township and Range; thence North 42°10'13" East, departing said Northerly line and along the Southeasterly line of said Section 40, a distance of 4640.27 feet to the Easterly most corner thereof; thence North 20°49'47" West, along the Northeasterly line of said Section 40 and

along the Northeasterly line of Section 39 of the James Clarke Grant, said Township and Range, 6943.11 feet; thence North 03°51'51" West, continuing along said Northeasterly line and along the Northeasterly line of Section 38 of the Daniel Clarke Grant, said Township and Range, 3432.69 feet; thence North 54°07'39" West, continuing along said Northeasterly line of Section 38, a distance of 1512.68 feet; thence North 04°36'37" West, continuing along said Northeasterly line, 2596.32 feet to the Northerly most corner thereof; thence South 57°58'36" West, along the Northwesterly line of said Section 38, a distance of 5000.72 feet to the Westerly most corner thereof; thence South 18°19'58" East, along the Southwesterly line of said Section 38, a distance of 4934.59 feet to the Southerly most corner thereof, said corner also being the Westerly most corner of said Section 39; thence South 18°19'55" East, along the Southwesterly line of said Section 39, a distance of 4610.65 feet to the Southerly most corner thereof; thence North 53°29'00" East, along the Southeasterly line of said Section 39, a distance of 515.12 feet to the Westerly most corner of said Section 40; thence South 21°23'40" East, along the Southwesterly line of said Section 40, a distance of 1941.75 feet to its intersection with the Westerly line of said Section 13; thence South 00°54'57" East, departing said Southwesterly line and along said Westerly line, 959.88 feet to the Southwesterly corner thereof; thence North 88°38'31" East, along the Southerly line of said Section 13, a distance of 357.45 feet to its intersection with said Southwesterly line of Section 40; thence South 15°58'17" East, departing said Southerly line and along said Southwesterly line, 2769.36 feet to said Southerly most corner thereof; thence South 89°17'03" West, along said Northerly line of Section 51, a distance of 4266.72 feet to its intersection with the Southerly line of Section 43 of the James Hall Grant, said Township and Range; thence North 48°20'32" East, departing said Northerly line and along said Southerly line, 1248.07 feet to the Easterly most corner thereof; thence North 41°25'38" West, along the Northerly line of said Section 43, a distance of 3897.14 feet; thence South 49°17'18" West, continuing along said Northerly line, 705.34 feet to its intersection with the Easterly line of Section 15, said Township and Range; thence North 01°05'50" West, departing said Northerly line and along said Easterly line, 1959.60 feet; thence North 88°49'18" East, departing said Easterly line, 1163.70 feet; thence South 01°17'05" East, 1360.34 feet; thence North 88°16'36" East, 1330.01 feet; thence South 00°56'55" East, 1314.49 feet to a point lying on the Southerly line of said Section 14; thence North 88°38'31" East, along said Southerly line, 1326.65 feet; thence North 01°02'59" West, departing said Southerly line, 2683.32 feet; thence South 88°16'36" West, 1329.98 feet; thence North 01°57'10" West, 2731.28 feet to a point lying on the Northerly line of said Section 14; thence South 88°45'22" West, along said Northerly line, 2452.85 feet to the Northwesterly corner thereof, said corner also being the Southeasterly corner of Section 10, said Township and Range; thence North 01°06'23" West, along the Easterly line of said Section 10, a distance of 5360.62 feet to the Northeasterly corner thereof; thence South 87°15'53" West, along the Northerly line of said Section 10, a distance of 4644.17 feet; thence North 00°40'26" West, departing said Northerly line, 5376.50 feet to a point lying on the Southerly line of Section 34, said Township and Range; thence North 88°47'14" East, along said Southerly line, 4461.54 feet to the Southeasterly corner thereof and the Point of Beginning. Containing 2452.69 acres, more or less.

And

A portion of Section 10, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Section 11, said Township and Range; thence South 01°06'23" East, along the Westerly line of said Section 11, a distance of 5360.62 feet to the Northeasterly corner of Section 15, said Township and Range; thence South 88°38'21" West, along the Northerly line of said Section 15, a distance of 1657.58 feet to its intersection with the Northeasterly line of Section 41 of the G.I.F. Clarke Grant, said Township and Range; thence North 35°03'40" West, departing said Northerly line and along said Northeasterly line, 2392.01 feet to the Northerly most corner thereof; thence South 53°38'49" West, along the Northwesterly line of said Section 41, a distance of 1970.27 feet; thence North 01°37'26" West, departing said Northwesterly line, 4389.07 feet to a point lying on the Southerly line of Section 3, said Township and Range; thence North 87°15'53" East, along said Southerly line, 4644.17 feet to the Southeasterly corner thereof and the Point of Beginning. Containing 479.42 acres, more or less.

And

A portion of Section 34, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of said Section 34; thence South 88°47'14" West, along the Southerly line of said Section 34, a distance of 4461.54 feet; thence North 00°40'26" West, departing said Southerly line, 5267.65 feet to a point lying on the Southerly line of Section 27, said Township and Range; thence North 88°33'29" East, along said Southerly line, 3281.65 feet to its intersection with the Westerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county; thence Southerly along said Westerly line the following 4 courses: Course 1, thence South 05°04'51" East, departing said Southerly line, 2373.17 feet; Course 2, thence South 06°45'22" East, 891.87 feet; Course 3, thence South 38°12'24" East, 1018.50 feet; Course 4, thence South 24°03'47" East, 706.02 feet to its intersection with the Westerly line of Section 35, said Township and Range; thence South 00°54'57" East, departing said Westerly line of BJD Property and along said Westerly line of Section 35, a distance of 561.02 feet to the Point of Beginning. Containing 448.58 acres, more or less.

And

A portion of Section 34, Township 3 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Section 35, said Township and Range; thence South 00°54'57" East, along the Westerly line of said Section 35, a distance of 4724.25 feet to its intersection with the Westerly line of said BJD Property; thence Northerly along said Westerly line of BJD Property the following 4 courses: Course 1, thence North 24°03'47" West, departing said Westerly line of Section 35, a distance of 706.02 feet; Course 2, thence North 38°12'24" West, 1018.50 feet; Course 3, thence North 06°45'22" West, 891.87 feet; Course 4, thence North 05°04'51" West, 2373.17 feet to its intersection with the Southerly line of Section 27, said Township and Range; thence North 88°33'29" East, departing said Westerly line and along said Southerly line, 1157.77 feet to the Point of Beginning. Containing 90.48 acres, more or less.

And

A portion of Section 35, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Section 34, said Township and Range; thence North 00°54'57" West, along the Easterly line of said Section 34, a distance of 561.02 feet to its intersection with the Westerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county; thence South 24°03'47" East, departing said Easterly line and along said Westerly line, 609.90 feet to its intersection with the Southerly line of said Section 35; thence South 89°01'55" West, departing said Westerly line and along said Southerly line, 239.75 feet to the Southwesterly corner thereof and the Point of Beginning. Containing 1.54 acres, more or less.

And

A portion of Section 2, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of said Section 2; thence North 89°01'55" East, along the Northerly line of said Section 2, a distance of 239.75 feet to its intersection with the Southwesterly line

of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county; thence Easterly along the Southwesterly and Southery lines of said BJD Property the following 7 courses: Course 1, thence South 24°03'47" East, departing said Northerly line, 77.49 feet; Course 2, thence South 34°13'39" East, 903.56 feet; Course 3, thence North 81°08'48" East, 2081.87 feet; Course 4, thence South 66°04'50" East, 849.32 feet; Course 5, thence North 73°06'56" East, 1099.94 feet; Course 6, thence North 49°46'04" East, 862.35 feet; Course 7, thence North 89°27'50" East, 30.16 feet to its intersection with the Westerly line of Section 1, said Township and Range; thence South 01°28'50" East, departing said Southerly line and along said Westerly line, 1187.28 feet; thence South 88°35'38" West, departing said Westerly line, 2734.82 feet; thence South 01°03'39" East, 1350.23 feet; thence South 88°53'53" West, 1300.02 feet; thence South 01°03'51" East, 1319.23 feet; thence South 88°12'03" West, 1219.37 feet to a point lying on the Westerly line of Section 3, said Township and Range; thence North 02°38'06" West, along said Westerly line, 3951.46 feet to the Northeasterly corner thereof and the Point of Beginning. Containing 198.04 acres, more or less.

And

A portion of Section 1, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of said Section 1; thence South 88°25'32" West, along the Northerly line of said Section 1, a distance of 4077.27 feet; thence South 00°44'28" East, departing said Northerly line, 74.64 feet to a point lying on the Southerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county and the Point of Beginning. From said Point of Beginning, thence North 89°27'50" East, along said Southerly line of BJD Property, 4077.55 feet to its intersection with the Easterly line of said Section 1; thence South 01°00'16" East, departing said Southerly line and along said Easterly line, 5211.38 feet to the Northeasterly corner of Section 12, said Township and Range; thence South 88°49'44" West, along the Northerly line of said Section 12, a distance of 2749.15 feet; thence North 00°50'43" West, departing said Northerly line, 1331.80 feet; thence South 89°09'04" West, 1349.96 feet; thence North 00°44'28" West, 3917.28 feet to the Point of Beginning. Containing 449.95 acres, more or less.

And

A portion of Section 1, Township 4 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of said Section 1; thence South 88°25'32" West, along the Northerly line of said Section 1, a distance of 4077.27 feet to the Point of Beginning. From said Point of Beginning, thence South 00°44'28" East, departing said Northerly line of Section 1, a distance of 74.64 feet to a point lying on the Southerly line of said BJD Property; thence South 89°27'50" West, along said Southerly line, 1278.06 feet to its intersection with the Easterly line of Section 2, said Township and Range; thence North 01°28'50" West, departing said Southerly line and along said Easterly line, 51.47 feet to the Northeasterly corner thereof; thence North 88°25'32" East, along said Northerly line of Section 1, a distance of 1278.85 feet to the Point of Beginning. Containing 1.85 acres, more or less.

And

A portion of Section 1, Township 4 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of said Section 1; thence South 01°00'16" East, along the Easterly line of said Section 1, a distance of 148.54 feet to its intersection with the Southerly line of said BJD Property; thence South 89°27'50" West, departing said Easterly line and along said Southerly line, 4077.55 feet; thence North 00°44'28" West, departing said Southerly line, 74.64 feet to a point lying on the Northerly line of said Section 1; thence North 88°25'32" East, along said Northerly line, 4077.27 feet to the Point of Beginning. Containing 10.44 acres, more or less.

And

A portion of Section 39 of the Agneda Segui Grant, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Section 27, said Township and Range, said corner being the Easterly most corner of those lands described and recorded in Official Records Volume 2864, page 970, of the current Public Records of said county; thence North 83°17'04" West, along the Northerly line of said Official Records Volume 2864, page 970, said line also being the Northerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of said current Public Records, a distance of 1073.87 feet to the Point of Beginning.

From said Point of Beginning, thence South 10°50'17" East, departing said Northerly line of said Official Records Volume 2864, page 970, and along the Westerly line of said BJD Property, 235.97 feet to its intersection with the Northerly line of said Section 27; thence South 84°04'09" West, departing said Westerly line and along said Northerly line, 3503.65 feet; thence North 04°34'56" East, continuing along said Northerly line and along the Easterly line of Section 22, said Township and Range, 992.74 feet to the Northwesterly corner of said Official Records Volume 2864, page 970; thence South 83°17'04" East, departing said Easterly line and along said Northerly line of Official Records Volume 2864, page 970, a distance of 3384.43 feet to the Point of Beginning. Containing 47.99 acres, more or less.

And

A portion of Section 27, Township 3 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Section 34, said Township and Range; thence South 88°33'29" West, along the Northerly line of said Section 34, a distance of 1157.77 feet to the Point of Beginning.

From said Point of Beginning, thence continue South 88°33'29" West, along said Northerly line of Section 34, a distance of 3281.65 feet; thence North 01°48'21" West, departing said Northerly line, 4418.97 feet to the Southwesterly corner of Section 39 of the Agneda Segui Grant, said Township and Range; thence North 84°04'09" East, along the Southerly line of said Section 39, a distance of 3503.65 feet to its intersection with the Westerly line of BJD Property, as described and recorded in Official Records Book 18072, page 1996, of the current Public Records of said county; thence Southerly along said Westerly line the following 4 courses: Course 1, thence South 10°50'17" East, departing said Southerly line, 889.26 feet; Course 2, thence South 57°56'22" West, 1941.66 feet; Course 3, thence South 29°28'16" East, 2810.18 feet; Course 4, thence South 05°04'51" East, 346.96 feet to the Point of Beginning. Containing 298.86 acres, more or less.

And

A portion of Sections 26, 27 and 35, Township 3 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of Section 34, said Township and Range; thence South 88°33'29" West, along the Northerly line of said Section 34, a distance of 1157.77 feet to its intersection with the Westerly line of said BJD Property; thence along said Westerly line the following 4 courses: Course 1, thence North 05°04'51" West, departing said Northerly line, 346.96 feet; Course 2, thence North 29°28'16" West, 2810.18 feet; Course 3, thence North 57°56'22" East, 1941.66 feet; Course 4, thence North 10°50'17" West, 889.26 feet to its intersection with the Southerly line of Section 39 of the Agneda Segui Grant, said Township and Range; thence North 84°04'09" East, departing said Westerly line and along said Southerly line, 1027.63 feet to a point lying on the Northerly line of said BJD Property; thence Easterly along said Northerly line the following 3 courses: Course 1, thence North 84°03'16" East, 1788.22 feet; Course 2, thence North 55°05'25" East, 160.28 feet; Course 3, thence North 89°07'53" East, 3428.92 feet to a point lying on the Westerly line of Section 25, said Township and Range; thence South 00°26'06" East, departing said Northerly line and along said Westerly line, 4934.48 feet to the Northwesterly corner of Section 36, said Township and Range; thence South 01°24'13" East, along the Westerly line of said Section 36, a distance of 5363.61 feet to the Southwesterly corner thereof, said corner also being the Southeasterly corner of said Section 35; thence South 89°01'55" West, along the Southerly line of said Section 35, a distance of 1042.64 feet to a point lying on the Southerly prolongation of the Easterly line of Section 43 of the Lewis Mattair Grant, said Township and Range; thence North 06°19'27" West, departing said Southerly line, along said Southerly prolongation and along said Easterly line, 5584.56 feet to the Northeasterly corner thereof; thence South 83°20'11" West, along the Northerly line of said Section 43, a distance of 2508.30 feet to the Northwesterly corner thereof; thence South 06°43'13" East, along the Westerly line of said Section 43, a distance of 5338.12 feet to its intersection with said Southerly line of Section 35; thence South 89°01'55" West, departing said Westerly line and along said Southerly line, 1588.87 feet to its intersection with said Westerly line of BJD Property; thence North 24°03'47" West, departing said Southerly line and along said Westerly line, 609.90 feet to its intersection with the Easterly line of said Section 34; thence North 00°54'57" West, departing said Westerly line and along said Easterly line, 4724.25 feet to the Point of Beginning. Containing 1113.07 acres, more or less.

And

All of Section 43 of the Lewis Mattair Grant, and a portion of Section 35, Township 3 South, Range 28 East, together with a portion of Section 2, Township 4 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northwesterly corner of Section 1, said Township 4 South, Range 28 East; thence South 01°28'50" East, along the Westerly line of said Section 1, a distance of 51.47 feet to its intersection with the Southerly line of said BJD Property; thence Westerly along the Southerly and Westerly lines of said BJD Property the following 7 courses: Course 1, thence South 89°27'50" West, departing said Westerly line, 30.16 feet; Course 2, thence South 49°46'04" West, 862.35 feet; Course 3, thence South 73°06'56" West, 1099.94 feet; Course 4, thence North 66°04'50" West, 849.32 feet; Course 5, thence South 81°08'48" West, 2081.87 feet; Course 6, thence North 34°13'39" West, 903.56 feet; Course 7, thence North 24°03'47" West, 77.49 feet to its intersection with the Southerly line of said Section 35; thence North 89°01'55" East, departing said Westerly line and along said Southerly line, 1588.87 feet to its intersection with the Westerly line of said Section 43; thence North 06°43'13" West, departing said Southerly line and along said Westerly line, 5338.12 feet to the Northwesterly corner thereof, said corner lying on the Southerly line of Section 26, said Township 3 South, Range 28 East; thence North 83°20'11" East, along said Southerly line, 2508.30 feet to the Northeasterly corner of said Section 43; thence South 06°19'27" East, along the Easterly line of said Section 43 and its Southerly prolongation, 5584.56 feet to a point lying on said Southerly line of Section 35; thence North 89°01'55" East, along said Southerly line, 1042.64 feet to the Point of Beginning. Containing 385.52 acres, more or less.

And

All of Sections 25 and 36, Township 3 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of Section 35, said Township and Range; thence North 01°24'13" West, along the Easterly line of said Section 35, a distance of 5363.61 feet to the Southeasterly corner of Section 26, said Township and Range; thence North 00°26'06" West, along the Easterly line of said Section 26, a distance of 4934.48 feet to an angle point on the Northerly line of said BJD Property; thence North 00°24'42" West, continuing along said Easterly line and along said Northerly line, 400.00 feet to the Southwesterly corner of Section 24, said Township and Range; thence North 89°05'54" East, departing said Easterly line and along the Southerly line of said Section 24, a distance of 5364.26 feet to the Northeasterly corner of said Section 25; thence South 00°52'27" East, along the Easterly line of said Sections 25 and 36, a distance of 10634.83 feet to the Southeasterly corner of said Section 36; thence South 88°25'32" West, along the Southerly line of said Section 36, a distance of 5356.13 feet to the Southwesterly corner thereof and the Point of Beginning. Containing 1318.04 acres, more or less.

And

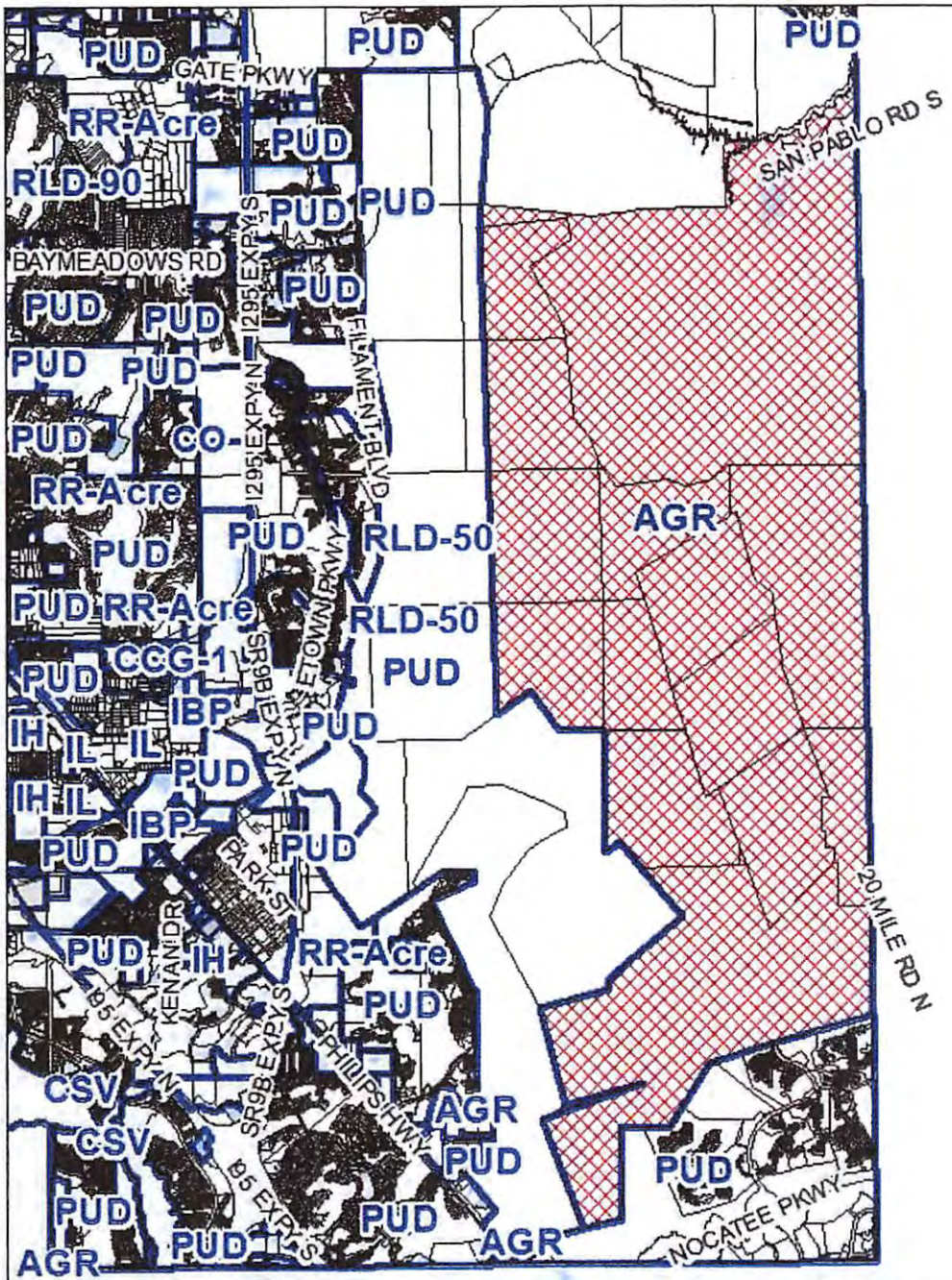
A portion of Section 39 of the Agneda Segui Grant, Township 3 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly corner of Section 27, said Township and Range; thence South 84°04'09" West, along the Northerly line of said Section 27, a distance of 1027.63 feet to its intersection with the Westerly line of said BJD Property; thence North 10°50'17" West, departing said Northerly line and along said Westerly line, 235.97 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Volume 2864, page 970, of said current Public Records; thence South 83°17'04" East, along the Northerly lines of said BJD Property and said Official Records Volume 2864, page 970, a distance of 1073.87 feet to the Easterly most corner of said Official Records Volume 2864, page 970, and the Point of Beginning. Containing 2.77 acres, more or less.

And

A portion of Section 24, Township 3 South, Range 28 East, Duval County, Florida, being a portion of BJD Property, as described and recorded in Official Records Book 18702, page 1996, of the current Public Records of said county, being more particularly described as follows: For a Point of Beginning, commence at the Northeasterly corner of Section 25, said Township and Range; thence South 89°05'54" West, along the Northerly line of said Section 25, a distance of 5364.26 feet to the Southeasterly corner of Section 23, said Township and Range, said corner lying on the Northerly line of said BJD Property; thence Northeasterly along said Northerly line the following 3 courses: Course 1, thence North 00°24'42" West, along the Easterly line of said Section 23, a distance of 2077.93 feet to the Northwesterly corner of said Section 24; Course 2, thence North 50°09'16" East, along the Northwesterly line of said Section 24, a distance of 222.13 feet to its intersection with the apparent Southerly Mean High Water Line of Pablo Creek, said intersection hereinafter referred to as Reference Point A; Course 3, thence Northeasterly, departing said Northwesterly line and along the meanderings of said apparent Southerly Mean High Water Line, 11,330 feet, more or less, to its intersection with the Easterly line of said Section 24, said intersection bearing from said Reference Point A the following 2 courses: Course 1, North 79°35'16" East, 3340.02 feet; Course 2, North 36°36'31" East, 3050.15 feet; thence South 01°08'55" East, departing said Northerly line and said apparent Southerly Mean High Water line, and along said Easterly line of Section 24, a distance of 1759.37 feet to its intersection with the boundary line of Trust Property, as described and recorded in said Official Records Book 18702, page 1996; thence South 46°24'29" West, departing said Easterly line and along said boundary line, 634.17 feet; thence South 85°41'44" West, continuing along said boundary line and along the boundary line of Davis Property, as described and recorded in said Official Records

Book 18702, page 1996, a distance of 536.77 feet; thence South 35°09'38" West, continuing along said boundary line of Davis Property and along said boundary line of Trust Property, 894.79 feet; thence continue along said boundary line of Trust Property the following 7 courses: Course 1, thence South 67°34'30" West, 714.59 feet; Course 2, thence North 84°41'06" West, 770.85 feet; Course 3, thence South 11°31'59" East, 634.79 feet to a point on a non-tangent curve concave Northerly having a radius of 906.00 feet; Course 4, thence Easterly along the arc of said curve, through a central angle of 25°48'17", an arc length of 408.04 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 84°30'06" East, 404.60 feet; Course 5, thence North 71°35'58" East, 697.50 feet; Course 6, thence North 69°13'32" East, 1624.35 feet; Course 7, thence North 70°37'59" East, 264.93 feet to its intersection with said Easterly line of Section 24; thence South 01°08'55" East, departing said boundary line and along said Easterly line, 2319.99 feet to the Southeasterly corner thereof and the Point of Beginning. Containing 298 acres, more or less.

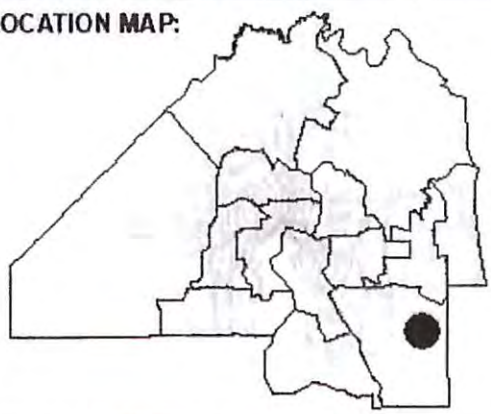


REQUEST SOUGHT:

FROM: AGR

TO: PUD

LOCATION MAP:



0 2,500 5,000 10,000

Feet

COUNCIL DISTRICT:

11

TRACKING NUMBER

T-2024-5555

EXHIBIT 2
PAGE 1 OF 1

Written Description

Estuary LLC
Planned Unit Development (PUD)

May 1, 2024

I. SUMMARY DESCRIPTION OF THE PROPERTY

A. Parcel #: 167752-0200, 167755-0020, 167763-0020, 167764-0010, 167764-1100, 167769-0015, 167774-0000, 167775-0010, 16778-0320, 167876-0020, 167877-0000, 167886-0000, 167887-0000, 168158-0000, 168159-0000, 168160-0000, 168177-0120

B. Current Land Use Designation: AGR
C. Proposed Land Use Designation: MU-subject to FLUE Policy 4.3.23 and the Estuary LLC Conceptual Master Plan
D. Current Zoning District: AGR
E. Proposed Zoning District: PUD
F. Development Area: Suburban

II. SUMMARY AND PURPOSE OF THE PUD

Estuary LLC (the "Applicant") propose to rezone approximately 11,047 acres located east of Big Creek Timber PUD, North of Nocatee, and South of the Pablo Creek Preserve from AGR to Planned Unit Development (PUD). The project area is more particularly described in the legal description attached hereto as Exhibit 1 (the "Property"). The PUD zoning district will provide for a Multi-Use Masterplan that includes commercial, office, institutional, single and multi-family residential neighborhoods with active and passive recreation. The PUD proposes clustered development for the efficient use of land that allows for the preservation of a significant portion of the Property for conservation purposes. The PUD also proposes architectural standards that will facilitate an aesthetically pleasing common development theme that is internally and externally compatible. The PUD shall be developed in accordance with this PUD Written Description Exhibit D, the PUD Site Plan Exhibit E, and the Multi-Use Masterplan ("MU Masterplan") submitted for approval along with this application.

The PUD will be developed consistent with the Multi-Use future land use category within a Suburban Development Area of the 2045 Comprehensive Plan. The PUD shall be developed with a density consistent with its MU Masterplan with centralized potable water and wastewater service.

III. SITE SPECIFICS

Surrounding land use designations, zoning districts, and existing uses are as follows:

	Land Use Category	Zoning	Use
South	MU	PUD	Mixed Use DRI
East	AGR-I, II, & III	AGR	Vacant
North	AGR	AGR	Conservation
West	MU	PUD	Mixed Use

IV. PERMITTED USES

A. Maximum Density

The PUD will be developed consistent with the MU future land use category within the Rural Development Area of the 2045 Comprehensive Plan. The uses shall not exceed a maximum gross density per acre presented in the MU Masterplan for each use. Individual phases or parcels of development may exceed the maximum gross density of that use area, so long as the maximum is not exceeded PUD-wide. The total number of dwelling units allowed within the PUD shall not exceed 2,250 Multi-Family units, 7,892 Single-Family units, and 690,000 square feet of commercial space. This total may be increased by approval of the Planning and Development Department upon demonstration that the Net External Trips generated at buildout, shown in Table 4, will not increase and the transportation network has been altered or positively impacted. A corresponding MU Masterplan revision must also be approved.

B. PUD Site Plan and Areas

The PUD Site Plan Exhibit E shows the uses to be permitted within each Area within the Property. The Area designations are solely for defining the general location of permitted uses within the PUD and do not subdivide the Property. Area sizes, configuration, and boundaries as shown on the PUD Site Plan may be modified as an administrative modification to the PUD and subject to consistency with the adopted Masterplan along with review and approval of the Planning and Development Department. The table below, Table 1, provides the number of units of each use type that can be developed for each Area as depicted on the PUD Site Plan. Combinations of residential housing types can be developed on each parcel so long as the total number of units, 10,142, are not exceeded and the area's conversion maximum, in Table 3, is not exceeded.

TABLE 1

Estuary PUD and Conceptual Master Plan Parcel Table

Parcel Table with Unit Counts

Parcel No.	Areas (Ac)		Single Family (Units)	Multi-Family (Units)	Mixed-Use (SF)
1	200		600		
2	172		516		
3	223		669		
4	112				390,000
5	179		-	1,500	
6	347		900		
7	1361		1,200		
8	658		1,200		
9	56				195,000
10	432		1,296		
11	37		111		
12	538		750		
13	228		-	750	
14	97				105,000
15	310		530		
16	40		120		
Total Uplands	4,990	Totals	7,892	2,250	690,000
Total Gross Area	11,047				

1. Residential Areas

Single Family detached and Multi-Family uses and related amenities and uses, as described in Section IV.D and E below, Areas 2, 3, 6, 7, 8, 10, 11, 12, 15, and 16, shall be permitted on all areas shown as Residential on the PUD Site Plan. Accessory uses and structures, as described in Section IV.I. below, shall be allowed on all single-family areas as shown on the PUD Site Plan as Residential Areas.

2. Mixed Use Areas

Commercial, Multi-Family, and Single Family uses and related amenities and uses, as described in Section IV.G, F, and E. below, shall be permitted on Areas 4, 5, 9, 13, and 14, as shown on the PUD Site Plan.

3. Conservation/Open Space

Conservation and passive open space use, as described in Section IV.H below, shall be permitted in the areas as shown on the PUD Site Plan. Jurisdictional Wetland lines will be determined by agencies, SJRWMD and ACOE, having jurisdiction over them.

C. Land Use Conversion Table

Conversions may be made between land uses within areas of the project based on Table 2, the Land Use Conversion Table below that allows for the exchange of land uses based on trip generation for each land use. At the time the Developer elects to convert land uses pursuant to the Land Use Conversion Table, the Developer will notify the Planning and Development Department in writing of such election (the "Conversion Notice"). Such Conversion Notice shall include the uses and intensities proposed and the resulting cumulative uses, and intensities. As long as the conversion is consistent with the Land Use Conversion Table, no additional approvals will be required for the conversion. Unit conversions will be limited by the Minimums and Maximums provided in Table 3 to insure consistency with planning. The PUD Verification of Substantial Compliance process will occur prior to Civil Plan approval, validating any relevant Conversion Notices.

TABLE 2
Conversion Matrix and Trip Rates

Estuary PUD - Conversion Matrix

Created 3/22/2024

			Converting To								
		LUC	*210*	*220*	*221*	*251*	*252*	*310*	*710*	*820*	Trip
	LUC	Description	Single Family	MF Low Rise	MF Mid Rise	Adult SF	Adult MF	Hotel	Gen Office	Commercial	Rates
		Units	DU	DU	DU	DU	DU	DU	1000 sf	1000 sf	
Converting From	210	Single Family Detached		1.95900	1.95850	3.33160	3.05720	1.18230	0.54610	0.23170	0.7646
	220	Multi Family (Low Rise)	0.51050		1.00030	1.70070	1.56060	0.60350	0.27880	0.11830	0.3903
	221	Multi Family (Mid Rise)	0.51030	0.99970		1.70020	1.56020	0.60340	0.27870	0.11820	0.3902
	251	Active Adult - Single Family	0.30020	0.58800	0.58820		0.91760	0.35490	0.16390	0.06950	0.2295
	252	Active Adult - Multi Family	0.32710	0.64080	0.64100	1.08980		0.38670	0.17860	0.07580	0.2501
	310	Hotel	0.84580	1.65690	1.65740	2.81790	2.58580		0.46190	0.19600	0.6467
	710	Office	0.00180	0.00360	0.00360	0.00610	0.00560	0.00220		0.42420	0.0014
	820	Retail	0.00430	0.00850	0.00850	0.01440	0.01320	0.00510	2.35710		0.0033
		Trip Rates	0.7646	0.3903	0.3902	0.2295	0.2501	0.6467	0.0014	0.0033	

LUC	Land Use Type	Proposed	Units	Min	Max
210	Single Family Detached	7,892	DUs	4,318	11,600
220	Multi Family (Low Rise)	0	DUs	0	0
221	Multi Family (Mid Rise)	2,250	DUs	407	3,840
251	Active Adult - Single Family	0	DUs	0	0
252	Active Adult - Multi Family	0	DUs	0	0
310	Hotel	0	Rooms	0	0
710	Office	0	Square Feet	0	0
820	Retail	690,000	Square Feet	220,000	975,000

Examples:
To convert 50 Single Family Residential Dwelling Units to Shopping Center, multiply 50 * 0.23170 = 11,585 SF
Check: (50*.7646)= 38 PHT (11,585*0.0033)= 38 PHT

To convert 10,000 sf of Retail to Multi Family Low Rise, multiply 10,000 * 0.00850 = 85 Dus
Check: (10,000*0.0033)= 33 PHT (85*0.3903)= 33 PHT

Source: PM Peak Hour Rates and Equations, "Trip Generation", 11th Edition, ITE.
Based on no ITE pass-by or internal capture reduction.

Note: After conversion, revise the Trip Generation calculation using ITE pass-by and internal capture reduction for the entire development.

Estuary PUD - Average Trip Rate Calculations

Buildout Land Use	Description	Size	Units	PM Peak Hour Equation*	Gross Trip Generation	PM Peak Hr Trip Rate
210	Single Family Residential	7,892	DU	Ln(T) = 0.94*Ln(X)+0.27	6,034	0.76460
220	Multi-Family (Low Rise)	*1,000*	DU	(T) = .39 (X)+0.34	390	0.39030
221	Multi-Family (Mid Rise)	2,250	DU	(T) = .39 (X)+0.34	878	0.39020
251	Senior Adult Housing - Single Family	*2,000*	DU	Ln(T) = 0.78*Ln(X)+0.20	459	0.22950
252	Senior Adult Housing - Multi Family	*500*	DU	(T) = .25 (X)+0.07	125	0.25010
310	Hotel	*300*	Room	(T) = .4 (X)-27.89	194	0.64670
710	General Office	*250,000*	1000 SF GFA	Ln(T) = 0.83*Ln(X)+1.29	355	0.00140
820	Shopping Center	690,000	1000 SF GLA	Ln(T) = 0.72*Ln(X)+3.02	2,267	0.00330

*Source: PM Peak Hour Rates and Equations, "Trip Generation", 11th Edition, ITE.
NOTE: Sizes shown in *italics* are placeholders demonstrating Trip Rates for Uses that are not part of the PUD's density

TABLE 3

Estuary PUD and Conceptual Master Plan Parcel Table

Parcel Table with Unit Counts, Minimums, Maximums

Parcel No.	Areas (Ac)		Single Family (Units)	Multi-Family (Units)	Mixed-Use (SF)	Conversion Minimum	Conversion Maximum
1	200		600			200	800
2	172		516			172	750
3	223		669			223	1,000
4	112				390,000	100,000	550,000
5	179		-	1,500		179	2700
6	347		900			347	1,400
7	1361		1,200			1,361	1,800
8	658		1,200			658	1,800
9	56				195,000	75,000	250,000
10	432		1,296			432	1,800
11	37		111			37	200
12	538		750			538	1,100
13	228		-	750		228	1,140
14	97				105,000	45,000	175,000
15	310		530			310	750
16	40		120			40	200
Total Uplands	4,990	Totals	7,892	2,250	690,000		
Total Gross Area	11,047						

TABLE 4

Estuary PUD - External Daily Trip Calculations

Development	TAZ	Parcel	LUC	Description	Quantity	Units	Daily Trip Generation	
							Rate/Equation	Gross Trips
Estuary	581	10	210	Single Family Residential	1,300	DUs	Ln(t) = 0.92Ln(x) + 2.71	11,009
		11	210	Single Family Residential	120	DUs	Ln(t) = 0.92Ln(x) + 2.71	1,230
		11	520	Elementary School	1,000	Students	T = 2.27x	2,270
					1,420			
Estuary	772	14	820	Shopping Center	105,000	Sq Ft	Ln(t) = 0.68Ln(x) + 5.57	6,215
		15	210	Single Family Residential	530	DUs	Ln(t) = 0.92Ln(x) + 2.71	4,822
		16	210	Single Family Residential	120	DUs	Ln(t) = 0.92Ln(x) + 2.71	1,230
					746			
Estuary	961	3	210	Single Family Residential	800	DUs	Ln(t) = 0.92Ln(x) + 2.71	7,043
		4	820	Shopping Center	390,000	Sq Ft	Ln(t) = 0.68Ln(x) + 5.57	15,169
		5	221	Multi-Family Housing (Mid Rise)	1,750	Units	T = 5.45x - 1.75	9,536
					2,550			
Estuary	962	1	210	Single Family Residential	780	DUs	Ln(t) = 0.92Ln(x) + 2.71	6,881
		2	210	Single Family Residential	780	DUs	Ln(t) = 0.92Ln(x) + 2.71	6,881
					1,560			
Estuary	963	6	210	Single Family Residential	900	DUs	Ln(t) = 0.92Ln(x) + 2.71	7,849
					900			
Estuary	964	9	820	Shopping Center	195,000	Sq Ft	Ln(t) = 0.68Ln(x) + 5.57	9,468
		9	525	High School	1,500	Students	T = 1.94x	2,910
		12	210	Single Family Residential	750	DUs	Ln(t) = 0.92Ln(x) + 2.71	6,637
		13	221	Multi-Family Housing (Mid Rise)	750	Units	T = 5.45x - 1.75	4,086
Estuary	965	8	210	Single Family Residential	1,200	DUs	Ln(t) = 0.92Ln(x) + 2.71	10,228
					1,200			
Estuary	1144	7	210	Single Family Residential	1,200	DUs	Ln(t) = 0.92Ln(x) + 2.71	10,228
					1,200			

Notes: 1) Trip generation rates/equations are from the 11th edition of the Institute of Transportation Engineers **Trip Generation Manual.**
2) No reduction for pass-by traffic for the non-residential development was used.

External Trip Calculations

Gross Daily Trip Generation	121,422
Internal Capture (30%)	36,427
Net External Trips	***84,995***

D. Single Family Residential

1. *Permitted Uses and Structures*

a. Single family detached dwellings.

b. Sales/management offices, models, and similar uses.

c. Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility, playground and similar uses.

d. Mail center.

e. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.J.1 below

f. Home occupations subject to Section IV.J.2. below.

g. Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.

h. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

2. *Permitted Accessory Use and Structures.* See Section IV.I.

3. *SF 40 Minimum lot requirements:*

a. Width: Forty (40) feet.

b. Area: 4,500 square feet.

4. *SF 40 Maximum lot coverage by all buildings:*

a. 40-49 foot lots: Sixty-five (65) percent.

5. *SF 50+ Minimum lot requirements:*

a. Width: Fifty (50) feet.

b. Area: 5,500 square feet.

6. *SF 50+ Maximum lot coverage by all buildings:*

a. 50-59 foot lots: Sixty (60) percent.

b. 60+ foot lots: Fifty-five (55) percent.

7. *Minimum yard requirements.* The minimum yard requirements for all single-family dwellings are:

a. Front: Twenty (20) feet, provided, however that unenclosed front porches may extend five feet into the required front yard setback.

b. Side: Five (5) feet. Minimum 7 feet of separation between eave overhangs.

c. Rear: For units with garages facing the rear and with alley access, five (5) feet from building face to alley right-of-way. For units with front street access and garages, ten (10) feet.

8. *Maximum height of structures:* Thirty-five (35) feet.

9. *Alley Access.* Alleys will be permitted for single family detached uses. Alleys shall have a minimum of an eighteen (18) foot pavement width right of way if two-way and a twelve (12) foot pavement width right-of-way if one-way. Alleys

may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries. Alleys may be dedicated to the City.

10. *Neighborhood Commercial Uses.* Within Residential Areas shown on the PUD Site Plan, areas of less than five (5) acres located along a collector road are permitted for the following neighborhood commercial uses. This minimizes travel for the community to low impact commercial uses, encourages use of alternative modes of transportation, and reduces external traffic. Residential units must be converted to Commercial area for the Neighborhood Commercial Uses, per section IV. C.

a. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, jewelry, art, sporting goods, hobby shops and pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, hardware, plant nurseries, These uses include drive-through and drive-in facilities and other similar uses.

b. Fruit, vegetable, poultry or fish market.

c. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.

d. Bottle clubs or establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption or off premises consumption or both, including:

   (i) Breweries, taprooms, and similar uses.

   (ii) Wineries, wine clubs, tasting rooms, and similar uses.

   (iii) Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises.

e. Outside sale and service of alcoholic beverages, subject to the criteria set forth in Section IV.J.6 below.

f. Restaurants with on premises consumption of beer, wine and alcohol.

g. Restaurants with the outside sale and service of food.

h. Convenience stores, with petroleum, electric, or natural gas sales.

i. Express or parcel delivery offices, but not trucking distribution centers.

j. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Section IV.J.10 below.

k. Child and adult day care centers meeting the performance standards in Section IV.J.9 below.

l. Outside retail sales of holiday or seasonal items such as fireworks, Christmas trees, pumpkins and landscaping materials. Subject to the performance standards and development criteria set forth in Section IV.J.7 below.

m. Professional and business offices, and real estate marketing/sales center/offices.

n. Medical uses, including:

(i) Medical, dental and chiropractic offices or clinics

o. Senior housing, including:

(i) Nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly, and similar uses.

(ii) Independent living, assisted living, and memory care housing for the elderly.

p. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.

q. Banks, savings and loans, credit unions, and other financial institutions and similar uses; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access.

r. Mortgage brokers, stockbrokers, and similar financial institutions.

s. Churches including a rectory, day care and/or school, and similar uses.

t. Schools meeting the performance standards and development criteria set forth in Section IV.J.9 below.

u. Libraries, museums, welcome centers, and community centers.

v. Art galleries, dance, art, pottery, crafts, gymnastics, fitness/exercise centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters), and similar uses.

E. Multi-Family Residential

1. Townhomes

a. *Permitted uses and structures.*

(i) Townhomes (fee simple or condominium ownership)

(ii) Sales/management offices, models, and similar uses.

(iii) Amenity/recreation center, which may include a pool, cabana/clubhouse, health/exercise facility and similar uses.

(iv) Mail center.

(v) Car wash (self) area for residents.

(vi) Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.J.1 below

(vii) Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.

(viii) Docks, piers, over-water walkways or promenades, gle bulkheads, pilings and similar facilities.

(ix) Uses which are adjacent to a lake may use paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline diesel and other powered motors are prohibited, except for boats used to maintain the lake.

(x) Schools meeting the performance standards and development criteria set forth in Section IV.J.9 below.

b. *Dimensional Standards*

(i) *Minimum lot width* – Fifteen (15) feet, Twenty-five (25) feet for end units.

(ii) *Minimum lot area* - 1,500 square feet.

(iii) Maximum lot coverage by all buildings – Seventy-five percent (75%).

(iv) *Minimum yard requirements.* The minimum yard requirements for all uses and structures are:

(a) Front – For units with front street access and garages, twenty (20) feet from face of garage to back of sidewalk (or, where there is no sidewalk, from back of curb) and fifteen (15) feet from building face to back of sidewalk (or, where there is no sidewalk, from back of curb); for units with rear alley access or common parking, ten (10) feet from building face to back of curb.

(b) Side – Zero (0) feet, and ten (10) feet for end units.

(c) Rear – For units with garages facing the rear and with alley access, three (3) feet from garage face to edge of alley pavement. For units with front street access and garages, ten (10) feet.

(v) *Maximum height of structure.* Thirty-five (35) feet.

c. *Alley Access.* Alleys will be permitted to be constructed for designated Townhome uses. Alleys shall have a minimum of an eighteen (18) foot pavement width right of way if two-way and a twelve (12) foot pavement width right-of-way if one-way. Alleys may provide one-way traffic and access to the dwelling by the residents, garbage pickup, and deliveries. Alleys may be dedicated to the City.

d. *Patios/porches.* Patios and porches, including screened patios/porches with a structural roof, outdoor dining, terraces, courtyards, or similar exterior structures, shall be permitted for each unit.

e. *Number of units in building.* Up to twelve (12) units shall be permitted in any single Townhome building.

f. *Townhomes provisions.* The development criteria for Townhome uses within this PUD supersede those requirements set forth in Section 656.414 of the Zoning Code.

2. **Apartments**

a. *Permitted uses and structures.*

a. Apartments.

b. Leasing/management offices, models, and similar uses.

c. Amenity/recreation centers, which may include a pool, cabana/clubhouse, health/exercise facility, and similar uses.

d. Mail center.

e. Car wash (self) area for residents

f. Structured parking, including detached or attached garages

g. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.J.1 below

h. Parks, playgrounds, playfields, dog/pet parks, and recreational and community structures.

i. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

j. Schools meeting the performance standards and development criteria set forth in Section IV.J.9 below.

b. *Permitted accessory uses and structures.* Day care centers with fewer than 15 children, establishments for the sale of convenience

goods, personal and professional service establishments are permitted; provided, however, that these establishments shall be designed and scaled to meet only the requirements of the Apartment use in which it is located and shall have no signs or other external evidence of the existence of these establishments.

c. *Dimensional Standards*

(i) *Minimum lot width* – None.

(ii) *Maximum gross density* – Twenty (20) units per acre, cumulatively within the PUD's use area.

(iii) *Maximum lot coverage by all buildings* – None.

(iv) *Minimum yard requirements.* The minimum yard requirements for all structures are:

i. Front – Twenty (20) feet.

ii. Side – Ten (10) feet.

iii. Rear – Twenty (20) feet.

iv. *Minimum Setback from Property Boundary* described in Exhibit 1 - Twenty (20) feet.

v. *Maximum height of structure.* 60 feet.

d. *Separation between structures.* Structures within the same lot which face or back up to each other shall provide at least twenty (20) feet of separation between structures; provided, however, that the separation between an end wall of a structure and another end wall of a structure shall be at least ten (10) feet, as long as windows in such end walls are offset.

F. Commercial

1. *Permitted Uses and Structures*:

a. Retail outlets for the sale of food and drugs including grocery stores, apparel, toys, sundries and notions, books and stationary, leather goods and luggage, jewelry, art, cameras or photographic supplies including camera repair, sporting goods, hobby shops and

pet shops, musical instruments, florists, delicatessens, bakeries, restaurants, home furnishings and appliances including repairs incidental to sales, office equipment or furniture, hardware, antiques, new automobile parts (including rebuilt parts) and accessories, plant nurseries, home improvement, new and used automobiles and boats, and all other similar retail uses. These uses include drive-through and drive-in facilities and other similar uses.

b. Retail outlets for the purchase, sale, or trade of used wearing apparel, toys, books, luggage, jewelry, cameras, sporting goods, home furnishings and appliances, furniture and similar uses.

c. Fruit, vegetable, poultry or fish market.

d. Personal service establishments such as barber and beauty shops, shoe repair, interior decorators, health clubs and gymnasiums, spas, laundries and dry cleaners, tailors, dry cleaning pickup, travel agencies, and similar uses.

e. Bottle clubs or establishments which include the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption or off premises consumption or both, including:

(i) Breweries, taprooms, and similar uses.

(ii) Wineries, wine clubs, tasting rooms, and similar uses.

(iii) Studios where art, pottery, or crafts are made with a bottle club or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises.

f. Outside sale and service of alcoholic beverages, subject to the criteria set forth in Section IV.J.6 below.

g. Restaurants with on premises consumption of beer, wine and alcohol.

h. Restaurants with the outside sale and service of food.

i. Retail and restaurant kiosks (static or mobile kiosks).

j. Hotels and motels.

k. Private clubs, lodges and fraternities meeting the performance standards and development criteria set forth in Section IV.J.8 below.

l. Automobile service stations, including petroleum, electric, or natural gas sales, minor and major repair service garages, and automated car washes. Private automobile/vehicle garage condominiums.

m. Blueprinting and job printing.

n. Convenience stores, with petroleum, electric, or natural gas sales.

o. Commercial recreational or entertainment facilities such as bowling alleys, swimming pools, skating rinks, cinemas, theaters, and similar uses.

p. Express or parcel delivery offices, but not trucking distribution centers.

q. Veterinarians, animal hospitals and associated animal boarding kennels meeting the performance standards and development criteria set forth in Section IV.J.10 below.

r. Off-street parking lots, meeting the performance standards and development criteria set forth in Section IV.J.3 below, which may include outdoor sales, entertainment, and public displays.

s. Parking decks and parking garages.

t. Buildings and uses accessory to the uses permitted above, including automobile parking or valet facilities, living quarters for custodians or caretakers of the office buildings, and storage of documents and equipment.

u. Child and adult day care centers meeting the performance standards in Section IV.J.9 below.

v. Outside retail sales of holiday or seasonal items such as fireworks, Christmas trees, pumpkins and landscaping materials. Subject to the performance standards and development criteria set forth in Section IV.J.7 below.

w. Essential services including roads, water, sewer, gas, telephone, stormwater management facilities, radio, television, electric and cellular communication towers subject to performance standards in Section IV.J.1 below.

x. Professional and business offices, and real estate marketing/sales center/offices.

y. Medical uses, including:

(i) Medical, dental and chiropractic offices or clinics

(ii) Rehabilitation hospitals, including inpatient, outpatient, and skilled nursing programs and services.

(iii) Emergency medicine, urgent care, imaging/radiology services, ancillary uses and similar uses, including 24-hour care but not overnight lodging.

(iv) Hospice facilities and overnight-stay facilities for families and care givers of patients.

z. Senior housing, including:

(i) Nursing homes, homes for the aged, housing for the elderly, community residential homes for the elderly, group care homes for the elderly, and similar uses.

(ii) Independent living, assisted living, and memory care housing for the elderly.

aa. Cosmetology and similar uses including facilities for production of eyeglasses, hearing aids, dentures, prosthetic appliances and similar products.

bb. Banks, savings and loans, credit unions, and other financial institutions and similar uses; including drive-through and drive-up facilities, with drives and connections designed and configured for safe access.

cc. Mortgage brokers, stockbrokers, and similar financial institutions.

dd. Churches including a rectory, day care and/or school, and similar uses.

ee. Schools meeting the performance standards and development criteria set forth in Section IV.J.9 below.

ff. Colleges and universities.

gg. Vocational, trade and business schools.

hh. Public buildings and facilities including all lawful government uses.

ii. Libraries, museums, welcome centers, and community centers.

jj. Art galleries, dance, art, pottery, crafts, gymnastics, fitness/exercise centers, martial arts and music studios, and theaters for stage performances (but not motion picture theaters), and similar uses.

kk. Museums, art galleries, music studios, and theaters for stage performances may include bottle clubs or the retail sale and service of all alcoholic beverages, including liquor, beer or wine, for on-premises consumption in conjunction with performances, shows, meetings, and similar activities.

ll. Docks, piers, over-water walkways or promenades, bulkheads, pilings and similar facilities.

mm. Uses which are adjacent to a lake may use paddle boats, kayaks, canoes, and similar small, recreational boats on the lake. Gasoline diesel and other powered motors are prohibited, except for boats used to maintain the lake.

nn. Radio and television broadcasting studios and offices.

2. *Dimensional Standards*

a. *Minimum lot width* – None.

b. *Maximum lot coverage by all buildings* – None.

c. *Minimum yard requirements* - The minimum yard requirements for all structures are:

(i) Front – None.

(ii) Side – None.

(iii) Rear – None

d. *Minimum Setback from Property Boundary* - described in Exhibit 1 – Ten (10) feet.

e. *Maximum height of structure. 60 feet.*

G. Conservation/Open Space (C/OS)

1. *Permitted Uses and Structures:*

a. Conservation, open space, greenspace, and passive and low intensity recreation uses shall be permitted, including: parks, playgrounds, dog/pet parks, park structures, site furnishings, landscaping, vegetative screens or buffers, fencing, walkways, greenways, nature walks, trails, exercise courses, boardwalks, footbridges, gardens, ponds, observation platforms, storage sheds for maintenance equipment, benches, picnic areas, shelters and informational kiosks, informational signage, habitat enhancement devices such as birdhouses, duck houses, and bat houses, and other similar uses designed for and used for low intensity/low impact recreational/open space uses.

b. Stormwater, surface water management and flood control improvements, as permitted by the applicable regulatory agencies.

c. Wetland preservation, mitigation, and restoration, as permitted by the applicable regulatory agencies.

d. Docks, piers, over-water walkways or promenades, bulkheads, pilings, and similar facilities.

e. Essential services, including water, sewer, gas, telephone, radio and electric, meeting the performance standards and development criteria set forth in Section IV.J.1 below.

2. *Minimum lot requirement (width and area)*: None.

3. *Maximum lot coverage by all buildings*: None.

4. *Minimum yard requirements*: None.

5. *Maximum height of structure*: None.

H. Accessory Uses and Structures

1. Accessory uses and structures are permitted if those uses and structures are of a nature customarily incidental and clearly subordinate to a permitted principal use or structure and these uses, and structures are located on the same lot (or contiguous lot in the same ownership) as the principal use. Whether attached or detached to a building or structure containing the principal use, the accessory structure shall be considered as a part of the principal structure. Accessory uses shall not involve operations or

structures not in keeping with the character of the district where located and shall be subject to the following:

a. Accessory uses and structures shall include noncommercial greenhouses and plant nurseries, private garages, private boat shelters, tool houses, garden sheds, garden work centers, children's play areas, play equipment, private barbecue pits/outdoor kitchens, and swimming pools and screened enclosures, and similar uses or structures which are of a nature not likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.

b. Detached accessory structures shall not be located in a required yard except as follows:

(i) Detached accessory structures which are separated from the main structure and less than 15 feet in height may be located in a required side or rear yard, but not less than five (5) feet from a lot line.

(ii) Accessory uses or structures greater than 15 feet in height shall meet the same setback requirements as the primary structure and shall not exceed the height of the primary structure.

(iii) Air conditioning compressors or other equipment designed to serve the principal structure may be located in a required yard but not less than three (3) feet from a lot line.

(iv) Swimming pools and associated screened enclosures may be located in a required rear yard and may be located not less than five (5) feet from the property line or top of the bank of a pond, whichever is applicable. Also, swimming pools and screened enclosures do not constitute buildings in calculating maximum lot coverage.

c. Accessory Dwelling units subject to Section 656.403(g) of the Zoning Code

I. Additional Performance Standards

Additional performance standards for those uses identified shall be as follows:

1. Essential services (utility systems) shall be permitted subject to following conditions:

a. Central water systems, sewerage systems, utility lines, pump stations and easements shall be provided in accordance with the appropriate sections of the Jacksonville Ordinance Code.

2. Home occupations shall be permitted subject to the following conditions:

a. The use of the premises for the home occupation shall be incidental and subordinate to its use for residential purposes by its occupants and shall, under no circumstances, change the residential character thereof.

b. There shall be no change in the outside appearance of the building or premises or other visible evidence of the conduct of the home occupation, including the allowable sign pursuant to Part 13 hereof.

c. There shall be no equipment or process used in the home occupation which creates excessive noise, vibration, glare, fumes, odors or electrical interference detectable to normal senses off the lot.

d. In the case of electrical interference, no equipment shall be used which creates visual or audible interference in the radio or television receiver off the premises or causes fluctuations in line voltage off the premises.

e. No excessive traffic shall be generated by the home occupation.

3. Off-street parking lots shall be permitted subject to the following condition:

a. If the facilities are lighted, lighting shall be designed and installed so as to prevent glare or excessive light on any residential properties outside and adjacent to the Property, subject to the review and approval of the Planning and Development Department.

5. Outside sale and service of alcoholic beverages in conjunction with a restaurant shall be permitted subject to the following conditions:

a. The area for outside sale and service shall be limited to an area which is contiguous to an existing licensed facility or establishment, and which shall be no greater than the inside area for sale and service.

6. Outside retail sale of holiday items, including fireworks, shall be permitted subject to the following conditions:

a. Outside retail sales shall be limited to forty-five (45) days prior to and thirty (30) days following the holiday.

b. There shall be adequate parking sufficient to accommodate the additional retail sales.

c. There shall be adequate access to the site such that the temporary outside retail sales will not result in undue traffic congestion.

7. Private clubs, conference centers, and meeting facilities shall be permitted subject to the following condition:

a. Any food and beverage, including alcoholic beverages, shall be limited to service incidental to the primary activity of the facility.

8. Schools shall be permitted subject to the following conditions:

a. Lighting associated with the school, as well as the recreation areas and playing fields, shall be so designed and installed so as to prevent glare or excessive light on any adjacent residential property, subject to the review and approval of the Planning and Development Department. No source of illumination shall be allowed if such source of illumination would be visible from any residential properties outside and adjacent to the Property to the extent that it interferes with the residential use of that area.

9. Veterinarians, animal hospitals and associated animal boarding kennels shall be permitted subject to the following conditions:

a. Buildings which are used for animal boarding shall be completely soundproofed.

b. Animals shall be kept in the enclosed soundproofed buildings during the hours of 8:00 p.m. to 8:00 a.m.

J. Silviculture

Silviculture uses may continue as a permitted use on all or any portion of the Property until build-out.

K. Land Clearing

Land clearing and processing of land clearing debris shall be permitted on all or any portion of the Property; provided, however, land clearing debris may be processed only in conformity with applicable fire codes and other applicable chapters of the Jacksonville Ordinance Code.

L. Excavations, Lakes and Ponds

Excavations, lakes, and ponds, dug as a part of the developments storm water management system are permitted, subject to the regulations contained in Part 9 of the Zoning Code. Such excavations, lakes, and ponds may commence prior to submittal of construction plans for the subdivision improvements (10-set construction plans).

V. OVERALL DEVELOPMENT STANDARDS AND CRITERIA

A. Access

Access will be provided as generally shown on the PUD Site Plan. The MU Masterplan includes detailed traffic analysis concerning lane capacity, external connections, internal circulation, and right-of-way standards. The proposed vehicular circulation is conceptual and may be subject to revision during final design, engineering, and permitting. Internal traffic circulation may be via dedicated public streets or approved private streets. Local streets shall follow City standards. Access points as shown on the PUD Site Plan may be relocated subject to review and approval of the Planning and Development Department; any right in, right out access points in addition to those shown on the PUD Site Plan may be permitted subject to review and approval of the Planning and Development Department. Due to environmental constraints resulting in odd shape of the upland parcels within the PUD, the internal connectivity index, as defined in the 2045 Comprehensive Plan, shall be applied on a project-wide basis and not on an individual project/parcel basis.

In the event additional external access points are added, that trip generation rates are updated or refined, uses of alternative modes of transportation change, advances in traffic modeling and data collection occur, or capacity increases within the transportation network updates may be made to the PUD's Net External Trip total, shown in Table 4, which will be reviewed and approved by the Planning and Development Department. This allows the planning to respond to changes like added external road connections, age-restricted residential units, and transportation modeling advancements. Amendments to the PUD's overall unit counts and density will be reviewed and approved by the Planning and Development Department with respect to maintaining the PUD's Net External Trip total. A corresponding MU Masterplan revision must also be approved for increases of the overall units counts or the Net External Trip totals.

B. Transportation Masterplan

An interconnected multi-modal transportation network will be provided to serve the Master Plan and the various neighborhoods. The major roadway corridors are depicted on the Conceptual Master Plan (Exhibit 1.1). The MU Masterplan, submitted along with this PUD, provides traffic modeling of the PUD's transportation network. The transportation analysis to determine the internal road configuration will be updated

incrementally as the planning and engineering of individual areas is completed. Updates to the MU Masterplan will be reviewed and approved by the City as required in the MU Masterplan policy. An interconnected local street network with sidewalks will be provided within the neighborhoods to provide multiple options to connect to the major north-south and east-west corridors.

C. Sidewalks, Trails, and Bikeways

Sidewalks shall be provided as required in the Comprehensive Plan. Additional pedestrian, bicycle, and golf cart paths will be provided along collector roadway to connect the residential areas to the commercial and amenity areas within the community.

D. Recreation/Open Space

Active recreational amenities and uses will be provided in accordance with the standards set forth below. These amenities may include parks, open space, pedestrian walks and trails, bikeways, and other recreational structures and uses located within the PUD as well as any amenity/recreation center, pool, cabana/clubhouse, and similar uses. The active recreation/amenities for subdivisions shall be provided at a ratio of a minimum of one (1) acre of useable uplands for every 100 single family detached lots cumulatively throughout the PUD. Active recreation/amenities for multi-family shall be provided at a ratio of a minimum of 150 square feet of recreation area per multi-family unit.

The PUD will include multiple public and private amenity sites containing a minimum of five (5) acres of active recreation. Up to 250 lots can be platted, developed and occupied without active recreation. Prior to final plat approval for the 250th lot, either an active recreation amenity must be under construction, a performance/construction bond in a form acceptable to the City shall be provided, or the platted lots will be served by other active recreation areas at the above minimum required ratios as applicable to the type of residential units.

The preliminary site plan(s) submitted to the Planning and Development Department for verification of substantial compliance with this PUD shall contain specifications demonstrating compliance with these standards cumulatively throughout the PUD. Documentation and instrumentation providing for ownership and maintenance of the above-described common facilities shall be provided to the Planning and Development Department prior to preliminary engineering approval.

Potential connections to Pablo Creek Preserve shall be coordinated with the City and SJRWMD.

E. Landscaping/Landscaped Buffers

Landscaping and tree protection shall be provided in accordance with the Jacksonville Ordinance Code, with the following additional and superseding

provisions specifically noted to address the integrated mixed-use design qualities of the PUD. Landscaping standards shall be applied taking into consideration all proposed uses and the entire PUD development parcels. For individual uses, which may own their sites in fee simple, required landscaping may be provided "off-site" within the PUD development parcels and may be shared with other uses, so long as the PUD in its entirety provides sufficient landscaping for all proposed uses. Landscape standards shall be applied within the PUD without regard to property ownership boundaries which may exist among individual uses.

1. *Buffers*

Section 656.1216 of the City's Ordinance Code requires buffers for uncomplimentary land uses and zones. Due to the compact multi-use nature of this PUD, all internal uses within the PUD are considered compatible with each other and no buffers between such internal uses are required.

2. *Roadway Buffers*

An average 20-foot wide roadway buffer shall be provided along collector roadways except where adjacent to commercial, amenity center uses or stormwater management facilities. The roadway buffer may include natural or planted vegetation and/or a masonry wall to screen adjacent development. If a masonry wall or fence is constructed within the roadway buffer, then the wall or fence shall be six to eight feet in height. The requirement for relief every 100 linear feet shall not apply so long as the landscaping on the roadway side of the wall or fence complies with the following minimum standards:

a. a durable opaque landscape screen along at least 75 percent of the street frontage excluding driveways and sight lines. The screen shall be no less than 3 feet in height measured from the property line grade two years after installation;

b. a minimum of one tree, a minimum of 4 DBH or greater, planted or preserved every 80 linear feet of street frontage; and

c. the remainder of the buffer area shall be landscaped with trees, shrubs, groundcovers, grass, or mulch, except that mulch shall not exceed 25 percent of the total buffer area.

Roadway buffers are not required where roads cross, or are adjacent to, wetlands or other conservation areas.

3. *Perimeter Landscaping: Driveways to Streets*

The maximum width of any driveway not containing a landscaped island through the perimeter landscape area shall be forty-eight (48) feet, measured

beyond turn lanes to allow for return radii and turn lanes to accommodate safe ingress/egress.

4. *Perimeter Vehicle Use Area Buffer*

A ten (10) foot buffer shall be provided between public rights of way and vehicle use areas. Parking space depth along the perimeter vehicle use area buffer may be reduced from eighteen (18) feet to sixteen (16) feet provided that the additional two (2) feet of parking depth is added to the width of the landscape buffer.

5. *"FireWise"*

Residents adjacent to forested lands will be encouraged to maintain landscaping to prevent the accumulation of flammable planting or debris near homes. Acknowledgements will be requested of homeowners adjacent to Pablo Creek Reserve the controlled burning may occur there.

F. Signage

The purpose of these sign standards is to establish a coordinated signage program that provides for the identification of the project, uses, users, and tenants and for directional communication in a distinctive and aesthetic manner. A coordinated system of identification, directional, and vehicular control signage will be provided for all common areas and road right of way. The PUD identity, multiple uses, owners, and/or tenants may be identified on signs within the PUD without regard to property ownership boundaries that may exist among the individual uses, owners, and/or tenants and without regard to lot location or frontage. All project identity and directional signs shall be architecturally compatible with the project or buildings represented. Signs may be "v-shaped" and may be internally or externally illuminated. In addition to the uses, owners, and or tenants, the signs may include the overall PUD identity.

1. *Project Identity Elevated Signs at Access Points*

A maximum of eight (8) identity elevated signs will be permitted at locations fronting access point for the PUD project and/or uses, owners, and tenants within the

PUD. These signs may be two sided and externally or internally illuminated. These signs shall be oriented to traffic entering the PUD. Multiple uses/owners/tenants within one building or a series of buildings may be identified with one shared elevated sign.

These elevated signs will not exceed sixty (35) feet in height and three hundred

(300) square feet (each side) in area. These signs will be located not less than two hundred (300) feet apart.

2. *Project Identity Monument Signs at Entry to Residential Subdivisions*

Identity Monuments will be allowed at the entry to residential subdivisions for the PUD project and/or uses, owners, and tenants within the PUD. These signs may be two-sided, v-shaped and externally or internally illuminated. These signs shall be oriented toward traffic entering the subdivision.

These monument signs will not exceed ten feet (10') in height and thirty-two (32) square feet (each side) in area. These signs will be located not less than one hundred (100) feet apart. Prior to commencement of a use which proposes a project identity monument sign, the applicant shall submit to the Planning and Development Department for its review and approval for consistency with this PUD a plan showing the location, height, size, and design of the sign.

3. *Individual Commercial and/or Office/Institutional Uses: Identity Monument Signs.*

Identity monument signs are permitted for each individual Commercial and Office/Institutional use. Each such use will be permitted one (1) externally or internally illuminated identity monument sign with two sides, except that such uses with more than one roadway frontage may have one identity monument sign for each road frontage. Multiple users/tenants within one building or a series of buildings may be identified with one shared monument sign.

Identity monument signage shall be subject to the height and size limitations below.

a. Signage for lots with less than one and a half (1.5) acres may not exceed ten (10) feet in height and twenty-five (25) square feet (each side) in area.

b. Signage for lots with one and a half (1.5) acres to five (5.0) acres may not exceed fifteen (15) feet in height and fifty (50) square feet (each side) in area.

c. Signage for lots five (5.0) acres to twenty (20) acres may not exceed twenty (20) feet in height and seventy-five (75) square feet (each side) in area.

d. Signage for lots with greater than twenty (20) acres may not exceed twenty (20) feet in height and one hundred (100) square feet (each

side) in area.

e. No monument signs shall be located less than one hundred (100) feet apart.

4. *Multi-Family Residential Uses: Community Identity Monument Signs.*

Identity monument signs are permitted for each Multi-Family Residential use or development.

Each Multi-Family Residential use or development is permitted up to two (2) project identity monument signs (one or two sides) externally or internally illuminated not exceeding fifteen feet (15') in height and fifty (50) square feet in sign face area. No monument signs shall be located less than one hundred (100) feet apart.

5. *Other Signs (in addition to allowable signage listed above).*

Wall signs are permitted. For the purpose of wall signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that wall signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, wall signage visible from a public right of way for each tenant within the anchor/tenant/multi-family buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right of way. In the case of the project real estate marketing/sales center building, the maximum wall sign area shall not exceed twenty-five (25) percent of each side of the building facing a public or private right of way, internal access drive, parking area or pedestrian way.

Projecting signs and roof signs are permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective side of the building visible from a public right of way to which side the projecting sign or roof sign is attached. The ten (10) percent shall be measured cumulatively with any wall signs on the same side of the building.

Awning signs are permitted. For the purpose of awning signage, the anchor/tenant buildings shall be deemed as one single enclosed building such that awning signage facing the pedestrian and vehicular drives within the interior of the PUD are deemed as interior signs. Additionally, awning signage visible frompublic rights of way for each tenant within the anchor/tenant buildings will be permitted and will not exceed ten (10) percent of the square footage of the occupancy frontage or respective sides of the building visible from public rights of way.

Under canopy signs are permitted. One (1) under the canopy sign per occupancy is permitted not exceeding a maximum of ten (10) square feet in area per side.

Directional signs indicating major buildings, major tenants, common areas, various building entries, will be permitted. The design of these signs should reflect the character of the building and project identity signs and may include the project and/or tenant logo and name. For vehicular directional signage, such signs shall be a maximum of thirty (30) square feet in area per sign face. For pedestrian directional signage, such as "informational sidewalk kiosks", 1, 2, 3 or 4 sided (or cylindrical), such signs shall also be a maximum of twenty (20) square feet per side. All Vehicular Control signs shall meet the requirements of the Manual on Uniform Traffic Control Devices with decorative post(s) and finials. Directional signage and architectural entry features shall be allowed within the right of way, including within medians and roundabouts, with the exact location of such signs subject to site development standards as approved by the City of Jacksonville.
Changing message devices are permitted subject to the provisions of Section 656.1302, Jacksonville Ordinance Code, as it may be amended.

Because all project identity and directional signs are architectural features intended to be compatible with and complimentary of the buildings in the PUD, they will be located in structures or frames that are part of the architecture of the project. Accordingly, sign area for all such signs as well as wall, awning, and under the canopy signs, shall be computed on the basis of the smallest regular geometric shape encompassing the outermost individual letters, words, logos or numbers on the sign.

Temporary banner signs will be permitted not to exceed 50 square feet in area. Banner signs will be permitted in the entrances and interior of the PUD. Seasonal festival banners may be displayed for a maximum of fourteen (14) days without a permit except that such banners may be displayed forty-five (45) days prior to and thirty (30) days following the holiday. Other banners (including but not limited to "Now Opening" or "Hiring Soon" banners) may be displayed for a maximum of thirty (30) days without a permit. The banners shall be allowed to display logos and/or the name of the project and/or owner. Festival banners placed on street light poles are permitted and unregulated. Banner signs do not count toward the overall maximum sign face allowable for monument and pylon signs.

Permanent banner signs will be permitted on street light poles within the Estuary right of way. Banner signs on street light poles will be permitted not to exceed thirty (30) square feet in area. Temporary directional real estate

marketing and construction, non-illuminated signs shall be permitted during sales and construction within the right of way not to exceed 40 square feet.

Decorative street signs maintained by a property owner's association shall be allowed subject to approval by the City of Jacksonville.

Sign Guidelines

Sign Type	General Location	Quantity	Max Area /Side (sq. ft.)	Max Height (ft.)	Min Distance between Signs (ft.)
Project Identity Signs	At External Access Locations	8	300	35	300
Project Identity Monument Signs	At Access to Subdivisions	1 Per Subdiv	32	10	100
Commercial/Office/Institutional Identity Monument	Lots less than 1.5 acres	1 Per Lot	25	10	100
Commercial/Office/Institutional Identity Monument	Lots 1.5 acres to 5 acres	1 Per Lot	50	15	100
Commercial/Office/Institutional Identity Monument	Lots 5 acres to 20 acres	1 Per Lot	75	20	100
Commercial/Office/Institutional Identity Monument	Lots greater than 20 acres	1 Per Lot	100	20	100
Multi-Family Residential Community Identity Monument	Project Wide for each Project	Up to 2	50	15	100
Wall Signs	Project Wide		10% of sq ft of occupancy frontage		
Projecting and Roof Signs	Project Wide		10% of sq ft of occupancy frontage		
Awning Signs	Project Wide		10% of sq ft of occupancy frontage		
Under Canopy Signs	Project Wide		10		
Directional Signs	Project Wide		30		
Information Kiosks	Project Wide		20		
Temporary Banners	Project Wide with 14 Day Limit (45 Days Prior to Christmas)		50		
Festival Banners	Project Wide on Light Poles	N/A			

G. Architectural Guidelines

Prior to the issuance of a building permit for the construction of the first single family detached home within the PUD, covenants and restrictions shall be recorded for the Property that provides for architectural review by an architectural review board. The covenants and restrictions shall include the following requirements: (i) the front façade of each single-family detached home must have at least two different finishes, one being a primary finish and the secondary finish being an accent feature; (ii) no vinyl siding can be used on a single family detached home, and (iii) no panel siding can be used as the primary building product on the front façade of any single family detached home.

H. Construction offices/model units/real estate rental or sales

On-site, temporary construction offices/trailers/model units/rental or sales offices will be permitted in any lot, "unit", or "phase" until that lot, "unit", or "phase" is built out. Real estate rental or sales activities are permitted within model units. Associated parking for rental or sales activities if permitted adjacent to model units.

I. Modifications

Amendment to this approved PUD district may be accomplished through either an administrative modification, minor modification, or by filing an application for rezoning as authorized by Section 656.341 of the Zoning Code and subject to compliance with the MU Master Plan.

J. Parking and Loading Requirements

Parking will be provided in accordance with Part 6 of the City's Zoning Code, as it may be amended, with the following additional and superseding provisions:

1. Vehicular parking shall be provided in garages, driveways, or common parking in accordance with the following minimum standards:

a.	Retail/Commercial and Restaurants: 4.0 spaces per 1,000 s.f. GLA	
b.	Office: 3.0 spaces per 1,000 s.f. GLA	
c.	Movie Theater:	1.0 space per 6.0 seats
d.	Hotel: 1.0 space per room	
e.	Senior Housing:	1.0 space per 2 units/beds
f.	Residential: unit	1.35 spaces per dwelling

2. Due to the compact, urban nature of the project that is located at a node at an interstate interchange, there shall be no maximum parking standard, retail and office uses shall not be subject to the Parking Lot Landscaping Matrix Figure B in Part 6 of the City's Zoning Code, and parking lots with 200 or more spaces shall not be required to provide a landscaped pedestrian connection from the parking lot to the entrance(s) of the buildings being served.

3. A minimum of two (2) loading spaces per apartment or condominium development shall be provided.

4. For multi-family residential uses, required parking may be provided in garages, driveways carports, or common parking. Tandem parking also is permitted.

5. Bicycle parking for multi-family residential uses shall be provided at a minimum ratio of 2% of the minimum required off-street vehicular parking. Bicycle parking for attached senior housing uses shall be provided at a ratio of one space per 5 bedrooms.

6. Shared parking is permitted to satisfy parking required for multiple uses subject to the review and approval of the Planning and Development Department.

7. Valet parking is permitted to satisfy parking requirements when provided within 1,000 feet of the business(es) being served.

8. On-street parking, including parallel and angled parking, is permitted throughout the PUD on approved private streets, private drives, and City roadways subject to the review and approval of the Planning and Development Department.

K. Stormwater Retention

Stormwater facilities will be constructed to serve the PUD in accordance with applicable regulations.

L. Utilities

The Property is served by JEA. The Landowner and JEA have a Master Service Agreement.

VI. JUSTIFICATION FOR THE PUD REZONING

The PUD proposes the concept of a carefully planned clustered residential development pursuant to a number of best development practices including:

- The efficient use of land through clustering;
- Internal and external vehicular and pedestrian connectivity;
- Common theme of development
- Efficient provision of utilities; and
- The inclusion of performance standards for the project that will establish the unique quality, identity and character of the PUD.

The MU category compliant PUD establishes long term goals and projections. The Developer has designed roadways, utility locations, to meet the long range plan. Adjoining landowners, including the City of Jacksonville, are able to review with great transparency the future development of the area. The Florida Department of Transportation is able to project impacts on roadways and plan accordingly. Likewise, the City of Jacksonville can plan accordingly for impacts on public facilities, including schools.

VII. PUD/DIFFERENCE FROM USUAL APPLICATION OF ZONING CODE

The PUD differs from the usual application of the Zoning Code in the following respects: it binds the Applicant and successors to the PUD Written Description and PUD Site Plan; it provides for site-specific design standards and criteria; and it permits a unique and creative approach to the planning and development of the Property. The design and layout of the PUD is: creative in its planning approach as described above; more desirable than would be possible through strict application of the minimum requirements of the Land Development Code; and provides for the a more efficient use of land and infrastructure.

VIII. LAND USE TABLE

A Land Use Table is attached hereto as Exhibit F.

IX. SUMMARY OF DEVIATIONS AND COMMITMENTS

DEVIATIONS

- Uses in all land use categories are limited from conventional entitlements
- Densities in all categories are less than allowed in conventional classifications

COMMITMENTS

- Substantial open space
- Lands provided for PBF use

- Substantial space provided for passive and active recreation use

X. PUD REVIEW CRITERIA

A. Consistency with the Comprehensive Plan: As described above, the proposed uses are consistent with the MU land use category.

B. Consistency with the Concurrency Management System: The PUD will comply with the Concurrency and Mobility Management System applicable to the PUD site.

C. Allocation of Residential Land Use: The PUD is consistent with land use allocations under the 2030 Comprehensive Plan.

D. Internal Compatibility: The PUD provides for integrated design and compatible uses within the PUD.

E. External Compatibility/Intensity of Development: The PUD proposes uses and provides design mechanisms which are compatible with surrounding uses.

F. Maintenance of Common Areas and Infrastructure: All common areas will be maintained by an owners' association or community development district.

G. Usable Open Spaces, Plazas, Recreation Areas: The PUD provides ample open spaces and recreational opportunities.

H. Impact on Wetlands: Any development impacting wetlands will be permitted pursuant to local, state, and federal permitting requirements.

I. Listed Species Regulations: A report by a wildlife consultant is submitted with this application and the MU Masterplan.

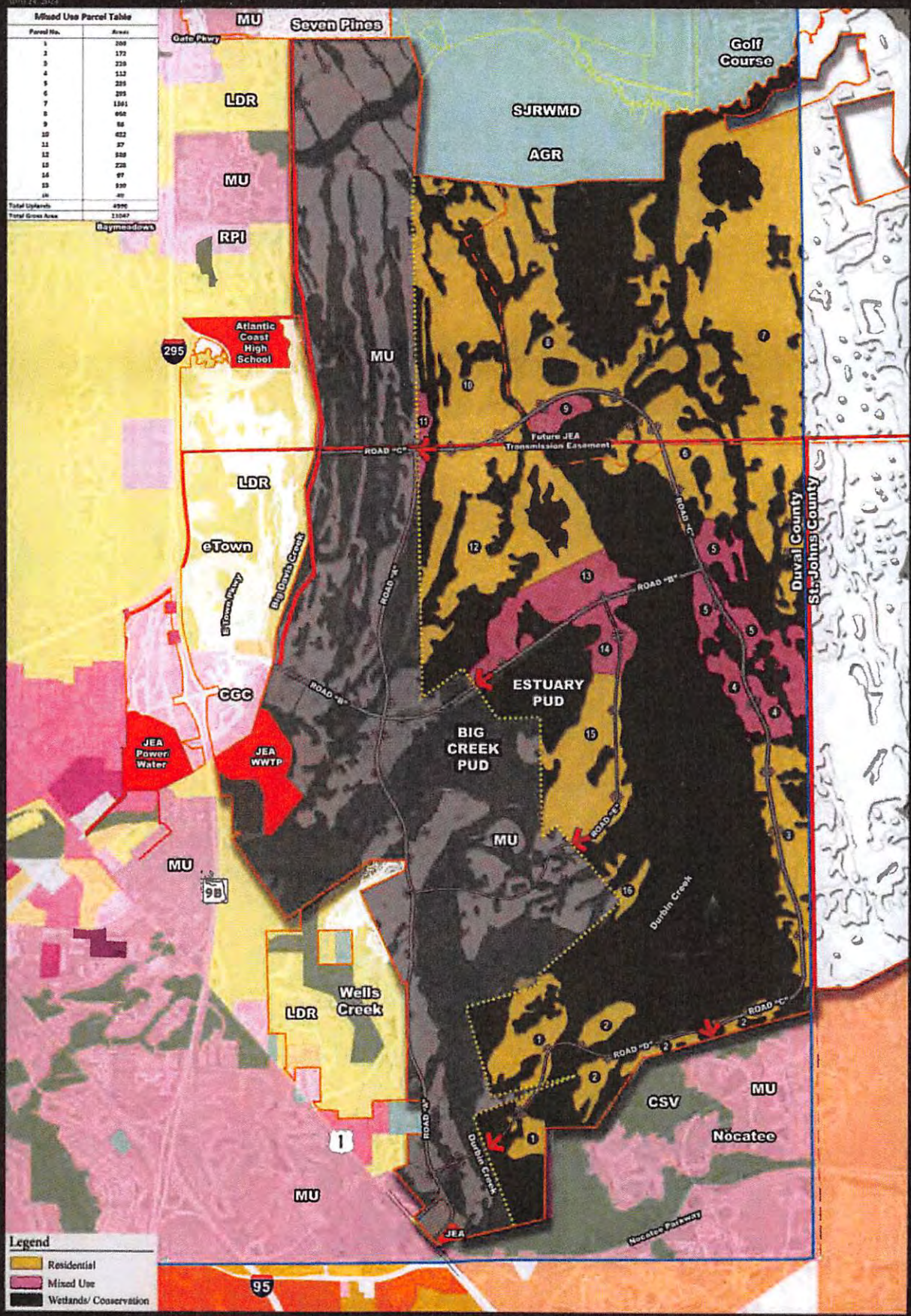
J. Parking Including Loading and Unloading Areas: The PUD provides ample off-street parking.

K. Sidewalks, Trails and Bikeways: The PUD provides extensive pedestrian, bicycle, and golf cart connectivity by connecting to the trail system throughout the MU community.

Estuary PUD Exhibit

Northeast Florida

April 24, 2024



NOTE: NON BONDING SITE PLAN

April 24, 2024

ORDINANCE 2024-344-E

CERTIFICATE OF AUTHENTICATION

ENACTED BY THE COUNCIL

June 25, 2024

Ronald B. Salem

RONALD B. SALEM
COUNCIL PRESIDENT

ATTEST:

Margaret M Sidman

MARGARET M. SIDMAN
COUNCIL DIRECTOR/SECRETARY

CITY OF JACKSONVILLE
FLORIDA

APPENDIX to Exhibit 10, Exhibit 10.8 City of Jacksonville PUD

Ordinance 2024-343-E

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2024-343-E

AN ORDINANCE APPROVING, SUBJECT TO CONDITION, A CONCEPTUAL MASTER PLAN FOR DEVELOPMENT OF APPROXIMATELY 11,047.38± ACRES IN COUNCIL DISTRICT 11, AT 0 COCONUT PALM PARKWAY, 0 J. TURNER BUTLER BOULEVARD, 0 KIWI PALM COURT, 4950 20 MILE ROAD NORTH, 0 PHILIPS HIGHWAY, 14931 PHILIPS HIGHWAY, 0 ROSEWATER LANE, 0 SAN PABLO ROAD AND 6586 SAN PABLO ROAD SOUTH, BETWEEN INTERSTATE-295 AND THE DUVAL COUNTY/ST. JOHNS COUNTY LINE (R.E. NOS. 167752-0200, 167755-0020, 167763-0020, 167764-0010, 167764-1100, 167769-0015, 167774-0000, 167775-0010, 167778-0320, 167876-0020, 167877-0000, 167886-0000, 167887-0000, 168158-0000, 168159-0000, 168160-0000 AND 168177-0120) (THE "SUBJECT PROPERTY"), OWNED BY OWNED BY BJD TIMBERLANDS, LLC AND ESTUARY, LLC, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING A DISCLAIMER THAT THE APPROVAL GRANTED HEREIN SHALL NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, a request for approval of the Estuary, LLC Conceptual Master Plan (the "Conceptual Master Plan") has been filed by Paul M. Harden, Esq., on behalf of BJD Timberlands, LLC and Estuary, LLC, the owners of certain real property located in Council District 11, as more particularly described herein; and

WHEREAS, the City of Jacksonville adopted a Large-Scale Amendment to the *2045 Comprehensive Plan* pursuant to Ordinance 2024-342-E and Application Number L-5861-23A, changing the Future Land Use Map designation of the Subject Property from Agriculture (AGR) to Multi-Use (MU) subject to FLUE Site Specific Policy 4.3.23; and

WHEREAS, FLUE Site Specific Policy 4.3.23 requires the owners or authorized agent to develop a long-term Conceptual Master Plan for the Subject Property, which must be reviewed and approved by the City Council prior to submittal of any land development reviews or approvals for development of the Subject Property; and

WHEREAS, FLUE Site Specific Policy 4.3.23 further requires that any land development of the Subject Property must comply with and must be consistent with an approved long-term Conceptual Master Plan; and

WHEREAS, the Planning and Development Department reviewed the proposed Conceptual Master Plan, prepared a written report, and rendered an advisory recommendation to the City Council with respect to this proposed Conceptual Master Plan; and

WHEREAS, the Land Use and Zoning (LUZ) Committee held a public hearing on this proposed Conceptual Master Plan, with due public notice having been provided, and having reviewed and considered all testimony and evidence received during the public hearing, made its recommendation to the City Council; and

WHEREAS, the City Council further considered all oral and written comments received during the public hearings, including the recommendations of the Planning and Development Department and the LUZ Committee; and

WHEREAS, in the exercise of its authority, the City Council has determined it appropriate and desirable to approve the proposed Conceptual Master Plan for development of the Subject Property; now

therefore

BE IT ORDAINED by the Council of the City of Jacksonville:

Section 1. Purpose and Intent. This Ordinance is adopted at the request of BJD Timberlands, LLC and Estuary, LLC, the owners of certain real property identified in Section 2, to carry out the purpose and intent of, and exercise the authority set out in, the Community Planning Act, Sections 163.3161 through 163.3248, *Florida Statutes*, and Chapter 166, *Florida Statutes*, as amended.

Section 2. Subject Property Location and Description. The approximately 11,047.38± acres are in Council District 11, at 0 Coconut Palm Parkway, 0 J. Turner Butler Boulevard, 0 Kiwi Palm Court, 4950 20 Mile Road North, 0 Philips Highway, 14931 Philips Highway, 0 Rosewater Lane, 0 San Pablo Road and 6586 San Pablo Road South, Between Interstate-295 and the Duval County/St. Johns County Line (R.E. NOS. 167752-0200, 167755-0020, 167763-0020, 167764-0010, 167764-1100, 167769-0015, 167774-0000, 167775-0010, 167778-0320, 167876-0020, 167877-0000, 167886-0000, 167887-0000, 168158-0000, 168159-0000, 168160-0000 and 168177-0120), as more particularly described in **Exhibit 1** dated April 12, 2024, and graphically depicted in **Exhibit 2**, both of which are attached hereto and incorporated herein by this reference (the "Subject Property").

Section 3. Owner and Applicant Description. The Subject Property is owned by BJD Timberlands, LLC and Estuary, LLC. The applicant is Paul M. Harden, Esq., 1431 Riverplace Boulevard, Suite 901, Jacksonville, Florida 32207; (904) 396-5731.

Section 4. Approval of Conceptual Master Plan. The City Council hereby approves the Estuary, LLC Conceptual Master Plan dated, May 1, 2024, attached hereto as **Exhibit 3** subject to the condition outlined below. Development of the Subject Property shall be consistent with and in compliance with the Conceptual Master Plan and the Large-Scale Amendment to the *2045 Comprehensive Plan*, including

FLUE Site Specific Policy 4.3.23, adopted pursuant to Ordinance 2024-342-E. The Estuary, LLC Conceptual Master Plan dated May 1, 2024, is approved subject to the following condition:

(1) The developer shall be responsible for the design, permitting and construction of connecting the Subject Property to the existing JEA water/sewer infrastructure according to JEA policy or under a service agreement between the landowner and JEA. Such improvements shall be dedicated to JEA upon completion of construction of such improvements. The developer shall be responsible for providing all the property and easements within the project boundary, at no cost to JEA, for facilities needed to serve the development.

Section 5. Disclaimer. The approval granted herein shall **not** be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and this approval is based upon acknowledgement, representation and confirmation made by the applicant(s), owner(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or uses on the Subject Property will be operated in strict compliance with all laws. Approval of the Estuary, LLC Conceptual Master Plan does **not** approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

Section 6. Effective Date. This Ordinance shall become effective upon signature by the Mayor or upon becoming effective without the Mayor's signature.

Form Approved:

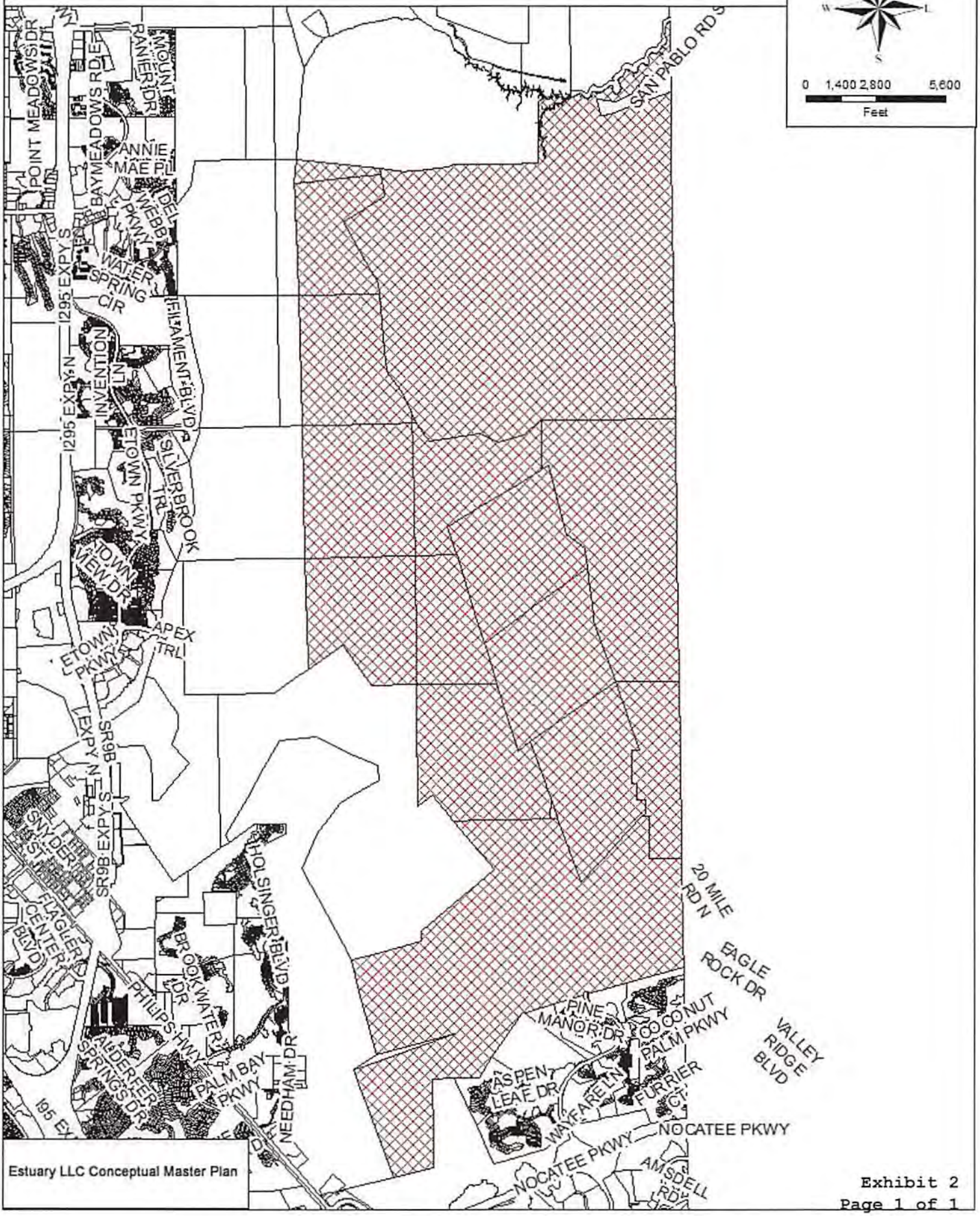
/s/ Mary E. Staffopoulos

Office of General Counsel

Legislation Prepared By: Helena Parola

GC-#1635118-v1-2024-343-E.docx

LOCATION MAP



Estuary LLC Conceptual Master Plan

Estuary, LLC

Conceptual Master Plan

Transmittal Package for Multi-Use FLUE

May 1, 2024

Estuary, LLC Conceptual Master Plan

April 15th 2024

Multi-Use: Future Land Use

The following written description is provided to demonstrate compliance of the attached Conceptual Master Plan with the nine (9) conditions of Future Land Use Element Policies 4.3.22 of the City's Comprehensive Plan. Each of the conditions are listed below followed by a written description of how the Conceptual Master Plan complies with the condition.

1. **The general distribution, location and densities/intensities of residential and non-residential development;**

The Conceptual Master Plan Exhibit 1.1 depicts a mixed-use Master Plan located on approximately 11,047 acres east of major regional roadway corridors of Interstate 295, State Road 9B and US highway 1. The proposed Master Plan is east of the eTown and Wells Creek communities, south of the Seven Pines community, north of Nocatee, and the St Johns County line is its eastern border.

The Conceptual Master Plan illustrates the general distribution, location and densities/intensities of residential and mixed-use development by upland parcel. Up to 10,142 dwelling units and 690,000 square feet of mixed-use space may be developed within the Property. The mixed-use areas are located in three separate nodes. These three nodes are central to the Property and are served by one or more collector road. The residential uses will generally transition from multi-family uses generally surrounding mixed use nodes to provide a transition in density and intensity of use to the lower density single family residential neighborhoods that are generally defined by the major wetland and conservation systems.

The proposed Conceptual Master Plan is designed utilizing smart growth design principles in order to create a socially, economically and environmentally sustainable community. Design principles will include: a mix of uses; walkable neighborhoods with a wide range of housing options; preservation of unique open space and environmentally sensitive areas that will help to define community edges, utilize landmarks and nodes to help create community identity and a strong sense of place; and the provision of a balanced, multi-modal transportation system to increase mobility choice and to help reduce vehicle miles traveled. Civic space and pocket parks will be provided within walking distance of homes. A wide range of land uses will be included, from low-density residential to traditional neighborhood developments, and from low-intensity neighborhood commercial to mixed-use villages.

2. **Acknowledgement that rezonings will be submitted where such uses, densities and intensities are inconsistent with the current zoning designations prior to development reviews and approvals for development within the overall site.**

It is acknowledged that future rezonings will be required where the proposed uses and densities are inconsistent with the current zoning designation.

3. The general distribution and location of conservation areas and wetland buffers;

The Conceptual Master Plan Exhibit 1.1 depicts an interconnected network of greenways and conservation lands that define the edges of residential neighborhoods and provide wildlife habitat corridors. The Majority of the Property's wetlands will ultimately be placed in conservation with upland buffers. Consistent with Conservation Element Policy 4.1.9. of the City's Comprehensive Plan, the wetlands to be conserved shall be protected by recordation of conservation easements prior to or at the time of platting of adjacent upland areas in accordance with the terms of the applicable Environmental Resource Permit ("ERP") issued by the St. Johns River Water Management District (SJRWMD). Mitigation for proposed wetland impacts shall be subject to approval by the SJRWMD and the United States Army Corps of Engineers ("ACOE"). Upland buffers consistent with SJRWMD standards and the City of Jacksonville Land Development Regulations shall be provided. Wetland mitigation will include wetland and upland preservation and may include wetland restoration, enhancement, a mitigation bank, and creation and upland buffer enhancement as part of the mitigation plan under the SJRWMD and ACOE permits. The exact boundaries of wetland areas to be conserved shall be determined in connection with wetland permitting by the SJRWMD and ACOE. The limits of conserved wetlands shall be delineated on engineering plans submitted for approval by City of Jacksonville.

4. The strategy for providing centralized utilities for water and sewer service throughout the planning area, including a general phasing plan that identifies when development is anticipated to require the need for additional facilities, and the Water Supply Facilities Work Plan (WSFWP) must be updated prior to any development phase requiring construction of potable, treatment, and/or non-potable water supply facilities to incorporate the applicable planned facilities into the WSFWP;

Coordination with JEA was conducted through a series of meetings and preliminary design. Through this coordination a Conceptual Utility Exhibit (Exhibit 4.1) was created that shows the major utility corridors (water, sewer, and reuse) through the property including multiple connection points to the existing and proposed JEA system. These corridors make regional utility loops supporting resiliency of the utility system. As can be seen in the JEA Water, Wastewater, and Reuse Exhibit (Exhibit 4.1); the project connects to planned utilities west and south of the Property. These utilities will be supplied by existing connections within e-Town, Nocatee, at US 1, and the Greenland Waste Water Treatment Plant. According see attached April 9, 2024 letter from Robert Zammataro with JEA for additional information (Exhibit 4.2). Additional coordination was done with JEA Electrical Transmission and Distribution group. Corridors needed to supply and serve the area were identified and depicted in the Electrical Transmission Routing and Substation Citing Exhibit (Exhibit 4.3). Attached is an April 5, 2024 letter from Russell Durham with JEA for additional information (Exhibit 4.4).

5. **Identification of the major internal transportation facilities necessary to serve the future land uses through an efficient and connected network;**

An interconnected multi-modal transportation network will be provided to serve the Master Plan and the various neighborhoods. The major roadway corridors are depicted on the Conceptual Master Plan (Exhibit 1.1). The major transportation corridors connect with Big Creek Timber's neighboring PUD and Conceptual Master Plan to the west. Together they form a cohesive transportation network to efficiently serve both the Property and Big Creek Timber. An interconnected local street network with sidewalks will be provided within the neighborhoods to provide multiple options to connect to the major north-south and east-west corridors.

6. **General identification of how the major internal transportation facilities will connect to the external transportation network with proposed future connections to any State facilities subject to review by the Florida Department of Transportation;**

Coordination with FDOT was conducted through a series of meetings and review of traffic analyses provided by the applicant. Attached as Exhibit 6.1 is a copy of FDOT's letter stating their ongoing role in review of the Conceptual Master Plan. The Property's owner has agreed to FDOT's request for continued coordination on all modeling revisions made to the City and that limitations on unit conversion will be documented in the Property's PUD. It is also recognized that City and FDOT's review of the modeling does not relieve the need for City Civil Plan approval or FDOT permitting for improvements that may be identified in the Conceptual Master Plan.

Additionally, coordination has occurred with City planning staff to evaluate the effects of this project on existing and future City Facilities. The Master Plan Traffic Assessment and travel demand model has been delivered to the City for review. The Traffic Assessment illustrates the lanage requirements, both within the master plan area and adjacent off-site facilities. We will continue to coordinate with the planning and development department and traffic engineering division as the project progresses. In the event additional external access points are added, that trip generation rates are updated or refined, uses of alternative modes of transportation change, advances in traffic modeling and data collection occur, or capacity increases within the transportation network updates may be made to the Net External Trip total, shown in Table 4, which will be reviewed and approved by the Planning and Development Department and FDOT. This allows the planning to respond to changes like added external road connections, age-restricted residential units, and transportation modeling advancements. Amendments to the Conceptual Master Plan's overall unit counts and density will be reviewed and approved by the Planning and Development Department and FDOT with respect to maintaining the Net External Trip total. A corresponding PUD revision must also be approved for increases of the overall units counts or the Net External Trip totals.

7. **A basic assessment shall be conducted of the currently identified and expected roadway operating conditions of the immediately surrounding transportation network for the conceptual master plan (methodologies and assumptions used in this assessment shall be agreed upon by the Planning and Development Department, the Florida Department of Transportation, and the owner or authorized agent); and**

An analysis of the future operating conditions was conducted using the NERPM-AB 1v3 travel demand model modified to include the proposed development and internal roadway network. The daily traffic predicted by the model was used to develop annual average daily traffic(AADT) volumes along with design hourly volumes (DHV) using a model output correction factor of 0.96 and a K_{factor} of 0.09. These volumes along with the FDOT Quality and Level of Service Handbook (2020) were used to establish the required lanage for the internal roadway network. Roadways may be constructed incrementally as required for project traffic (i.e. 2 lane construction of future 4 lane). Above referenced modeling has been coordinated with and provided to COJ electronically.

The developer shall cause the design and construction of the roadway improvements shown on the Developer Constructed Roadways Plan (Exhibit 7.1). The roadway improvements will be phased as required to appropriately serve the parcels. The Master Plan area is subject to City of Jacksonville Mobility Fees. Additional on-site and off-site improvements may be designed and constructed by the developer at the developer's discretion subject to the review and approval of the City and FDOT.

8. Coordination with the Florida Fish and Wildlife Conservation Commission staff in the design of the conceptual master plan.

Coordination with FWC was conducted through discussions with their staff (Josh Cucinella) and presenting the Comprehensive Plan Amendment and Conceptual Master Plan. Discussions covered a wide range of topics that will ultimately need to be permitted with FWC when specific infrastructure or sites within the Master Plan are developed.

The Florida Fish and Wildlife Conservation Commission issued a letter January 16th, 2024 with comments and recommendations (Exhibit 8.1).

9. Requirements and Limitations for submitting proposed conceptual master plan amendments.

Revisions to the Master Plan are subject to review by the City Council and may be sought by the owner of the parcel which is the subject of the amendment, but only with the written consent of the Master Developer of Record.

The property owner shall provide the Planning and Development Department with a letter formally dedicating the Master Developer of Record for the purposes of implementation and compliance with the Master Plan. The letter shall include contact information for the Master Developer and shall be submitted to the Planning and Development Department within 30 days of the approval of the Master Plan.

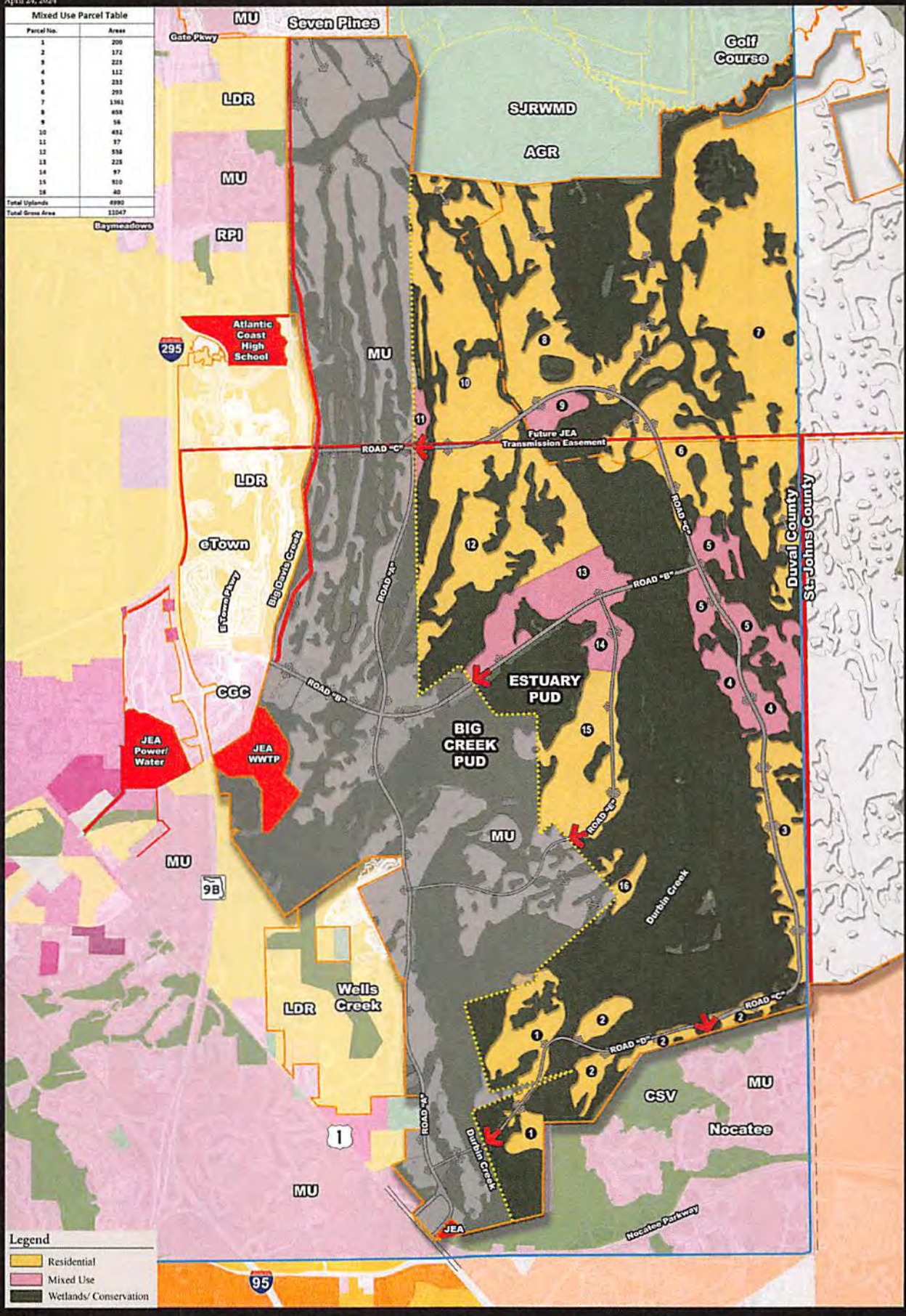
EXHIBIT 1.1

Estuary Conceptual Master Plan

Northeast Florida

April 24, 2024

Mixed Use Parcel Table	
Parcel No.	Areas
1	200
2	172
3	223
4	112
5	233
6	293
7	1361
8	658
9	56
10	432
11	37
12	538
13	225
14	97
15	910
16	40
Total Uplands	4990
Total Gross Area	11047



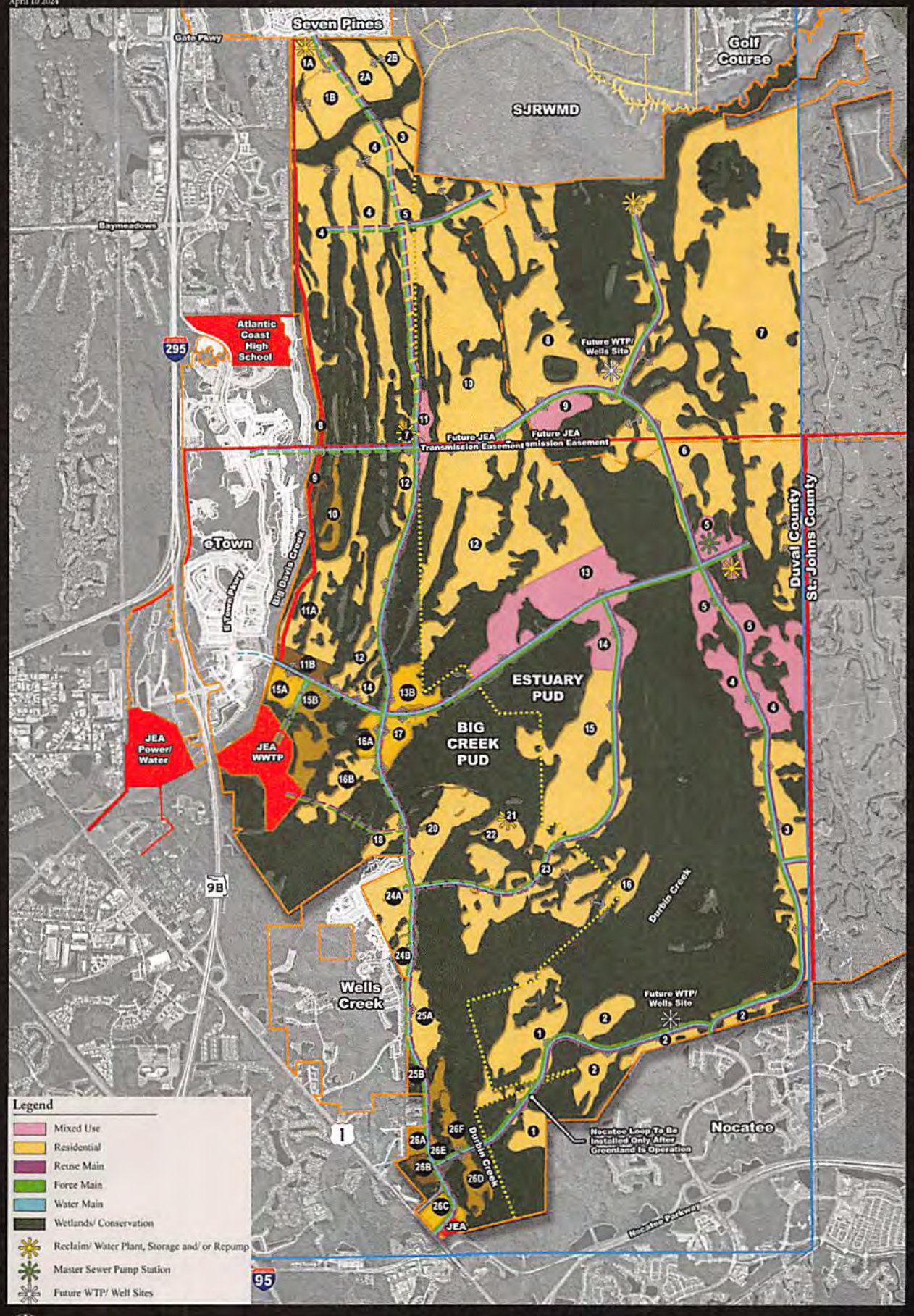
NOTE: NON BONDING SITE PLAN

EXHIBIT 4.1

Estuary JEA Water, Wastewater & Reuse Exhibit

Northeast Florida

April 10 2024



NOTE: NON BONDING SITE PLAN

EXHIBIT 4.2

225 N Pearl Street
Jacksonville, Florida 32202

April 9, 2024

Brett James
Director of Planning and Development
City of Jacksonville
214 N. Hogan Street, Suite 300
Jacksonville, FL 32202

Subject: Estuary Development
Water/Sewer/Reclaim Utility Master Plan

Dear Mr. James:

Following the City's policy requirements for Multi Use land, Estuary, LLC has developed a conceptual long-term master plan addressing their 11,047 acre property to be designated MU. Requirement #4 of that conceptual master plan is to address; "The strategy for providing centralized utilities for water and sewer service throughout the planning area."

JEA staff has had multiple meetings and discussions with the developer, Parc Group, and their consultant, England- Thims and Miller, Inc. During these discussions major utility corridors within the property and multiple connection points to the existing and proposed JEA utility system for water, sewer, and reclaimed water have been identified. These corridors and connection points are shown on the attached Estuary JEA Water Exhibit. Onsite facility locations and offsite treatment facility expansions will be required in the future. JEA currently estimates the need for six (6) treatment plant, tank storage and/or master pump or repump station facilities located along main routes to serve the property. The Developer shall be providing all the property and easements, at no cost to JEA, needed to serve the Development. The timing of these improvements will be addressed as part of the master plan analysis required as the development progresses through the JEA Development process. The current 2018-2028 Water Supply Facilities Work Plan (WSFWP) includes projects that will sufficiently meet the needs of the portion of this development which will occur during the plan timeframe.

Subject to further project coordination, meeting JEA standards and final engineering, JEA will have the capacity to serve this project with central water, sewer, and reclaimed water. Should additional information be required or if you have any questions, please feel free contact me at zammrj2@jea.com or 904-616-6288.

Sincerely,

Robert Zammataro, PE
Director Water Planning & Development

EXHIBIT 4.3

Conceptual Electrical Transmission Routing Exhibit and Substation Citing Exhibit

Northeast Florida

March 19, 2024

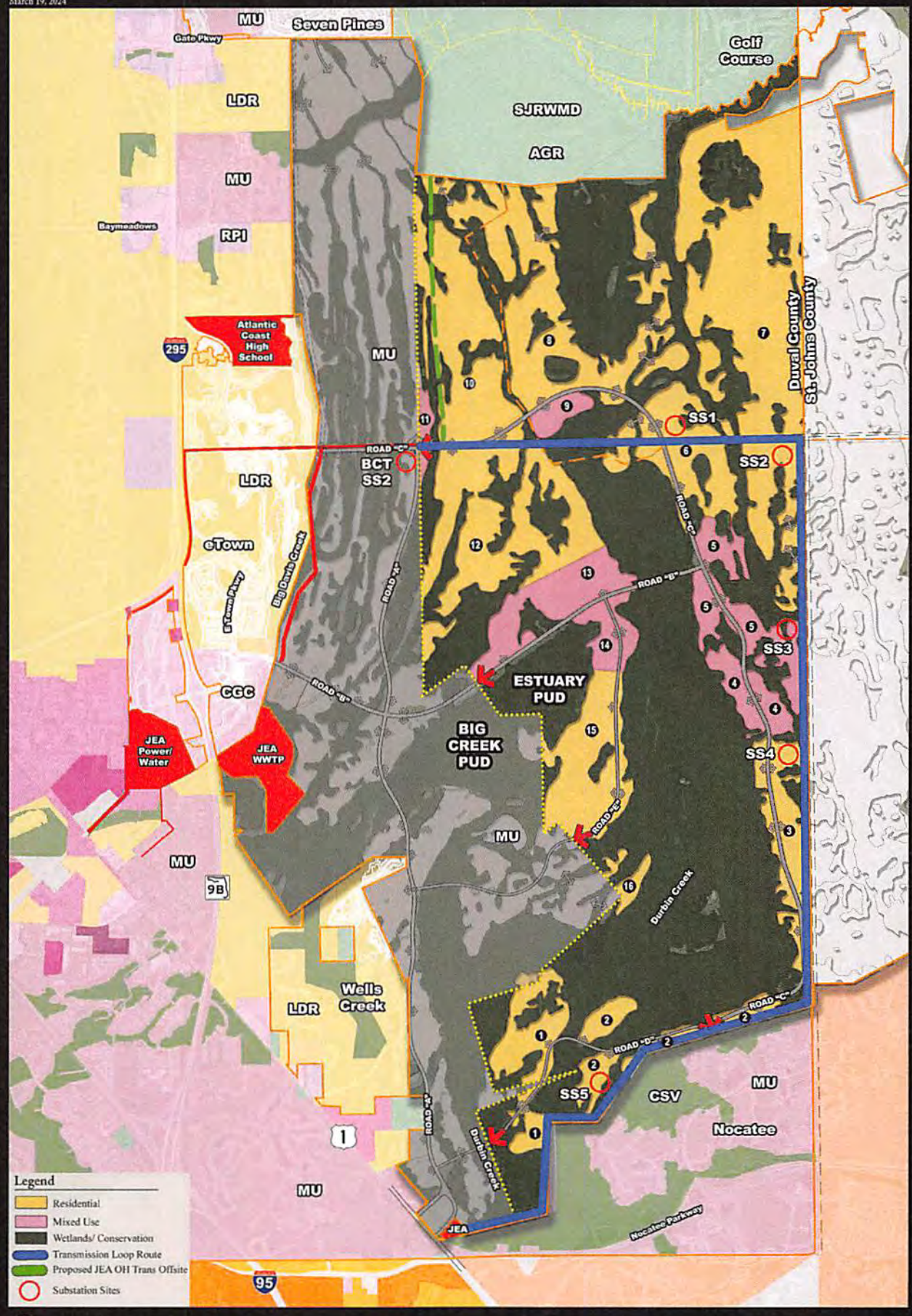


EXHIBIT 4.4

225 North Pearl Street Jacksonville,
FL 32202-4513

JEA
Building Community

Brett James
Director of Planning and Development
City of Jacksonville
214 N. Hogan Street, Suite 300
Jacksonville, FL 32202

April 5th, 2024

Dear Mr. James:

Following the City's policy for Multi Use land, Estuary, LLC has developed a conceptual long-term master plan addressing their property to be designate MU. Requirement #4 of that conceptual master plan is to address; "The strategy for providing centralized utilities for ... service throughout the planning area."

JEA staff has had multiple meetings and discussions with the Parc Group and their consultants during these discussions we have identified electrical transmission routing within the property and connection points to existing and proposed JEA facilities. These corridors and connection points can be seen on the attached Conceptual Electrical Transmission Routing Exhibit and Substation Citing Exhibit. This exhibit depicts the conceptual location of electrical transmission circuits/corridors needed to serve and supply the property. Electrical substation sites, potentially five (5), located adjacent to the transmission route will be necessary to serve the property and are being planned for by the property owner. Onsite and offsite facility expansions may be required in the future. These items will be addressed as needed or coordinated as the development progresses.

Subject to further project coordination, meeting JEA standards and final engineering; Based on approximate new electric services/load types listed below for Estuary, JEA will have the capacity to serve this property with electrical service. Should you need any further documentation, please do not hesitate in calling.

- 10,000 Single Family
- 2,000 Multi Family
- 1.5 million SF commercial/office/institutional

Sincerely,

Russell Durham

Russell Durham
Manager, Electric T&D Planning

EXHIBIT 6.1

Florida Department of Transportation

RON DESANTIS
GOVERNOR

605 Suwannee Street
Tallahassee, FL 32399-0450

JARED W. PERDUE, P.E.
SECRETARY

R. Brett James, LLA, AICP
Director of Planning and Development
City of Jacksonville
214 N. Hogan Street, Suite 300
Jacksonville, FL 32202

April 24, 2024

Dear Mr. James:

The City's policy for the MU Land Use category requires the owner to develop a conceptual long-term master plan addressing the entire property. Estuary, LLC has engaged in this long-term planning for the 11,047 acre property proposed for MU Land Use, see attached Conceptual Master Plan. Two requirements of that master plan are to address;

- Item #6 of the master plan: "Identification of the major internal transportation facilities necessary to serve the future land uses through an efficient and connected network."
- Item #7 of the master plan: "General identification of how the major internal transportation facilities will connect to the external transportation network."

FDOT has had meetings and discussions with the Parc Group and their consultant England-Thims and Miller, Inc. During these discussions we have reviewed the major transportation corridors within the 11,047 acre property and the multiple connection points to the existing transportation network. These corridors and connection points can be seen on the attached Exhibit.

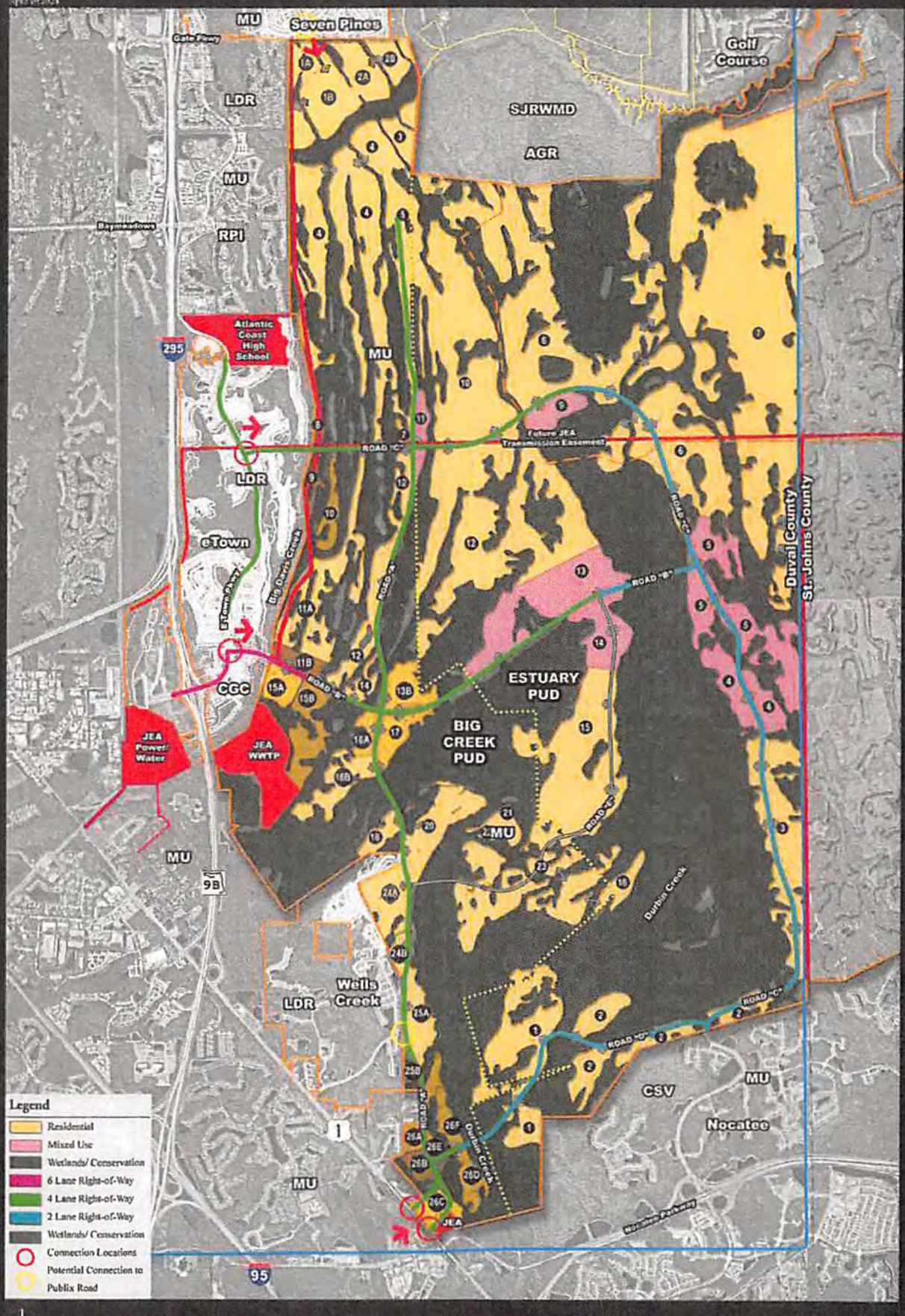
Subject to meeting FDOT standards, final engineering, permitting, and approvals; FDOT believes the proposed internal transportation facilities and connections to the external transportation network are an appropriate plan for the development.

Sincerely,

James M. Knight, P.E.
Urban Planning and Modal Administrator
Florida Department of Transportation District 2

Estuary Roadway Exhibit

Northeast Florida



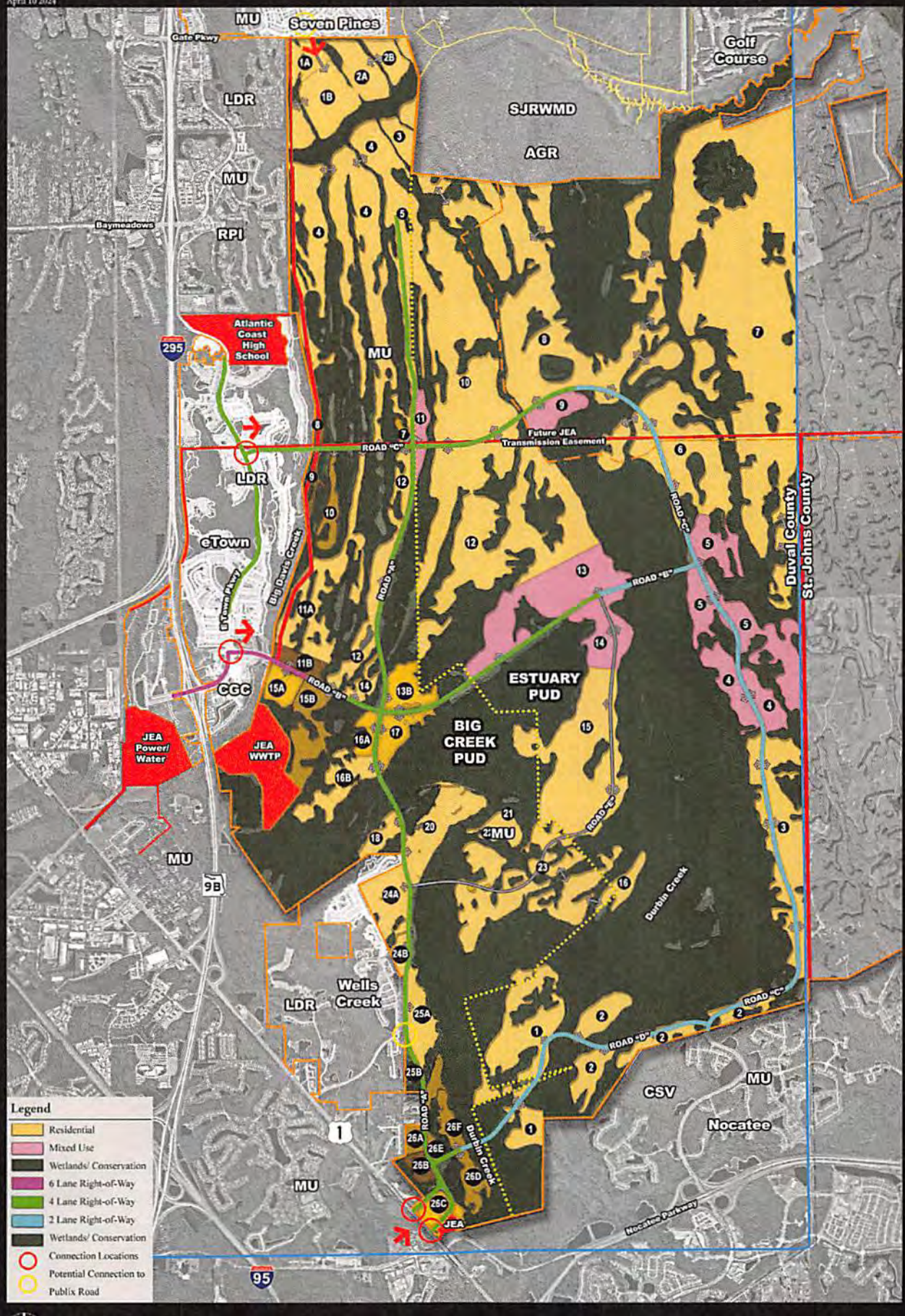
NOTE: NON BONDING SITE PLAN

EXHIBIT 7.1

Estuary Roadway Exhibit

Northeast Florida

April 10 2024



NOTE: NON BONDING SITE PLAN

EXHIBIT 7.2

Table 7 - Projected Right of Way Requirements

Roadway	Segment	PM Peak Volume (vph)	Projected Lanage Requirement	Minimum Right of Way Width (ft)
Road A	US-1 to east fork of Road A	1150	4-lanes	140
	to Parcel 25B	2950	4-lanes	140
	Parcel 25B to Parcel 20	2030	4-lanes	140
	Parcel 20 to Road B	2190	4-lanes	140
	Road B to Road C	3330	4-lanes	140
	Road C to Parcel 10	2100	4-lanes	140
	Parcel 10 to Parcel 3	1210	2-lanes	140
East Fork Road A	US-1 to Road A	2070	2-lanes	140
Road B	eTown Parkway to Parcel 12	4980	6-lanes	200
	Parcel 12 to Road A	4550	6-lanes	200
	Road A to Parcel 13	2850	4-lanes	140
	Parcel 13 to Road C	1440	2-lanes	100
Road C	Nocatee Connector to Parcel 3	1290	2-lanes	100
	Parcel 3 to Parcel 5	1290	2-lanes	100
	Parcel 5 to Road B	1500	4-lanes	140
	Road B to Parcel 6	1150	2-lanes	100
	Parcel 6 to Parcel 7	720	2-lanes	100
	Parcel 7 to Parcel 9	1000	2-lanes	100
	Parcel 9 to Road A	1670	4-lanes	140
	Road A to Parcel 4	2020	4-lanes	140
	Parcel 4 to eTown Parkway	1940	4-lanes	140
Road D	Road A to Nocatee Connector	1380	2-lanes	100

Estuary PUD and Conceptual Master Plan Parcel Table

Parcel Table with Unit Counts, Minimums, Maximums

Parcel No.	Areas (Ac)		Single Family (Units)	Multi-Family (Units)	Mixed-Use (SF)	Conversion Minimum	Conversion Maximum
1	200		600			200	800
2	172		516			172	750
3	223		669			223	1,000
4	112				390,000	100,000	550,000
5	179		-	1,500		179	2700
6	347		900			347	1,400
7	1361		1,200			1,361	1,800
8	658		1,200			658	1,800
9	56				195,000	75,000	250,000
10	432		1,296			432	1,800
11	37		111			37	200
12	538		750			538	1,100
13	228		-	750		228	1,140
14	97				105,000	45,000	175,000
15	310		530			310	750
16	40		120			40	200
Total Uplands	4,990	Totals	7,892	2,250	690,000		
Total Gross Area	11,047						

Estuary PUD - Conversion Matrix

Created 3/22/2024

			Converting To								
		LUC	*210*	*220*	*221*	*251*	*252*	*310*	*710*	*820*	Trip
	LUC	Description	Single Family	MF Low Rise	MF Mid Rise	Adult SF	Adult MF	Hotel	Gen Office	Commercial	Rates
		Units	DU	DU	DU	DU	DU	DU	1000 sf	1000 sf	
Converting From	210	Single Family Detached		1.95900	1.95950	3.33160	3.05720	1.18230	0.54610	0.23170	0.7646
	220	Multi Family (Low Rise)	0.51050		1.00030	1.70070	1.56060	0.60350	0.27880	0.11830	0.3903
	221	Multi Family (Mid Rise)	0.51030	0.99970		1.70020	1.56020	0.60340	0.27870	0.11820	0.3902
	251	Active Adult - Single Family	0.30020	0.58800	0.58820		0.91760	0.35490	0.16390	0.06950	0.2295
	252	Active Adult - Multi Family	0.32710	0.64080	0.64100	1.08980		0.38670	0.17860	0.07580	0.2501
	310	Hotel	0.84580	1.65690	1.65740	2.81790	2.58580		0.46190	0.19600	0.6467
	710	Office	0.00180	0.00360	0.00360	0.00610	0.00560	0.00220		0.42420	0.0014
	820	Retial	0.00430	0.00850	0.00850	0.01440	0.01320	0.00510	2.35710		0.0033
		Trip Rates	0.7646	0.3903	0.3902	0.2295	0.2501	0.6467	0.0014	0.0033	

LUC	Land Use Type	Proposed	Units	Min	Max
210	Single Family Detached	7,892	DUs	4,318	11,600
220	Multi Family (Low Rise)	0	DUs	0	0
221	Multi Family (Mid Rise)	2,250	DUs	407	3,840
251	Active Adult - Single Family	0	DUs	0	0
252	Active Adult - Multi Family	0	DUs	0	0
310	Hotel	0	Rooms	0	0
710	Office	0	Square Feet	0	0
820	Retail	690,000	Square Feet	220,000	975,000

Examples:

To convert 50 Single Family Residential Dwelling Units to Shopping Center, multiply 50 * 0.23170 = 11,585 SF
Check: (50*.7646)= 38 PHT (11,585*0.0033)= 38 PHT

To convert 10,000 sf of Retail to Multi Family Low Rise, multiply 10,000 * 0.00850 = 85 Dus
Check: (10,000*0.0033)= 33 PHT (85*0.3903)= 33 PHT

Source: PM Peak Hour Rates and Equations, "Trip Generation", 11th Edition, ITE.
Based on no ITE pass-by or internal capture reduction.

Note: After conversion, revise the Trip Generation calculation using ITE pass-by and internal capture reduction for the entire development and determine new Net External Daily Trips.

Estuary PUD - Average Trip Rate Calculations

Buildout Land Use	Description	Size	Units	PM Peak Hour Equation*	Gross Trip Generation	PM Peak Hr Trip Rate
210	Single Family Residential	7,892	DU	Ln(T) = 0.94*Ln(X)+0.27	6,034	0.76460
220	Multi-Family (Low Rise)	*1,000*	DU	(T) = .39 (X)+0.34	390	0.39030
221	Multi-Family (Mid Rise)	2,250	DU	(T) = .39 (X)+0.34	878	0.39020
251	Senior Adult Housing - Single Family	*2,000*	DU	Ln(T) = 0.78*Ln(X)+0.20	459	0.22950
252	Senior Adult Housing - Multi Family	*500*	DU	(T) = .25 (X)+0.07	125	0.25010
310	Hotel	*300*	Room	(T) = .4 (X)-27.89	194	0.64670
710	General Office	*250,000*	1000 SF GFA	Ln(T) = 0.83*Ln(X)+1.29	355	0.00140
820	Shopping Center	690,000	1000 SF GLA	Ln(T) = 0.72*Ln(X)+3.02	2,267	0.00330

***Source: PM Peak Hour Rates and Equations, "Trip Generation", 11th Edition, ITE.**

NOTE: Sizes shown in *italics* are placeholders demonstrating Trip Rates for Uses that are not part of the PUD's density

Estuary PUD - External Daily Trip Calculations

Development	TAZ	Parcel	LUC	Description	Quantity	Units	Daily Trip Generation	
							Rate/Equation	Gross Trips
Estuary	581	10	210	Single Family Residential	1,300	DUs	Ln(t) = 0.92Ln(x) + 2.71	11,009
		11	210	Single Family Residential	120	DUs	Ln(t) = 0.92Ln(x) + 2.71	1,230
		11	520	Elementary School	1,000	Students	T = 2.27x	2,270
					1,420			
Estuary	772	14	820	Shopping Center	105,000	Sq Ft	Ln(t) = 0.68Ln(x) + 5.57	6,215
		15	210	Single Family Residential	530	DUs	Ln(t) = 0.92Ln(x) + 2.71	4,822
		16	210	Single Family Residential	120	DUs	Ln(t) = 0.92Ln(x) + 2.71	1,230
					746			
Estuary	961	3	210	Single Family Residential	800	DUs	Ln(t) = 0.92Ln(x) + 2.71	7,043
		4	820	Shopping Center	390,000	Sq Ft	Ln(t) = 0.68Ln(x) + 5.57	15,169
		5	221	Multi-Family Housing (Mid Rise)	1,750	Units	T = 5.45x - 1.75	9,536
					2,550			
Estuary	962	1	210	Single Family Residential	780	DUs	Ln(t) = 0.92Ln(x) + 2.71	6,881
		2	210	Single Family Residential	780	DUs	Ln(t) = 0.92Ln(x) + 2.71	6,881
					1,560			
Estuary	963	6	210	Single Family Residential	900	DUs	Ln(t) = 0.92Ln(x) + 2.71	7,849
					900			
Estuary	964	9	820	Shopping Center	195,000	Sq Ft	Ln(t) = 0.68Ln(x) + 5.57	9,468
		9	525	High School	1,500	Students	T = 1.94x	2,910
		12	210	Single Family Residential	750	DUs	Ln(t) = 0.92Ln(x) + 2.71	6,637
		13	221	Multi-Family Housing (Mid Rise)	750	Units	T = 5.45x - 1.75	4,086
Estuary	965	8	210	Single Family Residential	1,200	DUs	Ln(t) = 0.92Ln(x) + 2.71	10,228
					1,200			
Estuary	1144	7	210	Single Family Residential	1,200	DUs	Ln(t) = 0.92Ln(x) + 2.71	10,228
					1,200			

Notes: 1) Trip generation rates/equations are from the 11th edition of the Institute of Transportation Engineers **Trip Generation Manual**.

2) No reduction for pass-by traffic for the non-residential development was used.

External Trip Calculations

Gross Daily Trip Generation	121,422
Internal Capture (30%)	36,427
Net External Trips	***84,995***

Estuary
Buildout Two-Way PM Peak Hour Traffic



cube
(Licensed to England-Thims & Miller Inc)

EXHIBIT 8.1

Florida Fish and Wildlife Conservation Commission

Commissioners
Rodney Barreto
Chairman
Coral Gables

Steven Hudson
Vice Chairman
Fort Lauderdale

Preston Farrior
Tampa

Gary Lester
Oxford

Albert Maury
Coral Gables

Gary Nicklaus
Jupiter

Sonya Rood
St. Augustine

Office of the
Executive Director
Roger A. Young
Executive Director

Charles "Rett" Boyd
Assistant Executive Director

George Warthen
Chief Conservation Officer

Jessica Crawford
Chief of Staff

850-487-3796
850-921-5786 FAX

Managing fish and wildlife resources for their long-term well-being and the benefit of people.

620 South Meridian Street
Tallahassee, Florida
32399-1600
Voice: 850-488-4676

Hearing/speech-impaired:
800-955-8771 (T)
800 955-8770 (V)

MyFWC.com

January 16, 2024

Kristen Reed
City of Jacksonville
Community Planning Division
214 North Hogan Street
Edward Ball Building, Suite 300
Jacksonville, Florida 32202
kreed@coj.net

Re: Duval–Jacksonville 23-04ESR (L-5861-23A, DDOT Ranch Colony), Comprehensive Plan Amendment

Dear Ms. Reed:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the above-referenced comprehensive plan amendment package and provides the following comments and recommendations for consideration in accordance with Chapter 163.3184, Florida Statutes. While there are no objections to the amendment, the following technical assistance information is provided to assist the Department of Economic Opportunity, the County, and any applicants during the amendment review and future project planning.

Project Description

Duval County transmitted this comprehensive plan map and text amendment that amends the Future Land Use from Agriculture to Multi-Use land use category on approximately 11,109 acres and adds Policy 4.3.23. According to Policy 4.3.23, the multi-use land use category includes a variety of single-family and multi-family residential and neighborhood and regional commercial centers. The multi-use land use category in Duval County requires the development of a long-term conceptual master plan, that addresses the distribution of land uses and the location of conservation areas. This plan has not yet been developed.

This site of the proposed land use change is located approximately 1.8 miles east of I-295, 1.6 miles south of J Turner Butler Boulevard, and 0. 5 miles north of Nocatee Parkway in Duval County. Landcovers on the project site include 4,071.6 acres of freshwater forested wetlands, 3,023 acres of tree plantations, 1,084 acres of high pine and scrub, 933 acres of wet flatwoods, 413.8 acres of mesic flatwoods, 324.3 acres of rural, 265.8 acres of sandhill, 234 acres of improved pasture, 223.9 acres of cypress, 173.4 acres of prairies and bogs, 70.9 acres of salt marsh, 69 acres of baygall, 43 acres of mixed hardwood- coniferous, 38.6 acres of lacustrine, 35.8 acres of upland hardwood forest, 32 acres of cropland/ pasture, 24.8 acres of cultural-lacustrine, 24 acres of utilities, 9.6 acres of low intensity urban, 4.8 acres of marshes, 1.8 acres of estuarine, and 1.2 acres of freshwater non-forested wetlands.

Potentially Affected Resources

Oneida Environmental Consultants provided an *Environmental Assessment* (August 2023) in support of the amendment. The report indicates that general presence-absence wildlife assessments were conducted from May 2, 2023, through May 10, 2023, with a focus on the following listed and managed species:

- Eastern indigo snake (*Drymarchon couperi*, Federally Threatened [FT])
- Wood stork (*Mycteria americana*, FT)

- Gopher tortoise (*Gopherus polyphemus*, State Threatened [ST])
- Florida sandhill crane (*Antigone canadensis pratensis*, ST)
- Little blue heron (*Egretta caerulea*, ST)
- Tricolored heron (*Egretta tricolor*, ST)
- Bald eagle (*Haliaeetus leucocephalus*)

Gopher tortoises, Florida sandhill cranes, and little blue herons were observed onsite. Bald eagles were seen flying over; however, no nests were observed. The report also indicates that the Dee Dot wood stork colony is located within the project area.

FWC staff conducted a geographic information system (GIS) analysis of the project area which confirmed the information from the *Environmental Assessment* and found that the project site is also located near, within, or adjacent to:

- U.S. Fish and Wildlife Service (USFWS) Consultation Area for the red-cockaded woodpecker (*Picoides borealis*, Federally Endangered)

- Potential habitat for federally and state-listed species:
  - Eastern black rail (*Laterallus jamaicensis jamaicensis*, FT)
  - Least tern (*Sternula antillarum*, ST)
  - Florida pine snake (*Pituophis melanoleucus mugitus*, ST)
  - Short tailed snake (*Lampropeltis extenuate*, ST)
  - Roseate spoonbill (*Platalea ajaja*, ST)
  - Florida burrowing owl (*Athene cunicularia floridana*, ST)
  - Black Creek crayfish (*Procambarus pictus*, ST)
  - Worthington's marsh wren (*Cistothorus palustris griseus*, ST)
  - Southeastern American kestrel (*Falco sparverius Paulus*, ST)

- Potential habitat for the Florida black bear (*Ursus americanus floridanus* – North and Central Management Unit)

- Existing Conservation Area: Hodges Conservation Easement/Pablo Creek Preserve

Comments and Recommendations

Wading Birds

The potential exists for wading bird nesting activity in the freshwater marshes and freshwater forested wetlands on the project site. FWC staff recommends that specific surveys be conducted for wading birds in the freshwater marshes and freshwater forested wetlands prior to the commencement of any clearing, grading, or filling activities. Surveys should be conducted during their breeding season, which extends from March through August. Additional information and guidance for conducting surveys can be found in the *Species Conservation Measures and Permitting Guidelines for Little Blue Heron, Reddish Egret, Roseate Spoonbill, and Tricolored Heron* (https://myfwc.com/media/18634/threatenedwadingbirds-guidelines.pdf). If there is evidence of nesting during this period, FWC staff recommends that any wading bird nest sites be buffered by 100 meters (330 feet) to avoid disturbance by human activities.

Gopher Tortoise

Due to the documented presence of gopher tortoises on site, FWC staff recommends that the applicant refer to the *Gopher Tortoise Permitting Guidelines* (revised April 2023)

(http://www.myfwc.com/license/wildlife/gopher-tortoise-permits/) for survey methodology and permitting guidance. Burrow surveys should cover a minimum of 15 percent of potential gopher tortoise habitat to be impacted by development activities including staging areas (refer to Appendix 4 in the *Guidelines* for additional information). Specifically, the permitting guidelines include methods for avoiding impacts (such as preservation of occupied habitat) as well as options and state requirements for minimizing, mitigating, and permitting potential impacts of the proposed activities. Any commensal species observed during burrow excavation should be handled in accordance with Appendix 9 of the *Guidelines*. For questions regarding gopher tortoise permitting, contact Jilliam LeVasseur by phone at (850) 694-9856 or at jillian.levasseur@MyFWC.com.

Florida Sandhill Crane

The site provides foraging habitat for Florida sandhill crane, and the freshwater marshes and freshwater forested wetlands onsite may provide potential nesting habitat for this species. FWC staff recommends that surveys for nesting Florida sandhill cranes be conducted prior to construction activities and during the December through August breeding season. If construction occurs over several years, it may be necessary to conduct surveys each year as Florida sandhill cranes do not nest in the same location every year. The *Species Conservation Measures and Permitting Guidelines for the Florida Sandhill Crane* recommend that nest sites be buffered by 400 feet to avoid disturbance by human activities. If nesting is discovered after construction has begun or if maintaining the recommended buffer is not possible, the applicant can contact FWC staff identified below to discuss potential permitting needs. Additional information and guidance for conducting Florida sandhill crane surveys can be found in the *Guidelines* (https://myfwc.com/media/11565/florida-sandhill-crane-guidelines.pdf).

Florida Pine Snake

Florida pine snakes have historically occurred in this area, and suitable habitat may also occur on the project site. Florida pine snakes are naturally secretive in nature and can spend up to 80 percent of their time in underground refuges like stump holes, gopher tortoise burrows, and the burrows of nine-banded armadillos and mice. This species is often associated with southeastern pocket gophers (*Geomys pinetis*); however, they can persist and thrive in areas without this species. Florida pine snakes are active from March through October but show the greatest activity in May, June, July, and October when they move more frequently and travel farther distances. Florida pine snakes are sensitive to habitat fragmentation and often negatively impacted by roadways. Additional information can be found in the *Species Conservation Measures and Permitting Guidelines for the Florida Pine Snake* (https://myfwc.com/media/25003/floridapinesnakegl.pdf). If a Florida pine snake is observed during construction, FWC staff recommends that work activities cease and the snake be allowed to leave on its own accord, or that the snake is relocated following criteria included in the *Guidelines*. It would also contribute to FWC's research efforts if sightings could be reported to the staff member at the close of this letter, preferably with a photograph and GPS coordinates.

Short-Tailed Snake

The project site is located within the potential range of the short-tailed snake and suitable habitat may occur onsite. Short-tailed snakes are naturally secretive, spending most of their time burrowed in sand and may also use fallen logs and gopher tortoise burrows as refuges. Short-tailed snakes are most active from March through April and October through November. They are sensitive to habitat degradation due to fragmentation and loss but can sometimes persist in subdivisions if some natural ground cover is retained and properly managed. Additional information can be found in the *Species Conservation Measures and Permitting Guidelines for the Short-Tailed Snake* (https://myfwc.com/media/22867/shorttailedsnakeguidelines-2019.pdf).

If a short-tailed snake is observed during your project, FWC staff recommends that work activities cease and the snake be allowed to leave on its own accord. It would also contribute to FWC's research efforts if sightings could be reported to the staff member at the close of this letter, preferably with a photograph and GPS coordinates.

Least Tern

While the existing conditions onsite likely do not support least tern nesting activity, clearing associated with construction may create conditions conducive for beach-nesting bird nesting. Cleared sites such as areas that have undergone surface scraping may attract ground nesting species such as least terns or other imperiled beach-nesting birds (IBNB) during nesting season. IBNB nests have been documented on a variety of disturbed sites, including construction sites. Least terns deposit their eggs in shallow depressions or scrapes in the substrate, possibly lined with pebbles, grasses, or coquina shells. Egg-laying usually begins in late April or early May and colonies may range in size from a few breeding pairs to many hundreds. FWC staff recommends the following measures to reduce nesting potential during construction:

- Conduct construction activities outside of the breeding season (generally April through August) if feasible, or,
- If the site is cleared during the breeding season, clear the site only when ready to build, and
- Avoid leaving cleared areas with little to no activity for an extended amount of time.

If nesting is observed, FWC staff are available to discuss necessary nest buffers and potential permitting alternatives. The *Species Conservation Measures and Permitting Guidelines for American Oystercatcher, Snowy Plover, Black Skimmer, and Least Tern* (https://myfwc.com/media/29766/ibnb-guidelines.pdf) can be referenced for additional biological information, measures for avoiding impacts, and conservation practices.

Florida Burrowing Owl

Suitable habitat for Florida burrowing owls may be found on the project site. Burrowing owls typically occupy areas with short groundcover like agricultural fields and prairies. FWC staff recommends that pre-construction surveys be conducted to ensure that no burrowing owl burrows occur onsite. Additional information and guidance for conducting burrowing owl surveys can be found in the *Species Conservation Measures and Permitting Guidelines for Florida Burrowing Owl* (https://myfwc.com/media/2028/florida-burrowing-owl-guidelines.pdf). If burrowing owls are observed onsite, the applicant should coordinate with FWC staff identified at the close of this letter to discuss avoidance, minimization, and permitting options.

Black Creek Crayfish

The Black Creek crayfish is endemic to Clay, Duval, Putnam, and St. Johns counties, where it inhabits small, relatively cool, swift moving, sand-bottomed, and tannic headwater streams and tributaries. The species has been documented 3-4 miles west and southwest of the project site and the species might also be found in the streams located on the northernmost area of the project site. The Black Creek crayfish requires perennial streams that have highly oxygenated water, sufficient streamside vegetation for cover and food, and canopy to regulate water temperature. The presence of vegetation within and along creek banks as well as tree roots and submerged detritus are important shelter and food sources for the crayfish. This species is particularly susceptible to pollution, changes in water temperature, siltation, and other changes in water quality. The *Species Conservation Measures and Permitting Guidelines for the Black Creek Crayfish* (https://myfwc.com/media/11560/black-creek-crayfish-guidelines.pdf) can be referenced for additional biological information, measures for avoiding impacts, and recommended

conservation practices. Surveys for this species may only be conducted after an FWC Scientific Collecting permit has been issued.

Southeastern American Kestrel

Suitable habitat for southeastern American kestrels may be found within the proposed project area, particularly the areas of sandhill. FWC staff recommends that kestrel surveys be conducted from April to August within potentially suitable foraging habitat according to the methodology outlined in the *Species Conservation Measures and Permitting Guidelines for Southeastern American Kestrel* (https://myfwc.com/media/24482/seamkestrelgl.pdf). Surveys from May to July are ideal to avoid confusion with the migratory subspecies of American kestrel (*Falco sparverius sparverius*). Surveys may be completed outside of the April to August survey season when necessary, with any kestrels observed assumed to be southeastern American kestrels. Surveys are valid until the beginning of the following breeding season (March). If surveys encounter active nest cavities, FWC staff recommends avoiding project activities within 490 feet (150 meters) of the nest during the breeding season (March through July) to avoid disturbance. If nesting is discovered after construction has begun, or if maintaining the recommended buffer is not possible, the applicant should contact FWC staff identified below to discuss potential permitting needs. In areas of suitable kestrel habitat, the *Guidelines* also recommend retaining snags whenever possible.

Florida Black Bear

The FWC has received 49 reports of human-bear conflicts within a 5-mile radius of the project site since 2014. Florida black bears are common in this area which is within the North and Central BMU's identified in the 2019 Bear Management Plan. While black bears tend to shy away from people, they are adaptable and will take advantage of human-provided food sources. This includes sources that are currently available near this site, sources that may be available during construction, and sources available after construction including unsecured garbage, pet food, and bird seed. Once bears become accustomed to finding food around people, their natural wariness is reduced to the point that there can be an increased risk to public safety or private property.

Proactive planning may help prevent or reduce future conflicts with bears. Site designs for larger developments should locate conservation areas along the borders of developed areas, to avoid encouraging bears to forage within developed areas (http://myfwc.com/wildlifehabitats/managed/bear/crossings/). If a homeowners' association or community covenants are planned, by-laws that would require residents to take measures to prevent attracting bears into the neighborhood are recommended. Sample by-law language used by other Florida communities is available at (http://myfwc.com/wildlifehabitats/managed/bear/living/community-group/bylaw/).

During construction, construction sites should be kept clean, with refuse that might attract bears kept separate from construction debris and stored securely in bear-resistant containers or removed daily from the construction site before dark. Refuse that might attract bears includes all food and drink-related materials, as well as any items with strong scents like cleaning agents. Once the development is completed, residents should be provided with bear-resistant garbage cans as part of their regular waste service and any larger waste storage containers should also be bear-resistant. Providing residents with information on how to avoid human-bear conflicts is also recommended. This information can include:

- Options for keeping garbage secure which can include using bear-resistant garbage containers, modifying regular containers to be bear-resistant, or keeping containers secure in a garage or sturdy shed and then placing garbage on the curb the morning of pick-up

rather than the night before (http://myfwc.com/wildlifehabitats/managed/bear/living/attractants/);
- Removing bird and wildlife feeders, or modifying them to exclude bears (http://myfwc.com/wildlifehabitats/managed/bear/wildlife-feeders/);
- Using electric fencing to secure outdoor attractants like fruiting trees/shrubs, gardens, compost, and small livestock (https://myfwc.com/media/1886/electricfence.pdf);
- Proper composting in bear range (https://myfwc.com/media/1888/howtocompostinbearcountry.pdf);
- Keeping pets safe (https://myfwc.com/wildlifehabitats/wildlife/bear/living/protect-pets/); and
- Cleaning and securing barbeque grills.

Information should also include guidelines for how residents should respond to bears in the area, such as:

- What to do if they encounter a bear, whether from a distance or at close range,
- How to keep pets and livestock safe in bear range, and
- When and how to contact the FWC regarding a bear issue.

FWC staff is available to assist with residential planning to incorporate the above features. Additional information about Florida black bears can be found on FWC's website at http://www.myfwc.com/wildlifehabitats/managed/bear.

Bald Eagle

Bald eagles were observed flying over the subject property in May 2023. FWC records show that 21 historical bald eagle nests occur within 5 miles of the property. The bald eagle has been removed from state and federal listing but is still governed by the state bald eagle rule (68A-16.002, F.A.C.) and the federal Bald and Golden Eagle Protection Act. The recommended buffer distance from an eagle nest is 660 feet. New or irregular activities planned within 660 feet of a bald eagle nest should follow the USFWS Eagle Management Guidelines found at https://www.fws.gov/media/national-bald-eagle-management-guidelines unless an eagle permit is issued. Information about federal eagle permits is available at https://www.fws.gov/story/do-i-need-eagle-take-permit or by contacting the regional USFWS Migratory Bird Office directly at (404) 679-7070 or permitsR4MB@fws.gov.

Wildlife Crossings

FWC recommends that wildlife crossings be considered in land use planning when significant areas of productive green space, including wetland and upland forests or small streams or riparian zones, are crossed by major roads. The overall purpose and need for the crossings are to maintain habitat connectivity within natural landscape linkages on the property, avoid habitat degradation, reduce wildlife roadkills, and public safety. Factors to consider when planning wildlife crossings include the total extent of habitat, type of natural systems crossed by the roadway, wildlife species that will potentially utilize the crossing, and an understanding and control of nearby or adjacent planned land uses. There are numerous wildlife crossing designs which are suitable for target mammals, amphibians, and reptile species, including some designs that provide for both aquatic and terrestrial species movement as well as habitat and hydrological connectivity. Structure types may include bridges, box culverts, and large drainage pipes which can be designed and constructed at appropriate locations. Fencing erected along the outside right-of-way is also needed to exclude animals from the roadway and funnel and encourage them to use the structure. Signage for wildlife underpasses and lower speed limits are also useful in the area of heavy animal use near undercross structures. While there are numerous resources to designing

wildlife underpasses, examples and guidelines for various wildlife underpasses in Florida can be obtained from The Florida Department of Transportation at: https://fdotwww.blob.core.windows.net/sitefinity/docs/default-source/environment/pubs/wildlifecrossingguidelines_2018revisions.pdf?sfvrsn=e84b7844_0 or from the U.S. Department of Transportation at: http://www.fhwa.dot.gov/environment/critter_crossings/main.cfm.

Habitat Management

Developments of this size with large conservation areas or ecological corridors may benefit from a Wildlife and Habitat Management Plan (WHMP) which can provide a framework for habitat management activities that will ensure these areas continue to provide habitat for fish and wildlife resources. A WHMP can include a list of federally and state-listed species which may occur within the project area and suggest actions to minimize, avoid, and mitigate impacts to those species. Similar plans also include information on proposed maintenance activities such as prescribed fire, invasive plant management, or methods to address nuisance and exotic animal species. FWC staff is available to assist in the development of a management plan that includes these details so that conservation areas and open space may continue to provide habitat for fish and wildlife resources.

Stormwater Ponds

The creation of stormwater ponds could provide potential wildlife habitat as well as a recreational area for fishing and wildlife viewing. Stormwater ponds can be managed for both fish production and wildlife habitat, including wading birds and waterfowl. The best design for stormwater ponds is those with complex edges. Providing peninsulas and islands can increase habitat variability for fish and wildlife while increasing access to the resource. The addition of native wetland plants along this gradual slope, ideally constructed at a 4:1 grade, could provide a vegetated littoral fringe which could increase the habitat value of the site and possibly provide foraging or nesting areas for several wading bird species. Littoral fringe habitat may also provide spawning habitat for fish which would enhance future recreational fishing opportunities for the community. FWC staff recommends a commitment to long-term maintenance and development of a plan for managing exotic invasive plant species that can significantly degrade habitat values and impact ponds, wetlands and nearby natural areas. More information on this topic with suggested guidelines for construction and management of stormwater ponds is available at the following website (http://myfwc.com/conservation/you-conserve/recreation/pond-management/).

Federal Species

This site may also contain habitat suitable for the federally listed species identified above, including the Dee Dot wood stork colony. FWC staff recommends coordination with USFWS North Florida Ecological Services Office (ESO) as necessary for information regarding potential impacts to these species. The USFWS North Florida ESO can be contacted at (352) 448-9151 or email at fw4flesregs@fws.gov.

FWC staff appreciates the opportunity to provide input on this comprehensive plan amendment and is available to assist during the development of the associated conceptual master plan. For specific technical questions regarding the content of this letter, please contact William Hinton at (386) 288-8190 or by email at William.Hinton@MyFWC.com. All other inquiries may be sent to ConservationPlanningServices@MyFWC.com.

Sincerely,

Josh Cucinella

Josh Cucinella
Land Use Planning Program Administrator
Office of Conservation Planning Services

jc/wh
Duval-Jacksonville 23-04ESR _57735_01162024

Cc: Helena Perola, HParola@coj.net

APPENDIX to Exhibit 10, Exhibit 10.9

2050 Comprehensive Plan Excerpt - Roscoe Road Property

A LAND USE



SJC

COMPREHENSIVE PLAN UPDATE

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A. LAND USE ELEMENT

Goal A.1.

To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and environmentally acceptable manner. Encourage and accommodate land uses which make St. Johns County a viable community.

Objective A.1.1. Environmental Conditions

The County shall designate future land uses based upon environmental conditions and constraints including but not limited to: vegetation, topography, soil conditions, wildlife, aquifer recharge areas, surface waters, and drainage.

Policies

A.1.1.1. The County shall protect estuaries by ensuring compliance with state and federal standards for stormwater runoff and wastewater discharge into Outstanding Florida Waters, Class II and III waters through coordination between the County development review process and state and federal permitting requirements.

A.1.1.2. The County shall protect natural resources by working closely with various local, state, and federal agencies in collecting information, coordinating development permitting, and reporting violations of laws and regulations which would have a negative impact on the environment.

A.1.1.3. The County shall research and apply for state and federal grants to purchase natural resources for conservation.

A.1.1.4. The County shall coordinate with state and federal agencies responsible for environmental and natural resource protection to include sharing of environmental data and studies to support the designation of appropriate land uses.

Objective A.1.2. Development Area Boundary

The County shall implement a development area boundary to manage growth in areas served by infrastructure.

Policies

A.1.2.1. The County shall establish a Development Area Boundary that is capable of accommodating a minimum of 10 years of projected population growth in the unincorporated area.

A.1.2.2. As part of every seven (7) year evaluation and appraisal process, the County shall evaluate the Development Area Boundary to determine its available capacity for

- Residential as may be allowed as an Accessory Use within the County land development regulations.
- In the Hastings Overlay District , Agricultural uses may be provided in Industrial Land Use designations as permitted by zoning designation and Overlay District regulations.

(k) **Parks and Open Space** shall mean active and passive recreation areas or lands permanently maintained as open space. Permitted uses shall include:

- Active and passive parks and recreational facilities, together with permitted accessory uses; and
- Public safety government facilities such as police, fire, and emergency medical facilities.
- Uses and activities allowed by an approved Federal, State, regional, or local Management Plan governing activities allowed on such public lands.

(l) **Public** shall mean government-owned grounds, buildings, or facilities. Permitted uses shall include:

- All governmental uses or activities which are consistent with the Plan including police, fire, emergency medical facilities, public schools, and government-owned or leased buildings or facilities.

(m) **Residential** shall mean single-family or multi-family dwelling units appropriate to the residential densities as designated on the Future Land Use Map along with uses supportive or complimentary to residential. Permitted uses shall include the following as defined and controlled by the County land development regulations:

- Residential uses at the applicable density established by density zone as depicted on the Future Land Use Map and further defined below, together with permitted accessory uses. Nothing in this provision shall be construed to guarantee the achievement of the maximum density for any specific proposed development including the provision of any bonus or incentive that may be applicable pursuant to the Plan. The actual density achieved by a proposed development shall be established and controlled, within the maximums provided by this provision, through the application of applicable Plan policies and implementing land development regulations and concurrency management regulations. These additional controls may restrict the density of a proposed development to less than the maximum provided for in this provision. Density shall be determined on a site-specific basis considering design, compatibility, infrastructure, site characteristics, and other similar considerations, which may limit density appropriate to the site.

- Cultural/Institutional;
- Outdoor/Passive;
- Neighborhood Public Service;
- Public or private elementary schools, middle schools, and high schools;
- In Density Zone "A" and "B" designations, Neighborhood Commercial uses, approved pursuant to the Planned Unit Development process/standards as provided in the LDC or site plan approval by the PZA , may be appropriate on a size and scale compatible with the surrounding residential area, and further governed through Future Land Use Element Policies A.1.4.7, A.1.4.8, A.1.4.9, A.1.4.10, A.1.4.11, and A.1.13.2;
- In Density Zone "C" and "D" designations, Neighborhood Commercial and Community Commercial uses, approved pursuant to the Planned Unit Development process/standards as provided in the LDC or site plan approval by the PZA, may be appropriate on a size and scale compatible with the surrounding residential area, and further governed through Future Land Use Element Policies A.1.4.7, A.1.4.8, A.1.4.9, A.1.4.10, A.1.4.11, and A.1.13.2;
- In the West Augustine Overlay District, Neighborhood and Community Commercial uses may be provided in Residential Land Use designations as permitted by zoning designation and Overlay District regulations.
- In the Workforce Housing Zoning District, at least thirty percent (30%) of all residential units constructed must be dedicated as Workforce Housing as defined by the LDC. This zoning category is implemented through provisions outlined within the Land Development Code Article V, Part 5.11.00.
- In Density Zone "D" designation, hotels, motels, and club facilities, together with ancillary commercial uses, may be appropriate when not incompatible with surrounding residential uses; and
- Agriculture uses, and agricultural support services and facilities may be appropriate when not incompatible with surrounding residential uses.

1. Maximum Residential Density Zones for the Mainland Area are established as follows (units/acre):

MAINLAND AREA	A	B	C	D
Base Density (per net acre)	1.0	2.0	6.0	16.0
Maximum Density (Base +Optional*)	2.0	4.0	9.0	24

2. * *Optional Density Factors are applied on a pro-rata basis to the area donated or conserved by the acreage of the subject factor. Workforce Housing Zoning District Optional Density Factor shall be applied to the upland area made part of the rezoning. Optional Density Factors may be combined but shall not exceed the maximum density allowance provided within the density table.* .Maximum Residential Density Zones for the Coastal Area are established as follows (units/acre):

COASTAL AREA	A	B	C	D
Base Density (per net acre)	1.0	2.0	4.0	8.0
Maximum Density (Base +Optional)	1.0	6.0	6.0	13.0

3. Density permitted by the applicable Density Zones shall be allocated only to the net acreage proposed for development. Net acreage is defined as the total acreage of the site proposed for development less St. Johns River Water Management District or Florida Department of Environmental Protection jurisdictional wetlands, or lands designated Conservation contained within the site. Except as provided pursuant to the Optional Density Factors, wetlands shall not be assigned density.

4. All new development on parcels equal to or greater than forty (40) acres in size that requires a zoning change in the Density Zone "A," "B," "C," or "D" designations shall be required to apply for development approval pursuant to the County's Planned Unit Development process/standards as provided in the LDC or site plan approval by the PZA .

5. All new development in the Density Zone "C" or "D" designations shall be required to provide central water and sewer service for the proposed development except for residential development that is projected to generate less than four (4) Equivalent Residential Connections or non- residential development that is projected to generate less than 500 gallons per day demand of potable water or sanitary sewer service.

6. All development within the Coastal Area shall connect to central sewer as provided by Florida Statutes and County Land Development Code.

7. Optional Density Factors shall be provided to encourage protection of natural resources and to encourage specific types of development. Application of these Optional Density Factors shall be as provided in the County land development regulations. Optional Density Factors

are established as follows:

OPTIONAL DENSITY FACTORS	Density Factor
Public Beach Access	100%
Public Beach Parking	100%- A/B 50%- C, D, MD
Dedication of Land for Public Benefit	50%
Preservation of Open Space East of SR A1A	25%
Preservation of Open Space West of SR 13	25%
Preservation of Undisturbed Uplands	50%
Wetlands Preservation	100%- A/B 50%- C, D, MD
Affordable Housing/Workforce Housing/Missing Middle	100%- A/B 50%- C, D, MD

****Subject to approval through the Planned Unit Development process/standards as provided in the LDC or site plan approval by the PZA***

Notes:

1. The preservation of the wetland acreage, which is the basis for the calculation of the Wetland Preservation Factor, shall be by conservation easement, deed restriction, or other written evidence acceptable to the County.
2. To qualify for the Missing Middle Housing Density Bonus, developments in Residential C and D shall provide a minimum of two (2) separate missing middle housing types for developments less than 50 acres in area, and three (3) missing middle housing types for developments of 50 acres or greater. Missing middle housing types may include attached single-family, townhomes, apartment houses, cottage courts, and similar housing types. Detached single-family housing shall not be considered missing middle housing. Workforce Housing is defined as housing affordable to natural persons or families whose total annual household income does not exceed 80 percent of the area median income, adjusted for household size as amended by Chapter 420, Florida Statutes.
3. Affordable Housing: is defined as monthly rents or monthly mortgage payments including taxes, insurance, and utilities do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for extremely-low-income, very-low-income, low-income, and moderate-income households as amended by Chapter 420, Florida Statutes.

APPENDIX to Exhibit 10, Exhibit 10.10

Proposed Development

Chapter 2026-34, Laws of Florida, enacted certain revisions to Sections 163.3162 and 163.3164, Florida Statutes. This Application for Agricultural Enclave Certification (the "**Application**") is submitted on behalf of BR4700, LLC, a Florida limited liability company (the "**Owner**") for the real property described in **Exhibit 2** to the Application (the "**BR4700 Ag Enclave Property**").

Pursuant to Section 163.3162(4)(a), Chapter 2026-34, Laws of Florida, the Owner may apply for agricultural enclave certification for a proposed development that is the same density, or a lower density than, densities permitted on adjacent parcels. **Exhibit 10** to the Application demonstrates that adjacent parcels have residential densities between 0.92 and 1.03 units per gross acre. The Owner's proposed development of the BR4700 Ag Enclave Property will not exceed 1.0 residential unit per gross acre. Residential units will be single-family.

For the purposes of the Application, all references to "development" shall have the same meaning as the definition of "development" in section 380.04, Florida Statutes. The statutory definition is as follows:

Section 380.04 Definition of development.—

(1) The term "development" means the carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

(2) The following activities or uses shall be taken for the purposes of this chapter to involve "development," as defined in this section:

(a) A reconstruction, alteration of the size, or material change in the external appearance of a structure on land.

(b) A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land.

(c) Alteration of a shore or bank of a seacoast, river, stream, lake, pond, or canal, including any "coastal construction" as defined in s. 161.021.

(d) Commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land.

(e) Demolition of a structure.

(f) Clearing of land as an adjunct of construction.

(g) Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

(3) The following operations or uses shall not be taken for the purpose of this chapter to involve "development" as defined in this section:

(a) Work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way.

(b) Work by any utility and other persons engaged in the distribution or transmission of gas, electricity, or water, for the purpose of inspecting, repairing, or renewing on established rights-of-way or corridors, or constructing on established or to-be-established rights-of-way or corridors, any sewers, mains, pipes, cables, utility tunnels, power lines, towers, poles, tracks, or the like. This provision conveys no property interest and does not eliminate any applicable notice requirements to affected land owners.

(c) Work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure.

(d) The use of any structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling.

(e) The use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products; raising livestock; or for other agricultural purposes.

(f) A change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class.

(g) A change in the ownership or form of ownership of any parcel or structure.

(h) The creation or termination of rights of access, riparian rights, easements, distribution and transmission corridors, covenants concerning development of land, or other rights in land.

(4) "Development," as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development. Reference to particular operations is not intended to limit the generality of subsection (1).

EXHIBIT 11

Affidavit submitted as evidence that the BR4700 Ag Enclave Property is located within a county with a population of 1.75 million or less and that the perimeter evaluations herein include adjacent parcels across a right-of-way, body of water, or canal, pursuant to Section 163.3164(4)(f), Chapter 2026-34, Laws of Florida.

Population and Adjacency

Section 163.3164(4), Chapter 2026-34, Laws of Florida:

(4) "Agricultural enclave" means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:
(f) Are located within a county with a population of 1.75 million or less. For purposes of this subsection, population is determined in accordance with the most recent official estimate pursuant to s. 186.901.

Where a right-of-way, body of water, or canal exists along the perimeter of a parcel, the perimeter calculations of the agricultural enclave must be based on the adjacent parcel or parcels across the right-of-way, body of water, or canal.

Compliance with the Agricultural Enclave Requirements

The most recent official population estimate prepared by the Florida Office of Economic and Demographic Research (EDR) for St. Johns County is 348,336 persons (2025 estimate)—less than 1.75 million.

The evaluation herein of surrounding existing land uses, zoning, development, and authorized density is based in part on parcels immediately across the ICW from the BR4700 Ag Enclave Property and therefore adjacent to the BR4700 Ag Enclave Property.

EXHIBIT 11

Affidavit of St. Johns County Most Recent Population Estimate & Perimeter Evaluation Methodology

based are of a type reasonably relied upon by experts in land use and zoning in the State of Florida.

9. My experience and expertise support my statements and opinions herein.

Testimony

10. Pursuant to Section 186.901, Florida Statutes, the most recent official population estimate prepared by the Florida Office of Economic and Demographic Research (EDR) for St. Johns County is 348,336 persons (2025 estimate). See Exhibit 11.1.

11. As depicted on the maps for Exhibits 6, 7, 8, and 10 to the Owner's Application, the Intracoastal Waterway ("ICW") right-of-way forms the eastern perimeter boundary of the BR4700 Ag Enclave Property. Accordingly, pursuant to the statutory provision referenced above, the evaluation of surrounding existing land uses, zoning, development conditions, and authorized density is based on the parcels immediately across and adjacent to the ICW from the BR4700 Ag Enclave Property.

FURTHER AFFIANT SAYETH NOT.

Dated: 06-24-2026

Donald Fullerton
Affiant

Sworn to and subscribed before me this the 24 of June, 2026, by Donald Fullerton, ☒ who is personally known to me or ☐ who has produced his _____ as identification and who has taken an oath.

Luis D. Mattei
Comm.: HH 677400
Expires: Aug. 22, 2029
Notary Public - State of Florida

STATE OF FLORIDA

COUNTY OF Duval

Background

1. Before me this day personally appeared Donald Fullerton, RLA ("Affiant"), who being by me first duly sworn deposes and says:

2. I am currently the Director of Special Projects at Prime AE, a multidisciplinary planning, engineering and architectural firm based in Jacksonville Florida.

3. I hold an undergraduate degree from the College of Design, Construction and Planning (DCP) at the University of Florida. I have over 45 years of comprehensive land use planning, master planning, and community design experience in Northeast Florida, including extensive work in St. Johns County and Duval County. My experience includes comprehensive plan amendments and rezoning entitlements; environmental and natural resource studies and permitting; property inventory, analysis, and due diligence; preparation and approvals of Developments of Regional Impact (DRIs); regional planning studies; conservation and resource protection planning; and master planning for mixed-use communities. Specific projects in St. Johns County and Duval County include Durbin Park, Nocatee, Palencia, Marsh Landing, the Players Club at Sawgrass, Mayo Clinic Jacksonville and Deerwood Park.

4. In summary, my experience and history have given me expertise in land use planning and zoning in the State of Florida and, specifically, in St. Johns County and the City of Jacksonville/Duval County, Florida.

5. This affidavit is provided in support of an application by BR4700, LLC (the "Owner"), which owns approximately 4,462 acres of real property in St. Johns County, Florida (the "BR4700 Ag Enclave Property"), to the St. Johns County Board of County Commissioners for certification of the BR4700 Ag Enclave Property as an agricultural enclave pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Laws of Florida.

6. My resume is attached to the Owner's Application as Exhibit 12.

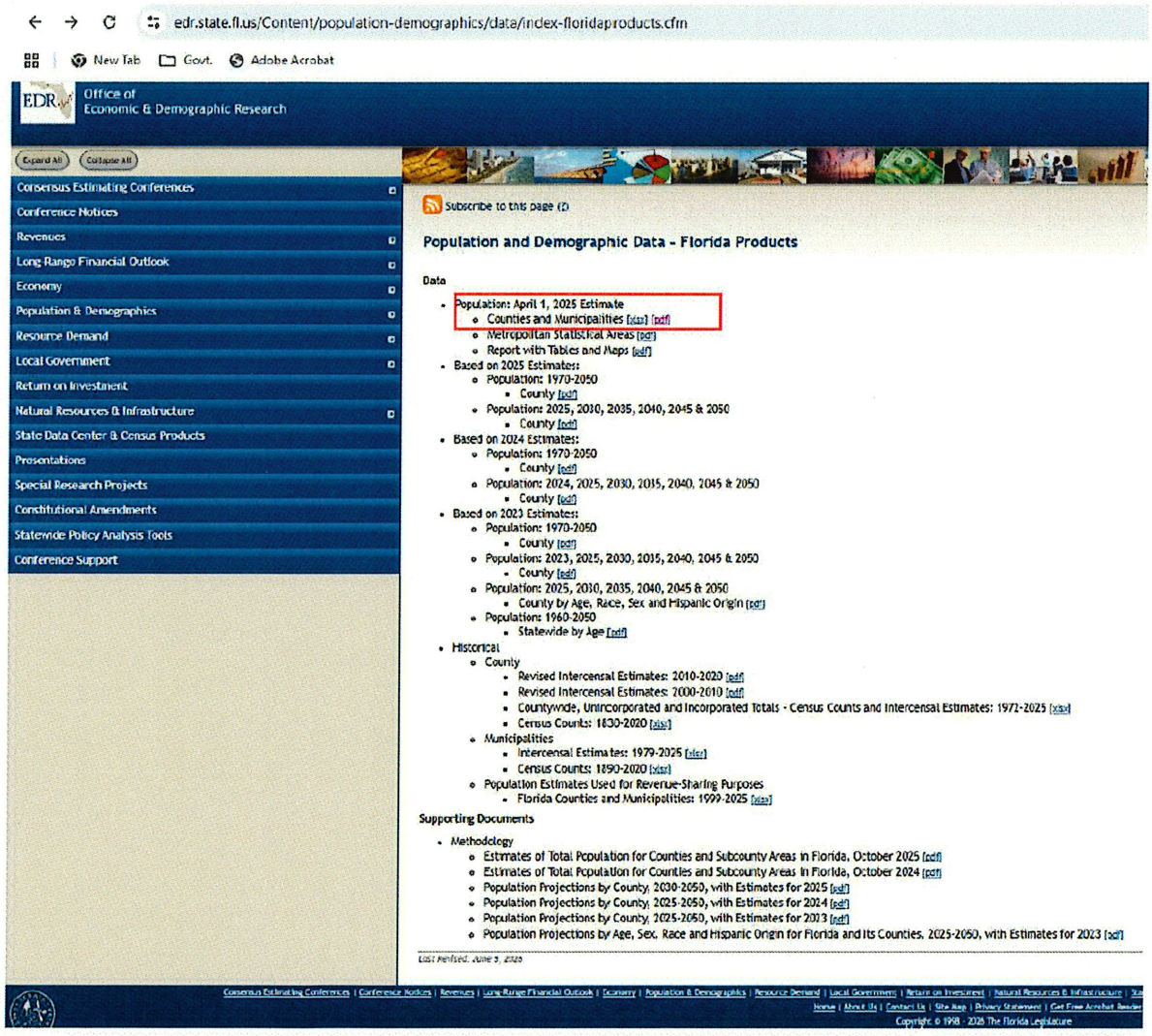
7. This affidavit and my opinions herein are based upon my personal knowledge of the facts and statements contained herein, the knowledge, experience, and expertise outlined above, and information that I have gathered from a review of the public records of the City of Jacksonville/Duval County, Florida and St. Johns County, Florida.

8. The public records identified herein upon which my statements and opinions are

Exhibit 11.1

St. Johns County Most Recent Population Estimate

Based on the above statutory guidance pursuant to Section 186.901, Florida Statutes, the most recent official population estimate prepared by the Florida Office of Economic and Demographic Research (EDR) for St. Johns County is 348,336 persons (2025 estimate).



Florida Population Estimates by County and Municipality
April 1, 2025

Area	April 1, 2025 Population Estimate	April 1, 2020 to April 1, 2025 Total Change	April 1, 2020 Census Count[1]	April 1, 2025 Inmates	April 1, 2025 Less Inmates
Polk County	846,896	121,850	725,046	3,231	843,665
Auburndale	21,677	6,061	15,616	0	21,677
Bartow	23,135	3,826	19,309	177	22,958
Davenport	13,993	4,950	9,043	0	13,993
Dundee	5,847	612	5,235	0	5,847
Eagle Lake	6,206	3,198	3,008	0	6,206
Fort Meade	5,179	79	5,100	0	5,179
Frostproof	2,993	116	2,877	0	2,993
Haines City	44,215	17,546	26,669	0	44,215
Highland Park	234	-17	251	0	234
Hillcrest Heights	242	-1	243	0	242
Lake Alfred	9,038	2,664	6,374	0	9,038
Lake Hamilton	3,139	1,602	1,537	0	3,139
Lakeland	124,725	12,084	112,641	0	124,725
Lake Wales	17,736	1,375	16,361	0	17,736
Mulberry	4,574	622	3,952	0	4,574
Polk City	3,007	294	2,713	0	3,007
Winter Haven	60,837	11,618	49,219	0	60,837
UNINCORPORATED	500,119	55,221	444,898	3,054	497,065
Putnam County	76,600	3,279	73,321	490	76,110
Crescent City	1,715	61	1,654	0	1,715
Interlachen	1,559	118	1,441	0	1,559
Palatka	10,601	155	10,446	0	10,601
Pomona Park	813	29	784	0	813
Welaka	824	110	714	0	824
UNINCORPORATED	61,088	2,806	58,282	490	60,598
St. Johns County	348,336	74,911	273,425	205	348,131
Marineland (part)	3	0	3	0	3
St. Augustine	16,548	2,219	14,329	0	16,548
St. Augustine Beach	6,995	192	6,803	0	6,995
UNINCORPORATED	324,790	72,500	252,290	205	324,585
St. Lucie County	394,074	64,848	329,226	134	393,940
Fort Pierce	51,352	4,055	47,297	125	51,227
Port St. Lucie	260,194	55,343	204,851	5	260,189
St. Lucie Village	623	10	613	0	623
UNINCORPORATED	81,905	5,440	76,465	4	81,901
Santa Rosa County	211,445	23,445	188,000	4,511	206,934
Gulf Breeze	6,342	40	6,302	0	6,342
Jay	612	88	524	0	612
Milton	10,527	330	10,197	0	10,527
UNINCORPORATED	193,964	22,987	170,977	4,511	189,453
Sarasota County	487,640	53,634	434,006	4	487,636
Longboat Key (part)	4,782	23	4,759	0	4,782
North Port	96,301	21,508	74,793	0	96,301
Sarasota	58,279	3,437	54,842	0	58,279
Venice	29,002	4,339	25,463	0	29,002
UNINCORPORATED	298,476	24,327	274,149	4	298,472

Exhibit 11.2 - Perimeter Evaluation Methodology

ICW Adjacency

As depicted on the maps for Exhibits 6, 7, 8, and 10, the ICW right-of-way forms the eastern perimeter boundary of the BR4700 Ag Enclave Property. Accordingly, pursuant to the statutory provision referenced above, the evaluation of surrounding existing land uses, zoning, development conditions, and authorized density is based on the parcels immediately across and adjacent to the ICW from the BR4700 Ag Enclave Property.

EXHIBIT 12

Education, Experience, and Expertise of Subject Matter Experts Providing Testimony and Exhibits in this Application

Included are summaries of biographical information of the Prime AE Group, Inc., BR4700, LLC and Rogers Towers, P.A. affiants in affidavits submitted herein and other Prime AE Group, Inc. staff who participated in the analysis under the supervision of the Prime AD Group, Inc. affiant.

Donald V. Fullerton, RLA

Director of Special Projects

Background

Mr. Fullerton currently serves as Director of Special Projects with Prime AE, a multidisciplinary planning, engineering, and architectural firm based in Jacksonville, Florida. Prior to the merger of Prosser, Inc. with Prime AE approximately four years ago, he served as President of Prosser, Inc.

His professional experience encompasses land use planning and zoning, master planning, facility planning, project programming, environmental management, permitting and entitlements, project feasibility analysis, and project management. Over the course of his career, Mr. Fullerton has provided leadership for numerous complex public and private development projects, guiding them from initial project conception, programming, planning, and design through construction and implementation.

His extensive experience in due diligence, feasibility assessment, and development planning provides a strong foundation for successful project execution. As projects advance through the development process, his expertise in critical path scheduling, risk management, regulatory approvals, and stakeholder coordination helps clients effectively navigate challenges and achieve their project goals and objectives.

Education

University of Florida - Undergraduate Degree - College of Design, Construction and Planning, 1978

Harvard University Professional & Executive Development – Summer Sessions.

Affiliations:

Urban Land Institute (ULI), Florida Planning and Zoning Assoc. (FPZA) & American Society of Landscape Architects

Major Areas of Expertise & Experience:

- Project Entitlements & Regulatory Permitting
- Property Due Diligence, Inventory & Analysis
- Master Planning & Community Development
- (Mix Use, Residential, Industrial, Energy, Commercial, & Infrastructure Projects)
- Transportation Planning
- Environmental Resource Analysis & Planning
- Campus Planning
- Developments of Regional Impacts (DRI)
- Project Programming, Process Flow & Critical Path Scheduling/Management
- Military Facility & Master Planning
- Strategic Project & Business Planning
- Capital Improvement Plans (CIPs)
- Project Feasibility Analysis
- Federal and State Environmental Permitting (EPA, USACE, SJRWMD, FDEP, BLM)
- Capital Improvement Plans (CIPs)
- Facility Inventory & Analysis
- Community & Design Guidelines
- Community Outreach Programs, Workshops Charrettes & Project Visioning

Representative/Relevant Planning, Land Use & Entitlement Projects:

- Durbin Park, St. Johns County (SJC) & Deerwood Park, Jacksonville / *Gate Lands*
- Mayo Clinic, Jacksonville
- Nocatee, SJC / *The Parc Group*
- Twin Creeks DRI & Master Plan Community, SJC / *Falcone Group*
- Palencia Master Planned Community, SJC / *Hines & Fletcher Land Corporation*
- Marsh Landing & Harbor Island, SJC / *Fletcher Land Corporation*
- Players Club, SJC / *Arvida*
- World Commerce Center, SJC / *Steinemann*

Other Projects & Experience

- Embry-Riddle Aeronautica University, Campus and Facility Planning
- Neighborhood Stabilization Plan (NSP) & HUD Compliance / *City of Jacksonville*
- Wyoming Pathfinder Wind Project / Pathfinder
- U.S. Navy & US Army Corps of Engineers Facility Master Plans & Special Studies CONUS, USEUCOM, & USINDOPACOM
- Waste-to-Energy Projects, North & Central America & Europe / *Synergy Renewables*
- Mining Reclamation and Development Plan, Fort Mead Florida / *Cargil*

primeeng.com PRIME AE

J. Bradford Davis, PE, LEED AP

Senior Vice President, Land

Background

Mr. Davis currently serves as the leader of the Land Business Line for PRIME AE, a 550+ person multidisciplinary National Planning and Engineering firm with headquarters in Jacksonville, Florida. In addition to his corporate responsibilities, his greatest passion lies in leading large master planning and engineering projects for family offices and corporations.

For the last 26 years, Mr Davis has led multidisciplined design teams in both the private and public sector. His experience in stakeholder engagement, entitlement processes and master engineering make him an invaluable asset for our clients. Mr. Davis has developed a comprehensive understanding of federal, state, and local design standards and criteria related to both public and private development. He has also played a critical role on several large-scale roadway and infrastructure projects ranging from multi-lane capacity projects to new alignments for limited access facilities and utility extensions.

Mr. Davis has served as the Principal in Charge and Project Manager on multiple design, planning, and continuing service contracts for the FDOT and local agencies. He served as the client manager for State and Local governments and national corporations such as Mattamy Homes, Hillwood, FedEx, GE, Ascension Healthcare, UF Healthcare and IKEA. In these projects, he has led these companies from project due diligence all the way through zoning/land use changes and design and environmental permitting to construction completion.

Education

University of Central Florida - Undergraduate Degree – Bachelor of Science, Civil Engineering 2000

Affiliations:

Jacksonville Chamber of Commerce, NE Fl Building Association, Society of Military Engineers, Florida Engineering Society and the Urban Land Institute

Major Areas of Expertise & Experience:

- Project Entitlements & Regulatory Permitting
- Property Due Diligence, Inventory & Analysis
- Master Engineering
- Transportation Planning
- Environmental Resource Analysis & Permitting
- Developments of Regional Impacts (DRI)
- Project Programming, Process Flow & Critical Path Scheduling/Management
- Strategic Project & Business Planning
- Capital Improvement Plans (CIPs)
- Project Feasibility Analysis
- Federal and State Environmental Permitting (EPA, USACE, SJRWMD, FDEP, BLM)
- Facility Inventory & Analysis
- Community Outreach Programs, Workshops Charrettes & Project Visioning

Representative/Relevant Planning, Land Use & Entitlement Projects:

- **Durbin Park PUD, Development Agreement and TIF,** St. Johns County /Gate Lands
- **Ponte Vedra PUD, St Johns County / Gate Hospitality**
- **Mayo Clinic, Jacksonville**
- **Etown PUD, Duval /** *The Parc Group*
- **Twin Creeks DRI & Master Plan Community,** SJC / *Falcone Group*
- **Shearwater, SJC /** *Freehold*
- **Harbor Island, SJC /** *Fletcher Land Corporation*

Other Projects & Experience:

- **St Vincents Hospitals, Clay and St Johns Counties/** *Ascension Healthcare*
- **UF Health Emergency Department /** *City of Jacksonville*
- **5 Regional Solar Projects / Juwi Solar, Teco Gas**
- **Waste-to-Energy Projects, North & Central America & Europe /** *Synergy Renewables*
- **World Commerce Center, SJC /** *Steinemann*

primeeng.com PRIME AE

ROBERT H. PRITCHARD
4310 Pablo Oaks Court
Jacksonville, Florida 32224
(904) 223-7482

EMPLOYMENT

DDI, INC
Jacksonville, Florida
Executive Vice President, Chief Operating Officer & General Counsel — January 2018 – Present

Responsible for general administrative oversight and operation of the corporation, including corporate governance, reporting and record keeping, investment management, oversight of legal and tax services, corporate and regulatory compliance, risk management and insurance services, philanthropic management, budgeting, and succession planning. Includes serving as an officer and director of numerous affiliated operating entities largely focused on real estate and real estate development and investment in various operating entities and private equity vehicles.

ROGERS TOWERS, P.A.
Jacksonville, Florida
Shareholder & General Counsel — April 2003 – January 2018

Head of healthcare practice in the largest firm in Northeast Florida with a 100-year history. Provide legal advice and counsel to hospitals, universities, hospices, nursing homes, laboratories, durable equipment manufacturers, physician practices, and other healthcare providers, personally and through the supervision of other attorneys in the firm, with respect to:

- General corporate and business law;
- Mergers and acquisitions;
- Employment and medical staff issues;
- Compliance with tax laws and regulations;
- Corporate governance issues;
- Real estate and land use matters;
- Complex litigation;
- Administrative actions (federal and state);
- Compliance with state and federal laws and regulations;
- The operations of audit/compliance committees of the board of directors for several regional and national healthcare organizations and physician practices (ranging from 30 to 450 practicing physicians); and
- Matters pending before agencies of both the State of Florida and the federal government.

HEALOGICS, INC
Jacksonville, Florida
Interim Chief Compliance Officer — March 2017 – October 2017

Interim Chief Compliance Officer for largest wound care company in the United States with over 600 wound care centers and treating over 300,000 patients annually. Recruited to fill the position on an interim basis when existing Chief Compliance Officer resigned. Held the position on a part time basis while continuing with my existing private practice obligations.

BEDELL, DITTMAR, DEVAULT, PILLANS & COXE, P.A.
Jacksonville, Florida
Associate — August 1992 - September 1995

Associate specializing in complex commercial litigation covering a wide range of legal topics, including antitrust, securities fraud, professional malpractice defense, local governmental disputes, qui tam actions, and general commercial disputes.

FLORIDA SUPREME COURT
Tallahassee, Florida
Legal Assistant to Supreme Court Justice — August 1991 - June 1992

Performed legal research, drafted legal opinions and provided general assistance to the Honorable Justice Parker Lee McDonald.

ERNST & WHINNEY
Jacksonville, Florida
Staff Accountant — May 1987 - December 1987

Employed as staff accountant for national accounting firm performing audits of various entities including banking, healthcare and insurance companies.

EMPLOYMENT HONORS AND ACTIVITIES

Best Lawyers in America, 2013-2018
Best Healthcare Lawyer in Jacksonville, 2017
Florida Super Lawyers, 2013-2018
Florida Trend Magazine, Legal Elite (awarded to 2% of Florida attorneys)
    2005-2008, 2010, 2012-2017 editions
Martindale Hubbell AV Rating (highest rating)
Florida Bar Board Certified Specialist in Health Law
Florida Bar, Rules of Judicial Administration Committee
    Vice Chair 2009 - 2011
    Member 2006 - 2011
Florida Bar, Education Law Committee
    Chair 2004-2005
    Vice Chair 2003-2004
Florida Bar, Rules of Civil Procedure Committee
    Vice Chair 2000-2001
    Drafting Subcommittee 1997-2001
    Member 1995-2001
Florida Bar, Appellate Rules Committee
    Member 2001-2003

HOLLAND & KNIGHT, LLP
Jacksonville, Florida
Capital Partner — November 2000 - April 2003

Practice area leader for both the education and healthcare specialties for the Jacksonville, Florida office of a national firm. Provided legal advice and counsel to clients with respect to litigation and administrative actions as well as regulatory, general corporate, and transactional matters. Represented the University of Florida in connection with the formation, structure, financing, and construction of the proton beam facility in Jacksonville, Florida.

BEDELL, DITTMAR, DEVAULT, PILLANS & COXE, P.A.
Jacksonville, Florida
Shareholder — May 1999 - November 2000

Shareholder specializing in complex commercial litigation covering a wide range of legal topics, including ERISA, securities fraud, professional malpractice defense, local governmental disputes, qui tam actions, trusts and estates, and general commercial disputes.

UNIVERSITY OF FLORIDA
Gainesville, Florida
Associate General Counsel — September 1995 - May 1999

Provided legal advice and counsel to clients within the University of Florida with a focus in the areas of athletics, healthcare, business and taxation, general litigation and administrative actions, local governmental relations and disputes, and real estate. Awarded the President's Superior Accomplishment Award in 1998. Sample assignments and accomplishments include:

- Drafting and negotiating all coaches and athletic department contracts and agreements including a contract with Nike considered the most lucrative in college athletics at the time.
- Primary responsibility for representation of the University's Office of Administrative Affairs which handled all the University's business and real estate matters.
- Lead in-house representation of the University of Florida in significant qui tam action (in which the United States Department of Justice intervened) involving the College of Medicine.
- Providing legal counsel to the University in connection with the implementation of its first University Campus Master Plan as well as overseeing the resulting negotiations with county and city governments. This also involved managing administrative agency litigation in those instances where negotiations were not successful, including discussions and negotiations with the governor's office and cabinet.
- Assisting Governor's office in responding, on an expedited and emergency basis, to extensive discovery requests served by the tobacco companies in connection with the State of Florida tobacco litigation. Developed process adopted by University counsel throughout the State of Florida and led discussions of University counsel regarding same prompting personal letter of gratitude from Governor McKay.

EDUCATION

University of Florida, Fisher School of Accounting
Bachelor of Science with High Honors awarded May 1987

University of Florida, Fisher School of Accounting
Master of Science with High Honors awarded May 1991

University of Florida, College of Law
Juris Doctor with High Honors awarded May 1991

University of Florida, College of Law
Master of Laws in Taxation awarded July 2001

EDUCATION HONORS AND ACTIVITIES

Order of the Coif
Editor in Chief, Florida Law Review, 1991
Associate Tax Editor, Florida Law Review, 1990
Florida Blue Key, Leadership Honor Society

PUBLICATIONS

Appeals and Review in the Supreme Court, Florida Appellate Practice, Florida Bar Legal Publication, Chapter 12 (2nd, 3rd, 4th, and 5th editions 1993, 1996, 1998, 2003).

PUBLIC SERVICE

Brooks Rehabilitation Foundation
Member and Chair of Governance Committee, 2024-Present
Seamark Ranch
Member and Chair of Education Committee, 2024 – Present
Junior Achievement of North Florida, Inc.
Member, Board of Trustees 2007- 2012
Girls Incorporated of Jacksonville, Inc., a not-for-profit organization assisting disadvantaged girls
Chair, Board of Trustees 2004-2005
Member, Board of Trustees 2001-2006
Fourth Judicial Circuit Pro Bono Committee
Chair, Recruiting and Retention Subcommittee 2002-2006
Member 1999-2006
Jacksonville Area Legal Aid, Inc. Volunteer
Recipient of 2007 Pro Bono Award
Provided numerous hours of pro bono legal services for families asserting rights under the Individuals with Disabilities Education Act

ELLEN AVERY-SMITH
100 Whetstone Place
St. Augustine, Florida 32086
EAverySmith@rtlaw.com
(904) 825-1615

EMPLOYMENT

ROGERS TOWERS, P.A.
Jacksonville, Florida
Shareholder — December 2006 – Present

Member of Rogers Towers' Government and Regulatory and Real Estate departments. Areas of practice include: Land Use; Zoning; Concurrency; Government and Regulatory; Environmental Compliance, Permitting and Litigation; Impact Fees, Exactions, and Development Agreements; Litigation; Real Estate; and Title Insurance. Represents landowners and developers in matters ranging from pre-purchase due diligence inspection of real property to land entitlements (land use, zoning, concurrency and others) to development and project build out. Represents mitigation bank and other landowners in preserving real property in perpetuity. Handles commercial real estate transactions.

THE ST. JOE COMPANY
Jacksonville, Florida
In-House Counsel — September 2004 – December 2006

Counseled representatives of The St. Joe Company on land use and real estate matters for mixed-use projects in Northeast Florida and central North Carolina.

FOLEY & LARDNER, LLLP
Orlando, Florida
Attorney, Senior Counsel — August 1997 – August 2004

Practiced in the areas of land use, real estate and environmental law. Represented landowners on matters from pre-purchase due diligence inspection of real property to land entitlements to development and project build out. Also represented clients in environmental permitting and contamination clean-up.

THE FLORIDA TIMES-UNION
Jacksonville, Florida
Reporter — December 1989 – August 1994

General assignment reporter for Northeast Florida newspaper.

VALDOSTA DAILY TIMES
Valdosta, Georgia
Reporter — August 1988 – December 1989

General assignment reporter for Southeast Georgia newspaper.

AWARDS & DISTINCTIONS

- AV Preeminent Rating®, Martindale-Hubbell
- The Best Lawyers in America® Environmental Law), 2019-2026
- The Best Lawyers in America® (Land Use and Zoning Law), 2016-2026
- The Best Lawyers in America® (Litigation – Land Use and Zoning), 2018-2026
- The Best Lawyers in America® (Governmental Contracts), 2018-2026
- Best Lawyers® Jacksonville Land Use and Zoning Law, "Lawyer of the Year", 2023
- Florida Trend Magazine, "Legal Elite" (Government & Administrative), 2021
- Editor, Author, Florida State University Law Review
- Editor, Author, Florida State University Journal of Land Use and Environmental Law
- "2010 Economic Development Member of the Year", St. Johns County Chamber of Commerce

EDUCATION

University of Florida
Bachelor of Science in Journalism, Minor in Political Science. Awarded 1988

Florida State University College of Law
Juris Doctor. Awarded 1997

BAR ASSOCIATION MEMBERSHIP

- **The Florida Bar, Section Memberships:**
  - Environmental & Land Use Law
  - Real Property, Probate and Trust Law
  - Local Government Law

PROFESSIONAL & COMMUNITY INVOLVEMENT

- Member, Memorial Presbyterian Church (Former Elder and Board of Trustees)
- Member, St. Johns County Chamber of Commerce (Prior Economic Development Council Chair)
- Guardian ad Litem matters
- Pro Bono matters

ATTACHMENT 2

Correspondence

From: Danielle Armstrong [dee.armstrong1995@gmail.com]
To: GMdevelopment@sjcfl.us, plandept@sjcfl.us
Subject: Request for Thorough Technical Review – ENCERT 2026000001
Sent: Wed 7/22/2026 1:26 PM GMT-04:00
Importance: Normal

Dear Planning Staff,

Please include this email within the official project record for ENCERT 2026000001.

I respectfully request that staff conduct the most comprehensive technical review possible before recommending approval of this Agricultural Enclave Certification.

Because this application affects approximately 4,462 acres adjacent to one of the most environmentally sensitive areas in northern St. Johns County, I ask staff to carefully verify every statutory requirement, including:

• agricultural qualification

• wetlands

• wildlife habitat

• Bald Eagle nesting locations

• stormwater

• traffic

• public infrastructure

• environmental impacts

Please ensure the public has complete transparency regarding all supporting documentation submitted by the applicant.

Thank you for your service.

Danielle Armstrong

Saleena Randolph

From: Jacob Smith
Sent: Thursday, July 30, 2026 3:55 PM
To: Jennifer Gutt; Saleena Randolph
Subject: FW: Oppose ENCERT-2026000001 / NPalm Valley Rd Agricultural Enclave

Follow Up Flag: Follow up
Flag Status: Flagged

Jacob Smith, AICP
Planning Division Manager
Growth Management
St. Johns County Board of County Commissioners
4040 Lewis Speedway, St. Augustine, FL 32084
904-209-0581 | www.sjcfl.us

From: Kimberly Daniels <kdaniels@sjcfl.us>
Sent: Thursday, July 30, 2026 3:53 PM
To: Jacob Smith <jsmith@sjcfl.us>
Subject: FW: Oppose ENCERT-2026000001 / NPalm Valley Rd Agricultural Enclave

From: Holly Klose <hollypvb@aol.com>
Sent: Thursday, July 30, 2026 1:31 PM
To: GM Development <gmdevelopment@sjcfl.us>
Subject: Oppose ENCERT-2026000001 / NPalm Valley Rd Agricultural Enclave

Hello:

Please place my comment in the official public record for ENCERT-2026000001.

I request you deny certification unless every state-law requirement is independently verified & request a full review.

Wetlands, stormwater, eagle nests, wildlife corridors, roads, schools, utilities, and emergency services should be reviewed before certification.

I oppose certification of ENCERT-2026000001 unless the applicant proves every statutory requirement and full environmental, stormwater, wildlife, traffic, school, utility, and emergency-service review is completed.

case number: ENCERT-2026000001.
We need written findings, not rubber-stamp approval.
And request strict proof that the land legally qualifies for independent land-use counsel review.

- Request wetlands, stormwater, eagle/wildlife, traffic, schools, utilities and emergency service review.

Happy Travels!

🌎 Holly Klose
Sunrise Travel Center
904-654-7636

Saleena Randolph

From: Kimberly Daniels
Sent: Friday, July 31, 2026 6:58 AM
To: Saleena Randolph
Subject: FW: Oppose ENCERT-2026000001 / NPalm Valley Rd Agricultural Enclave

Follow Up Flag: Follow up
Flag Status: Flagged

From: Rob <robbio78@gmail.com>
Sent: Thursday, July 30, 2026 4:11 PM
To: GM Development <gmdevelopment@sjcfl.us>
Subject: Oppose ENCERT-2026000001 / NPalm Valley Rd Agricultural Enclave

Hello:

Please place my comment in the official public record for ENCERT-2026000001.

I request you deny certification unless every state-law requirement is independently verified & request a full review.

Wetlands, stormwater, eagle nests, wildlife corridors, roads, schools, utilities, and emergency services should be reviewed before certification.

I oppose certification of ENCERT-2026000001 unless the applicant proves every statutory requirement and full environmental, stormwater, wildlife, traffic, school, utility, and emergency-service review is completed.

case number: ENCERT-2026000001.
We need written findings, not rubber-stamp approval.
And request strict proof that the land legally qualifies for independent land-use counsel review.

- Request wetlands, stormwater, eagle/wildlife, traffic, schools, utilities and emergency service review.

Sent from my iPhone

Saleena Randolph

From: Kimberly Daniels
Sent: Monday, August 3, 2026 7:20 AM
To: Saleena Randolph
Subject: FW:

Follow Up Flag: Follow up
Flag Status: Flagged

From: Ryan Brannigan <ryanbrann12@gmail.com>
Sent: Saturday, August 1, 2026 1:10 PM
To: GM Development <gmdevelopment@sjcfl.us>
Subject:

Please place this comment in the official public record. I oppose certification of ENCERT-2026000001 unless the applicant proves every statutory requirement and full environmental, stormwater wildlife, traffic, school, utility, and emergency-service review is completed.

Saleena Randolph

From: Andrew Moree
Sent: Tuesday, August 4, 2026 8:28 AM
To: Saleena Randolph
Cc: Jennifer Gutt
Subject: Fw: Oppose ENCERT-2026000001 / NPalm Valley Rd Agricultural Enclave

Follow Up Flag: Follow up
Flag Status: Flagged

From: Brannigan, Ryan <rbrannig@highpoint.edu>
Sent: Monday, August 3, 2026 6:01 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Oppose ENCERT-2026000001 / NPalm Valley Rd Agricultural Enclave

Please place this comment in the official public record. I oppose certification of ENCERT-2026000001 unless the applicant proves every statutory requirement and full environmental, stormwater wildlife, traffic, school, utility, and emergency-service review is completed.
Sent from my iPhone

Saleena Randolph

From: Andrew Moree
Sent: Tuesday, August 4, 2026 8:27 AM
To: Saleena Randolph
Cc: Jennifer Gutt
Subject: Fw: Oppose ENCERT-2026000001 / NPalm Valley Rd Agricultural Enclave

Follow Up Flag: Follow up
Flag Status: Flagged

From: Bethany Jenkins <tinylife07@icloud.com>
Sent: Monday, August 3, 2026 5:59 PM
To: FAXPLANDEPT <plandept@sjcfl.us>
Subject: Oppose ENCERT-2026000001 / NPalm Valley Rd Agricultural Enclave

Please place this comment in the official public record. I oppose certification of ENCERT-2026000001 unless the applicant proves every statutory requirement and full environmental, stormwater wildlife, traffic, school, utility, and emergency-service review is completed.

Saleena Randolph

From: Kimberly Daniels
Sent: Tuesday, August 4, 2026 7:07 AM
To: Saleena Randolph
Subject: FW: Oppose ENCERT-2026000001 / NPalm Valley Rd Agricultural Enclave

Follow Up Flag: Follow up
Flag Status: Completed

From: Bethany Jenkins <bjenkin247@gmail.com>
Sent: Monday, August 3, 2026 6:02 PM
To: GM Development <gmdevelopment@sjcfl.us>
Subject: Oppose ENCERT-2026000001 / NPalm Valley Rd Agricultural Enclave

Please place this comment in the official public record. I oppose certification of ENCERT-2026000001 unless the applicant proves every statutory requirement and full environmental, stormwater wildlife, traffic, school, utility, and emergency-service review is completed.

From: Dr. John Addison <dr.johnaddison@gmail.com>
Sent: Friday, August 14, 2026 4:39 AM
To: Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>
Subject: Do not Fast Track Enclave Development – ENCERT-2026000001

Dear County Commissioners,
I am a St. Johns County resident at 234 Skywood trail and I have been following the six enclave applications including the new development proposed by BR4700 LLC to develop 4,462 acres of land north of Nocatee and to the West of Ponte Vedra Beach. I am asking the County Commissioners to stop the fast tracking of this initiative by requiring a verification of the conformance to the requirements of SB 686. I also support the commissioners voting to engage outside counsel to explore how the county can push back against SB 686.
Approval of this large of a development should not happen until
-- The submitted property is reviewed to determine if it legally qualifies for SB 686 designation.
-- All required studies have been completed and released to the public
-- Traffic impacts have been fully evaluated
-- Infrastructure capacity has been independently reviewed
-- Emergency services, school capacity, drainage, flooding, and environmental impacts have been thoroughly analyzed
-- Conservation commitments have been clearly defined
-- Residents have had a meaningful opportunity to review the information and participate in the decision-making process
- John Addison
234 Skywood trail

Saleena Randolph

From: Mike Roberson
Sent: Monday, August 17, 2026 7:32 AM
To: Saleena Randolph; Jennifer Gutt
Subject: FW: I oppose encert-2026000001

Follow Up Flag: Follow up
Flag Status: Flagged

From: Kerri Gustavson <kerrigustavson@gmail.com>
Sent: Saturday, August 15, 2026 6:18 PM
To: Commissioner Clay Murphy <cmurphy@sjcfl.us>; Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>; Mike Roberson <mroberson@sjcfl.us>; Rich Komando <rkomando@sjcfl.us>
Subject: I oppose encert-2026000001

Dear County Commissioners,I am a St. Johns County resident.Please place this comment in the official public record. I oppose certification of ENCERT-2026000001 unless the applicant proves every statutory requirement and full environmental, stormwater wildlife, traffic, school, utility, and emergency-service review are completed.
Separately, I also support the commission in challenging the legality of SB 686
We must as a county try to stop what this brings.

Thank you Kerri Gustavson92 magnolia Beach Trail Ponte Vedra , Florida 32081

Saleena Randolph

From: Mike Roberson
Sent: Monday, August 17, 2026 9:54 AM
To: Saleena Randolph; Jennifer Gutt
Subject: FW: FORMAL OBJECTION – ENCERT 2026-01 – REQUEST FOR INCLUSION IN OFFICIAL RECORD AND PRESERVATION OF RIGHTS

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

From: Nicole Valentine <info@genesisaerospacesolutions.com>
Sent: Monday, August 17, 2026 9:44 AM
To: FAXPLANDEPT <plandept@sjcfl.us>; BOCC Office <boccoffice@sjcfl.us>; Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>
Cc: GM Development <gmdevelopment@sjcfl.us>; Mike Roberson <mroberson@sjcfl.us>; Beverly Frazier <bfrazier@sjcfl.us>; Lisa Brown <lbrown@sjcfl.us>; INFO <info@sjcfl.us>; BCC Public Records <publicrecords@sjcfl.us>
Subject: FORMAL OBJECTION – ENCERT 2026-01 – REQUEST FOR INCLUSION IN OFFICIAL RECORD AND PRESERVATION OF RIGHTS
Importance: High

St. Johns County Board of Commissioners, County Administration, County Attorney, and Growth Management, St. Johns County, Florida:

PLEASE ENTER THIS CORRESPONDENCE IN ITS ENTIRETY INTO THE OFFICIAL ADMINISTRATIVE RECORD FOR ENCERT 2026-01 AND DISTRIBUTE IT TO ALL FIVE MEMBERS OF THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS PRIOR TO THE AUGUST 19, 2026 HEARING. PLEASE CONFIRM RECEIPT AND INCLUSION IN THE OFFICIAL RECORD.

I submit these comments as a St. Johns County homeowner, taxpayer, resident, and registered voter and as the Founder, Owner & Chief Executive Officer of Genesis Aerospace Solutions, LLC, a local business with interests in this community.

I formally object to certification of ENCERT 2026-01 on the present record and request that the Board require affirmative demonstration of every applicable statutory prerequisite before certification.

My position is straightforward. This is not a request that St. Johns County disregard Florida law because residents oppose development. It is a request that the County apply Florida law exactly as enacted, establish the facts, verify every statutory requirement, create a complete administrative record, and certify only if every requirement has actually been satisfied.

ENCERT 2026-01 concerns approximately 4,462 acres and arises under newly enacted Chapter 2026-34, Laws of Florida. County records reflect that this application was received July 1, 2026—the effective date of the new law—and routed that same day for an expedited 15-calendar-day review.

The extraordinary speed of this newly created process makes rigorous review more important, not less.

An expedited process is not an abbreviated evidentiary standard. Speed does not substitute for evidence. A statutory deadline does not eliminate a statutory prerequisite. Certification should follow verification—not precede it.

I. CONTINUOUS BONA FIDE AGRICULTURAL USE

Chapter 163 requires satisfaction of the applicable continuous bona fide agricultural-use requirement. Before certification, the County should identify:

1. The exact acreage determined to have been continuously used for bona fide agricultural purposes during the required statutory period.
2. The competent evidence establishing that use throughout the required period.
3. Whether the County independently verified actual agricultural use or relied upon agricultural classification by the Property Appraiser.
4. Whether agricultural tax classification is being treated as evidence of qualifying use or as conclusive proof that every acre within the corresponding tax parcel qualifies.
5. If agricultural classification is being treated as conclusive, the precise statutory or controlling legal authority establishing that rule.
6. The acreage actually subject to timber planting, management, harvesting, reforestation, grazing, cultivation, or another bona fide commercial agricultural operation.
7. Whether timber-sale and forestry documentation identifies the geographic acreage and location of the qualifying activity or merely establishes that agricultural activity occurred somewhere within a larger tax parcel.

Evidence that agricultural activity occurred somewhere within an administrative tax parcel does not, without additional evidence or controlling legal authority, establish the geographic extent of that activity throughout every acre within that parcel.

II. TAX PARCELS AND THE CHAPTER 163 DEFINITION OF "PARCEL OF LAND"

Chapter 163 supplies its own definition of "parcel of land." The Legislature did not simply define that term as a Property Appraiser parcel identification number, tax folio, or tax account.

If the County is treating the boundaries of a Property Appraiser tax parcel as necessarily controlling and indivisible for purposes of Chapter 163 certification, please identify the statutory or controlling legal authority supporting that interpretation.

Agricultural classification for purposes of ad valorem taxation and qualification for agricultural-enclave treatment under Chapter 163 are distinct legal determinations. One should not silently substitute for the other.

The County must determine whether the actual land proposed for certification satisfies the statutory requirements.

III. WETLANDS, CONSERVATION AREAS AND PASSIVE LAND

Please identify the acreage within the proposed enclave consisting of wetlands, swamp areas, water bodies, environmental buffers, conservation areas, or other natural or passive lands.

For those areas, identify the evidence establishing their relationship to the continuous bona fide agricultural operation relied upon for certification.

Their inclusion within an agriculturally classified tax parcel does not, standing alone, establish their qualifying use under Chapter 163.

If agricultural activity occurring elsewhere within a larger tax parcel is being attributed to these areas, please identify the factual and legal basis for doing so.

IV. ELIGIBILITY OF APPROXIMATELY 4,462 ACRES

Because ENCERT 2026-01 concerns approximately 4,462 acres, the administrative record should affirmatively establish satisfaction of the statutory criteria applicable to certification at this magnitude.

Please identify:

1. The precise statutory provision relied upon;
2. The complete eligibility calculation;
3. Every surrounding property or development included;
4. Acreage attributed to each;
5. Existing or authorized residential development relied upon;
6. Population assumptions;
7. The numerator and denominator used;
8. Source data supporting the calculation;
9. The methodology used to calculate the applicable density requirement; and
10. Maps, GIS information, and other evidence supporting that determination.

A conclusion that a mathematical statutory requirement has been satisfied should be supported by a calculation capable of independent examination and reproduction.

V. PERIMETER REQUIREMENT

Please identify:

1. The total measured perimeter of the proposed enclave;
2. The exact qualifying perimeter;
3. The resulting percentage;
4. Every property and perimeter segment counted;
5. The legal status by which each segment qualifies;
6. The GIS methodology and measurements;
7. The treatment of roads, rights-of-way, waterways, governmental property, undeveloped land, and other intervening features; and
8. Whether the perimeter of another certified agricultural enclave was used in satisfying any portion of the statutory requirement.

The calculation should be capable of reproduction from the public record.

VI. TRANSPORTATION, SCHOOLS AND PUBLIC SERVICES

The administrative record should establish satisfaction of all applicable statutory requirements concerning transportation, schools, potable water, wastewater, recreation, and other public services.

Please identify:

1. Existing transportation capacity relied upon;
2. Already-approved development incorporated into those calculations;
3. Planned transportation improvements relied upon;
4. Schools serving the affected area and relevant capacity information;
5. Water infrastructure and available capacity;
6. Wastewater infrastructure and available capacity;
7. Recreation and other applicable public-service capacity;
8. Infrastructure that does not presently exist but is relied upon for statutory compliance; and
9. Who will provide and fund that infrastructure.

If any of these matters will instead be determined during subsequent development review, please identify the statutory basis upon which the County can presently determine that any corresponding certification prerequisite has been satisfied.

VII. NOTICE, TRANSPARENCY AND MEANINGFUL PUBLIC PARTICIPATION

Given the magnitude of this application and the extraordinary speed of the process, please establish in the record:

1. Every notice requirement applicable to this proceeding;
2. When and how notice was provided;
3. Whether neighboring property owners received individual notice and, if not, the legal basis for concluding such notice was unnecessary;
4. When the complete application and supporting evidence became publicly accessible;
5. Every material amendment or supplemental submission received after the original application;
6. The date each supplemental submission became available to the public;
7. Whether substantive evidence was submitted after public notice;
8. What opportunity affected residents were afforded to examine that evidence before the hearing; and
9. Every County department, attorney, consultant, or qualified professional that independently reviewed or verified statutory eligibility.

The Legislature expressly required a public hearing. A meaningful public process requires transparency concerning the evidence upon which government is being asked to act.

VIII. THE ADMINISTRATIVE RECORD MUST SUPPORT THE BOARD'S DETERMINATION

Before voting, the Board should be able to identify the evidence supporting every statutory determination necessary for certification.

If the applicant established an element, identify the evidence.

If an element has not been established, do not presume it.

If statutory language is disputed, County Counsel should address the interpretation on the record.

If acreage is determinative, identify the acreage.

If agricultural use is determinative, identify the use and its geographic extent.

If perimeter is determinative, produce the calculation.

If infrastructure is determinative, identify the supporting evidence.

Verify first. Certify second.

IX. PRESERVATION OF PROCEDURAL AND JUDICIAL-REVIEW ISSUES

For purposes of preserving the administrative record before final governmental action, I expressly request that County Counsel identify on the record:

1. Whether the County considers this certification proceeding legislative, quasi-judicial, administrative, or otherwise in nature;
2. The legal standard governing the Board's certification determination;
3. The evidentiary standard applicable to each statutory finding necessary for certification;
4. Whether the County contends that each statutory prerequisite must be established in the record before certification or whether any prerequisite may be deferred to subsequent development review; and
5. The County's position concerning the administrative or judicial remedies available to affected property owners, businesses, or other parties with legally protected interests following approval of certification.

These issues are expressly raised before final governmental action.

Nothing in this correspondence, my participation in this proceeding, or any failure by the County to address these questions should be construed as a waiver of any objection, claim, argument, right to review, or remedy otherwise available under Florida law.

I respectfully request that County Counsel's response, together with the legal authority relied upon, be stated on the record before the Board takes final action on ENCERT 2026-01.

X. EXPRESS RESERVATION OF LEGAL AND JUDICIAL RIGHTS

Affected homeowners, businesses, residents, and other parties whose legally protected interests may be implicated expressly reserve all rights and remedies available under Florida law.

If certification occurs notwithstanding an actionable statutory, evidentiary, procedural, notice, due-process, jurisdictional, or other legal deficiency, affected parties may evaluate and, where legally warranted, pursue available judicial remedies, including applicable certiorari review, declaratory relief, temporary or permanent injunctive relief, extraordinary-writ relief, constitutional or statutory claims, and any other remedy authorized by Florida law.

Nothing in this correspondence waives any substantive, procedural, evidentiary, statutory, constitutional, administrative, standing, appellate, or judicial argument available to an affected party.

This reservation is not a threat against the County or any individual public official. It reflects the ordinary operation of governmental accountability and judicial review and the right of affected parties to seek lawful review of governmental action.

XI. PRESERVATION OF THE COMPLETE RECORD

Because subsequent administrative or judicial review is reasonably foreseeable, please preserve the complete ENCERT 2026-01 record consistent with applicable Florida public-records and records-retention requirements, including:

The original application; amendments; supplemental submissions; agricultural and forestry documentation; timber-sale and management records; Property Appraiser materials; maps; GIS files and calculations; perimeter calculations; density calculations; infrastructure materials; staff reviews; departmental comments; consultant reports; correspondence; communications with the applicant; public notices; hearing materials; exhibits; public comments; recommendations; and all other nonexempt records relevant to the County's determination.

XII. PUBLIC ACCOUNTABILITY AND CONTINUING PARTICIPATION

As both a homeowner and business owner in St. Johns County, I have substantial interests in the long-term integrity of this community.

Residents and businesses live with the consequences of governmental decisions affecting roads, schools, infrastructure, environmental resources, public services, economic conditions, neighborhoods, property, businesses, and future development patterns.

We intend to participate fully and lawfully throughout this process.

That participation includes reviewing the administrative record, obtaining public records, examining evidence, consulting qualified legal and technical professionals, communicating with elected and governmental officials, participating in future proceedings, organizing and informing affected communities, and communicating factual information through appropriate civic, governmental, public, and media channels.

This is not hostility toward County government.

It is civic participation, transparency, and governmental accountability.

A governmental decision of this magnitude should be capable of withstanding legal, technical, governmental, public, and media scrutiny because its underlying process, statutory interpretation, evidence, and findings are sound.

XIII. THE COUNTY HAS AN OPPORTUNITY TO ESTABLISH THE RIGHT STANDARD

We are not asking the Board to presume the applicant is wrong.

We are asking the Board not to presume the applicant is right.

We are not asking for a decision based upon politics.

We are asking for a decision based upon law and evidence.

We are not asking St. Johns County to disregard the newly enacted statute.

We are asking St. Johns County to enforce every requirement contained within it.

The burden created by an expedited statutory process should not effectively be transferred from an applicant seeking extraordinary statutory treatment to homeowners and businesses who must attempt afterward to establish that prerequisites were never adequately demonstrated before certification.

St. Johns County has an opportunity to establish an important standard for implementation of this newly effective legislation: rigorous review, competent evidence, transparent decision-making, meaningful public participation, and strict adherence to statutory language.

St. Johns County homeowners and businesses have invested enormously in this community. We live here, raise families here, own property here, operate businesses here, pay taxes here, use its infrastructure, support its economy, and bear the long-term consequences of governmental land-use decisions.

Our interests and participation therefore belong squarely within this process.

XIV. FORMAL REQUEST FOR ACTION

Accordingly, I respectfully request that the Board decline to certify ENCERT 2026-01 unless the administrative record affirmatively establishes every applicable statutory prerequisite for the actual parcel or parcels and acreage proposed for certification.

If the present record does not establish a required element, that deficiency should be resolved before certification rather than presumed, deferred, or supplied after certification.

The proper sequence is straightforward:

Establish the facts.
Apply the statute.
Verify the evidence.
Create the record.
Protect the public process.
Then determine whether certification is legally warranted.

Certification should be the result of statutory compliance—not the mechanism through which statutory compliance is assumed.

Please confirm receipt of this correspondence, its inclusion in the official administrative record for ENCERT 2026-01, and its distribution to all five Commissioners before the August 19, 2026 hearing.

Respectfully,

Nicole Valentine, PMP
Founder, Owner, Chief Executive Officer
Genesis Aerospace Solutions, LLC

St. Johns County Business Owner, Homeowner, Taxpayer & Resident

genesisaerospacesolutions.com
Mobile: +1 850-449-3375
info@genesisaerospacesolutions.com



Saleena Randolph

From: Kimberly Daniels
Sent: Tuesday, August 18, 2026 7:56 AM
To: Saleena Randolph
Subject: FW: RESIDENT OBJECTION: Grand Oaks Concerns & Legal Challenges to ENCERT 2026-01 (August 19 Hearing)

Follow Up Flag: Follow up
Flag Status: Flagged

From: theresa patch <theresapatch1@yahoo.com>
Sent: Monday, August 17, 2026 5:24 PM
To: Rich Komando <rkomando@sjcfl.us>; Kim Kendall <kim.kendall@flhouse.gov>; Mike Roberson <mroberson@sjcfl.us>; Beverly Frazier <bfrazier@sjcfl.us>; Lisa Brown <lbrown@sjcfl.us>; GM Development <GMdevelopment@sjcfl.us>; Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>
Cc: theresa patch <theresapatch1@yahoo.com>
Subject: RESIDENT OBJECTION: Grand Oaks Concerns & Legal Challenges to ENCERT 2026-01 (August 19 Hearing)

Dear Commissioners and County Staff,

I am a home owner of the Grand Oaks community living at **231 Willow Creek Court, St. Augustine, FL 32092**. As a resident whose daily quality of life will be directly impacted by this decision, I am writing to formally submit my objections to the proposed **4,462-acre Agricultural Enclave (ENCERT 2026-01)**. I request that this email be entered into the official administrative record before the August 19 vote. This is my second email with no response to the first one.

Community & Environmental Concerns

Owning in Grand Oaks, I am deeply concerned about the immediate local impacts of a development of this scale. Specifically, I urge the Commission to scrutinize:

- **Environmental Buffers:** We need absolute transparency on how existing neighborhoods will be insulated from this massive project.
- **Habitat and Wildlife Loss:** This development threatens critical local habitats, and the county must prevent the destruction of active wildlife corridors.
- **Passive Land Protections:** Wetlands and conservation areas must not be blanket-certified for development without rigorous environmental review.

Legal, Evidentiary, and Procedural Objections

Furthermore, I completely echo and join the formal legal objections submitted to the record regarding Chapter 163 compliance. This brand-new Florida law demands an expedited process, but expedited must not mean exempt from scrutiny. I join the demand that the County:

- **Verify Continuous Use:** Require concrete evidence of what acreage was actually planted, managed, or harvested for timber, rather than assuming a generic agricultural tax parcel classification automatically satisfies the separate Chapter 163 requirement.
- **Challenge Legal Interpretation:** Identify the exact legal authority that allows passive acreage, wetlands, and conservation buffers to count toward the enclave eligibility.
- **Establish the Baseline Evidence:** Verify the underlying data for the 4,462-acre eligibility determination, the five-year agricultural-use requirement, the perimeter calculations, and the GIS methodology before granting certification.
- **Address Infrastructure:** Account fully for the immense pressure this will put on our public services and local infrastructure.

My position matches the community's call to action: **Verify First. Certify Second.**

We do not ask the County to presume the applicant is wrong; we simply ask that the County does not presume the applicant is right. Please protect our community, apply the law strictly, verify the evidence, and preserve the complete record of these proceedings.

Respectfully submitted,

Theresa Patch
Home Owner, 231 Willow Creek Court
St. Augustine, FL 32092

Sent from Yahoo Mail for iPhone

Saleena Randolph

From: Mike Roberson
Sent: Tuesday, August 18, 2026 10:56 AM
To: Saleena Randolph; Jennifer Gutt
Subject: FW: Please enter this to the record re encert 2026000001N Palm valley agr. Enclave

Follow Up Flag: Follow up
Flag Status: Flagged

From: Kerri Gustavson <kerrigustavson@gmail.com>
Sent: Tuesday, August 18, 2026 10:47 AM
To: Commissioner Clay Murphy <cmurphy@sjcfl.us>; Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>; Mike Roberson <mroberson@sjcfl.us>; Rich Komando <rkomando@sjcfl.us>
Subject: Please enter this to the record re encert 2026000001N Palm valley agr. Enclave

Audubon article brings up another concern

The law doesn't say you can look across county borders

https://audubon.emailmachine.co/web-view/1558?emci=0e3bc500-669a-f111-9b33-000d3a11fa30&emdi=5b7a5d1f-0a9b-f111-9b33-000d3a11fa30&ceid=7650277

Sharing this for you all to read
Stand up for the residents and deny this application
Do not assume we know what the statute allows when the wording is absent

Sincerely
Kerri Gustavson
92 Magnolia Beach Trail
Ponte Vedra , Florida 32081

From: Carrie Hersel
To: Michael Lagasse
Subject: Re: ENCERT * EVRPL * 2026000001 Question
Date: Tuesday, August 18, 2026 11:17:09 AM

My speech for tomorrow - more environmental concerns I learned about...

This application is built on a fundamental **legal flaw:** the developer's reliance on administrative tax parcel boundaries to **define** the enclave The courts have consistently held that **tax parcel boundaries** are created for Property Appraiser convenience and do not dictate land use, zoning, or regulatory boundaries under Florida Law. Using tax lines as a proxy for land use is an administrative shortcut, not a legally binding boundary.

Under this Statue an agricultural enclave requires **legitimate, *bona fide*** agricultural use **across** the claim—not just blanket coverage including raw uncultivated land.

Look specifically at **Tax Parcel 0522400000** along with several sub-parcels in this application. Historical satellite imagery clearly demonstrates that these acres are not, and have not been, engaged in **bona fide commercial agricultural production**. I challenge the applicant to produce sales records, harvesting receipts, or plot logs proving bona fide agricultural operations across ***every single acre*** of all these proposed tax parcels. Once you strip out that non-agricultural land, the entire application **collapses.**

Florida Statute 163 was **never** intended to allow developers to **cherry-pick** arbitrary tax maps to bypass local comprehensive plans. To establish a true baseline, the County must evaluate soil rating parcel maps and actual environmental boundary parcel maps. The boundaries must be redrawn using metes and bounds that reflect reality on the ground of how each acre is used.

What is the true **ultimate** boundary of this development? We already know about the 6k Duval acres approved to the west, but let's talk about the elephant in the room, which is the land to the north BJD Timberlands. That tax parcel was conveniently excluded from this application. More critically, that northern property is locked under a 2016 **Covenants and restrictions** with the FDEP due to lingering ground water contamination—specifically Vinyl Chloride and **Di-Choloro-Ethylene**. If you grant this enclave certification, and clear the path for residential development, how will stormwater and subsurface runoff from that contaminated site `be managed safely?

Finally, we cannot ignore the troubling history of **Senate Bill 686**. The sudden shift from 'parcel' to 'parcels,' drastically expanding contiguous land exemptions across bodies of water, and reducing the surrounding development threshold from 75% to 50% seem specifically tailored to fit this exact acreage. Along with a convenient retro-active qualification date tied to the timing of the adjacent Duval zoning approvals, and an unusual sunset date of said changes of January 1 2028. The statue changes all read like hyper-specific "special legislation" crafted for private interests rather than the general public. The strategy is obvious: secure enclave status now, buy time to negotiate with the FDEP on the northern parcel, and file the remaining Dee-Dot acreage before the statute expires.

Commissioners, do not let local authority be stripped by a **manufactured** application. Demand true proof of bona fide agriculture, enforce accurate boundary redraws, protect our water, and **deny** this certification. **Thank you**

On Aug 18, 2026, at 7:42 AM, Michael Lagasse <mlagasse@sjcfl.us> wrote:

Thank you.



Michael Lagassé
Environmental Division Manager
Growth Management Department
St. Johns County Board of County Commissioners
4040 Lewis Speedway, St. Augustine FL 32084
904-209-0617 | www.sjcfl.us

“**WARNING: St Johns County will never ask you to wire transfer money.** For more information see: St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County”

From: Carrie Hersel <carrie_hersel@yahoo.com>
Sent: Sunday, August 16, 2026 10:38 PM
To: Michael Lagasse <mlagasse@sjcfl.us>
Subject: ENCERT * EVRPL * 2026000001 Question

I saw the comments you have under this application but It appears there is a point of distinction missed. While tax law codes the land as agriculture that doesn't mean the entire lot under "Enclave agriculture" law can be considered the same. The wetland tracts and environment buffers within the acres cannot be included in the bona fide commercial agriculture calculation.

Florida courts and administrative bodies treat tax classification and statutory land-use compliance as two entirely different standards:

For Tax Purposes (§ 193.461): An appraiser might allow an adjacent, unused parcel to carry the agricultural classification if it is held under common ownership as part of a "larger economic unit."

For Land-Use / Enclave Certification (§ 163.3164): The statute requires that the specific land within the enclave boundary was actually in continuous, bona fide agricultural use for the 5-year period. Contiguity to another working farm does not retroactively convert idle land into active agriculture (Example Parcel ID 0522400000).

A parcel designation by the Property Appraiser is processed solely for tax assessment and billing purposes. It does not dictate land-use entitlements, legal boundary configurations, or compliance with land development regulations. A Tax Parcel Identification Number is an Administrative Container, Not Proof of Uniform Physical Use. A portion of a larger tax parcel may constitute a separately identifiable parcel of land for purposes of Chapter 163 when that portion can be described with sufficient definiteness that its location and boundaries can be established and it otherwise satisfies the statutory definition. Florida's statutory definition of “parcel of land” does not make a tax parcel an indivisible unit for every legal purpose. A tax parcel may contain separately identifiable areas whose boundaries and characteristics can be established independently. Thus, the fact that an entire tax parcel receives an agricultural classification does not establish that every acre within that tax parcel constitutes the same qualifying land-use unit under Chapter 163. A separately delineated wetland, swamp, conservation area, environmental buffer, or other nonagricultural portion may remain a legally identifiable parcel or portion of a parcel notwithstanding its inclusion within a larger tax parcel.

The applicant cannot simply equate the property's agricultural tax classification with proof that every acre within the proposed enclave was in continuous, bona fide agricultural use for the five years required by § 163.3164(4)(b). The existence of a

single tax parcel does not establish that every portion of that parcel was continuously used for bona fide agricultural purposes. The applicant should be required to demonstrate the actual agricultural use of the specific areas comprising the claimed enclave, including what agricultural activities occurred there and when. Areas that were merely passive wetlands, conservation areas, environmental buffers, or otherwise unmanaged should not automatically be included in the bona fide agricultural acreage merely because they are located within a tax parcel classified as agricultural, particularly where those areas were not themselves in bona fide agricultural use.

What specific land within the claimed enclave was actually in continuous bona fide agricultural use for the required five-year period, and what evidence establishes that use throughout each acre being claimed? Specifically, does the timber-sale documentation identify the acreage and physical areas on which the qualifying agricultural activity occurred, or does it establish only that timber was harvested somewhere within the larger tax parcels? If portions of the tax parcels consist of wetlands, environmental buffers, conservation areas, or other areas that were not themselves subject to timber planting, management, or harvesting, what evidence was relied upon to determine that those specific areas nevertheless satisfied the continuous bona fide agricultural-use requirement? I understand that the Property Appraiser's letter establishes continuous agricultural tax classification. My question is whether that classification was treated as evidence of, or as conclusive proof of, continuous bona fide agricultural use of the ENTIRE acreage proposed for enclave certification. Can you identify the specific acreage within each tax parcel that the County determined was in continuous bona fide agricultural use during the required five-year period, and identify the evidence supporting that determination for the full acreage proposed for certification?

Carrie Hersel
Ponte Vedra, FL
248-935-2051

Note it should be 3164 not .3162 below

1) As per F.S.163.3162(4)(b), an unincorporated, undeveloped parcel is required to have been in continuous use for bona fide agricultural purposes, as defined by s. 193.461 for a period of 5 years prior to the date of any comprehensive plan amendment application.

The applicant provided a letter from SCJ Property Appraiser Eddie Creamer indicating continuous tax classification by the St. Johns County Property Appraiser's Office for at least five years. Also included in the submitted materials for the purpose of certifying and evidencing that the BR4700 Ag Enclave Property has been in continuous use for bona fide agricultural

purposes are a "Supplemental Affidavit of Continuous Use for Bona Fide Agricultural Purposes", an exhibit setting forth the timber sales, quantity of timber product sold and sales income from timber harvests since 2007 including the last 5 years.

2) Application reviewed by Michael Lagasse, Growth Management-Environmental (904)-209-0617, mlagasse@sjcfl.usInfo Only

Saleena Randolph

From: Mike Roberson
Sent: Friday, August 21, 2026 10:12 AM
To: Saleena Randolph
Subject: FW: 4462 Acre Rezoning

Follow Up Flag: Follow up
Flag Status: Flagged

From: David Clifton <davidclifton99@gmail.com>
Sent: Thursday, August 20, 2026 11:34 PM
To: Mike Roberson <mroberson@sjcfl.us>
Subject: 4462 Acre Rezoning

WHAT IS THE RUSH?

I have been part of communities in both **South Carolina and North Carolina where decisions to grow too quickly ultimately created more problems than solutions.** I have seen firsthand what happens when development moves faster than roads, schools, public safety, healthcare, and infrastructure can keep up.

That experience is why I believe we need to ask difficult questions now—not after the development is approved and the consequences become much harder to address.

I am not opposed to growth. I am opposed to growth that moves faster than the infrastructure, public services, and people required to support it.

A proposed **4,462-acre development adjacent to Nocatee** deserves more than a conversation about additional homes, tax revenue, and economic growth. It deserves a much more fundamental conversation:

Are we actually ready for it?

Those of us who already live in this area see the strain today. **U.S. 1 and Nocatee Parkway are already heavily congested**, and that is before thousands of additional residents, vehicles, and daily trips are added to the system.

Before approving development on this scale, we should be able to answer some basic questions:

- Can our roads realistically handle the additional traffic?
- Are our schools prepared for potentially thousands of additional students?
- Do we have enough police officers, firefighters, and paramedics to serve this growth without compromising response times?

- Are our hospitals and healthcare systems prepared for the additional population?
- What additional burden will this place on the men and women already providing these services?
- What is the environmental cost of developing another 4,462 acres?
- And most importantly, **why does this have to happen now?**

Not every tree needs to come down.

Not every available acre needs to become another housing development.

And not every decision about the future of our community should be driven primarily by how much revenue it can generate.

Growth should improve a community—not simply make it larger.

If development is increasingly necessary to generate revenue to pay for infrastructure required by previous development, we should ask whether we are creating sustainable growth or simply creating a cycle where **more growth is required to pay for the consequences of growth.**

There is nothing unreasonable about waiting three to five years.

Use that time to improve U.S. 1 and Nocatee Parkway. Evaluate school capacity. Strengthen police, fire, EMS, and healthcare infrastructure. Study traffic based on the developments already approved and being built. Understand the environmental impact. Then come back and determine whether another development of this magnitude truly makes sense.

The land will still be there.

Once thousands of acres are developed, however, that decision cannot be undone.

This isn't about being anti-development. It is about being **pro-responsibility, pro-planning, and pro-community.**

Our responsibility should not simply be to ask, *"Can we develop it?"*

We should have the discipline to ask:

"Should we develop it now?"

And if we cannot clearly demonstrate that our roads, schools, emergency services, healthcare system, environment, and existing residents are prepared for what comes next, then the responsible answer may simply be:

Not yet.

There is no shame in slowing down.

There is wisdom in making sure the community we already have can support the community we are trying to build.

David Clifton

Resident of Twenty Mile, Executive Leader, and Combat Veteran

Saleena Randolph

From: Tami Rich
Sent: Monday, August 24, 2026 7:47 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: ENCERT 2026-01 — Clarification of the Commission's Boundary Direction

Follow Up Flag: Follow up
Flag Status: Flagged

From: Michelle Santuomo <michelle@firstcoast.homes>
Sent: Monday, August 24, 2026 5:57 AM
To: Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>
Cc: FAXPLANDEPT <plandept@sjcfl.us>; BOCC Office <boccoffice@sjcfl.us>; rich@claylawyers.com <rich@claylawyers.com>
Subject: ENCERT 2026-01 — Clarification of the Commission's Boundary Direction

Commissioners,

I want to clarify an important issue concerning the scope of the continued hearing for ENCERT 2026-01. During the August 19 hearing, the Commission's discussion was not limited initially to the northern parcel. Commissioners raised broader questions concerning the application's boundaries and directed staff to reexamine the boundary analysis. The discussion included references to "the boundaries" and a request to "really look at the boundary."

However, at the conclusion of the discussion, the County Attorney characterized the direction more narrowly as requiring staff to "look at the boundary on the northern parcel." The Chair then agreed with that characterization. That final summary appears materially narrower than the boundary concerns expressed by the Commission immediately beforehand.

This distinction matters because the statutory percentage cannot be verified by examining only the northern boundary. The applicant's qualification depends upon its calculation of the entire perimeter and every boundary segment it claims as adjoining qualifying development. The southern boundary—particularly the separately platted Nocatee HOA conservation and common-element parcels—is therefore directly relevant to the precise boundary question the Commission continued the hearing to examine.

I respectfully request that the Commission clarify that its direction was to review the complete boundary calculation, including the southern and eastern boundaries, rather than limiting staff's analysis to a single northern parcel. At minimum, the record should reflect the difference between the Commission's broader discussion and the County Attorney's narrower final characterization.

Reviewing only the northern parcel would leave the applicant's principal 50% calculation unverified. Staff should be required to identify every directly adjoining parcel, determine whether each constitutes qualifying existing development under section 163.3164(4)(c), and then recalculate the applicant's percentage using the complete boundary.

Respectfully,
Michelle Santuomo
157 Silkgrass Place

Michelle Santuomo

Coast to Coast Collective
Real Broker, LLC
Direct: (904) 577- 7653
michelle@firstcoast.homes
Licensed Real Estate Agent, Ohio
OH License # 2012001172
Broker Associate, Florida
FL License # BK3575685

Saleena Randolph

From: Tami Rich
Sent: Monday, August 24, 2026 8:27 AM
To: Jennifer Gutt; Saleena Randolph
Subject: Fw: Follow-Up: ENCERT 2026-01 — Legal Basis for Counting HOA Conservation Parcels

Follow Up Flag: Follow up
Flag Status: Flagged

From: Michelle Santuomo <michelle@firstcoast.homes>
Sent: Monday, August 24, 2026 5:59 AM
To: Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>
Cc: BOCC Office <boccoffice@sjcfl.us>; FAXPLANDEPT <plandept@sjcfl.us>; rich@claylawyers.com <rich@claylawyers.com>
Subject: Follow-Up: ENCERT 2026-01 — Legal Basis for Counting HOA Conservation Parcels

Commissioners,
The applicant bears the burden of demonstrating that ENCERT 2026-01 satisfies SB 686. This includes proving that the separately platted Nocatee HOA conservation and common-element parcels adjoining the Davis property constitute "existing residential development", not merely vacant land associated with residential development located on different parcels.
SB 686 expressly distinguishes between land designated for future residential development and land containing existing residential development. It repeatedly requires analysis of the surrounding "parcel or parcels." It neither mentions PUDs nor creates a presumption that every parcel or every linear foot within a PUD constitutes existing residential development.
I respectfully request that the County Attorney identify on the record:

1. The specific Florida statutory provision that makes these HOA-owned conservation parcels, classified by the Property Appraiser as "Vacant Residential Common Elements", existing residential development;
2. Whether the County is relying on section 380.04, Florida Statutes, and, if so, what building activity, material change, infrastructure, or other qualifying development exists on each individual parcel;
3. How section 380.04 applies when subsections (3)(g) and (3)(h) state that changes in ownership, easements, covenants, and similar property rights do not themselves constitute development; and
4. The legal authority permitting the County to disregard the separately platted HOA parcels and count every foot of the southern boundary based solely on their inclusion within the larger Nocatee PUD.

Section 720.301 defines HOA common areas, but it does not declare them to be existing residential development. Section 193.0235 governs the tax assessment of subdivision common elements, but it likewise does not convert vacant conservation land into existing residential development.
SB 686 expressly permits looking across a right-of-way, body of water, or canal. It contains no comparable authorization to look across a separately platted HOA conservation, buffer, stormwater,

parkland, or common-element parcel to reach homes located on different parcels farther inside Nocatee.

The applicant may attempt to prove that a particular parcel contains qualifying physical development, but no statute appears to provide a blanket right to treat every HOA conservation parcel, or every inch of the southern boundary, as existing residential development merely because it is part of Nocatee. Unless the applicant supplies the necessary statutory authority and competent, parcel-specific evidence, these parcels should not be counted as developed frontage. The County should not supply assumptions to cure the applicant's evidentiary gap.

Respectfully,

Michelle Santuomo
157 Silkgrass Place

Michelle Santuomo
Coast to Coast Collective
Real Broker, LLC
Direct: (904) 577- 7653
michelle@firstcoast.homes
Licensed Real Estate Agent, Ohio
OH License # 2012001172
Broker Associate, Florida
FL License # BK3575685

Saleena Randolph

From: Michelle Santuomo <michelle@firstcoast.homes>
Sent: Thursday, August 27, 2026 11:09 PM
To: Saleena Randolph; FAXPLANDEPT
Cc: BOCC Office; SJC Public Affairs; Jennifer Gutt
Subject: ENCERT 2026-01 - Formal Submission Into September 1 Continued Public-Hearing Record
Attachments: ENCERT-2026-01-Citizen-Memorandum-Draft.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

St. Johns County Planning Staff and Board Office:

Please accept this email and every attachment as my formal submission of written evidence for inclusion in the complete public-hearing record for ENCERT 2026-01, Agricultural Enclave Certification—North Palm Valley Road, scheduled as Regular Agenda Item 3 for the September 1, 2026 continued hearing.

These materials address the complete statutory analysis under sections 163.3162, 163.3164, 193.461, 193.0235, 380.04, 704.06, and 720.301, Florida Statutes, including:

1. The southern-boundary HOA conservation and common-element parcels;
2. The eastern-boundary parcels across the Intracoastal Waterway;
3. The corrected applicant-favorable perimeter calculations;
4. The recorded Notice of Department of the Army Permit SAJ-2010-03676;
5. The five-year bona fide agricultural-use requirement;
6. The separate acreage and urban-enlargement requirements; and
7. The unresolved statutory and evidentiary questions identified in the memorandum.

The nine Property Appraiser/qPublic records concerning the eastern boundary are reproduced in their entirety as Exhibits F-1 through F-9 of the attached memorandum. The recorded Army permit notice is reproduced as Exhibit G. I am also attaching the underlying Eastern Boundary Data and Army Corps supporting documents separately so that the source materials are independently preserved in the record.

Please do not treat this submission merely as general correspondence. I expressly request that the email, memorandum, exhibits, calculations, maps, Property Appraiser records, and underlying supporting documents be entered into and preserved as part of the official record upon which the Board will act.

Please confirm in writing:

1. That this email and every attachment were received and are accessible;
2. That all materials have been added to the official ENCERT 2026-01 application and continued-hearing record;

3. That the complete submission will be distributed to all five Commissioners, the County Attorney, appropriate staff, and the applicant before the September 1 hearing; and
4. Whether the County requires any additional submission method, file format, or printed copies.

If any recipient is not the appropriate records custodian for this continued hearing, please immediately forward this submission to the responsible County employee and notify me where it was forwarded.

Respectfully,

Michelle Santuomo
157 Silkgrass Place
St. Johns, Florida 32259

Michelle Santuomo
Coast to Coast Collective
Real Broker, LLC
Direct: (904) 577- 7653
michelle@firstcoast.homes
Licensed Real Estate Agent, Ohio
OH License # 2012001172
Broker Associate, Florida
FL License # BK3575685

MEMORANDUM FOR THE PUBLIC-HEARING RECORD

ENCERT 2026-01 - N. Palm Valley Road Agricultural-Enclave Certification

To: St. Johns County Board of County Commissioners
From: Michelle Santuomo, 157 Silkgrass Place, St. Johns, Florida
Date: August 28, 2026
Hearing: September 1, 2026 - Regular Agenda Item 3
Re: The statutory prerequisites and complete perimeter test have not been proven

> **Requested disposition:** Deny certification because the current record does not establish the complete perimeter calculation or all statutory prerequisites with competent, parcel-specific evidence. At minimum, continue the hearing without approval until staff publishes a reproducible boundary analysis, resolves the eastern and southern parcel issues, and addresses the recorded Army Corps permit.

Issue Presented

Whether ENCERT 2026-01 satisfies sections 163.3162(4) and 163.3164(4), Florida Statutes, when the County's stated 50.72% existing-development figure is unsupported by a segment table, parcel list, reproducible measurements, or parcel-specific findings; the southern edge directly adjoins vacant-classified common-element parcels; nine parcels directly across the eastern water boundary are classified vacant; and a recorded federal wetlands-permit notice raises unresolved questions concerning the subject parcels' undeveloped status, five-year bona fide agricultural use, and preserved conservation protections.

Executive Summary

The application seeks certification of approximately 4,462 acres. Because certification would allow later single-family development to be treated as a conforming use notwithstanding the County's comprehensive plan, future land-use designation, or zoning, the statutory prerequisites must be established before certification is granted. See section 163.3162(4)(e), Florida Statutes.

The August 19 hearing was continued so the County could reexamine boundary compliance. The September 1 agenda states that staff was directed to review the northern boundary. Yet the updated 551-page packet contains no new northern-boundary analysis, no revised survey or measurement table, no identification of the qualifying adjoining parcels, and no response to the submitted statutory questions. It repeats the original 50.72% conclusion without showing how that number was calculated.

The southern boundary creates an independent and outcome-determinative defect. The parcels immediately adjoining substantial portions of that boundary are separately platted HOA-owned conservation, buffer, utility, stormwater, parkland, or common-element parcels, many classified by the Property Appraiser as Vacant Residential Common Elements. Neither SB 686 nor the Florida Statutes

establish that every such parcel becomes existing residential development merely because it lies within the Nocatee PUD or serves nearby homes.

The eastern boundary presents a different defect. Section 163.3164(4) expressly requires the County to look across the Intracoastal Waterway, but the parcels reached across the water still must contain qualifying existing industrial, commercial, or residential development. Nine opposite-shore parcels are classified by the Property Appraiser as Vacant Residential or Vacant Commercial, and the supplied records show Building Value as N/A. Current GIS geometry aligns approximately 1,258.6 feet of the subject's eastern frontage with those parcels. The record contains no parcel-specific explanation for counting that frontage as 100% existing development.

A recorded Notice of Department of the Army Permit also identifies Permit SAJ-2010-03676 and a roughly 544.4-acre permit/project area involving parcel 069440-0000 and, as appropriate, portions of subject parcels 069780-0010 and 069790-0010. The Notice refers to authorized-fill areas and wetland mitigation/conservation areas. It is not itself an encumbrance and does not establish that all 544.4 acres are wetlands, but it requires the record to determine what work occurred, whether the affected subject land remained undeveloped as of January 1, 2025, what bona fide commercial agricultural use occurred during the statutory five-year period, and whether any separate recorded conservation easements are preserved by section 163.3162(4)(i).

I. Procedural Record and Scope of the Continuance

During the August 19 hearing, Chair Murphy first asked to look at the 'boundaries again' and to take a 'harder look at the boundaries.' Commissioner Joseph then referred to 'a number of questions regarding the boundaries' and asked for independent verification because the calculation was so close to 50%. Assistant County Attorney Kealey West initially restated the request as asking staff to 'really look at the boundary,' and the Board voiced consensus to come back and look at 'the boundary.' The discussion also identified the northern parcel as Chair Murphy's specific concern. At the end, Ms. West summarized the direction more narrowly as review of 'the boundary on the northern parcel,' and the Chair responded, 'Right.' The September 1 agenda carries forward only that narrower formulation. The timestamped sequence is reproduced in Included Exhibit C.

That narrowing matters. Qualification under section 163.3164(4)(c) depends on a percentage of the complete perimeter. Reviewing one northern segment cannot validate the total unless every other segment claimed as qualifying frontage is also correctly classified and measured. The southern and eastern segments are therefore within the same statutory question that caused the continuance.

II. The Updated Packet Does Not Contain the Promised Boundary Review

The September packet changes the meeting date, report date, title, and background paragraph to reflect the continuance. Substantively, however, it carries forward the same Agricultural Enclave Certification Report and the same findings. Staff again states that County GIS evaluated the application and concludes that 84.53% of the perimeter is surrounded by designated land and 50.72% by existing development along the eastern and southern sides.

The packet does not disclose:

A. the total perimeter used by staff;

B. the length and endpoints of each qualifying and nonqualifying segment;

C. the parcel identification number and present condition of every immediately adjoining parcel;

D. the method used to classify HOA conservation and common-element parcels as existing residential development;

E. a revised northern-boundary measurement or finding; or

F. a reconciliation of staff's 50.72% figure with current Property Appraiser parcel geometry.

A conclusion is not a reproducible finding. Without the underlying segments and parcel determinations, the Board cannot independently determine whether the statutory threshold is met.

III. Complete State-Statute Framework

Chapter 2026-34, Laws of Florida (CS/CS/CS/SB 686), effective July 1, 2026, temporarily amended sections 163.3162(4) and 163.3164(4). The definition expires January 1, 2028, but it governs this application. Certification requires satisfaction of the statutory definition; it is not a discretionary rezoning standard.

A. Every element of section 163.3164(4) must be established

An agricultural enclave must be an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025, satisfy the listed requirements: single ownership or control; continuous bona fide agricultural use for five years before the application; one of the statutory perimeter alternatives; availability or provision of public services; the applicable acreage and urban-density limit; and the county-population limit. The present dispute concerns more than one of those elements.

Ownership/control. Section 163.3164(4)(a) requires the parcel or parcels to be owned or controlled by a single person or entity. The record should identify the legal basis for common control of all 21 parcels as of January 1, 2025.

Agricultural use. Section 163.3164(4)(b) requires continuous use for bona fide agricultural purposes, as defined in section 193.461, for five years before the application. Section 193.461 defines bona fide agricultural purposes as good-faith commercial agricultural use and identifies factors including duration, continuity, size, accepted commercial practices, leases, income, productivity, and merchantability. An agricultural tax classification is relevant evidence, but the certification record must still establish the statutory use and continuity for the parcel or parcels presented.

Perimeter alternative. The application relies on section 163.3164(4)(c)1.b. That provision requires at least 75% of the subject perimeter to be surrounded by parcels designated on both the zoning and future-land-use maps for industrial, commercial, or residential development, and requires at least 50% of those adjoining parcels to be existing industrial, commercial, or residential development. The applicant's 50.72% conclusion cannot be verified without the parcels, segments, classifications, and measurements used.

Services. Section 163.3164(4)(d) requires specified public services to be available, scheduled, capable of being provided by an alternative provider, or supported by a binding proportionate-share offer. The record should identify the evidence supporting each service category.

Acreage/urban enlargement. Section 163.3164(4)(e) ordinarily limits an enclave to 1,280 acres. The ceiling increases to 4,480 acres only if at least 75% of the perimeter is surrounded by existing or authorized residential development that will produce at least 1,000 residents per square mile at buildout. Because the application is approximately 4,462 acres, the Board must make separate findings supporting this urban enlargement; satisfaction of the 50% test in paragraph (c) does not automatically establish paragraph (e).

Population. Section 163.3164(4)(f) limits the certification mechanism to counties with populations of 1.75 million or less, measured under section 186.901.

B. The look-across rule is specific

Where a right-of-way, body of water, or canal exists along the subject perimeter, section 163.3164(4) requires the calculation to use the adjacent parcel or parcels across that feature. The rule therefore applies to the Intracoastal Waterway on the east. It does not expressly authorize skipping separately platted HOA conservation, buffer, stormwater, parkland, utility, or common-element parcels on the south.

The text repeatedly uses parcel or parcels. It does not state that a PUD or DRI must be treated as one parcel, that every parcel within a residential PUD is existing residential development, or that land merely associated with nearby homes is automatically existing residential development.

C. Section 163.3162 supplies the decision process and consequences

Section 163.3162(4)(c) requires the governing body to approve or deny certification at a public hearing and provides for automatic certification if the local government does not act within 90 days after receipt. If denied, paragraph (d) requires a written decision with detailed findings of fact and conclusions of law. If approved, paragraph (e) allows qualifying single-family plans to be treated as a conforming use notwithstanding the comprehensive plan, future-land-use designation, or zoning. Those consequences make complete findings essential before approval.

IV. The Southern HOA Parcels Require Parcel-Specific Findings

The present southern edge does not simply adjoin residential lots for its full length. Current parcel mapping identifies separately platted HOA/common-element tracts between the subject property and many of the homes. Those intervening tracts are legal parcels. Current County/Property Appraiser geometry shows approximately 13,459.6 feet of shared southern frontage with use-code 0900 common-element parcels, within approximately 4.4 feet of the applicant's stated 13,464-foot southern boundary. Seven parcels have measurable shared frontage; an eighth has point contact only. Their ownership, plat restrictions, conservation status, physical condition, Property Appraiser classification, and any actual improvements must be examined individually. See Included Exhibits A and B.

Section 720.301 defines association property and common areas, but it does not declare vacant common elements to be existing residential development. Section 193.0235 governs the assessment of subdivision common elements, but it likewise does not convert vacant land into existing development. A tax classification is not necessarily dispositive of land-use status, but Vacant Residential Common Elements is strong factual evidence of vacancy that requires an evidentiary response, not an assumption.

The County may not count every foot of those parcels merely by describing them as components of Nocatee. The applicant must establish what qualifying development exists on each parcel and why that development is residential within the meaning of the perimeter test.

V. The Eastern Boundary Is Not 100% Existing Development on the Present Record

The eastern issue must be framed differently from the southern issue. The Intracoastal Waterway is a body of water, so section 163.3164(4)'s look-across rule applies. The question is whether the parcel or parcels reached across the water contain qualifying existing industrial, commercial, or residential development.

Nine parcels on the opposite shoreline are classified by the St. Johns County Property Appraiser as Vacant Residential or Vacant Commercial. The supplied qPublic records display Building Value as N/A. Some images also show docks or other extra features. Those features matter because section 380.04 can treat shore alteration, structures, fill, or other material changes as development. But the perimeter statute asks for existing residential, commercial, or industrial development - not merely any improvement or any activity meeting the broadest definition of development. A dock or accessory feature does not, without findings, establish that every foot aligned with an otherwise vacant parcel is existing residential or commercial development.

Using current County/Property Appraiser geometry, the subject's eastern boundary aligns with approximately 1,258.6 feet of shoreline frontage across from those nine vacant-classified parcels. Included Exhibits D through F identify the parcels, current classifications, supplied building-value information, and the GIS measurement. The County should identify any qualifying structure, use, or material development on each parcel; determine whether it is residential, commercial, or industrial; and measure only the frontage the evidence supports.

> **Eastern-boundary consequence:** If the County cannot make parcel-specific findings that the nine vacant-classified parcels contain qualifying existing development, the approximately 1,258.6 aligned feet must be removed from the eastern frontage rather than crediting the east at 100%.

VI. The Recorded Army Corps Notice Requires Additional Findings

A Notice of Department of the Army Permit was recorded in the St. Johns County Public Records at O.R. Book 3824, pages 174-175, on December 12, 2013. It identifies U.S. Army Corps of Engineers Permit SAJ-2010-03676, issued to HyDry Company, LLC in September 2012 under section 404 of the Clean Water Act. The Notice describes a roughly 544.4-acre permit/project area involving parcel 069440-0000

and, as appropriate, portions of subject parcels 069780-0010 and 069790-0010. It states that the permit applies to jurisdictional portions of the property and to authorized-fill and wetland mitigation/conservation areas subject to the permit. Jed V. Davis signed for HyDry Company, LLC. See Included Exhibit G.

The Notice must not be overstated. It expressly says that it is not a lien, encumbrance, or cloud on title; it is not a complete summary of the permit; and the permit controls in the event of a conflict. It also does not establish that all 544.4 acres are wetlands or that development is prohibited throughout the area. The full permit, special conditions, associated plans, and subsequent modifications are needed.

Undeveloped status. Section 163.3164(4) begins with an unincorporated, undeveloped parcel or parcels as of January 1, 2025. Section 380.04 treats deposit of fill, alteration of a shore or bank, construction, excavation, and material changes in land as development. A permit authorization alone does not prove that work occurred, but the record must determine whether authorized fill, mitigation construction, or other work was actually performed on the two subject parcels before the statutory date.

Five-year agricultural use. The Corps Notice neither proves nor disproves bona fide agricultural use. Wetlands or conservation areas may sometimes support forestry, grazing, or another agricultural activity. Section 193.461 nevertheless requires good-faith commercial agricultural use, and the record should identify the activity, operator, duration, commercial evidence, and acreage on the affected subject parcels rather than relying solely on a classification label.

Preserved protections. Section 163.3162(4)(i) states that the agricultural-enclave procedure does not preempt or replace existing protection for any portion of property encumbered by a recorded conservation easement as defined in section 704.06. The recorded Notice is not such an easement, but its reference to wetland mitigation/conservation areas requires the County to determine whether the permit was implemented through any separately recorded section 704.06 easement or other binding instrument.

Continuing federal requirements. County certification cannot eliminate applicable federal Clean Water Act permitting or the Corps permit's special conditions. This does not itself decide state-law certification, but the record should accurately disclose the permit and avoid treating certification as authorization to disturb federally regulated areas.

VII. Section 380.04 Does Not Supply a Blanket Presumption

Section 163.3164(14) incorporates section 380.04's general definition of development. That definition is broad and includes building activity, material changes in land, and the division of land into three or more parcels. It may allow the applicant to prove that a particular common-element parcel contains or reflects qualifying development. It does not, however, automatically establish that every separately platted parcel associated with a PUD constitutes existing residential development.

The exclusions in section 380.04(3)(g) and (h) are especially relevant. A change in ownership or form of ownership is not development, and the creation or termination of easements, covenants, access rights, transmission corridors, or other rights in land is not development. Therefore, HOA ownership, plat

dedication, conservation covenants, easements, or inclusion within Nocatee cannot be the sole basis for counting a parcel.

If staff relies on clearing, grading, drainage, stormwater infrastructure, roads, utilities, trails, landscaping, or another physical activity, the record should identify the activity, the parcel on which it occurred, its existing condition, and the reason it constitutes residential development rather than land merely associated with residential development elsewhere.

VIII. Corrected Applicant-Favorable Boundary Calculations

> **Result:** Even after giving the applicant the benefit of crossing HOA-owned green space and intervening rights-of-way, and crediting the entire claimed eastern frontage, the existing-development calculation reaches only 46.42%. Removing the 1,258.6 eastern feet aligned with vacant-classified parcels lowers the result to approximately 44.26%.

Even if the applicant is given the benefit of 'hopping' over HOA-owned green-space parcels and intervening rights-of-way, only approximately 10,870 linear feet of the 13,464-foot southern boundary aligns with existing residential development; approximately 2,594 feet aligns with vacant, utility, or otherwise non-qualifying parcels. When combined with the full claimed eastern frontage, this yields 27,001 feet out of 58,166.76 feet, or 46.42% - about 2,082 feet short of the 50% threshold. Using current Property Appraiser geometry results in an even lower figure of approximately 45.43%, or roughly 2,736 feet short. These calculations already assume favorable conditions for the applicant, including crossing HOA green space and crediting the entire eastern boundary; excluding undeveloped eastern segments would further reduce the percentage.

The eastern GIS analysis now measures that additional reduction. Approximately 1,258.6 feet of the subject's eastern boundary aligns across the Intracoastal with the nine vacant-classified parcels. Subtracting that length from the previously credited 27,001 feet produces approximately 25,742.4 qualifying feet, or 44.26% of the stated perimeter - approximately 3,341 feet short of the statutory threshold. This is a record-based scenario: if the County credits any part of those eastern segments, it must identify the qualifying existing residential, commercial, or industrial development and explain the measured credit parcel by parcel.

Measurement	Linear feet	Effect
Total perimeter used	58,166.76	Denominator
50% statutory threshold	29,083.38	Minimum qualifying frontage
Southern boundary	13,464	Total southern frontage
Qualifying southern frontage	10,870	Applicant-favorable
Nonqualifying southern frontage	2,594	Vacant, utility, or otherwise nonqualifying
Full claimed eastern frontage	16,131	Credited entirely for 46.42% scenario
East aligned with 9 vacant-classified parcels	Approx. 1,258.6	Remove absent parcel-specific proof
Corrected qualifying eastern frontage	Approx. 14,872.4	16,131 less 1,258.6

Measurement	Linear feet	Effect
Corrected combined qualifying frontage	**Approx. 25,742.4**	**44.26%**
Corrected shortfall	**Approx. 3,341**	**Below 50%**

Calculation source: citizen measurement worksheet using the applicant's stated perimeter and current St. Johns County Property Appraiser/GIS geometry. Included Exhibits A, B, D, and E provide the boundary maps, parcel lists, classifications, and reproducible GIS methods. The 10,870/2,594 southern scenario remains deliberately applicant-favorable. The eastern reduction uses a measured 1,258.6 feet rather than the earlier field estimate of approximately 1,300 feet. County GIS should independently reproduce and reconcile both calculations before any vote.

IX. Questions That Remain Unanswered

Question 1. What specific Florida statutory provision makes the HOA-owned conservation and common-element parcels classified as Vacant Residential Common Elements existing residential development?

Question 2. If the County relies on section 380.04, what building activity, material change, infrastructure, or other qualifying development exists on each individual adjoining parcel?

Question 3. How does the County apply section 380.04 when subsections (3)(g) and (h) exclude changes in ownership, easements, covenants, and similar rights in land from the definition of development?

Question 4. What legal authority permits the County to aggregate separately platted parcels or count every foot of the southern boundary based solely on inclusion within the larger Nocatee PUD?

Question 5. What legal authority permits looking across HOA conservation, buffer, stormwater, parkland, utility, or common-element parcels when the statute's express look-across rule identifies only a right-of-way, body of water, or canal?

Question 6. What exact parcels, segment lengths, source geometry, and classification decisions produce staff's 50.72% figure?

Question 7. What existing residential, commercial, or industrial development is present on each of the nine vacant-classified parcels across the Intracoastal, and does the County rely on a dock, extra feature, shore alteration, or another activity under section 380.04?

Question 8. What is the corrected eastern and total percentage after the County measures only the frontage supported by parcel-specific existing-development findings?

Question 9. Did the application disclose U.S. Army Corps Permit SAJ-2010-03676 and the authorized-fill and wetland mitigation/conservation areas involving portions of subject PINs 069780-0010 and 069790-0010?

Question 10. Has the County obtained the complete Corps permit, special conditions, plans, and modifications, and what authorized work was actually performed on the subject parcels before January 1, 2025?

Question 11. What competent evidence establishes continuous good-faith commercial agricultural use under section 193.461 on the affected subject parcels during the full five-year statutory period?

Question 12. Do any wetland mitigation/conservation areas carry separately recorded conservation easements under section 704.06, and if so, how will the protections preserved by section 163.3162(4)(i) be identified?

Question 13. What evidence establishes the separate section 163.3164(4)(e) urban enlargement test - including 75% existing or authorized residential development and at least 1,000 residents per square mile at buildout - that permits this approximately 4,462-acre application to exceed 1,280 acres?

Question 14. Will the County enter criterion-by-criterion findings for ownership/control, undeveloped status, agricultural use, perimeter compliance, services, acreage/urban density, and population before voting?

X. Requested Board Action

The applicant bears the responsibility to demonstrate that the property satisfies every element of the statutory definition. The County's role is to determine whether the record establishes compliance, not to supply assumptions or cure missing proof.

Accordingly, the Board should:

A. deny ENCERT 2026-01 because the present record does not establish all statutory prerequisites or the complete perimeter test with competent, parcel-specific evidence;

B. alternatively, continue the hearing without approval and require staff and the applicant to publish a complete, reproducible segment-by-segment calculation for the northern, southern, and eastern boundaries before further action;

C. require identification and findings for every southern parcel and every opposite-shore eastern parcel counted as existing development;

D. obtain and disclose the complete Corps permit, special conditions, plans, modifications, implementation history, and any separately recorded conservation instruments affecting subject PINs 069780-0010 and 069790-0010;

E. require competent evidence and findings supporting undeveloped status, the five-year bona fide agricultural-use requirement, and the separate 4,480-acre urban enlargement test;

F. require the County Attorney to answer the fourteen statutory questions above on the record;

G. clarify that the continued review encompasses the complete boundary calculation, because the statutory percentage cannot be validated by examining only the northern boundary; and

H. accept this memorandum and Included Exhibits A through G into the continued public-hearing record.

Included and Supporting Exhibit Index

Exhibit	Description
Included Exhibit A	Current southern-boundary parcel and measurement map

Exhibit	Description
Included Exhibit B	Parcel-by-parcel southern-frontage table and GIS methodology
Included Exhibit C	August 19 scope chronology with official-video timestamps
Included Exhibit D	Eastern-boundary vacant-parcel alignment map
Included Exhibit E	Parcel-by-parcel eastern table, measurements, and methodology
Included Exhibits F-1 through F-9	Nine Property Appraiser/qPublic parcel screenshots for the opposite eastern shoreline
Included Exhibit G	Recorded Notice of Department of the Army Permit SAJ-2010-03676, O.R. Book 3824, pages 174-175
Supporting Exhibit H	September 1, 2026 agenda and Item 3 continuation language
Supporting Exhibit I	Comparison of the August 19 and September 1 staff packets
Supporting Exhibit J	1999 versus 2024 aerial comparison with current parcel geometry
Supporting Exhibit K	Relevant statutory excerpts, recorded plats, and submitted correspondence

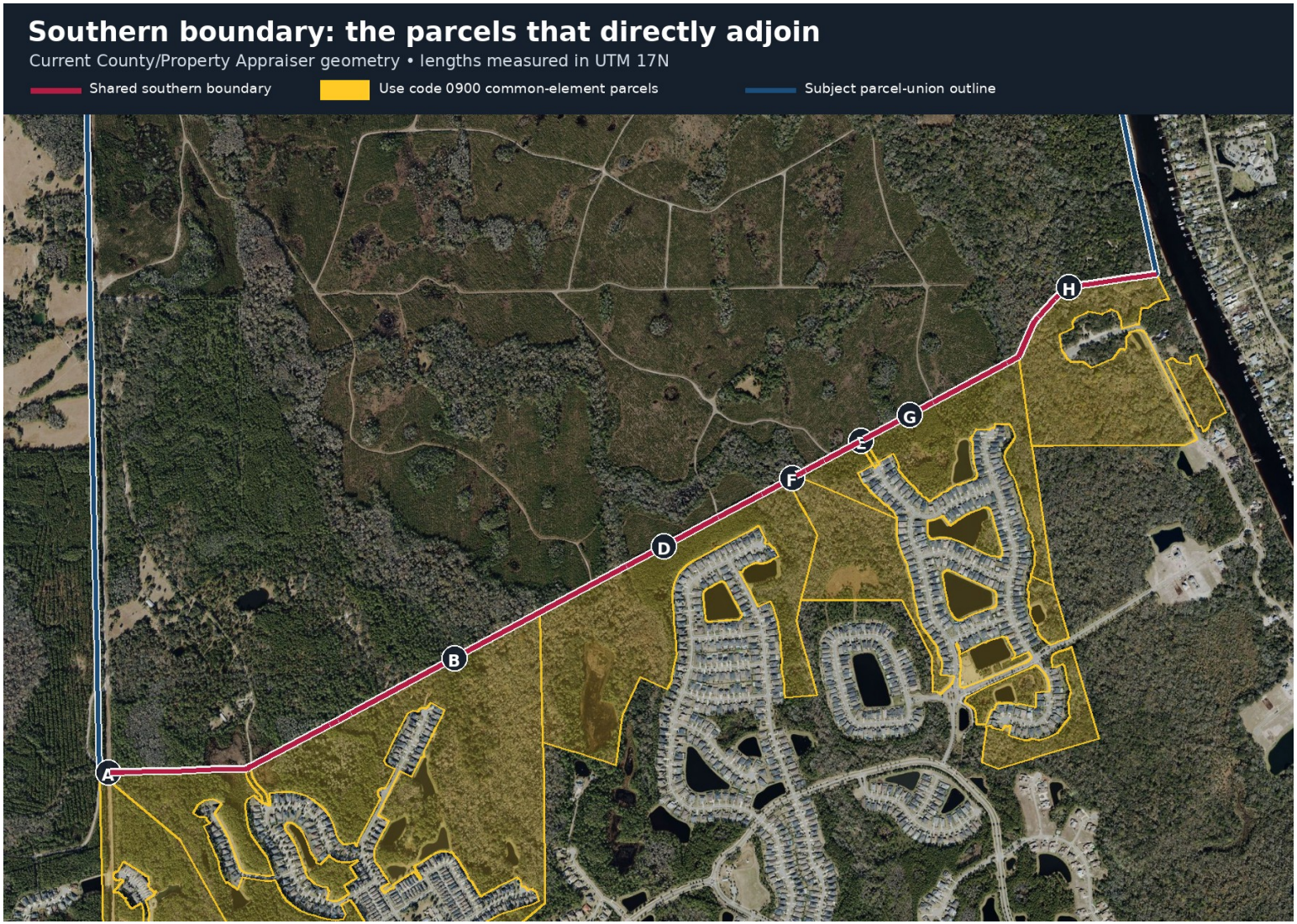
Authorities and Record Materials

1. Chapter 2026-34, Laws of Florida (CS/CS/CS/SB 686), effective July 1, 2026.
2. Sections 163.3162(4), 163.3164(4), 163.3164(14), 193.461, 193.0235, 380.04, 704.06, and 720.301, Florida Statutes (2026).
3. St. Johns County Board of County Commissioners, August 19, 2026 Special Meeting, Item 3 packet.
4. St. Johns County Board of County Commissioners, September 1, 2026 Regular Meeting, Agenda Item 3 and supporting packet.
5. St. Johns County Property Appraiser and County GIS parcel geometry, classifications, aerial imagery, and recorded plat references identified in the exhibits.
6. Notice of Department of the Army Permit SAJ-2010-03676, St. Johns County O.R. Book 3824, pages 174-175, recorded December 12, 2013.

Respectfully submitted,
Michelle Santuomo
157 Silkgrass Place
St. Johns, Florida 32259

Included Exhibit A - Current Southern-Boundary Parcel Map

The burgundy line is the boundary shared by the current subject-parcel union and the immediately adjoining common-element parcels. Letters correspond to the parcel table in Included Exhibit B.



Source and method: St. Johns County/Property Appraiser Parcel MapServer geometry retrieved August 27, 2026; 2024 St. Johns County aerial. Current parcel outlines are superimposed on the aerial. This citizen GIS exhibit is not a boundary survey.

Included Exhibit B - Parcel-by-Parcel Southern Frontage

Every parcel with measurable direct southern frontage in the current GIS layer is classified 0900, Vacant Residential Common Elements. The point-contact parcel is listed for completeness. Classification is factual evidence, not a substitute for the Board's legal determination.

Map	PIN	Current owner	Recorded plat	Property Appraiser classification	Shared frontage (approx. ft)
A	**068057-0003**	Hydry Company LLC	PB 74, pp. 5-36	0900 - Vacant Residential Common Elements	**189**
B	**068057-0005**	Twenty Mile West HOA Inc.	PB 74, pp. 5-36	0900 - Vacant Residential Common Elements	**5,189**
C	**068058-0002**	Palms at Nocatee Homeowners Assoc.	PB 76, pp. 5-15	0900 - Vacant Residential Common Elements	**Point contact; 0 ft**
D	**068060-9999**	Twenty Mile Central HOA Inc.	PB 82, pp. 68-78	0900 - Vacant Residential Common Elements	**3,158**
E	**068063-0009**	Hydry Company LLC	PB 92, pp. 46-56	0900 - Vacant Residential Common Elements	**65**
F	**068063-0012**	Colony at Twenty Mile HOA Inc.	PB 91, pp. 44-57	0900 - Vacant Residential Common Elements	**111**
G	**068063-0013**	Colony at Twenty Mile HOA Inc.	PB 92, pp. 46-56	0900 - Vacant Residential Common Elements	**2,758**
H	**069441-0004**	River Landing at Nocatee HOA Inc.	PB 112, pp. 30-38	0900 - Vacant Residential Common Elements	**1,989**

Measured current shared frontage: approximately 13,459.6 feet. The applicant states 13,464 feet for the southern boundary, a difference of approximately 4.4 feet (about 0.03%). The near match verifies that the mapped parcels account for essentially the full southern edge; it does not decide whether use-code 0900 land legally qualifies as existing residential development.

Reproducible method: multipart County parcel features were dissolved by PIN; the 21 current subject parcels were unioned; each adjoining parcel boundary was intersected with the subject-union boundary; lengths were measured in NAD83 / UTM zone 17N (EPSG:26917) and converted from meters to feet. Values are rounded to the nearest foot. Data snapshot: August 27, 2026.

Included Exhibit C - August 19 Scope Chronology

The official recording documents a broader boundary discussion, identification of the northern parcel as the Chair's specific concern, Board assent to reviewing 'the boundary,' and a final narrower restatement limited to the northern parcel. This sequence should be read as a whole when determining the scope of the continued hearing.

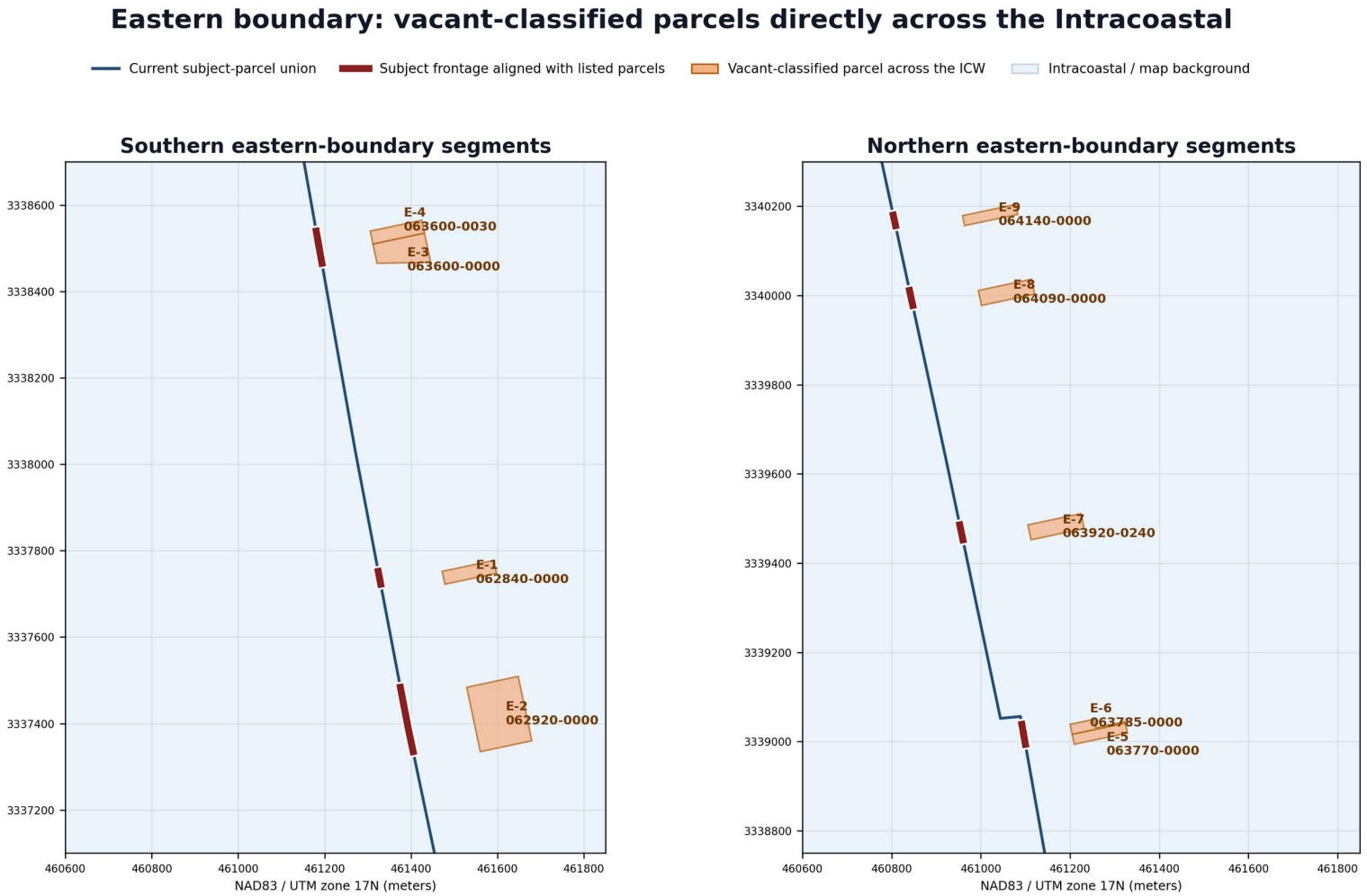
Video time	Speaker	Recorded statement	Significance to scope
3:48:15	Chair Murphy	“I would really like to look at the boundaries again. I would like to take a harder look at the boundaries.”	Initial request is plural and broad.
3:49:11	Commissioner Joseph	“There are a number of questions regarding the boundaries” and a request for third-party verification; at 3:50:04: “They're so close to 50. I would really like this survey.”	Connects the request to the overall percentage and perimeter.
3:51:47	Asst. County Attorney West	“As I understand you want staff to really look at the boundary.”	Legal staff initially restates the direction without a northern-only limit.
3:51:51	Chair Murphy	“I really want to look at that northern parcel . . . that specific parcel was my concern.”	Identifies the Chair's particular concern.
3:52:25	Asst. County Attorney West / Board	“The boundary - is that consensus of the Board to come back and look at the boundary?” Commissioners respond, “Yes. Yes.”	Recorded consensus uses the general term “the boundary.”
3:57:29	Asst. County Attorney West / Chair	“We've given direction to staff to look at the boundary on the northern parcel.” The Chair responds, “Right.”	Closing summary narrows the earlier wording and is the wording repeated in the September 1 agenda.

Official video and uncorrected closed-caption transcript: https://stjohnscountyfl.new.swagit.com/videos/396697. Direct links: broad request, https://stjohnscountyfl.new.swagit.com/videos/396697?ts=13695; final summary, https://stjohnscountyfl.new.swagit.com/videos/396697?ts=14249. Minor captioning errors were corrected against the audible recording; ellipses omit nonmaterial words.

Record clarification requested: The Board should confirm that review of the 50% perimeter test necessarily includes every segment used to reach the claimed percentage. Even if the northern parcel was the Chair's immediate concern, a northern-only review cannot validate staff's eastern-plus-southern 50.72% calculation.

Included Exhibit D - Eastern-Boundary Alignment Map

The burgundy segments are portions of the subject's eastern boundary aligned across the Intracoastal Waterway with nine parcels classified Vacant Residential or Vacant Commercial. Letters correspond to Included Exhibit E and the qPublic records in Exhibits F-1 through F-9.



Current County/Property Appraiser geometry; aligned lengths measured in EPSG:26917. Citizen GIS exhibit - not a boundary survey.

Source and method: St. Johns County/Property Appraiser Parcel MapServer geometry retrieved August 28, 2026. Lengths measured in NAD83 / UTM zone 17N. Citizen GIS exhibit - not a boundary survey.

Included Exhibit E - Parcel-by-Parcel Eastern Alignment

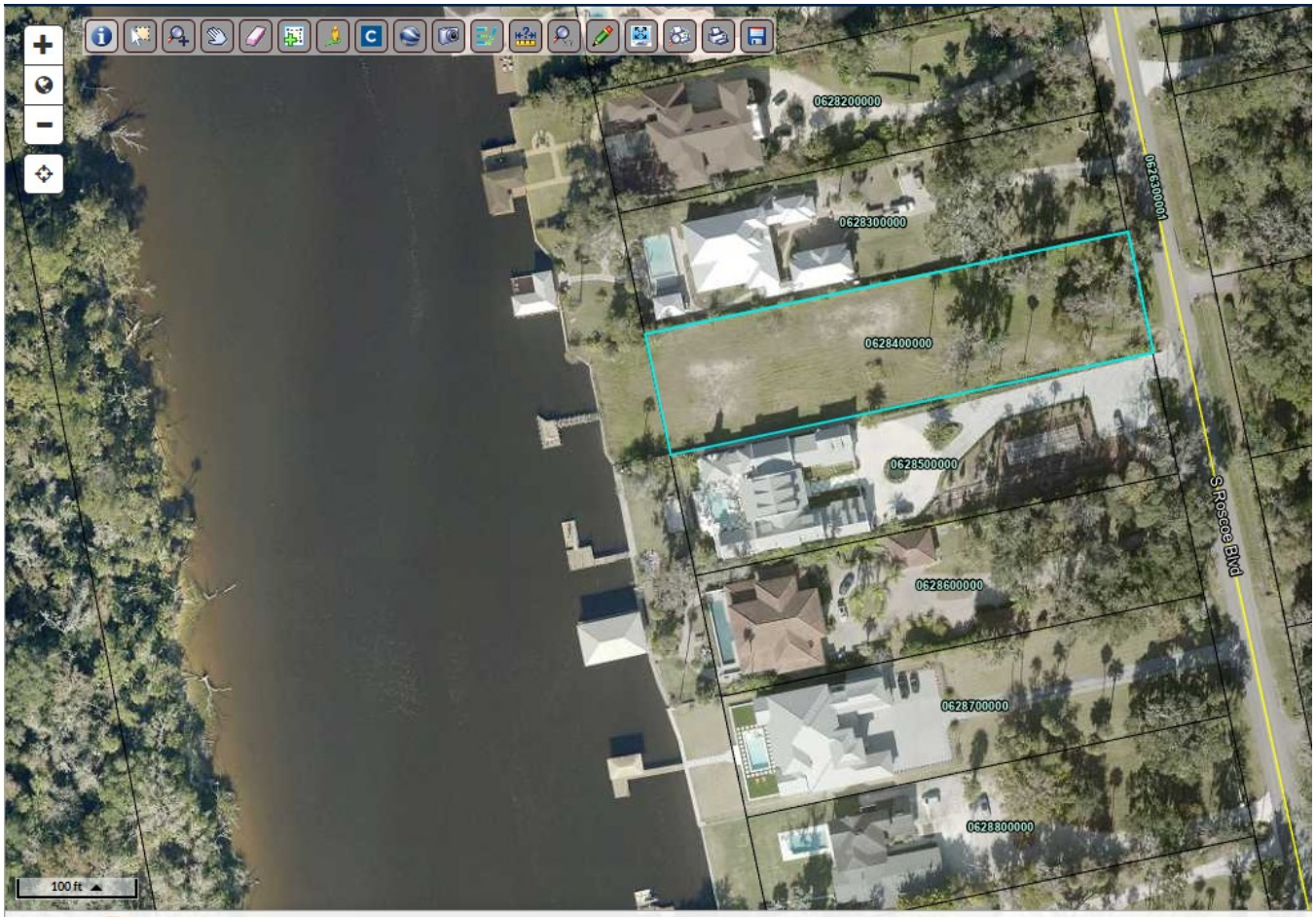
All nine opposite-shore parcels are classified vacant. The supplied qPublic screenshots display Building Value as N/A. The classification and assessment information are factual evidence, not a substitute for the Board's legal determination under sections 163.3164(4) and 380.04.

Map	PIN	Current owner	Address	Property Appraiser classification	Aligned subject frontage (approx. ft)
E-1	**062840-0000**	Kuo, David W. H. & Gail Y. H.	47 S Roscoe Blvd	0000 - Vacant Residential	**99.6**
E-2	**062920-0000**	67 S Roscoe Blvd Property LLC	67 S Roscoe Blvd	0000 - Vacant Residential	**457.2**
E-3	**063600-0000**	Noro PVB LLC	1 N Roscoe Blvd	1000 - Vacant Commercial	**149.0**
E-4	**063600-0030**	Noro PVB LLC	3 N Roscoe Blvd	1000 - Vacant Commercial	**99.3**
E-5	**063770-0000**	HWGC Investment LLC	37 N Roscoe Blvd	0000 - Vacant Residential	**74.5**
E-6	**063785-0000**	HWGC Investment LLC	41 N Roscoe Blvd	0000 - Vacant Residential	**74.5**
E-7	**063920-0240**	Lime Barrel ICW LLC	83 N Roscoe Blvd	0000 - Vacant Residential	**112.4**
E-8	**064090-0000**	Gray, Axel G. & Rebecca M.	127 N Roscoe Blvd	0000 - Vacant Residential	**112.6**
E-9	**064140-0000**	Hofstetter, Ronald E.	143 N Roscoe Blvd	0000 - Vacant Residential	**79.5**

Measured eastern alignment: approximately 1,258.6 feet of the subject boundary. If those segments are not supported by parcel-specific findings of existing residential, commercial, or industrial development, the applicant-favorable 46.42% calculation falls to approximately 44.26%.

Reproducible method: the County's multipart parcel features were grouped by PIN; for each Roscoe Boulevard parcel, the western waterfront-edge interval was identified; that interval was projected across the Intracoastal to the current subject-parcel-union boundary; and the aligned subject segment was measured in EPSG:26917 and converted from meters to feet. Values are rounded. Data snapshot: August 28, 2026.

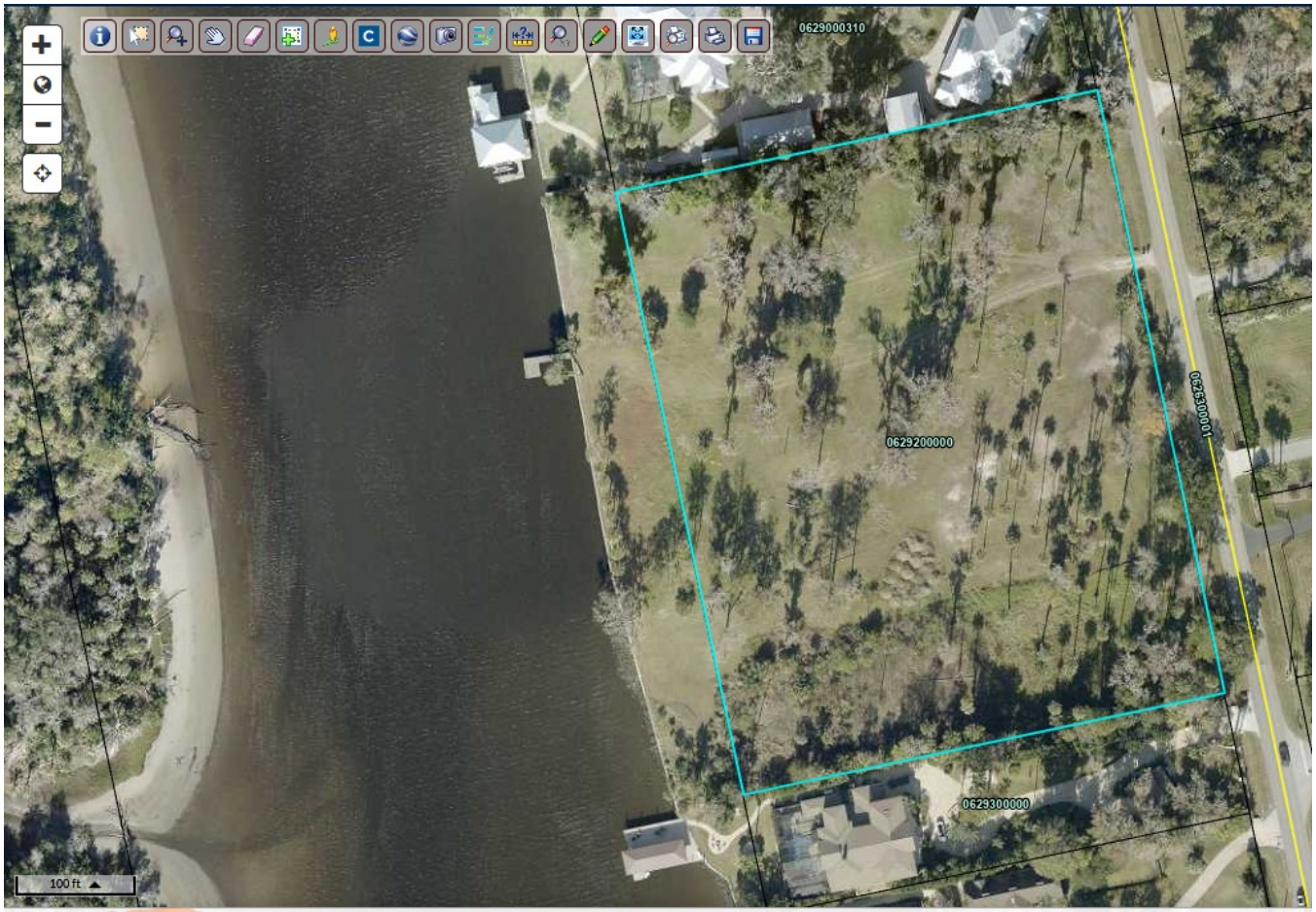
Included Exhibit F-1 - Property Appraiser Record: 062840-0000



Parcel ID	0628400000	**Physical Address**	47 S ROSCOE BLVD	**Building Value**	N/A
Property Class	0000 - Vacant Residential		PONTE VEDRA BEACH	**Extra Feature Value**	$23,068
Taxing District	County	**Mailing Address**	KUO DAVID W H,GAIL Y H	**Total Land Value**	$1,400,000
Acres	0.92		2333 PINE ISLAND CT	**Just Value**	$1,423,068
			JACKSONVILLE FL 32224-0000	**Total Deferred**	$316,660
				Assessed Value	$1,106,408
				Total Exemptions	N/A
				Taxable Value	$1,106,408

Supplied St. Johns County Property Appraiser/qPublic screenshot dated August 26, 2026. PIN 062840-0000; 47 S Roscoe Blvd; classification 0000 - Vacant Residential; Building Value displayed as N/A. Visible docks or other extra features are addressed in the memorandum and require parcel-specific legal findings.

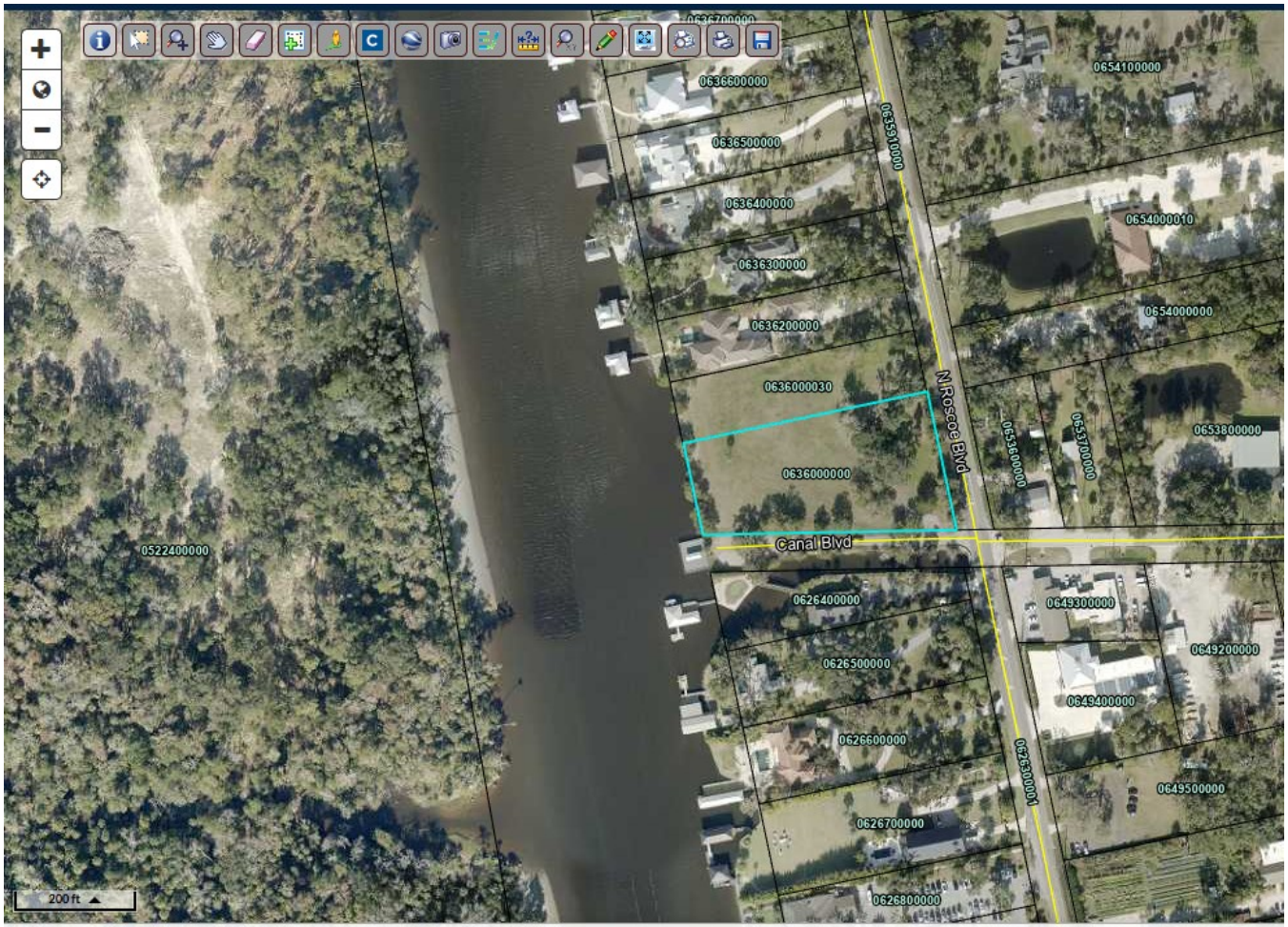
Included Exhibit F-2 - Property Appraiser Record: 062920-0000



Parcel ID	0629200000	**Physical Address**	67 S ROSCOE BLVD	**Building Value**	N/A
Property Class	0000 - Vacant Residential		PONTE VEDRA BEACH	**Extra Feature Value**	$45,777
Taxing District	County	**Mailing Address**	67 S ROSCOE BLVD PROPERTY LLC	**Total Land Value**	$6,300,000
Acres	4.59		PO BOX 2777	**Just Value**	$6,345,777
			PONTE VEDRA BEACH FL 32004-0000	**Total Deferred**	$1,365,015
				Assessed Value	$4,980,762
				Total Exemptions	N/A
				Taxable Value	$4,980,762

Supplied St. Johns County Property Appraiser/qPublic screenshot dated August 26, 2026. PIN 062920-0000; 67 S Roscoe Blvd; classification 0000 - Vacant Residential; Building Value displayed as N/A. Visible docks or other extra features are addressed in the memorandum and require parcel-specific legal findings.

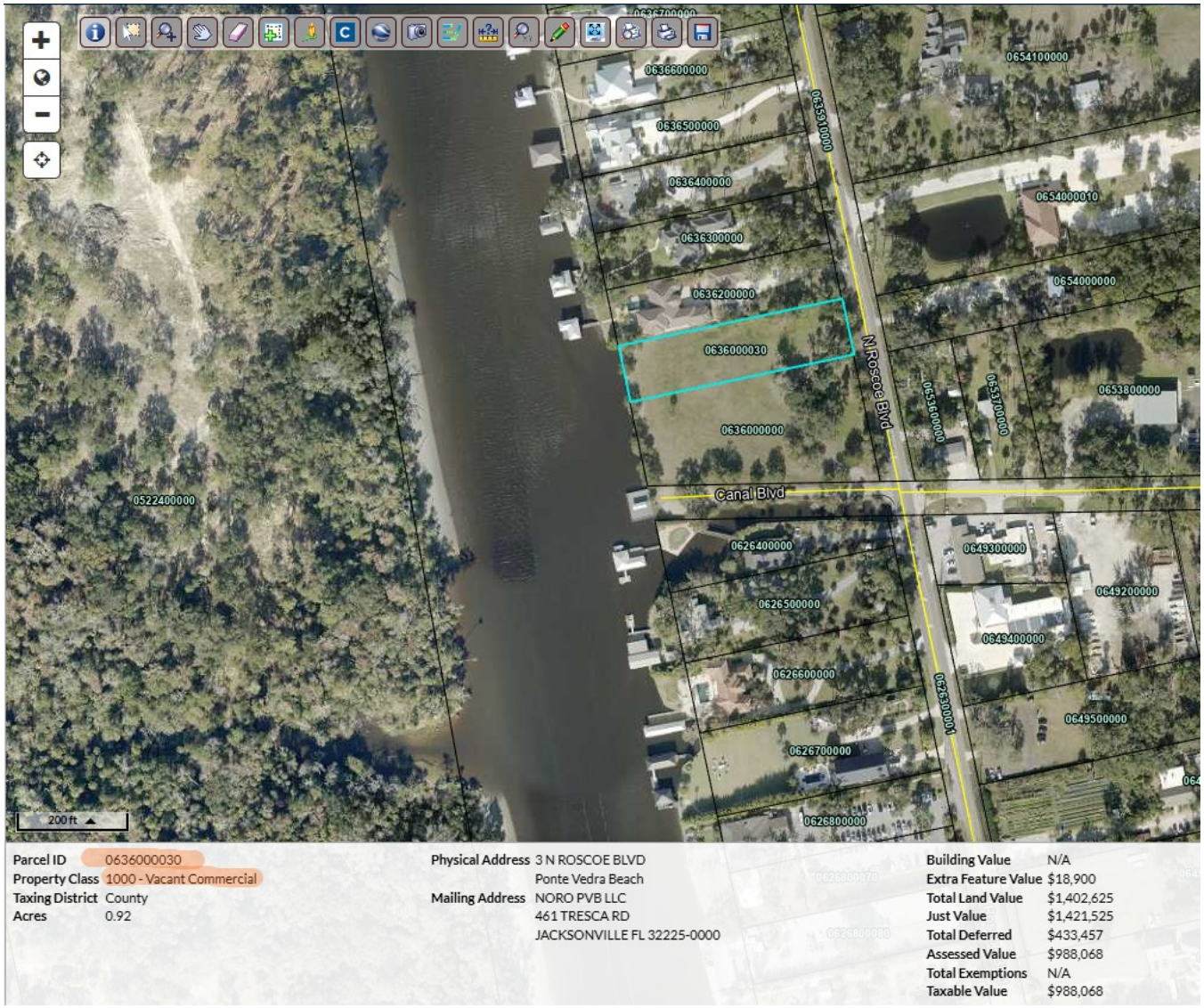
Included Exhibit F-3 - Property Appraiser Record: 063600-0000



Parcel ID	0636000000	Physical Address	1 N ROSCOE BLVD	Building Value	N/A
Property Class	1000 - Vacant Commercial		PONTE VEDRA BEACH	Extra Feature Value	$28,350
Taxing District	County	Mailing Address	NORO PVB LLC	Total Land Value	$1,958,658
Acres	1.73		461 TRESCA RD	Just Value	$1,987,008
			JACKSONVILLE FL 32225-0000	Total Deferred	$641,595
				Assessed Value	$1,345,413
				Total Exemptions	N/A
				Taxable Value	$1,345,413

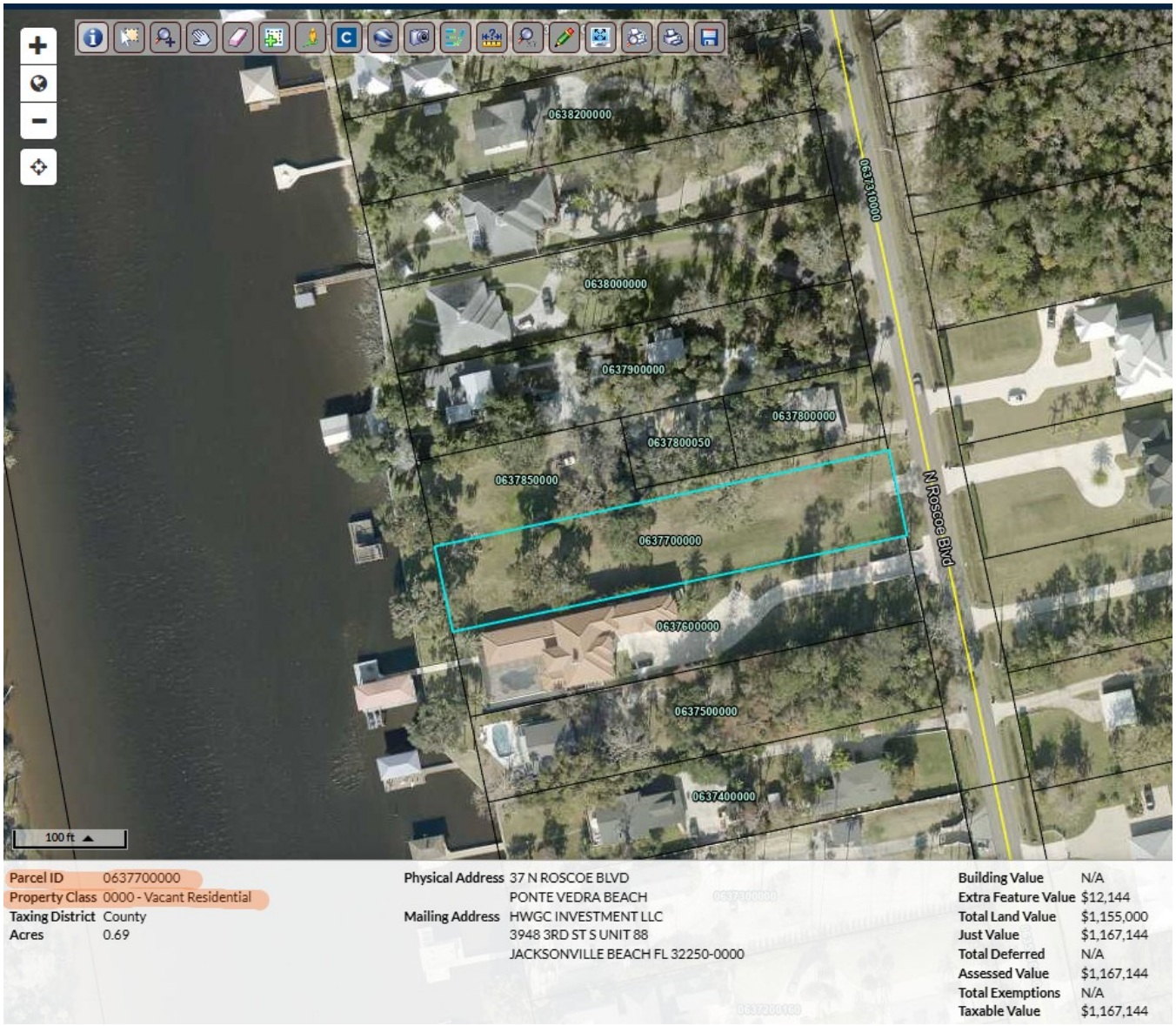
Supplied St. Johns County Property Appraiser/qPublic screenshot dated August 26, 2026. PIN 063600-0000; 1 N Roscoe Blvd; classification 1000 - Vacant Commercial; Building Value displayed as N/A. Visible docks or other extra features are addressed in the memorandum and require parcel-specific legal findings.

Included Exhibit F-4 - Property Appraiser Record: 063600-0030



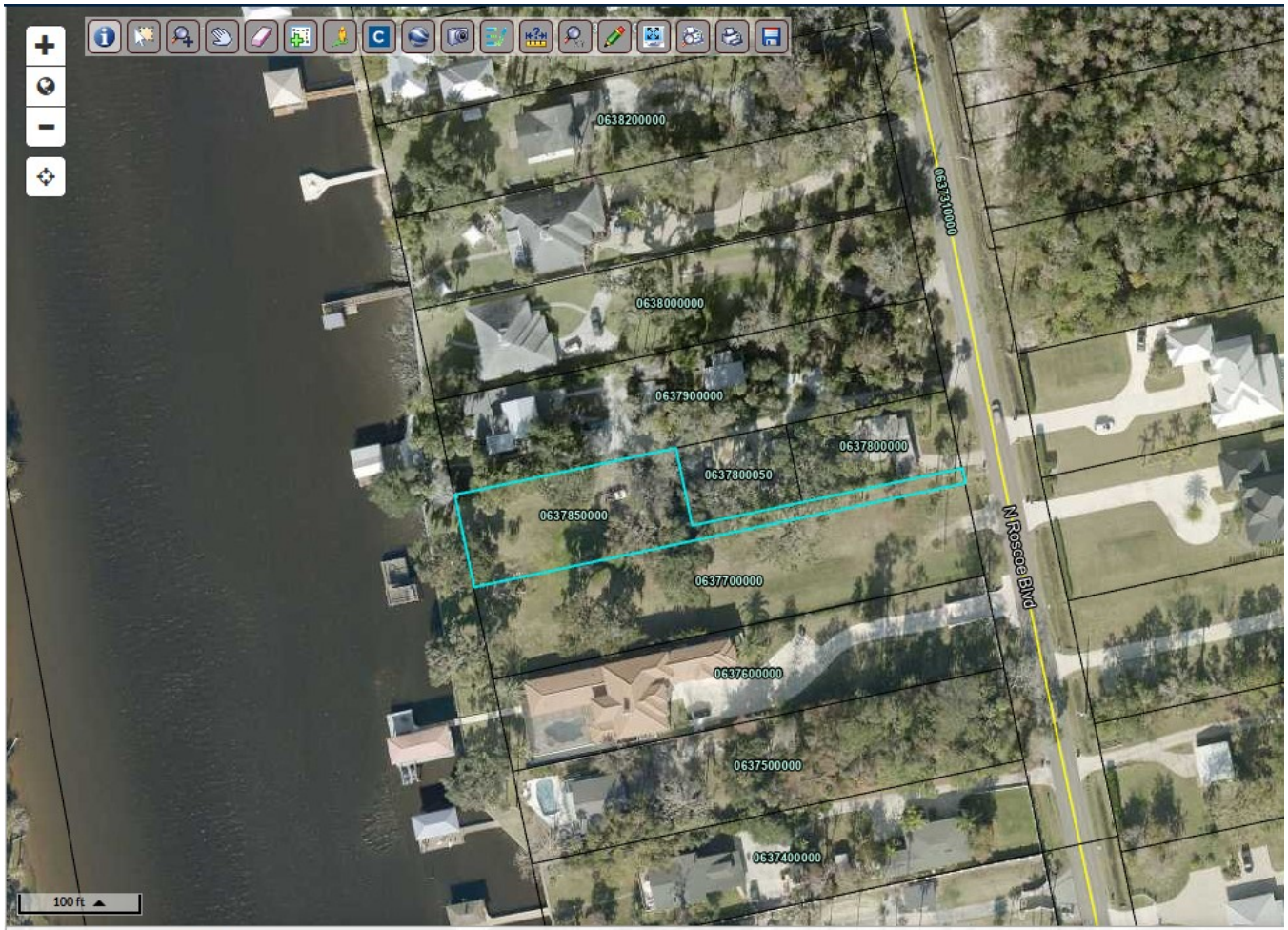
Supplied St. Johns County Property Appraiser/qPublic screenshot dated August 26, 2026. PIN 063600-0030; 3 N Roscoe Blvd; classification 1000 - Vacant Commercial; Building Value displayed as N/A. Visible docks or other extra features are addressed in the memorandum and require parcel-specific legal findings.

Included Exhibit F-5 - Property Appraiser Record: 063770-0000



Supplied St. Johns County Property Appraiser/qPublic screenshot dated August 26, 2026. PIN 063770-0000; 37 N Roscoe Blvd; classification 0000 - Vacant Residential; Building Value displayed as N/A. Visible docks or other extra features are addressed in the memorandum and require parcel-specific legal findings.

Included Exhibit F-6 - Property Appraiser Record: 063785-0000



Parcel ID	0637850000	**Physical Address**	41 N ROSCOE BLVD	**Building Value**	N/A
Property Class	0000 - Vacant Residential		PONTE VEDRA BEACH	**Extra Feature Value**	$29,203
Taxing District	County	**Mailing Address**	HWGC INVESTMENT LLC	**Total Land Value**	$1,155,000
Acres	0.37		3948 3RD ST S UNIT 88	**Just Value**	$1,184,203
			JACKSONVILLE BEACH FL 32250-0000	**Total Deferred**	N/A
				Assessed Value	$1,184,203
				Total Exemptions	N/A
				Taxable Value	$1,184,203

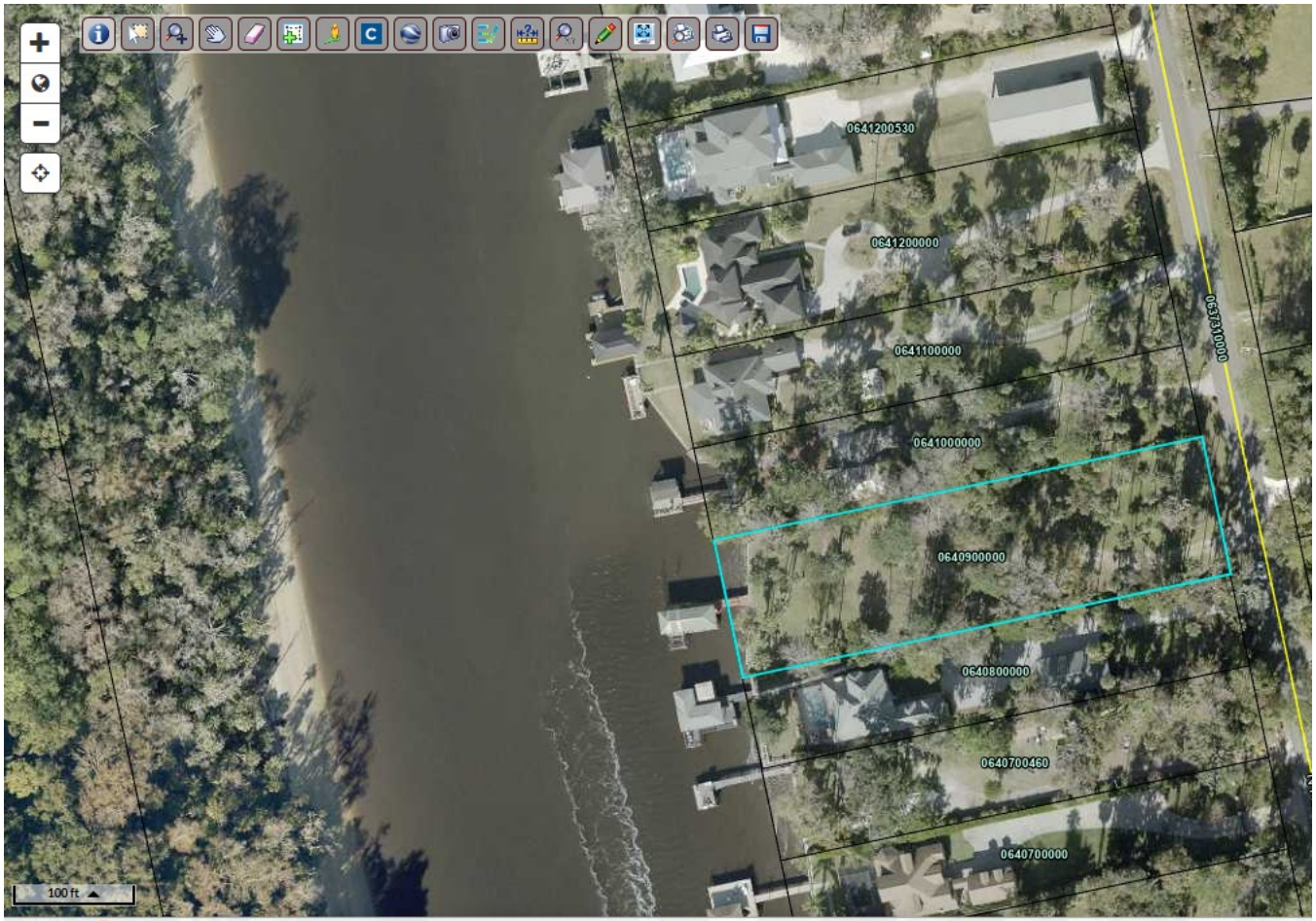
Supplied St. Johns County Property Appraiser/qPublic screenshot dated August 26, 2026. PIN 063785-0000; 41 N Roscoe Blvd; classification 0000 - Vacant Residential; Building Value displayed as N/A. Visible docks or other extra features are addressed in the memorandum and require parcel-specific legal findings.

Included Exhibit F-7 - Property Appraiser Record: 063920-0240



Supplied St. Johns County Property Appraiser/qPublic screenshot dated August 26, 2026. PIN 063920-0240; 83 N Roscoe Blvd; classification 0000 - Vacant Residential; Building Value displayed as N/A. Visible docks or other extra features are addressed in the memorandum and require parcel-specific legal findings.

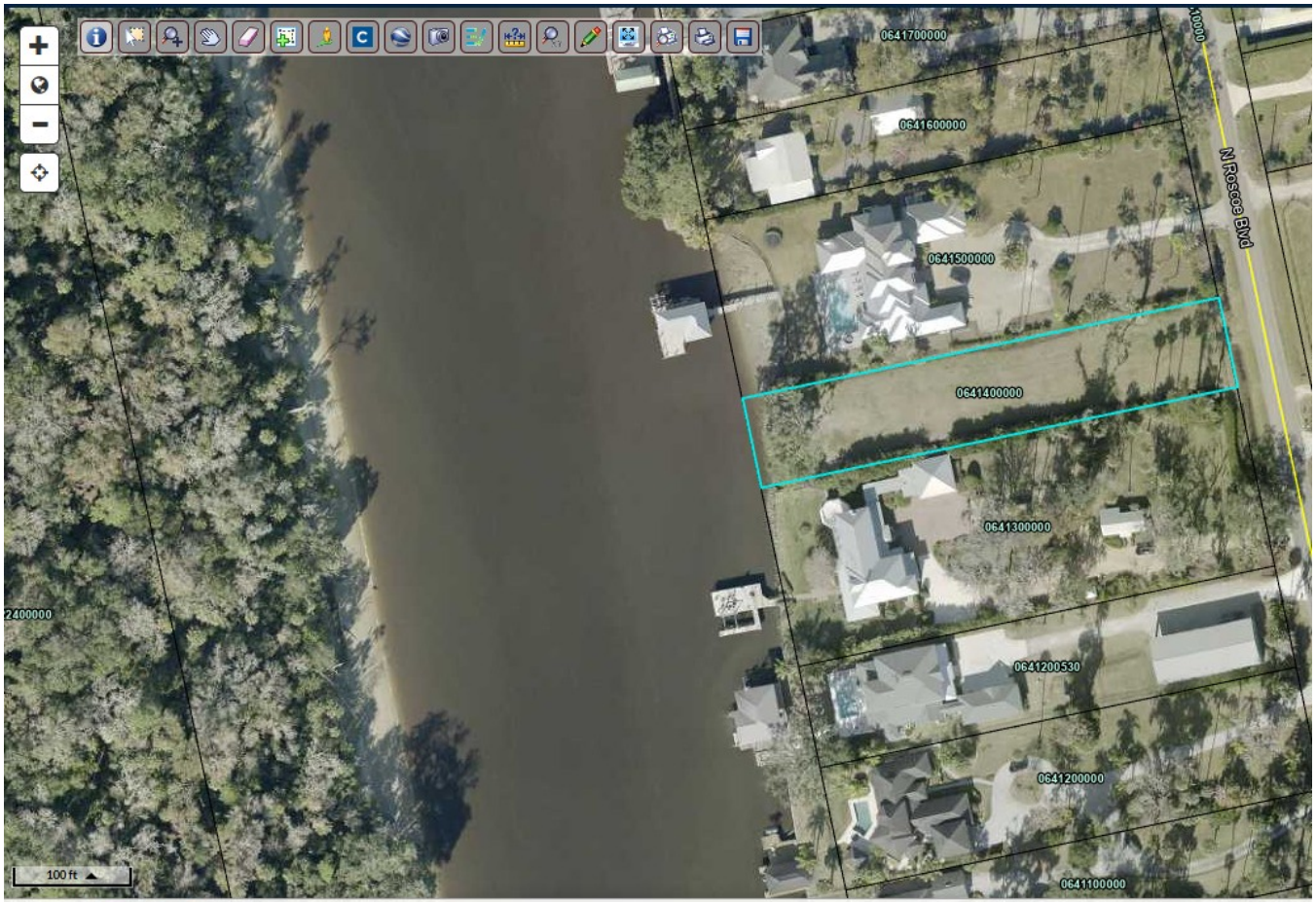
Included Exhibit F-8 - Property Appraiser Record: 064090-0000



Parcel ID	0640900000	**Physical Address**	127 N ROSCOE BLVD	**Building Value**	N/A
Property Class	0000 - Vacant Residential		PONTE VEDRA BEACH	**Extra Feature Value**	$55,627
Taxing District	County	**Mailing Address**	GRAY AXEL G,REBECCA M	**Total Land Value**	$1,568,000
Acres	1.03		125 ROSCOE BLVD N	**Just Value**	$1,623,627
			PONTE VEDRA BEACH FL 32082-0000	**Total Deferred**	N/A
				Assessed Value	$1,623,627
				Total Exemptions	N/A
				Taxable Value	$1,623,627

Supplied St. Johns County Property Appraiser/qPublic screenshot dated August 26, 2026. PIN 064090-0000; 127 N Roscoe Blvd; classification 0000 - Vacant Residential; Building Value displayed as N/A. Visible docks or other extra features are addressed in the memorandum and require parcel-specific legal findings.

Included Exhibit F-9 - Property Appraiser Record: 064140-0000



Parcel ID	0641400000	Physical Address	143 N ROSCOE BLVD PONTE VEDRA BEACH	Building Value	N/A
Property Class	0000 - Vacant Residential			Extra Feature Value	$10,032
Taxing District	County	Mailing Address	HOFSTETTER RONALD E 251 N ROSCOE BLVD PONTE VEDRA BEACH FL 32082-0000	Total Land Value	$1,155,000
Acres	0.69			Just Value	$1,165,032
				Total Deferred	$257,991
				Assessed Value	$907,041
				Total Exemptions	N/A
				Taxable Value	$907,041

Supplied St. Johns County Property Appraiser/qPublic screenshot dated August 26, 2026. PIN 064140-0000; 143 N Roscoe Blvd; classification 0000 - Vacant Residential; Building Value displayed as N/A. Visible docks or other extra features are addressed in the memorandum and require parcel-specific legal findings.

Included Exhibit G - Recorded Army Permit Notice

Public Records of St. Johns County, FL Clerk # 2013080380, O.R. 3824 PG 174,
12/12/2013 at 11:52 AM REC. $9.00 SUR. $9.50

Prepared by:
Permittee: HY DRY COMPANY, LLC
Address: 4310 Pablo Oaks Court
Jacksonville, FL 32224
Phone: 904-223-7511

NOTICE OF DEPARTMENT OF THE ARMY PERMIT

TAKE NOTICE that the United States Army Corps of Engineers has issued Department of the Army Permit SAJ-2010-03676 to HyDry Company, LLC(Permittee) on September 11, 2012, authorizing impacts to waters of the United States (including wetlands) in accordance with Section 404 of the Clean Water Act on a parcel of land known as Folio/Parcel ID: 069440-0000 and, as appropriate, portions of 069780-0010 and/or 069790-0010, encompassing approximately 544.4 acres located within a portion of Sections 20, 41, 49, 51, 65, 67 and 68, Township 4 South, Range 29 East, St. Johns County, Florida.

Within thirty (30) days of any transfer of interest or control of that portion of the premises containing the area authorized to be filled (or any portion thereof), the Permittee must notify the U.S. Army Corps of Engineers in writing of the property transfer by submitting the completed permit transfer page of the permit. Notification of the transfer does not by itself constitute a permit transfer. Therefore, purchasers of that portion of the premises containing the area authorized to be filled (or any portion thereof) are notified that it is unlawful for any person to construct, alter, operate, maintain, remove or abandon any works, including dredging or filling, without first having obtained a permit from the Corps of Engineers in the purchaser's name.

The subject Permit concerns only that portion of the property determined to fall within the jurisdiction of the U.S. Army Corps of Engineers and this notice is applicable only to those portions of the subject property containing areas authorized to be filled and wetland mitigation/conservation areas subject to the Permit.

Conditions of the Permit: The Permit is subject to General Conditions and Special Conditions which may affect the use of the subject property. Accordingly, interested parties should closely examine the entire Permit, all associated applications, and any subsequent modifications.

To obtain a copy of the permit in its entirety submit a written request to:
U.S. Army Corps of Engineers
Regulatory Division - Special Projects & Enforcement Branch
Post Office Box 4970
Jacksonville, Florida 32232-0019

Questions regarding compliance with these conditions should be directed to:
U.S. Army Corps of Engineers
Enforcement Section
Post Office Box 4970
Jacksonville, Florida 32232-0019

St. Johns County Public Records, O.R. Book 3824, page 174; instrument recorded December 12, 2013. The Notice states that it is informational, is not an encumbrance, is not a complete summary, and that the complete permit controls.

Included Exhibit G (continued) - Recorded Army Permit Notice

OR BK 3824 PG 175

Conflict Between Notice and Permit
This Notice of Permit is not a complete summary of the Permit. Provisions in this Notice of Permit shall not be used in interpreting the Permit provisions. In the event of conflict between this Notice of Permit and the Permit, the Permit shall control.

This Notice is Not an Encumbrance
This Notice is for informational purposes only. It is not intended to be a lien, encumbrance, or cloud on the title of the premises.

Release
This Notice may not be released or removed from the public records without the prior written consent of the U.S. Army Corps of Engineers.

This Notice of Permit is executed on this 4th day of December, 2013. This document is being submitted for recordation in the Public Records of St. Johns County, Florida as part of the requirement imposed by Department of the Army Permit No SAJ-2010-03676 issued by the United States Army Corps of Engineers.

Permittee: JED V. DAVIS - V.P HYDAY COMPANY, LLC
Address: 4310 Pablo Oaks Court
Jacksonville, FL 32224
Phone: 904-223-7511

COPY

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of December, 2013, by JED V. DAVIS, who is personally known to me or has produced _____ as identification.

Helen S. Lundquist
Notary Public

(seal)

Print

HELEN S. LUNDQUIST
MY COMMISSION # FF 021151
EXPIRES: September 24, 2017
Bonded Thru Notary Public Underwriters

My Commission Expires 09/24/17

St. Johns County Public Records, O.R. Book 3824, page 175; instrument recorded December 12, 2013. The Notice states that it is informational, is not an encumbrance, is not a complete summary, and that the complete permit controls.

Saleena Randolph

From: Kimberly Daniels
Sent: Friday, August 28, 2026 7:53 AM
To: Saleena Randolph
Subject: FW: TIME-SENSITIVE FORMAL INLINE EVIDENTIARY SUBMISSION — ENCERT 2026-01 — Individual Notice, Legal Questions, and Request for Inclusion in Official Record

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

From: Nicole Valentine <info@genesisaerospacesolutions.com>
Sent: Thursday, August 27, 2026 2:11 PM
To: Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>; bcc1whitehurst@sjcfl.us
Cc: BOCC Office <boccoffice@sjcfl.us>; minutesandrecords@stjohnsclerk.com; BCC Public Records <publicrecords@sjcfl.us>; INFO <info@sjcfl.us>; Joy Andrews <jqandrews@sjcfl.us>; FAXPLANDEPT <plandept@sjcfl.us>; GM Development <gmdevelopment@sjcfl.us>; Mike Roberson <mroberson@sjcfl.us>; Beverly Frazier <bfrazier@sjcfl.us>
Subject: TIME-SENSITIVE FORMAL INLINE EVIDENTIARY SUBMISSION — ENCERT 2026-01 — Individual Notice, Legal Questions, and Request for Inclusion in Official Record
Importance: High

Commissioner Christian Whitehurst, District 1:

Commissioner Sarah Arnold, District 2:

Commissioner Clay Murphy, District 3 and Chair:

Commissioner Krista Joseph, District 4:

Commissioner Ann Taylor, District 5 and Vice-Chair:

County Counsel, County Administration, Growth Management, the Board of County Commissioners Office, and the Clerk's Minutes and Records Division are copied solely for governmental receipt, internal routing, preservation, and inclusion in the official ENCERT 2026-01 record.

This submission is not directed to the applicant, developer, or their attorneys or representatives. I am not undertaking responsibility for serving or corresponding directly with any nongovernmental participant. Any distribution required by the procedure selected by the County remains the responsibility of the appropriate County official unless the County identifies a specific legal requirement to the contrary.

IMPORTANT: COMPLETE SUBMISSION APPEARS IN THIS EMAIL

This email is intentionally self-contained. It contains the complete substance of my evidentiary submission, objections, calculations, legal questions, and requested actions. No attachment must be opened to receive, read, route, or preserve the matters stated below.

Please associate this email with ENCERT 2026-01, ENCERT-2026000001 / MASTER-2026000038, and preserve it in the official record of the September 1, 2026 continued public hearing.

If a County email system truncates, quarantines, delays, or otherwise prevents access to any portion of this message, please notify me immediately and identify the affected portion. A technological problem does not withdraw the objections transmitted here or convert this timely submission into an untimely one.

I. CAPACITY AND PURPOSE OF SUBMISSION

I submit this material in my own name as a St. Johns County resident, Nocatee homeowner, constituent, and member of the public petitioning my government.

I am not acting as an attorney, surveyor, engineer, planner, forester, appraiser, retained expert, or certifying governmental official. I am not offering a professional certification or representing that I have independently authenticated every underlying record.

I am presenting:

1. Applicant-reported figures;
2. County and public-record information;
3. Parcel and land-use information identified in available records;
4. Transparent mathematical calculations based on disclosed figures;
5. Apparent conflicts, omissions, and unreconciled differences in those materials; and
6. Legal and factual questions requiring official verification before final action.

Statements about acreage, perimeter, parcels, structures, classifications, land use, zoning, agricultural activity, and application history are attributed to the applicant materials, County materials, plats, maps, property records, forestry materials, or other sources from which they were derived.

Measurements and calculations identified as resident calculations are approximate unless otherwise stated. They are presented to identify matters requiring official examination, not as substitutes for a signed survey, engineering certification, legal opinion, or official County finding.

Where records conflict or do not permit reproduction of a claimed result, I identify the conflict and request official verification. I do not allege that an applicant, County employee, commissioner, consultant, or other person intentionally created an error, withheld information, or acted improperly.

If any factual statement, source attribution, or calculation in this email is incorrect or incomplete, please identify the specific error, corrected information, source record, methodology, and resulting calculation in the public record before final action.

It is not a resident's responsibility to certify the application, resolve conflicting applicant and County records, determine the final controlling geometry, supply missing eligibility evidence, or select the statutory theory under which certification may occur.

The applicant bears responsibility for establishing the statutory elements upon which certification depends. County staff bears responsibility for evaluating and verifying the factual and technical record supporting its recommendation. County Counsel bears responsibility for advising the Board concerning the controlling law and governing procedure. Each commissioner bears responsibility for determining whether the record supports every mandatory prerequisite before casting that commissioner's vote.

I am not asking the Board to accept my conclusions without examination. I am asking the Board not to accept the applicant's conclusions without verification.

Nothing in this description of my role waives any right to participate, preserve an objection, request recognition under an applicable procedure, or seek review otherwise available under law.

II. INDIVIDUAL NOTICE TO EACH COMMISSIONER

This submission is directed to each commissioner individually because each commissioner will personally vote on whether the approximately 4,462.09-acre property satisfies every mandatory prerequisite for certification under sections 163.3162 and 163.3164, Florida Statutes.

Each commissioner is receiving the same:

- Statutory provisions;
- Applicant-reported figures;
- County-record information;
- Arithmetic;
- Parcel and land-use evidence;
- Unresolved discrepancies;
- Procedural objections; and
- Questions requiring legal clarification.

No commissioner should have to rely on an assumption that another commissioner received, reviewed, understood, or raised these matters.

During my direct telephone conversation with Chair Clay Murphy, Chair Murphy stated to me that the County Attorney works for the commissioners rather than members of the general public; that County Counsel does not answer legal questions submitted by members of the public; and that counsel responds to legal questions specifically directed to counsel by commissioners.

Chair Murphy also characterized this proceeding to me as quasi-judicial.

This is my good-faith account of that conversation. I place it on the public record because it explains why I am directing the following legal questions to each commissioner individually and requesting that each commissioner obtain the legal clarification necessary for that commissioner's own decision.

I am not requesting private legal advice, privileged attorney-client communications, or disclosure of confidential legal discussions. I am requesting that the specific questions be presented to County Counsel and that the nonprivileged legal framework, statutory interpretation, and evidentiary basis supporting final governmental action be stated publicly.

A generalized statement that "legal reviewed the application" does not answer the numbered questions.

Similarly, the following do not establish that an individual commissioner completed the requested review:

- Merely forwarding this email to County Counsel without identifying the questions requiring answers;
- Relying solely on staff's recommendation;
- Relying on counsel's silence;
- Assuming the Chair asked the questions;
- Assuming another commissioner asked the questions;
- Assuming an answer given concerning one statutory element resolves a different element; or
- Referring generally to privileged advice without identifying the public legal rule applied.

A single question-specific legal response may apply to the entire Board. Nevertheless, each commissioner is requested to confirm individually that the commissioner:

1. Received and reviewed this submission;
2. Identified the questions material to the commissioner's decision;
3. Caused those questions to be presented to County Counsel or confirmed that they were presented on behalf of the Board;
4. Reviewed the resulting legal clarification;
5. Identified any questions that remained unanswered;
6. Applied the clarified legal standard to the evidence; and
7. Can identify where the public legal and evidentiary basis supporting the commissioner's vote appears in the record.

This does not demand five duplicative written legal opinions. It requires individualized accountability for five individual votes.

III. PROCEDURAL CLASSIFICATION AND OUTSIDE COMMUNICATIONS

ENCERT 2026-01 applies statutory eligibility criteria to specifically identified owners, parcels, acreage, geometry, land uses, agricultural history, and surrounding development.

Chair Murphy characterized the matter to me as quasi-judicial. The County's agendas identify it as a "Public Hearing" but have not clearly identified whether it is quasi-judicial, legislative, administrative, or another type of proceeding.

Before final action, County Counsel and the Chair are requested to state on the record:

1. The official classification;
2. The legal authority supporting that classification;
3. The applicable evidentiary standard;
4. The hearing procedures being applied;
5. The rights available to affected participants;
6. The procedure governing outside communications and written submissions;
7. The opportunity available to respond to material information; and
8. The mechanism and deadline for review of final action.

If the proceeding is quasi-judicial, this email and my disclosed conversation with Chair Murphy are tendered for inclusion in the record.

Each commissioner is requested to make whatever disclosure of material outside communications, meetings, written submissions, documents, site visits, investigations, or expert opinions is required by the law and procedures the County determines applicable.

This request applies equally to information supporting, opposing, or otherwise concerning the application. It does not seek privileged attorney-client communications or deliberation among commissioners outside a properly noticed public meeting.

If the County determines that another classification applies, it should identify the controlling authority and resulting procedures before acting.

If the County does not resolve the classification before further testimony or final action, I request use of the more protective safeguards: a complete record, appropriate disclosure, competent evidence, and a meaningful opportunity to respond.

If oral participation at the continued hearing is limited to the northern boundary, this complete written submission is nevertheless tendered before final action. Every mandatory statutory element remains material to certification.

If any portion of this submission is excluded, please state on the record:

1. The specific material excluded;
2. The person making the ruling;
3. The reason for exclusion; and
4. The legal authority supporting the exclusion.

No issue is intended to be waived because it is not repeated orally, because speaking time is limited, because the continuance was described as limited, or because a communications outage affects transmission.

IV. LARGE-ACREAGE CONDITION: PRESENT FAILURE OF PROOF

The presently disclosed figures are:

- Requested certification area: approximately 4,462.09 acres.
- Ordinary section 163.3164(4)(e) ceiling: 1,280 acres.
- Amount exceeding the ordinary ceiling: approximately 3,182.09 acres.
- Conditional statutory maximum: 4,480 acres.
- Amount below the conditional maximum: approximately 17.91 acres.
- Applicant-reported total perimeter: 58,166.76 feet.
- Seventy-five percent of that perimeter: 43,625.07 feet.
- Applicant-reported East plus South frontage: 29,595.54 feet, or 50.88%.
- Difference between 43,625.07 and 29,595.54 feet: 14,029.53 feet.
- Staff-reported percentage: 50.72%.

The disclosed arithmetic is:

58,166.76 × 0.75 = 43,625.07 feet.

43,625.07 − 29,595.54 = 14,029.53 feet.

Section 163.3164(4)(e) ordinarily limits an agricultural enclave to 1,280 acres. The special increase to as much as 4,480 acres requires the property to be surrounded on at least 75% of its perimeter by existing or authorized residential development that will result in at least 1,000 residents per square mile at buildout.

The presently disclosed record has not been shown to identify, segment by segment, at least 43,625.07 qualifying feet tied to:

1. The final verified certification boundary;
2. Existing or authorized residential development; and
3. Evidence showing at least 1,000 residents per square mile at buildout.

The applicant's reported 50.88% and staff's reported 50.72% do not, without an additional legally supported calculation, establish the separate 75% large-acreage condition.

This is a present failure-of-proof objection. It is not an assertion that a corrected ledger or additional competent evidence could never establish the condition.

No affirmative finding should be made unless the claimed footage, first-adjacent parcels, residential authorization, density evidence, methodology, source records, and final geometry are disclosed, reproducible, and verified before the vote.

V. DISTINCT STATUTORY REQUIREMENTS

Section 163.3164(4) contains distinct eligibility requirements, including:

1. Unincorporated and undeveloped status;
2. Ownership or control;
3. Five continuous years of bona fide agricultural use;
4. Satisfaction of an applicable subsection (4)(c) pathway;
5. Availability or provision of public services;
6. The separate subsection (4)(e) acreage limitation; and
7. The county-population condition.

Section 163.3162(4)(a) separately requires one or more adjacent parcels or an adjacent development permitting the same or higher density as the proposed development.

Subsection (4)(c)2 is expressly limited to property not exceeding 700 acres. It cannot, standing alone, establish eligibility for approximately 4,462.09 acres.

If the County relies on subsection (4)(c)1, it must establish that pathway's perimeter requirement and identify how each credited segment satisfies the applicable statutory category.

If the County relies on subsection (4)(c)3, it must identify the adopted rural study area and controlling comprehensive-plan authority.

Regardless of which subsection (4)(c) pathway is used, subsection (4)(e) remains a separate acreage condition. A percentage calculated for one statutory purpose cannot automatically establish another element containing different qualifying language.

The county-population condition appears to be satisfied. It should be expressly identified as satisfied as part of an element-by-element review.

VI. EASTERN INTRACOASTAL WATERWAY/ROSCOE EVIDENCE

Applicant materials reportedly credit approximately 16,131.40 feet along the eastern boundary as existing development.

The statutory look-across treatment for a right-of-way, body of water, or canal makes the parcel first encountered across the Intracoastal Waterway legally material. It does not automatically transform commercial, vacant, or submerged property into qualifying residential development.

Available records reportedly identify:

- Parcels 0636000000 and 0636000030 in County Growth Management materials with Commercial future land use, CG zoning, and proposed mixed-use commercial development including restaurants.
- Parcel 0647600650, 301 N. Roscoe Boulevard, in County staff or property materials as Restaurants & Cafeterias with CHT zoning.
- Permit-plan records associated with restaurant or other nonresidential uses at 11 S. Roscoe Boulevard and 377 S. Roscoe Boulevard.
- Five disputed Roscoe-area parcels totaling approximately 969 feet and identified in resident parcel review as vacant residential, vacant commercial, or rivers/lakes/submerged land.

Commercial or industrial development may be relevant under portions of subsection (4)(c)1. Subsection (4)(e), however, specifically requires existing or authorized residential development for the special large-acreage condition.

For each eastern segment, the record should identify:

1. The first parcel encountered across the water;
2. The exact footage credited;
3. The parcel's existing use;
4. The operative land-use and zoning authorization;
5. Whether it qualifies as residential development under subsection (4)(e);
6. The buildout-density evidence; and
7. The authority for looking beyond that parcel to more distant residential property, if such a look-through is being used.

VII. SOUTHERN NOCATEE BOUNDARY EVIDENCE

Applicant materials reportedly credit approximately 13,464.14 feet along the southern boundary as existing development.

Recorded or platted materials submitted by residents reportedly identify HOA common-element, conservation, preservation, buffer, stormwater, open-space, and similar tracts along portions of that corridor.

The statute expressly addresses look-across treatment when a right-of-way, body of water, or canal exists along the perimeter. It does not expressly provide identical automatic treatment for every separately platted common-element, conservation, buffer, stormwater, or open-space tract.

For every credited southern segment, the record should identify:

1. The immediately adjoining legal parcel or tract;
2. Its ownership, classification, use, and authorization;
3. The footage attributed to the segment; and
4. The statutory language permitting the County to disregard the adjoining tract in favor of development located farther away.

I am not asserting that every southern foot necessarily fails. I am objecting to frontage being counted without identification of the immediately adjoining tract and legal authority for any claimed look-through.

VIII. “UNDEVELOPED” REQUIREMENT

The opening language of section 163.3164(4) requires an unincorporated, undeveloped parcel or parcels.

Applicant and Property Appraiser materials reportedly identify three single-family residences constructed in approximately 1940, 2008, and 2016, together with stables, a pole barn, curtilage, and other improvements within parcels 0673100000 and 0673200000. The residential or curtilage acreage is reportedly assessed separately as Single Family.

Agricultural classification under section 193.461 may coexist with a residence. That does not independently resolve the separate statutory word “undeveloped.”

The record should identify:

1. The definition of “undeveloped” being applied;
2. Every residence, structure, improvement, and separately assessed nonagricultural area within the final legal description; and
3. The legal and factual basis for eligibility notwithstanding those improvements.

IX. FIVE CONTINUOUS YEARS OF AGRICULTURAL USE

The final certification geometry reportedly covers approximately 4,462 acres and 21 listed parcels.

The identified forestry materials do not facially match that geometry:

- Callahan Plan A reportedly covers approximately 2,472 acres and nine parcels.
- Callahan Plan B reportedly covers approximately 2,255 acres and sixteen parcels, with overlap.
- Timber-sale information reportedly identifies transactions in 2021, 2022, 2025, and 2026.

An annual timber harvest is not necessarily required. The unresolved issue is whether competent evidence connects the exact land within the final certification polygon to continuous bona fide agricultural use throughout the legally relevant five-year period.

The record should contain a parcel/stand/year crosswalk identifying:

1. Each parcel and relevant portion within the final polygon;
2. The associated forestry or agricultural-management evidence;
3. The relevant five-year period;
4. Changes in parcel composition or legal description; and
5. Any wetlands, open water, structures, curtilage, or areas receiving different treatment.

Evidence concerning one configuration cannot establish continuous qualifying use over a materially different configuration without reconciliation.

X. FINAL GEOMETRY AND APPROXIMATELY 107-ACRE DIFFERENCE

Resident materials report approximately 4,569 combined source-parcel GIS acres compared with approximately 4,462.09 acres in the certification polygon, producing an approximate difference of 107 acres.

The record also reportedly includes a June 18, 2026 sketch marked “THIS IS NOT A SURVEY.”

These facts do not independently establish that any exclusion was improper. They make spatial reconciliation essential because the final polygon controls:

- Total acreage;
- Total perimeter;
- Every perimeter numerator and denominator;
- The identity of adjoining parcels;
- Ownership or control;
- Structures and improvements; and
- The land to which the agricultural evidence must attach.

Before final action, the County should identify:

1. The final controlling legal description and GIS/CAD polygon;
2. A difference polygon showing the approximately 107 acres outside the certification geometry;
3. An overlay of that difference with adjoining parcels, credited perimeter, forestry stands, wetlands/open water, structures, and ownership;
4. Recalculated perimeter figures using the same verified final polygon; and
5. Confirmation that the agricultural evidence relied upon corresponds to land within that polygon.

XI. NORTHERN BOUNDARY, PROJECT UPDATE, AND TIMING

The Board continued the August 19 hearing for review of the northern boundary.

The County docket reportedly reflects:

- A July 22, 2026 “Project Description Updated” entry; and
- An August 12, 2026 “Do not send comments out” notation.

Those notations do not establish wrongdoing. They require clarification of the underlying administrative events and records.

The record should identify:

1. What changed;
2. Who submitted or authorized the change;
3. Which version was deemed complete;
4. Whether the legal description or parcel composition changed;
5. Whether acreage or perimeter changed;
6. Whether adjacency or any numerator or denominator changed;
7. Whether notice was affected; and
8. Whether the operative receipt date changed.

The logical dependency is:

Final boundary → final polygon → final acreage and perimeter → adjoining parcels → qualifying percentages → land for which agricultural continuity must be established.

Verification cannot reasonably be confined to the northern corner while dependent calculations generated from a different geometry remain unreconciled.

If July 1, 2026 is the operative receipt date, the ninetieth day is September 29, 2026. Please confirm or correct both the receipt date and deadline on the public record. Based upon the presently identified dates, September 1 is not the apparent automatic-certification deadline.

XII. NETWORK OUTAGE AND SELF-CONTAINED DELIVERY

On August 27, 2026, St. Johns County publicly announced an organizational network outage affecting County email and telephone service. I draw no inference concerning its cause or intent.

The outage does not withdraw this submission or make email attachments the exclusive means of providing information to the Board.

The full submission appears in this email body. It is being transmitted to:

- Each commissioner individually;
- County Counsel;
- County Administration;
- Growth Management;
- The Board of County Commissioners Office; and
- The Clerk’s Minutes and Records Division.

Upon restoration of service, please:

1. Reconcile messages transmitted during the outage;
2. Recover and distribute this email to every commissioner;

3. Associate it with ENCERT 2026-01;
4. Preserve it in the official record;
5. Confirm the date and time it became accessible;
6. Identify any recipient who did not receive it;
7. Identify any portion excluded from the decision-making record and the authority for exclusion; and
8. Confirm whether any outage-period submission was lost, inaccessible, withheld from distribution, or not reviewed.

No objection is waived because the County's systems were unavailable when delivery was attempted.

XIII. QUESTIONS FOR INDIVIDUAL COMMISSIONER-DIRECTED LEGAL REVIEW

Each commissioner is individually requested to cause the following questions to be presented to County Counsel before voting:

1. Is ENCERT 2026-01 quasi-judicial, legislative, administrative, or another proceeding? What authority, evidentiary standard, procedures, participant rights, and review mechanism follow?
2. Do section 286.0115, Florida Statutes, Resolution 95-126, and Part 9.06 of the St. Johns County Land Development Code apply? If not, what authority governs communications, disclosure, evidence, rebuttal, and participation?
3. What disclosure and record-incorporation requirements apply to material outside communications, meetings, written materials, site visits, investigations, and expert opinions concerning this application?
4. Which subsection of section 163.3164(4)(c) is being applied, and what evidence satisfies each component?
5. If subsection (4)(c)2 is invoked, how can approximately 4,462.09 acres qualify under an alternative limited to 700 acres?
6. Independently of subsection (4)(c), does subsection (4)(e) require at least 43,625.07 feet of qualifying residential perimeter for this approximately 4,462.09-acre application?
7. What exact segments and footage comprise the subsection (4)(e) numerator, and what evidence establishes qualifying residential development for each?
8. What source, geographic area, authorized unit count, population assumption, methodology, and calculation establish at least 1,000 residents per square mile at buildout?
9. What legal or evidentiary purpose do the applicant's 50.88%, staff's 50.72%, and any asserted 84.53% serve? Which, if any, is claimed to satisfy subsection (4)(e)?
10. For each disputed eastern segment, what is the first parcel across the Intracoastal Waterway, what is its use and authorization, and what authority permits any additional look-through?
11. For each southern segment involving a common-element, conservation, buffer, stormwater, or open-space tract, what is the immediately adjoining tract and what statutory language permits it to be disregarded?
12. What definition of "undeveloped" is being applied, and how do the identified residences, curtilage, stables, pole barn, and improvements satisfy that requirement?
13. For each of the 21 listed parcels and the exact final polygon, what evidence establishes five continuous years of bona fide agricultural use?
14. What comprises the approximately 107-acre difference between source-parcel GIS acreage and the certification polygon, and have all calculations been rerun using the verified final geometry?

15. What changed in the northern boundary and July 22 update? Did it affect notice, completeness, eligibility, geometry, or the operative receipt date?
16. What adjacent parcel or development satisfies section 163.3162(4)(a)'s same-or-higher-density prerequisite for the proposed one dwelling unit per acre?
17. What evidence establishes each subsection (4)(d) public-service component: water, wastewater, transportation, schools, and recreation?
18. Does St. Johns County satisfy subsection (4)(f)'s population requirement, and what official estimate supports that finding?
19. What is the operative application-receipt date and ninety-day deadline? If July 1 is not controlling, what event and authority produce a different date?
20. If a mandatory element remains unproven, what authority permits affirmative certification despite that failure of proof?
21. Where in the public record will the Board identify the statutory pathway, findings, calculations, and nonprivileged legal basis supporting final action?

XIV. INDIVIDUAL ACKNOWLEDGMENT AND DUE-DILIGENCE CONFIRMATION

Because the continued hearing is scheduled for September 1, I respectfully request an individual reply from each commissioner by 5:00 p.m. Eastern Time on Friday, August 28, 2026.

This is a requested acknowledgment deadline based on the hearing schedule. It is not represented as a statutory deadline. If County systems remain unavailable, please respond promptly after service is restored and state when and how this email was recovered.

Each commissioner is requested to confirm individually:

1. Personal receipt of this email;
2. Ability to access and read the complete email body;
3. Review of the submission before final action;
4. The proceeding's official classification;
5. Whether the 21 numbered questions were presented to County Counsel;
6. Which questions received responses;
7. Which questions, if any, were declined or left unanswered;
8. Whether the commissioner reviewed any question-specific response applicable to the Board;
9. Whether the commissioner relies upon that response; and
10. Where the public factual and legal basis supporting the commissioner's individual vote will appear in the record.

This request does not demand disclosure of privileged communications or five duplicative legal opinions.

It requires each commissioner to confirm that the commissioner performed the legal and evidentiary due diligence necessary for that commissioner's own vote.

An acknowledgment by staff, an automated delivery notice, a read receipt, an unspecified referral to counsel, or another commissioner's response does not substitute for the requested individual confirmation.

Failure to respond should not be interpreted by me as an admission, agreement, or proof of wrongdoing. It will establish only that an individual response was requested before final action and was not provided by the requested time.

XV. REQUESTED DISPOSITION AND PRESERVATION

The Board is requested not to take final action under an undefined or shifting procedure.

Before voting, the Board should:

1. Identify the proceeding's classification and governing safeguards;
2. Confirm that this complete email has been placed in the ENCERT 2026-01 record;
3. Provide the opportunity to address material information required by the governing procedure;
4. Require an element-by-element eligibility determination using the verified final geometry;
5. Identify the evidence and calculations supporting each disputed element; and
6. State any ruling excluding evidence and the legal authority for exclusion.

If one or more mandatory prerequisites are not established by competent record evidence, the application should not be affirmatively certified on that record.

If the Board concludes that each disputed element is satisfied, the Board, staff, or County Counsel should identify publicly the statutory interpretation, source evidence, final segment ledger, density calculation, controlling geometry, and findings supporting that conclusion.

This email is tendered for preservation in the official ENCERT 2026-01 record. No objection is intended to be waived because it is not repeated orally, because the continuance is described as limited, because staff or the applicant does not respond, because County Counsel does not address it publicly, or because County communications systems were unavailable when delivery was attempted.

The decisive question is:

Does the approximately 4,462.09-acre final property satisfy every mandatory statutory prerequisite for agricultural-enclave certification?

The statute provides the test. The final verified geometry and competent evidence determine whether that test has been satisfied.

AUTHORITIES

Florida Statutes §163.3164(4):
https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/Sections/0163.3164.html

Florida Statutes §163.3162(4):
https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/Sections/0163.3162.html

Florida Statutes §286.0114:
https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0200-0299/0286/Sections/0286.0114.html

Florida Statutes §286.0115:
https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0200-0299/0286/Sections/0286.0115.html

St. Johns County Land Development Code, Article IX, Part 9.06.

St. Johns County Resolution 95-126.

St. Johns County ENCERT 2026-01 docket, ENCERT-2026000001 / MASTER-2026000038.

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Respectfully submitted,

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N palm valley agricultural enclave objections for the record

Kerri Gustavson <kerrigustavson@gmail.com> Thu, Aug 27 at 11:32 AM
To: Commissioner Clay Murphy <cmurphy@sjcfl.us>, <bcc1cwhitehurst@sjcfl.us>, <bcc2sarnold@sjcfl.us>, <bcc4kjoseph@sjcfl.us>, <bcc5ataylor@sjcfl.us>, <mroberson@sjcfl.us>, <rkomando@sjcfl.us>

Dear Commissioners and SJC Staff,

I respectfully submit the following objections for inclusion in the official record of ENCERT 2026-01 and request that they be considered before the continued hearing scheduled for September 1, 2026. Based on the application materials and information presented to date, I believe the proposed agricultural enclave fails to satisfy the statutory definition of an agricultural enclave under § 163.3164(4), Florida Statutes, for three separate and independent reasons.

1. The acreage exceeds the statutory maximum. The 21 parcels that existed as of January 1, 2025, comprise a total of 4,568.95 acres, according to the applicant's own Attachment I. This exceeds the statutory maximum of 4,480 acres. The applicant has subsequently relied upon a figure of 4,462.09 acres, but that figure appears to be based on a June 2026 sketch rather than a survey and excludes portions of parcels that existed as of January 1, 2025. This issue has recently been addressed by Orange County in connection with the same statute. There, the Planning Division and County Attorney's Office determined that the statutory reference to "parcel or parcels" means that portions of parcels cannot be used to establish the subject property. Orange County therefore measured the full parcels and concluded that the application did not satisfy the statutory requirements. The same approach should be applied here. If the full 21 parcels are included, as required, the acreage exceeds the statutory 4,480-acre limit.

2. The 50% development calculation appears to use the wrong methodology. Section 163.3164(4)(c)1.b requires consideration of the surrounding designated parcels identified in the statute. It does not simply call for a calculation based upon the perimeter of the proposed enclave. At the August 19 hearing, the applicant's planner confirmed that the applicant's calculation was based on a perimeter methodology. Accordingly, the calculation required by the statute has not been properly performed. Before the application can be certified, the Board should require a calculation using the methodology actually specified in § 163.3164(4)(c)1.b and determine whether the statutory 50% threshold is satisfied.

3. City of Jacksonville designations should not be used to satisfy the 75% requirement. Approximately one-third of the perimeter being relied upon to reach the required 75% designation threshold consists of City of Jacksonville designations involving undeveloped land in Duval County owned by applicant affiliates. The statute refers to designations made by "the local government" and appearing on "the local government's" maps. In this case, the local government responsible for the proposed enclave is St. Johns County. Therefore, Jacksonville designations on undeveloped Duval County property should not be counted toward St. Johns County's 75% requirement. If that Jacksonville segment is excluded, the qualifying percentage appears to be approximately 51%, which is substantially below the statutory 75% threshold.
Request for Board Action The statutory deadline is approaching, with the 90-day default certification date appearing to fall on or about September 29, 2026. For these reasons, I respectfully request that the Board deny certification of ENCERT 2026-01 and issue written findings addressing the statutory deficiencies pursuant to § 163.3162(4)(d).

At a minimum, if the Board determines that certification should proceed, I respectfully request that the Board make specific written findings addressing each of the three objections raised above, including: The proper acreage calculation using the full parcels existing as of January 1, 2025; The methodology used to determine compliance with the 50% development requirement under § 163.3164(4)(c)1.b; and The legal basis for including City of Jacksonville designations in determining whether the 75% requirement has been satisfied. Given the approaching statutory deadline and the continued hearing scheduled for September 1, I respectfully request a response to these objections by Friday, August 28, 2026, so that these issues can be properly addressed before the certification process proceeds. Thank you for your consideration and for ensuring that the statutory requirements are fully applied and documented in the official record.

Thank you for your time and consideration in this matter.

Sincerely,
[Quoted text hidden]

Kerri J Gustavson
92 Magnolia Beach Tr
Ponte Vedra, Fla 32081

Before the Board of County Commissioners
St. Johns County, Florida

In re: Application for Agricultural Enclave Certification, **ENCERT 2026-01** (BR4700, LLC)
Continued public hearing: September 1, 2026

Written Objections to Certification
and Renewed Request for Written Findings

The undersigned resident of St. Johns County ("Objector") submits these written objections for inclusion in the official record of ENCERT 2026-01, for purposes of these proceedings and any subsequent review, and requests that they be filed with the Clerk before any vote. Objector's exhibits are cited as **Exhibit 1** and **Exhibit 2**; the applicant's numbered exhibits are cited as "App. Ex."

SUMMARY Three Independent Grounds for Denial

1. **The 50% test has never been calculated.** The existing-development requirement of § 163.3164(4)(c)1.b applies to the *surrounding designated parcels*. Neither the applicant nor staff measured that; both measured the enclave's own perimeter and passed by roughly 400–500 feet out of eleven miles (Objection 1).
2. **The land is developed and the parcels exceed the cap.** The applicant's own Property Appraiser exhibits show three residences, stables, and a barn inside a boundary presented as "undeveloped," and the parcels existing on January 1, 2025 total 4,568.95 acres by the applicant's own figures, over the 4,480-acre ceiling. The 4,462.09-acre figure comes from a June 2026 sketch that carves a portion out of those parcels. Orange County, applying the same statute to an application filed the same day, held that portions of parcels cannot form the subject property; that applicant withdrew (Objection 2; Exhibit 2).
3. **A third of the perimeter is borrowed from another government.** The frontage needed to reach 75% is supplied by City of Jacksonville designations on undeveloped Duval County land owned by the applicant's affiliates, which the statute's reference to "the local government" does not permit (Objections 3–4).

Further objections address the large-acreage exception, the measuring date, agricultural use, and the scope of the entitlement being certified. Each objection is independent of the others.

PART I Prior Submission and the County's Non-Response

On August 17, 2026, residents submitted "ENCERT 2026-01: BR4700 Agricultural Enclave Certification: Questions for the Record," posing twelve questions on elements of § 163.3164(4), Florida Statutes. It was delivered to four members of this Board, Growth Management staff, and the Office of the County Attorney, and submitted again at the August 19, 2026 hearing. It is attached as **Exhibit 1** and incorporated in full. Residents asked that the questions be answered on the record before any vote. That request stands.

At the August 19 hearing a motion to deny certification failed 3–2. The Board continued the application to September 1, 2026, directing staff to re-examine the boundary of the northern parcel

and to have County GIS double-check the perimeter figures; a motion for an independent forestry review failed. The Office of the County Attorney advised that the continued hearing would be "limited as to what the scope is." Any limit on oral presentation does not limit the record: the Board must determine that the property satisfies every element of § 163.3164(4), the hearing remains open, and written submissions remain proper on every element. The questions in Exhibit 1 that the August 19 proceedings did not answer are restated below as objections. Official minutes had not been published as of this filing; quotations are taken from the County's posted video of the hearing, and where a speaker is not identified on the record, attribution is from context.

PART II Governing Standard

Section 163.3164(4) defines an agricultural enclave as an "unincorporated, undeveloped parcel or parcels that, as of January 1, 2025," meet the criteria in paragraphs (a) through (f). January 1, 2025 is the qualification date; paragraph (b) additionally carries its own five-year look-back. The applicant bears the burden on each element. *Bd. of Cty. Comm'rs of Brevard Cty. v. Snyder*, 627 So. 2d 469 (Fla. 1993). *Snyder* addressed a rezoning and no Florida appellate court has construed the 2026 certification procedure, but the analogy is close: certification applies statutory criteria to a specific property on an owner's application, § 163.3164 defines "development permit" to include a "certification," and the County's own hearing notice invokes the competent-substantial-evidence standard (Neighborhood Bill of Rights Notification, July 23, 2026). A quasi-judicial determination must rest on evidence a reasonable mind would accept as adequate. *De Groot v. Sheffield*, 95 So. 2d 912 (Fla. 1957). The July 31, 2026 staff report describes itself as "staff's preliminary evaluation" and states that the Board must consider "any additional evidence presented." Staff Report at 4, 8.

A denial must issue in writing with detailed findings of fact and conclusions of law. § 163.3162(4)(d). If the Board neither approves nor denies within 90 days of the July 1, 2026 application (on or about September 29, 2026), the property is certified by operation of law. § 163.3162(4)(c).

Key record figures

Total perimeter	58,166.76 ft (App. Ex. 2, 8)
Segments	East 16,131.40 ft (across the Intracoastal); South 13,464.14 ft (Nocatee); West 19,505.73 ft (Duval County); North 9,065.49 ft (App. Ex. 6, 8)
75% test	Staff: 84.53%. Applicant's Ex. 6 and 10 compute to 84.41%.
50% test	Applicant: 29,595.54 ft (50.88%). Staff: 50.72% (≈29,502 ft), numerator undisclosed. Floor: 29,083.38 ft. **Margin: ≈419 ft (staff) or 512 ft (applicant) out of about eleven miles.**
Acreage	4,462.09 acres against a 4,480-acre ceiling. **Margin: ≈18 acres.**

PART III Objections

Objection 1. The 50% requirement of § 163.3164(4)(c)1.b has not been applied as written, and the calculation the statute requires has never been performed.

Clause (c)1.b counts surrounding parcels designated for industrial, commercial, or residential development where "at least 50 percent of *such parcel or parcels* is existing industrial, commercial, or residential development." The Legislature used "their perimeter" for the 75% test and "such parcel or parcels" for the 50% clause; the two phrases describe different things. The predecessor

statute measured whether "at least 75 percent of *such property*" was existing development, § 163.3164(4)(c)2., Fla. Stat. (2024), and the Senate staff analysis describes the 2026 change as reducing "the enclave prerequisite for adjacent parcels to be 75 [percent] developed to 50 percent." Senate Rules Comm. Staff Analysis, CS/CS/CS/SB 686, at 5, 7, 9 (Feb. 25, 2026). The 50% figure measures the surrounding designated parcels, not the enclave's own perimeter.

Both the applicant and staff measured the perimeter. App. Ex. 8 divides 29,595.54 feet of frontage by the 58,166.76-foot perimeter (Affidavit ¶¶ 12–13 and table); the staff report finds the property "surrounded by 50.72% of its perimeter" by developed parcels (Staff Report at 6); and the applicant's planner described the test at the hearing as requiring "at least 50% of that surrounding perimeter." Neither asks what the statute asks: what share of the surrounding designated parcels is existing development. That set includes an approximately 11,047-acre tract on the western boundary that Jacksonville's own staff report calls "undeveloped land" with a "vacant" site utilization (App. Ex. 10.4 at 2, 5) and that the County's adjacency table records as "Existing Development: No" (Staff Report at 3). The calculation the statute requires has never been performed by any party.

A parcel-count reading, under which a few dozen Roscoe Boulevard lots outweigh eleven thousand undeveloped acres, cannot be squared with the predecessor's percentage "of property" or with the committee's description, and would defeat the clause's purpose of confirming that the surrounding land is substantially built. At minimum the clause is ambiguous as to its unit of measure, the applicant bears the burden, and no party has performed the calculation under any reading the statute contains. (Exhibit 1, Questions 1–3.)

Staff's 50.72% figure also remains unexplained: its numerator in feet, and the segments accounting for the roughly 93-foot difference from the applicant's figure, have not been produced despite written request. An element found by a margin of 419–512 feet cannot be sustained on an undisclosed calculation.

In the alternative, even on the perimeter method, some counted frontage carries no qualifying development. Per Property Appraiser records, the five Roscoe Boulevard parcels identified in Exhibit 1, Question 4 (0684400060, 0629200000, 0636000000, 0636000030, 0641400000; about 969 feet of combined frontage) each carry a building value of $0; their only improvements are bulkheads on four and two small storage buildings on the fifth. The applicant's counsel confirmed at the hearing that it counts frontage on this basis, stating that development "can include properties that are subdivided . . . or have been improved in some other manner like a sea wall." That is the wrong test: a bulkhead or shed on vacant land is "development" under § 380.04, but it is not existing industrial, commercial, or residential development, and neither is a vacant platted lot. Parcel 0641400000 shows $0 building value from 2020 forward; parcel 0684400060 is 12.45 acres of submerged land owned by a canal association, and the record does not identify the qualifying upland parcel for that segment. Excluding this frontage places both the applicant's and staff's figures below the 50% floor. (Exhibit 1, Question 4.)

Objection 2. The certified land is not "undeveloped," and the 4,462.09-acre boundary is a June 2026 configuration that did not exist on January 1, 2025.

Undeveloped. The definition's threshold requirement, preceding paragraphs (a) through (f), is an "unincorporated, *undeveloped* parcel or parcels." The applicant's own Appendix to App. Ex. 5 shows otherwise. The Property Appraiser's card for parcel 0673100000 (4505 20 Mile Road N) reports a building value of $161,971, two single-family residences built in 1940 and 2008, stables,

and four acres assessed as "Single Family" land. The card for parcel 0673200000 (4195 20 Mile Road N) reports a building value of $183,891, a residence built in 2016, a pole barn, and one acre assessed as "Single Family." The 2016 residence first appears on the roll in 2017, built during the same five-year period of continuous agricultural use on which the application relies. Under the § 380.04 definition the applicant read into the record, which includes "the carrying out of any building activity," three residences, stables, and a barn are development. Section 193.461(3)(c) allows a dwelling on agricultural land without defeating the classification, but § 193.461(3)(d) requires that the residence and curtilage "be assessed separately," which is exactly what the "Single Family" acreage reflects; the agricultural classification does not extend to the homesites. "Undeveloped" and "bona fide agricultural use" are separate requirements. On the applicant's own records, the threshold is not met.

Acreage. Paragraph (e) applies to "a parcel or parcels that, as of January 1, 2025 . . . do not exceed" 1,280 acres, or 4,480 acres under the large-acreage exception. The 21 tax parcels composing the property on that date total 4,568.95 acres according to the applicant's own Attachment I (App. Ex. 5.2, "Parcel Size per SJC GIS"), nearly 89 acres over the ceiling. The 4,462.09-acre figure comes instead from a sketch and legal description prepared by ETM Surveying & Mapping on June 18, 2026 (App. Ex. 2), seventeen months after the qualification date. Although signed and sealed, its general notes state "THIS IS NOT A SURVEY" and its certification recites reliance on "available survey information, recorded plats, [and] aerial" data rather than a field survey. The applicant nonetheless repeatedly described it to the Board as a "signed and sealed survey." The Board's own continuance direction was to re-examine "that cut off at the top." The description also departs from the applicant's own instruments: the July 2025 special warranty deed (O.R. Book 6189, Page 522) and title report (App. Ex. 4.1) describe a western boundary of 21,252.58 feet along the county line, while the certified description runs 19,505.73 feet, so roughly 1,750 feet of county-line frontage and the acreage behind it were excised at the north end in 2026; and the certified description covers portions of Sections 5 and 6, whereas the deed conveys all of Section 6. The parcels that existed on January 1, 2025 exceed the cap; what is presented for certification is a 2026 subset of them.

Orange County's determination on the same question. On July 1, 2026, the same day this application was filed, Lake Pickett North, LLC applied to Orange County to certify ten parcels totaling about 1,317 acres, excluding roughly 59 acres of utility easement to present a "subject property" of about 1,258 acres under the 1,280-acre ceiling. In its July 27, 2026 report under § 163.3162(4)(b), the Orange County Planning Division determined that "the term parcel or parcels indicates that portions of parcels cannot form the subject property," reviewed the application "using the whole parcels for the acreage calculation," and found it did not comply. Planning staff and the County Attorney's Office recommended denial, and the applicant, represented by Baker & Hostetler LLP, withdrew by letter dated August 20, 2026 rather than contest the determination. The report and the applicant's boundary map are attached as **Exhibit 2**. Orange County's reading is not binding on this Board, but it is a contemporaneous construction of the same new statute by another county's planning staff and county attorney, and no tribunal has rejected it. Applied here it is dispositive: the whole parcels total 4,568.95 acres and fail paragraph (e) whether the ceiling is 1,280 or 4,480 acres. A reading allowing an owner to carve any acreage it likes out of larger parcels would make the ceilings unenforceable.

The applicant may invoke the § 163.3164 definition of "parcel of land" as land "designated by its owner or developer as land to be used, or developed as, a unit." That definition asks what the

owner *has* designated or what *has been* used as a unit, and § 163.3164(4) fixes the qualifying parcels as of January 1, 2025. The only instrument designating this 4,462.09-acre configuration is the June 2026 sketch; nothing in the record shows it was described, conveyed, taxed, managed, or used as a unit on the qualification date.

One unit for every element. The record proves each element against a different piece of land: ownership against the 21 tax parcels (App. Ex. 4); agricultural use against forestry tracts described in two February 2020 plans covering 2,472 acres (9 parcels) and 2,255 acres (16 parcels) and a timber-sales summary not allocated by parcel (App. Ex. 5.4, 5.5); acreage against the June 2026 subset (App. Ex. 2); and surrounding conditions against that subset's perimeter (App. Ex. 6–10). No single, fixed piece of land has been shown to satisfy every element as of January 1, 2025. The Board should identify the exact land it is asked to certify and require each element to be proved against it. (Exhibit 1, Question 10.)

Objection 3. The 75% requirement is qualified with another local government's land use designations, which the statute does not authorize.

Clause (c)1.b counts parcels "that *the local government* has designated, in *the local government's* zoning map and future land use map." Section 163.3162(4) uses that phrase throughout to mean the certifying government: the owner applies to it (paragraph (a)), it issues the written report (paragraph (b)), it holds the hearing (paragraph (c)), and it treats an enclave adjacent to its urban service district as within it (paragraph (f)). The predecessor definition used the same phrase. § 163.3164(4)(c)2., Fla. Stat. (2024). Here the certifying government is St. Johns County. Yet the entire western segment, 19,505.73 feet, roughly a third of the boundary and necessary to any figure above 75%, is qualified solely by City of Jacksonville designations on Duval County land (App. Ex. 6 Affidavit ¶ 13; App. Ex. 7 Affidavit ¶ 13). Without it the qualifying frontage is 29,595.54 feet, about 50.9%, and the 75% requirement fails outright.

The applicant's answer at the hearing, that nothing in the statute "prohibits property being located adjacent to a different jurisdiction," reframes the question. The issue is not whether an enclave may adjoin another county, or whether Jacksonville is a "local government" under the general definition; it is whether "the local government" in clause (c)1.b can change referents within a single statutory scheme, from the certifying government everywhere else the phrase appears to a different, adjacent government, without any express authorization. The statute contains none. That St. Johns County could not have designated Duval County land on its own maps shows only that the western land falls outside the set of parcels the clause counts. (Exhibit 1, Question 5.)

Objection 4. The land supplying the western and northern boundaries is the applicant's affiliates' own undeveloped holdings.

This objection rests entirely on the applicant's exhibits and public records. On January 1, 2025 the enclave was owned by Estuary, LLC, which conveyed it on July 22, 2025 to BR4700, LLC, "a wholly owned entity" (App. Ex. 4.2 ¶¶ 6, 8). The 11,047.38-acre tract supplying the entire western boundary "is owned by BJD Timberlands, LLC and Estuary, LLC." City of Jacksonville Ord. 2024-342-E § 3 (App. Ex. 10.3). The northern boundary is "the southerly line of BJD property" (App. Ex. 4.1). Together the western and northern segments total 28,571.22 feet, about 49% of the perimeter, and both are shown as "Undeveloped Lands" on the applicant's Ex. 8 Map. Asked at the hearing whether the Duval County land is Davis family property, counsel answered that "the Davis family owns property or an entity related . . . I don't know what entity." The applicant's

own Ex. 10.3 supplies the answer: Estuary, LLC, the entity that owned the enclave on January 1, 2025.

The Senate analysis describes enclaves as "pockets of agricultural land that are mostly surrounded by development," and the Rules Committee barred use of another certified enclave's perimeter "to avoid a domino effect." Staff Analysis at 1, 9. That reflects a legislative concern with perimeters supplied by an applicant's own qualifying land rather than genuine surrounding development. A property bounded on half its perimeter by its affiliates' vacant land, qualified along the west by entitlements those affiliates obtained from a different government, is not the enclave the statute describes. Objector does not contend that common ownership is itself a statutory bar; it confirms the textual readings urged in Objections 1 and 3, and a Board applying the statute according to its purpose should not treat an owner's own vacant land as the "development" that surrounds an enclave.

Objection 5. The record does not establish surrounding conditions as of January 1, 2025.

Every criterion in § 163.3164(4) is tested as of January 1, 2025, including whether the surrounding parcels were then designated for development and then "existing . . . development." The applicant's evidence post-dates that date: App. Ex. 6 cites the Future Land Use Map "Amended: 12/05/25"; App. Ex. 7 cites a zoning map "Prepared: March 26, 2026"; the perimeter derives from the June 2026 sketch; and the County's GIS verification was performed in 2026. App. Ex. 8 treats the entire southern frontage as existing residential development without showing when those homes were built; the boundary runs along, among other plats, River Landing at Nocatee Phase 2 (Map Book 112, Page 30) (App. Ex. 4.1), and nothing in the record shows what stood on that frontage on January 1, 2025. Objector requests an express finding on that date, supported by dated evidence, for each counted segment.

Objection 6. The large-acreage exception of § 163.3164(4)(e) is a separate eligibility gate, and the record does not prove it.

The ordinary ceiling is 1,280 acres. At 4,462.09 acres, this application reaches 4,480 only if the parcels are "surrounded on at least 75 percent of their perimeter by existing or authorized *residential* development that will result in a density at buildout of at least 1,000 residents per square mile," in which case "the area must be determined to be urban." That is a different test from clause (c)1.b: it is confined to residential development, requires a buildout density, and requires an express determination.

App. Ex. 10 assigns the East to Residential-A at 1,760 residents per square mile, the South to New Town at 1,811, and the West to Jacksonville Multi-Use at 1,523, totaling 49,101.27 feet or 84% (Affidavit ¶¶ 13–14); staff adopts 84.53% (Staff Report at 8). Four defects appear on the record:

- Staff's 84.53% is the identical figure it uses for the FLUM-designation test at page 6 and counts frontage that is not residential. Staff's own adjacency table lists the East as "Residential-A (RES-A) and Commercial" with "Commercial General (CG)" and a commercial PUD zoning (Staff Report at 3). No party has subtracted the commercial frontage.
- The West is "authorized" only by another local government (Objection 3), and what was authorized is a mixed-use PUD of 10,142 units and 680,000 square feet of commercial and office space across 11,047 acres, development of which "shall not be permitted until" a conceptual master plan is approved (FLUE Policy 4.3.23; App. Ex. 10.3, 10.4). The record

does not show what is authorized along the 19,505.73 feet of frontage itself. Staff's table records "Existing Development: No" for this segment.

- The South density is computed across the entire Nocatee PUD, 12,295 units on 11,904 acres (App. Ex. 10, Note 3), rather than the parcels that adjoin the perimeter. The statute asks what surrounds the parcel, not the average density of an 11,900-acre development most of which lies miles away.
- The exception requires that "the area must be determined to be urban." The staff report contains no such determination.

Excluding the East commercial frontage and the Jacksonville segment on the West, the remaining residential frontage cannot approach 75%. Without the exception the 1,280-acre ceiling applies and the application fails on acreage regardless of any other element. Objector requests an express finding on paragraph (e), supported by a segment-by-segment ledger confined to existing or authorized residential development and its buildout density, separate from any finding under paragraph (c).

Objection 7. Continuous bona fide agricultural use, § 163.3164(4)(b), has not been tied to the certified land.

Objector acknowledges that the record contains operational evidence beyond tax classification, including the Property Appraiser's letter (App. Ex. 5.2), the forest management plans (App. Ex. 5.5), and a timber-sales summary (App. Ex. 5.4), and that commercial forestry does not require an annual harvest. The objection is narrower: none of that evidence is tied to the 4,462.09 acres presented for certification. The two February 2020 plans describe tracts of 2,472 acres (9 parcels) and 2,255 acres (16 parcels) not reconciled to the certified boundary; the timber-sales summary is not allocated by parcel; no updated plan appears despite the supplemental affidavit's statement that plans are "periodically updated" (App. Ex. 5.3 ¶ 4.b); and the record does not state what staff independently verified, including the dates of any aerial imagery and the precise five-year period applied. The element is unproven as to the certified land. (Exhibit 1, Questions 6–8.)

Objection 8. The scope of the entitlement being certified is unresolved, and the proportionate-share offers cannot be evaluated against an undefined development.

The staff report recites the applicant's statement that development "will not exceed 1.0 residential units per gross acre" (about 4,462 homes) while identifying the adjacent New Town designation at 6 units per acre and a resulting "Maximum Potential Density" of 26,772 units (Staff Report at 3; App. Ex. 10.10). No instrument in the record makes the 1.0-unit representation binding on the applicant or its successors, and certification attaches to the land. Under § 163.3162(4)(e), a certified owner may submit plans consistent with the uses, density, and intensity of adjacent parcels, and those plans "must be treated as a conforming use, notwithstanding the local government's comprehensive plan, future land use designation, or zoning." Asked at the hearing how the County would guarantee one unit per acre, the Growth Management Director answered that the statute gives the applicant "the highest density of the surrounding land" and "is what dictates" the density; a further response was that a limitation would be "written into" a development agreement at the concurrency stage. The applicant's counsel stated that "there will be no more than 4,462 units on this property." Those are statements of counsel; no affidavit, condition, covenant, or recorded instrument embodies them, and § 163.3162(4)(g) bars further quasi-judicial review of development plans once certification issues. If the 1.0-unit representation is not binding, the Board is being asked to certify eligibility for development at adjacent densities.

Objector asks that the Board state on the record what it is certifying and, if it approves, incorporate the applicant's 4,462-unit, single-family representation as an express condition accepted by the applicant on the record.

Separately, staff found that "all public facilities are not presently available" (Staff Report at 8), so paragraph (d) rests on the applicant's proportionate-share offers (App. Ex. 9.1–9.3). An offer may satisfy paragraph (d), but the offers cannot be evaluated on this record: it does not state what density the obligations will be measured against, when the offers ripen into binding obligations, or whether capacity determinations such as the JEA letter (App. Ex. 9.4), which addresses service at 1.0 unit per acre, will be recalculated if development proceeds at the densities certification permits. Objector requests findings on each point as a condition of any approval. (Exhibit 1, Questions 11–12.)

Objection 9. Procedural objection: the evidence on which any finding rests must be in the record, and Objector must have a meaningful opportunity to test it.

The July 31, 2026 staff report found the application "appears to satisfy" the statutory definition; independent verification of the boundary and perimeter figures, including County GIS analysis, was undertaken after that finding and after residents' August 19 presentation. Objector does not contend the sequence violates the statute. The objection is that a compliance finding issued before independent measurement, on margins of about 18 acres and 419–512 feet, cannot alone constitute competent substantial evidence, and that any GIS measurement, segment calculation, survey, expert opinion, or other material on which the Board relies, including the numerator behind staff's 50.72% figure and the GIS work staff said it would "double-check" during the continuance, must be placed in the record before any vote. The Office of the County Attorney cautioned commissioners against "acting as judges and witnesses"; the same principle requires that every fact on which the decision rests come from the record rather than the dais or the podium. Objector renews the unanswered written questions of August 17, 2026, because each identifies a statutory element on which the record is presently silent.

Material factual assertions at the hearing, including the description of on-site staffing and a property manager, were presented as statements of counsel, prefaced "I've been provided some information by the applicant," rather than as sworn testimony or record documents. A disputed statutory fact should not be found solely on an attorney's unsupported assertion. Objector states a standing objection to any evidence, survey, calculation, or expert material introduced for the first time at the September 1, 2026 hearing, and requests a reasonable opportunity to review and respond to any such material on the record before any vote.

PART IV Relief Requested

Objector respectfully requests that the Board:

(1) **Deny certification** of ENCERT 2026-01, with written findings of fact and conclusions of law as required by § 163.3162(4)(d);

(2) In the alternative, before any approval, resolve each objection above in **written findings, stated in the alternative where multiple independent grounds exist**, so that no single interpretation carries the decision on review. Section 163.3162(4)(d) requires findings only on denial; Objector requests them on approval because certification permits development to be treated as a conforming use notwithstanding the comprehensive plan and zoning,

and because a record that discloses the basis for the decision serves the County as much as it serves Objector;

(3) Direct disclosure of staff's 50.72% numerator, segment calculations, and any GIS verification analysis into the record;

(4) Identify on the record the exact land being certified and, if the Board proceeds under § 163.3164(4)(e), make the express determination that provision requires; and

(5) Accept this document and Exhibits 1 and 2 into the official record of ENCERT 2026-01.

PART V Good Faith and Accuracy

These objections are submitted in good faith by a resident who reviewed the several-hundred-page application, exhibits, supplemental filings, and staff report to the best of that resident's ability. Factual statements are drawn from the record wherever possible; resident-derived measurements are approximate and offered subject to professional verification; interpretations of a statute no court has construed are offered as argument rather than settled law. Nothing in this document is intended as, or should be read as, an accusation of fraud, misconduct, or wrongdoing by County staff, the applicant, or any person or entity. Objector welcomes correction of any error on the record.

Submitted for inclusion in the official record of ENCERT 2026-01 this ____ day of August, 2026.

Respectfully submitted,

Kerri Murphy Gustavson
Date: 8/28/25

Certificate of Filing and Delivery

The undersigned certifies that on the 28 day of August, 2026, this document, together with Exhibits 1 and 2, was hand delivered, with a request that it be filed in the official record of ENCERT 2026-01, to: the Clerk of the Board (Minutes and Records); each member of the Board of County Commissioners; and the Office of the County Attorney.

Exhibits

Exhibit 1 "ENCERT 2026-01: BR4700 Agricultural Enclave Certification: Questions for the Record" (submitted August 17, 2026) [attach].

Exhibit 2 Orange County Planning Division, written report under § 163.3162(4)(b), Fla. Stat., dated July 27, 2026, in re Lake Pickett North Agricultural Enclave Certification ("does not comply" determination), with the "Applicant's Submittal of Subject Property Boundary" map from the Orange County staff report [attach].

EXHIBIT 1

ENCERT 2026-01: BR4700 Agricultural Enclave Certification
Questions for the Record
Submitted August 17, 2026

ENCERT 2026-01: BR4700 Agricultural Enclave Certification

Questions for the Record

Submitted August 17, 2026

Certification requires the Board to determine that the property satisfies the statutory definition of an agricultural enclave in § 163.3164(4), Florida Statutes. The questions below concern elements for which the present record appears to leave material factual or legal issues unresolved.

Two dates govern. If the Board does not approve or deny within 90 days of the July 1 application (on or about September 29, 2026), the property is certified by operation of law. A denial requires issuance in writing with detailed findings of fact and conclusions of law.

The record's key perimeter figures. Total perimeter: 58,166.76 feet (Exhibit 2; Exhibit 8). For the 75% designation test, County staff reports 84.53%; the applicant's Exhibits 6 and 10 report 84% (49,101.27 ÷ 58,166.76 = 84.41%). For the 50% existing-development test, the applicant counts the East (16,131.40 ft) and South (13,464.14 ft) segments, totaling **29,595.54 feet, or 50.88%, presented as "51%"** (Exhibit 8; Exhibit 2, Line Certification). Staff reports **50.72%**, implying approximately 29,502 feet, without disclosing its numerator. The 50% floor is 29,083.38 feet, so the margin above failure is roughly **419 feet (staff) to 512 feet (applicant)** out of eleven miles of boundary.

Inquiry No. 1: The 50% requirement, § 163.3164(4)(c)1.b.

The statute requires that "at least 50 percent of such parcel or parcels is existing industrial, commercial, or residential development." The State Legislature used "their perimeter" for the 75% test, but "such parcel or parcels," meaning the surrounding parcels, for the 50% clause; the applicant and staff nonetheless calculated 50% of BR4700's own perimeter. The statute took effect July 1, 2026, and no court has construed this language. The Senate Rules Committee staff analysis of CS/CS/CS/SB 686 (Feb. 25, 2026), a persuasive aid rather than statutory text, independently describes the 50% change as applying to the adjacent parcels, stating that the committee acted to "reduce the enclave prerequisite for adjacent parcels to be 75 [percent] developed to 50 percent" and, of the parallel pathway, that "at least 50 percent of those parcels are existing development." There is no current meaningful development on 11,047 acre parcel on the western boundary. The enacted text controls; the residents ask the County to explain its contrary denominator.

Question 1. What does "at least 50 percent of such parcel or parcels" measure? If it measures the surrounding parcels, why was 50% of BR4700's perimeter calculated instead, and what statutory language authorizes that denominator?

Question 2. Identify the surrounding parcels relied upon under (c)1.b. and produce the calculation demonstrating that at least 50 percent of those parcels consists of existing

industrial, commercial, or residential development. Has that calculation been performed?

Question 3. Applicant Exhibit 8 counts 29,595.54 feet of existing-development perimeter out of 58,166.76 feet (50.88%, which the applicant rounds to 51%), and the surveyor's Line Certification in Exhibit 2 treats 100% of the 16,131.40-foot East line and 100% of the South lines as existing development. Staff reports 50.72%. State the exact numerator, in feet, used by staff, and identify each perimeter segment or parcel accounting for the approximately 93-foot difference between the applicant's 29,595.54 feet and staff's figure.

Question 4. Staff's analysis treats the Eastern and Southern perimeter as existing development in reaching 50.72%. Property Appraiser records classify five Roscoe Boulevard parcels (0684400060, 0629200000, 0636000000, 0636000030, and 0641400000; approximately 969 feet of combined frontage) as vacant residential, vacant commercial, or Rivers, Lakes and Submerged Land. For each parcel: identify the existing industrial, commercial, or residential development relied upon to treat it as developed under (c)1.b.; identify the definition of "development" (see § 380.04, Florida Statutes) that staff applied; state whether any frontage associated with these parcels was excluded from staff's 50.72% figure; and state the resulting percentage if frontage lacking qualifying existing development is excluded. Because the East perimeter is evaluated across the Intracoastal Waterway under the flush-left paragraph of § 163.3164(4), state also how that provision was applied to any counted parcel that is itself classified as submerged land, and which upland parcel across the water qualifies for that segment. (By the residents' approximate arithmetic, excluding the identified frontage would place both the applicant's and staff's figures below 50%.)

Question 5. The western perimeter is qualified largely through City of Jacksonville designations. For purposes of § 163.3164(4)(c)1.b., what does "the local government" mean when an adjacent parcel lies in another jurisdiction, and what statutory basis permits another local government's zoning and future land use maps to satisfy that requirement in a St. Johns County certification?

Inquiry No. 2: Bona fide agricultural operation, § 163.3164(4)(b)

The statute requires five years of continuous use for bona fide agricultural purposes as defined by § 193.461, good-faith commercial agricultural use. The residents acknowledge that the record contains operational evidence, not merely an agricultural tax classification: a Property Appraiser letter; owner affidavits; a timber-sales summary (Exhibit 5.4, submitted through the Exhibit 5.3 supplemental affidavit, though not accompanied by settlement statements, mill receipts, harvest contracts, or parcel-level allocations) showing sales in 2021, 2022, 2025, and 2026; and two February 2020 Callahan Timber forest-management plans. The residents also recognize that commercial forestry does not require a timber sale every year. The issue is whether the record establishes that the certified parcel or parcels remained in continuous, bona fide commercial agricultural use

throughout the required five-year period, including 2023 and 2024, when the timber-sales summary shows no harvest.

> **Question 6.** What evidence establishes the commercial forestry activity occurring during 2023 and 2024, including planting, reforestation, site preparation, thinning, prescribed management, maintenance, timber cruising, harvest preparation, or other commercial forestry operations, and what evidence ties those activities to the parcel or parcels being certified?

The two February 2020 plans describe tracts of **2,472 acres (9 parcels)** and **2,255 acres (16 parcels)**, with parcels appearing on both lists. The record contains no reconciliation of those tracts to the certified 4,462 acres and 21 parcels, and no updated plan despite the supplemental affidavit's statement that the plans are "periodically updated."

> **Question 7.** Beyond the agricultural tax classification, what did staff independently verify? State the dates of the aerial imagery staff reviewed, the observable forestry or other commercial agricultural activity that imagery establishes during the statutory period, and the precise five-year period staff applied under § 163.3164(4)(b).

> **Question 8.** Identify which of the 21 certified parcels are covered by each February 2020 Forest Management Plan, and the evidence establishing bona fide agricultural use of any certified acreage covered by neither plan.

Inquiry No. 3: The January 1, 2025 snapshot

The definition applies to a parcel or parcels that met every criterion "as of January 1, 2025." Two categories of record evidence seem to be unproven.

First, Official Jacksonville records establish that Ordinance 2024-342-E was finally adopted June 25, 2024, but do not state the effective date of the resulting Future Land Use Map amendment. Section 8 of the ordinance provides that the amendment became effective 31 days after the state land planning agency notified Jacksonville that the adopted amendment package was complete, unless timely challenged, in which event effectiveness awaited a final compliance order. The certification record contains the ordinance and City staff materials but not that completeness notification. The western segment is necessary to the applicant's 75% calculation; without it, the applicant's east and south segments total only approximately 50.88% of BR4700's perimeter.

Second, the certified boundary derives from a sketch dated June 18, 2026, whose general notes state "THIS IS NOT A SURVEY," and it differs materially from the deeds. The July 22, 2025 special warranty deed (O.R. Book 6189, Page 522) conveys, among other lands, all of Section 6 and fractional Section 5, with a western boundary running 21,252.58 feet along the county line; the certified description covers only portions of Sections 5 and 6, with a western boundary of 19,505.73 feet. The 21 parcels' combined GIS acreage (approximately 4,569 acres) exceeds both the certified 4,462.09 acres and the 4,480-acre statutory maximum. The title report's chain of title (Exhibit 4.1) also lists multiple source

instruments, including a warranty deed at O.R. Book 2597, Page 1931 that post-dates the 1994 Trustee's Deed, while the Owner Affidavit attributes the entire property to the Trustee's Deed alone.

Question 9. Produce or identify the Florida Commerce completeness notification for Jacksonville Amendment 23-4ESR / Application L-5861-23A / Ordinance 2024-342-E, state the date Jacksonville received it, and identify any timely challenge and its disposition. What date does the County find that the Multi-Use Future Land Use Map designation became legally effective? If it was not legally effective as of January 1, 2025, does staff agree that the western segment cannot be counted under §163.3164(4)(c)1.b. and that the 75% perimeter requirement is not satisfied?

Question 10. Identify the precise 4,462.09-acre legal description being certified and the record evidence establishing that this same land, in this same configuration, constituted the "parcel or parcels" that satisfied every element of § 163.3164(4) as of January 1, 2025, including the recorded instrument through which each of the 21 parcels traces to Estuary, LLC as of that date. If the certification area was carved from the larger holdings described in the July 2025 deed, what establishes that the 4,462.09-acre certification parcel itself existed, in that configuration, and satisfied the statute on January 1, 2025?

Inquiry No. 4: What certification permits

The applicant proposes 1.0 unit per gross acre: approximately **4,462 homes**. That number appears nowhere in the certification itself. Once certified, § 163.3162(4)(e) entitles the owner (and, because certification attaches to the land, presumably any successor) to submit plans for single-family residential housing at the density of adjacent development; the staff report identifies the adjacent New Town (Nocatee) designation at 6 units per acre and states the resulting maximum: **26,772 units**. The statute permits final approval to be administrative, prohibits the County from requiring a process longer than 180 days, and prohibits the County from requiring further quasi-judicial review or public hearing. This certification hearing is the public decision point provided by this statutory process. The residents therefore ask the following before any vote.

Question 11. The staff report recites the applicant's statement that it "will not exceed 1.0 residential units per gross acre." Is that representation legally binding on the applicant and its successors for purposes of certification and any subsequent development plans under § 163.3162(4)(e), and if so, by what instrument? If it is not binding, the residents ask the Board to acknowledge on the record that it is being asked to certify eligibility for up to 26,772 units.

Question 12. Staff found that all public facilities are not presently available, so § 163.3164(4)(d) rests entirely on the applicant's offer (Exhibits 9.1–9.3) to enter binding proportionate-share agreements. What residential density or unit count will be used in determining the applicant's proportionate share for each public service: the 4,462-unit

proposal, or the up-to-26,772-unit entitlement? The JEA capacity letter in the record addresses a scenario of up to 1.0 unit per gross acre. If subsequent development plans may lawfully exceed that density, will the proportionate-share obligations and service-capacity determinations be recalculated for the higher intensity, and at what point does the offer ripen into a binding obligation?

Finally, whatever interpretations the Board adopts on all of the questions above, the residents ask that they be stated as **written findings, in the alternative where multiple independent grounds exist**, so that no single interpretation carries the decision on review.

A note on accuracy and good faith. *The application, exhibits, supplemental filings, and staff report comprise several hundred pages, which the residents reviewed to the best of their ability; questions deemed answerable from that record have been removed from this submission. Factual statements are made in good faith and drawn from the record wherever possible; resident-derived measurements are approximate; interpretations are offered as argument, not settled law; nothing is intended as an accusation of wrongdoing by staff or the applicant; and the residents welcome correction of any error on the record.*

EXHIBIT 2

Orange County Planning Division
Lake Pickett North Agricultural Enclave Certification
Staff Report; Applicant's Submittal of Subject Property Boundary;
Staff's "Does Not Comply" Letter to Applicant, July 27, 2026

CASE: Lake Pickett North

Commission District: 5

GENERAL INFORMATION

APPLICANT:	Lake Pickett North, LLC
AGENT:	Gregory Lee, Baker Hostetler, LLP
OWNERS:	Mary Rybolt Lamar, Rolling R. Ranch, Ltd. Lake Pickett North, LLC* **Lake Pickett North, LLC is the controlling entity*
HEARING TYPE:	Agricultural Enclave Certification
LOCATION:	North of Lake Pickett Road, east of the Econlockhatchee River, west of Chuluota Road, south of the Orange / Seminole County boundary.
PARCEL ID NUMBERS:	08-22-32-0000-00-018, 05-22-32-0000-00-001, 05-22-32-0000-00-002, 05-22-32-0000-00-006, 05-22-32-0000-00-007, 05-22-32-0000-00-011, 05-22-32-0000-00-012, 05-22-32-0000-00-013, 05-22-32-0000-00-014, and 07-22-32-0000-00-001
SIZE / ACREAGE:	1,317- gross acres
COMMUNITY MEETING:	A community meeting was not required for this request.
PROPOSED USE:	A development program is not required or provided at this time.

ACTION FOR CONSIDERATION

Planning Division and County Attorney's Office

Deny the request to certify the parcels generally known as Lake Pickett North as an agricultural enclave pursuant to Florida Statutes Section 163.3162(4).

SUBJECT PROPERTY ANALYSIS

Overview

On July 1, 2026, staff was in receipt of a letter requesting certification of certain property generally known as **Lake Pickett North** as an agricultural enclave pursuant to Section 163.3162(4), Florida Statutes.

The application identifies ten parent parcels totaling **1,317 acres** and requests certification of a reduced and undefined **1,258 acres** as an agricultural enclave. Section 163.3162(4)(a), Florida Statutes, authorizes the owner of a parcel or parcels of land, or the

owner's authorized agent or controlling entity, to apply to the governing body of the local government for certification of the parcel or parcels as an agricultural enclave, as defined in Section 163.3164(4), Florida Statutes. The maximum set forth therein is **1,280 acres** unless other criteria are met.

Agricultural enclave certification is a threshold determination concerning whether the parcel or parcels satisfy the criteria established by state law. The request does not include a specific development plan, subdivision plan, rezoning, or Comprehensive Plan amendment. It is a determination of whether the request meets the criteria as outlined in Florida law.

Statutory Review Process

Orange County received the application on **July 1, 2026**.

Section 163.3162(4)(b), Florida Statutes, requires the local government, within 30 days after receiving an application, to provide the applicant with a written report detailing whether the application complies with the requirements of section 163.3162(4)(a), Florida Statutes. Orange County provided the required written report to the applicant on **July 27, 2026**. The report is attached for reference.

Section 163.3162(4)(c), Florida Statutes, requires the local government to hold a public hearing to approve or deny certification within 30 days after providing the written report. Accordingly, based on the July 27, 2026 report date, the public hearing must be held no later than August 27, 2026. The statute further provides that if the County does not approve or deny certification within 90 days after receiving the application, the parcel or parcels must be certified as an agricultural enclave.

Analysis and Administrative Review Determination

The application identifies ten parent parcels whose complete parcel descriptions total approximately **1,317 acres**. The applicant is not seeking certification of all ten parent parcels in their entirety. Instead, the applicant identifies an approximately **1,258-acre** certification area by excluding portions of three of the parent parcels associated with utility easements. The maximum set forth in Florida law is **1,280 acres** unless other criteria are met.

For this reason, Orange County's July 27, 2026, written report determined that the application, as submitted, does not comply with the requirements of section 163.3162(4)(a), Florida Statutes.

Lake Pickett Study Area

One of the criterion defining an "Agricultural Enclave" per Florida Statutes is the location of a parcel or parcels within a rural study area, as of January 1, 2025. The ten parent parcels identified in the application were located within the Lake Pickett Study Area as of January 1, 2025. The Board of County Commissioners subsequently voted to remove the Lake Pickett North area from the Lake Pickett Study Area on May 6, 2025 (Amendment 2024-2-B-CP-2) and adopted the implementing Ordinance on May 20, 2025 (Ordinance 2025-12).

Nature and Scope of the Board's Review

A community meeting was not held because the current request is limited to agricultural enclave certification under the expedited statutory process and does not include a specific

development proposal. The noticed Board public hearing provides the opportunity for the applicant and interested members of the public to present testimony and evidence concerning the certification request.

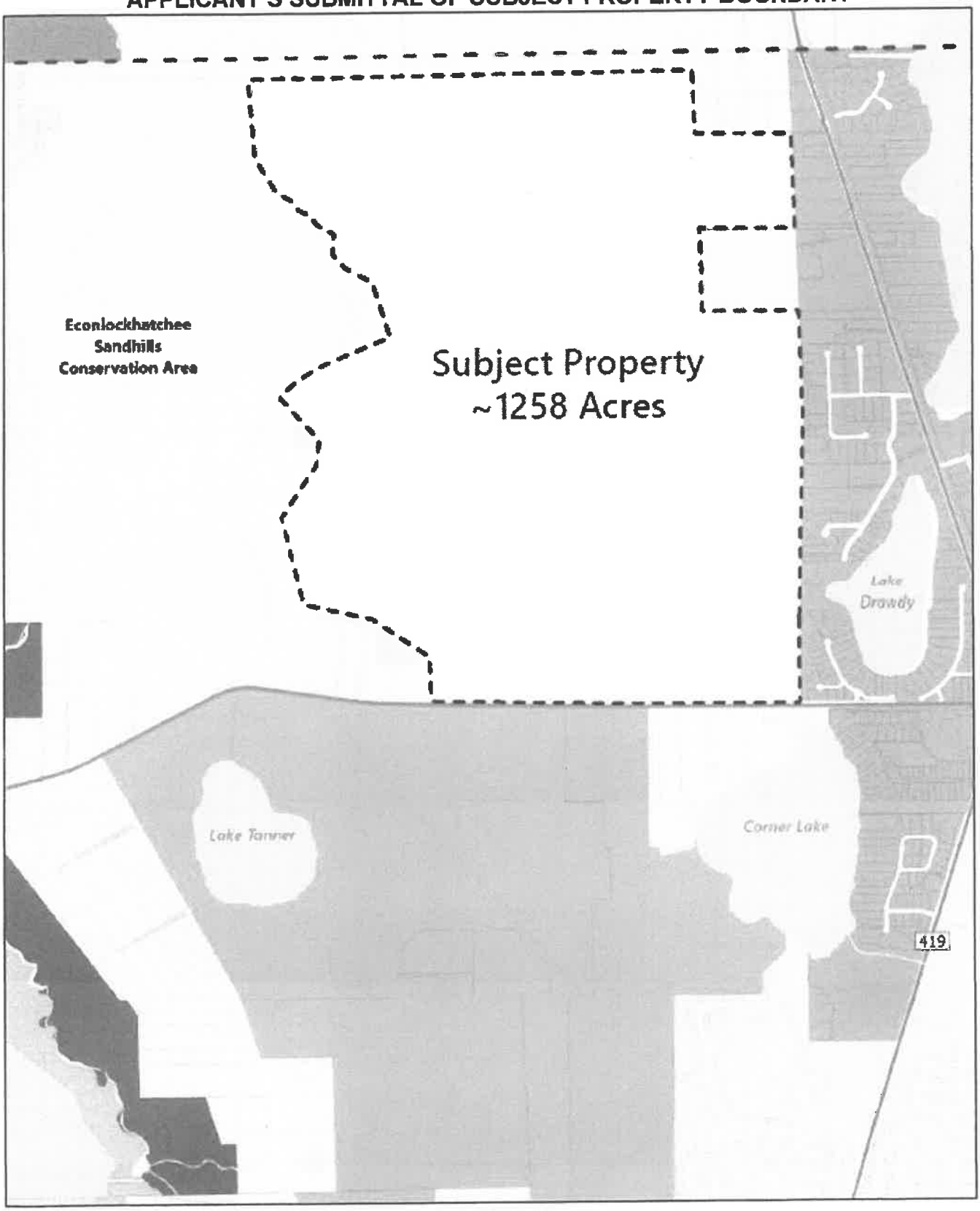
This proceeding is not a Comprehensive Plan amendment, rezoning, or approval of a particular development plan. Accordingly, the Board is not being asked at this hearing to conduct the type of project-specific compatibility or Comprehensive Plan consistency review ordinarily associated with those applications. The Board's determination is limited to whether the parcels qualify for certification under sections 163.3162(4) and 163.3164(4), Florida Statutes.

At the conclusion of the public hearing, the Board must approve or deny the certification request. If the request is denied, section 163.3162(4)(d), Florida Statutes, requires the Board to issue a written decision containing detailed findings of fact and conclusions of law.

Development Program

The request does not include a specific development program. If certification is approved, the owner may subsequently submit development plans for single-family residential housing consistent with the applicable land-use requirements or future land-use designations of one or more adjacent parcels or an adjacent development. The statute provides that such development must be treated as a conforming use notwithstanding the County's Comprehensive Plan, Future Land Use Map designation, or zoning.

APPLICANT'S SUBMITTAL OF SUBJECT PROPERTY BOUNDARY



STAFF'S 'DOES NOT COMPLY' LETTER TO APPLICANT

ORANGE COUNTY FLORIDA

July 27, 2026

Gregory D. Lee
200 South Orange Avenue
Suite 2300
Orlando, FL 32801

Re: Lake Pickett North Agricultural Enclave Certification

Dear Mr. Lee:

Orange County has completed its review of your Request for Agricultural Enclave Certification under section 163.3162(4), Florida Statutes.

The application identifies ten parcels totaling approximately 1,317 acres, and after excluding the land area within two parcels due to a utility easement, the subject property area is reduced to approximately 1,258 acres.

After reviewing section 163.3162(4), the term parcel or parcels indicates that portions of parcels cannot form the subject property. As such, the application was reviewed using the whole parcels for the acreage calculation.

For this reason, Orange County has determined that the application does not comply with the requirements of section 163.3162(4)(a), Florida Statutes, and more specifically, the acreage maximum of 1,280 acres in section 163.3164(4)(e), Florida Statutes, that the application has made a basis for certification.

This letter constitutes the written report required by section 163.3162(4)(b), Florida Statutes. It is not a final approval or denial of the certification request; the request will be considered by the Board of County Commissioners in accordance with section 163.3162(4)(c), Florida Statutes.

If you have any questions regarding this determination, please contact the Orange County Planning Division at 407-836-5602 or Jason.Sorensen@ocfl.net.

Sincerely,

Alberto Vargas, MArch
Orange County Planning Division
Alberto.Vargas@ocfl.net
407-836-5354

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

In re: Application for Agricultural Enclave Certification, ENCERT 2026-01 (BR4700, LLC)
Continued public hearing: September 1, 2026

WRITTEN OBJECTIONS TO CERTIFICATION AND RENEWED REQUEST FOR WRITTEN FINDINGS

The undersigned resident of St. Johns County ("Objector") respectfully submits these written objections to certification of the above-referenced application, for inclusion in the official record of ENCERT 2026-01 and for purposes of these proceedings and any subsequent review. Objector requests that this document be filed with the Clerk and made part of the record before any vote on the application.

Summary of grounds. Three independent defects in the record each require denial. First, the 50% existing-development requirement of § 163.3164(4)(c)1.b applies to the surrounding designated parcels, and neither the applicant nor staff has calculated it; both measured the enclave's own perimeter instead, and passed by roughly 400 to 500 feet out of eleven miles (Objection 1). Second, the parcels that existed on January 1, 2025 total 4,568.95 acres by the applicant's own figures, exceeding the 4,480-acre ceiling; the 4,462.09-acre figure comes from a sketch drawn in June 2026 that carves a portion out of those parcels; and the applicant's own Property Appraiser exhibits show three single-family residences, stables, and a barn inside a boundary presented for certification as "undeveloped." Orange County, applying the same statute to an application filed the same day, determined in its § 163.3162(4)(b) report that portions of parcels cannot form the subject property and measured acreage on whole parcels; the applicant there withdrew rather than contest it (Objection 2; Exhibit B). Third, roughly a third of the perimeter needed to reach the 75% threshold is supplied by City of Jacksonville designations on undeveloped Duval County land owned by the applicant's affiliates, which the statute's reference to "the local government" does not permit (Objections 3 and 4). Each is developed below, together with further objections to the large-acreage exception, the measuring date, and the scope of the entitlement the Board is asked to certify.

I. PRIOR SUBMISSION AND THE COUNTY'S NON-RESPONSE

On August 17, 2026, residents submitted a document titled "ENCERT 2026-01: BR4700 Agricultural Enclave Certification: Questions for the Record," presenting twelve questions across four inquiries concerning elements of § 163.3164(4), Florida Statutes. That document was delivered to four members of this Board, to Growth Management Department personnel, and to the Office of the County Attorney, and was also submitted at the August 19, 2026 public hearing. It is attached as **Exhibit A** and incorporated in full. The residents' presentation at the August 19 hearing put a number of the same questions to the Board orally as requests for answers on the record, and closed by asking that the questions be answered on the record before any vote on the application. That request stands.

At the August 19 hearing, a motion to deny certification was made and seconded and failed on a 3–2 vote (Video 3:49:58–3:51:44). The Board then voted to continue the application to

September 1, 2026, with direction to staff to re-examine the boundary of the northern parcel and to have County GIS double-check the perimeter figures (Video 3:54:21, 4:03:22–4:03:41). A motion to obtain an independent forestry review failed (Video 4:01:18). The Office of the County Attorney advised that the continued hearing would be "limited as to what the scope is" (Video 3:57:29). Objector respectfully notes that any limitation on the scope of oral presentation on September 1 does not limit the record: the Board must determine whether the property satisfies every element of § 163.3164(4), the public hearing remains open, and written submissions to the record remain proper on every element. Objector submits this document on that basis. The questions in Exhibit A that the August 19 proceedings did not answer are renewed and restated below as **objections to certification**, together with matters developed since the hearing. Each objection is independent of the others. Official minutes of the August 19 hearing had not been published as of the date of this filing. Citations in the form "Video h:mm:ss" refer to elapsed time in the video of the hearing posted on St. Johns County's official YouTube channel (St. Johns County BCC Meeting Livestream, August 19, 2026, https://www.youtube.com/live/_cBYpzqCXgc). Quotations are taken from that video; where a speaker is not identified on the record, the attribution is from context.

II. GOVERNING STANDARD

Certification requires the Board to determine that the property satisfies every element of the statutory definition of an agricultural enclave in § 163.3164(4), Florida Statutes, which defines an enclave as an "unincorporated, undeveloped parcel or parcels that, as of January 1, 2025," meet the criteria in paragraphs (a) through (f). January 1, 2025 is the statutory qualification date for those criteria; paragraph (b) additionally carries its own five-year look-back measured from "the date of any comprehensive plan amendment or development application." The burden of establishing each element rests with the applicant. See Bd. of Cty. Comm'rs of Brevard Cty. v. Snyder, 627 So. 2d 469 (Fla. 1993) (landowner seeking site-specific land use approval bears the initial burden of demonstrating compliance with the governing criteria). Snyder addressed a rezoning, and no Florida appellate court has yet construed the 2026 certification procedure; but the analogy is close. Certification applies statutory criteria to a specific property on an owner's application, the Community Planning Act's definition of "development permit" in § 163.3164 expressly includes a "certification," and the County's own hearing notice for this application invokes the competent-substantial-evidence standard of Snyder (Neighborhood Bill of Rights Notification, July 23, 2026). A quasi-judicial determination must rest on competent substantial evidence: evidence a reasonable mind would accept as adequate to support the conclusion. De Groot v. Sheffield, 95 So. 2d 912 (Fla. 1957). The staff report of July 31, 2026 describes itself as "staff's preliminary evaluation" and states that the Board must consider "any additional evidence presented" before determining whether certification should be approved or denied. Staff Report at 4, 8.

A denial must issue in writing with detailed findings of fact and conclusions of law. § 163.3162(4)(d), Fla. Stat. The statute does not impose the same express requirement on an approval; Objector nonetheless requests written findings on approval, for the reasons stated in Part IV. If the Board neither approves nor denies within 90 days of the July 1, 2026

application (on or about September 29, 2026), the property is certified by operation of law. § 163.3162(4)(c), Fla. Stat.

Key record figures: total perimeter 58,166.76 feet (Exhibits 2, 8). The applicant's segments are: East 16,131.40 feet (across the Intracoastal Waterway), South 13,464.14 feet (Nocatee), West 19,505.73 feet (Duval County), and North 9,065.49 feet (Exhibit 6 table; Exhibit 8 Map). For the 75% test, staff reports 84.53%; the applicant's Exhibits 6 and 10 compute to 84.41%. For the 50% existing-development calculation, the applicant counts 29,595.54 feet (50.88%); staff reports 50.72% (approximately 29,502 feet) without disclosing its numerator. The 50% floor is 29,083.38 feet. In other words, the application passes this test by roughly 419 feet (staff) or 512 feet (applicant) out of about eleven miles of boundary. For the acreage ceiling, the application is 4,462.09 acres against a 4,480-acre maximum, a margin of about 18 acres.

III. OBJECTIONS

Objection 1. The 50% requirement of § 163.3164(4)(c)1.b has not been applied as written, and the calculation the statute requires has never been performed.

Clause (c)1.b counts, toward the 75% perimeter test, surrounding parcels that the local government has designated for industrial, commercial, or residential development "and at least 50 percent of *such parcel or parcels* is existing industrial, commercial, or residential development." The Legislature used "their perimeter" for the 75% test and "such parcel or parcels" (the surrounding designated parcels) for the 50% clause. The two phrases describe different things, and the distinction is deliberate. The statute this bill amended counted "[p]roperty that the local government has designated . . . as land that is to be developed for industrial, commercial, or residential purposes, and at least 75 percent of *such property* is existing industrial, commercial, or residential development." § 163.3164(4)(c)2., Fla. Stat. (2024); see Senate Rules Committee Staff Analysis, CS/CS/CS/SB 686, at 5 (Feb. 25, 2026) (describing present law). "Such property" in the predecessor text and "such parcel or parcels" in the current text refer to the same thing: the surrounding designated land. The same analysis describes the 2026 change as a change to the prerequisite for the adjacent parcels: the committee substitute would "reduce the enclave prerequisite for adjacent parcels to be 75 [percent] developed to 50 percent." Id. at 9; see also id. at 7 ("at least 50 percent of those parcels are existing development"). The staff analysis is a persuasive aid rather than statutory text, but it confirms what the text says on its face: the 50% figure is a measure of the surrounding designated parcels, not of the enclave's own perimeter.

Both the applicant and staff measured the enclave's perimeter instead. Exhibit 8 divides 29,595.54 feet of frontage by the total perimeter of 58,166.76 feet to reach 51% (Exhibit 8 Affidavit ¶¶ 12–13 and table). The staff report states that the property is "surrounded by 50.72% of its perimeter by parcels developed as existing industrial, commercial, or residential." Staff Report at 6. At the August 19 hearing the applicant's planner described the test in the same terms, as requiring that "at least 50% of that surrounding perimeter" be existing development, and explained that the applicant's surveyor computed the East frontage at 27% and the South at 23% of the enclave's perimeter to reach 50.88% (Video 2:11:32, 3:42:04). Neither calculation asks what the statute asks: what share of the

surrounding designated parcels is existing industrial, commercial, or residential development. Objector contends that the calculation the statute requires has never been performed by any party; that the surrounding designated set includes an approximately 11,047-acre tract on the western boundary that the City of Jacksonville's own staff report describes as "undeveloped land" with a current site utilization of "vacant" (Exhibit 10.4 at 2, 5), and for which the County's own adjacency table records "Existing Development: No" (Staff Report at 3); and that on the statute's own terms the element is not established.

Objector anticipates the response that "such parcel or parcels" could be measured by counting parcels, so that many small developed lots on one side of the property would outweigh a single large undeveloped tract on another. That reading cannot be squared with the predecessor text, which measured a percentage "of property," or with the committee's description of the amendment as lowering the percentage of the adjacent parcels that must be "developed." A reading under which a few dozen residential lots along Roscoe Boulevard outweigh eleven thousand undeveloped acres would defeat the evident purpose of the clause, which is to confirm that the surrounding designated land is in fact substantially built. At minimum, the clause is ambiguous as to its unit of measure, the applicant bears the burden on every element, and no party has performed the calculation under any reading of the clause other than the one the statute does not contain. Certification on this record would be contrary to the statutory text and unsupported by competent substantial evidence. (Exhibit A, Questions 1–3.)

Objector further objects that staff's 50.72% figure remains unexplained: the exact numerator in feet, and the segments accounting for the approximately 93-foot difference from the applicant's figure, have not been disclosed despite written request. That backup has been requested and has not been produced. An element found by a margin of roughly 419–512 feet cannot be sustained on an undisclosed calculation.

In the alternative, and even assuming the applicant's perimeter methodology were legally correct, some of the counted frontage does not carry the kind of development the statute names. Per current St. Johns County Property Appraiser records, the five Roscoe Boulevard parcels identified in Exhibit A, Question 4 (0684400060, 0629200000, 0636000000, 0636000030, 0641400000; approximately 969 feet of combined frontage) each carry a building value of $0; their only improvements are bulkheads on four, and two small storage buildings on the fifth. Clause (c)1.b counts "existing industrial, commercial, or residential development," not development of any kind. The applicant's counsel confirmed on August 19 that the applicant is counting frontage on this basis, stating that the statutory definition of development "can include properties that are subdivided . . . or have been improved in some other manner like a sea wall," and that "vacant properties can be subdivided by plat or otherwise but they're still considered development" (Video 3:42:37). That is the wrong test. A bulkhead or storage shed on vacant land is "development" under the broad definition in § 380.04, but it is not existing industrial, commercial, or residential development, and a vacant platted lot is not either. Parcel 0641400000's tax roll shows a building value through 2019 and $0 from 2020 forward, so no structure remained as of the qualification date. Parcel 0684400060 is itself submerged: 12.45 acres classified Rivers, Lakes and Submerged Lands, owned by a canal association. The East perimeter is evaluated across the Intracoastal Waterway under the flush-left paragraph of §

163.3164(4); where the counted parcel across the water is itself submerged land, the record must identify the qualifying upland parcel for that segment, and it does not. By Objector's approximate arithmetic, excluding this frontage places both the applicant's and staff's figures below the 50% floor. (Exhibit A, Question 4.)

Objection 2. The 4,462.09-acre boundary is a June 2026 configuration that does not correspond to the parcel or parcels existing on January 1, 2025, and the land proposed for certification is not "undeveloped."

Acreage. Paragraph (e) applies to "a parcel or parcels that, as of January 1, 2025 . . . do not exceed" 1,280 acres, or 4,480 acres where the large-acreage exception applies. The 21 tax parcels that composed the property on January 1, 2025 total 4,568.95 acres according to the applicant's own Attachment I to the Property Appraiser's letter (Exhibit 5.2, "Parcel Size per SJC GIS"), exceeding the 4,480-acre ceiling by nearly 89 acres. The 4,462.09-acre figure derives instead from a sketch and legal description prepared by ETM Surveying & Mapping on June 18, 2026 (Exhibit 2), seventeen months after the statutory qualification date. Objector acknowledges that Exhibit 2 is signed and sealed by a Florida Professional Surveyor and Mapper; its general notes nonetheless state "THIS IS NOT A SURVEY," and its certification recites that it is "based upon available survey information, recorded plats, [and] aerial" data rather than a field boundary survey. The applicant nonetheless described Exhibit 2 to the Board repeatedly as a "signed and sealed survey" and stated that "these numbers are all based on survey" (Video 2:10:33, 3:41:31). The document itself says otherwise, and the Board should not be asked to rely on a field survey that does not exist. The Board's own direction on continuance was to re-examine the boundary, and in particular "that cut off at the top" (Video 3:54:21). The description also departs from the applicant's own instruments. The July 2025 special warranty deed (O.R. Book 6189, Page 522) and the title report (Exhibit 4.1) describe a western boundary running 21,252.58 feet along the county line, while the description submitted for certification runs 19,505.73 feet, so that roughly 1,750 feet of county-line frontage and the acreage behind it were excised at the north end in 2026; and the submitted description covers portions of Sections 5 and 6, whereas the deed conveys all of Section 6. The parcels that existed on January 1, 2025 exceed the cap; what is presented for certification is a 2026 subset of them.

Orange County's determination on the same question. This is not a novel reading. On July 1, 2026, the same day this application was filed, Lake Pickett North, LLC applied to Orange County for certification of ten parcels totaling approximately 1,317 acres, excluding roughly 59 acres of utility easement to present a "subject property" of approximately 1,258 acres and come under the 1,280-acre ceiling. In its written report under § 163.3162(4)(b), dated July 27, 2026, the Orange County Planning Division determined that "the term parcel or parcels indicates that portions of parcels cannot form the subject property," reviewed the application "using the whole parcels for the acreage calculation," and found that the application did not comply with § 163.3162(4)(a) because the whole parcels exceeded the ceiling in § 163.3164(4)(e). The Orange County Planning Division and County Attorney's Office recommended denial on that basis, and the applicant, represented by Baker & Hostetler LLP, withdrew the application by letter dated August 20, 2026, reserving the right to refile, rather than contest the determination before the Orange County Board. The July 27, 2026 report and the applicant's boundary map are attached as **Exhibit B**. Orange

County's reading is not binding on this Board, but it is the contemporaneous construction of the same new statute by another Florida county's planning staff and county attorney, it rests on the same statutory words at issue here, and no tribunal has rejected it. Applied to this application, it is dispositive: the whole parcels total 4,568.95 acres by the applicant's own figures, and the application fails paragraph (e) whether the ceiling is 1,280 or 4,480 acres. A reading under which an owner may carve any acreage it likes out of larger parcels would make the acreage ceilings in paragraph (e) unenforceable; the Legislature set those ceilings against "a parcel or parcels," and Orange County correctly gave that phrase its ordinary meaning.

Objector is aware that § 163.3164 defines "parcel of land" to include land "designated by its owner or developer as land to be used, or developed as, a unit or which has been used or developed as a unit," and that the applicant may argue an owner can define the unit later and then prove its characteristics as of the qualification date. That reading is available, but it is not the only one, and the text points the other way: the definition asks what the owner *has* designated or what *has been* used as a unit, and § 163.3164(4) fixes the qualifying "parcel or parcels" as of January 1, 2025. The only instrument designating this 4,462.09-acre configuration as a unit is the June 2026 sketch. Nothing in the record shows this configuration was described, conveyed, taxed, managed, or used as a unit on that date.

Undeveloped. The statutory definition begins with a threshold requirement that precedes paragraphs (a) through (f): an agricultural enclave is an "unincorporated, *undeveloped* parcel or parcels." § 163.3164(4). The applicant's own Appendix to Exhibit 5 shows that the application boundary is not undeveloped. The Property Appraiser's card for parcel 0673100000 (4505 20 Mile Road N) reports a building value of $161,971, two single-family residences built in 1940 and 2008, stable improvements, and four acres assessed as "Single Family" land alongside 87 acres of improved pasture. The card for parcel 0673200000 (4195 20 Mile Road N) reports a building value of $183,891, a single-family residence built in 2016, a pole barn, and one acre assessed as "Single Family" land. The 2016 residence first appears on the tax roll in 2017, meaning it was built during the same five-year period of continuous agricultural use on which the application relies. These are not neighbors' observations; they are documents the applicant filed. Measured against the § 380.04 definition of "development" that the applicant read into the record on August 19, 2026, which includes "the carrying out of any building activity," § 380.04(1), three residences, stables, and a barn are development. Objector acknowledges that § 193.461(3)(c) provides that maintaining a dwelling on part of agricultural land "does not in itself preclude an agricultural classification." But § 193.461(3)(d) requires that "the portion of the property consisting of the residence and curtilage must be assessed separately," which is exactly what the Property Appraiser's "Single Family" acreage on these two cards reflects; the agricultural classification the applicant relies on therefore does not, by the terms of the statute it invokes, extend to the homesites. And "undeveloped" and "bona fide agricultural use" are separate statutory requirements; satisfying the second does not satisfy the first. No Florida court has construed "undeveloped" in this provision. Objector objects that, on the applicant's own records, the threshold requirement is not met.

One unit for every element. Following from the foregoing, the record proves each element against a different piece of land. Ownership is proven against the 21 tax parcels (Exhibit 4).

Agricultural use is proven against forestry tracts described in two February 2020 management plans covering 2,472 acres (9 parcels) and 2,255 acres (16 parcels), and against a timber-sales summary that is not allocated by parcel (Exhibits 5.4, 5.5). Acreage is proven against the June 2026 subset (Exhibit 2), and surrounding conditions against that subset's perimeter (Exhibits 6–10). No single, fixed piece of land has been shown to satisfy every element of § 163.3164(4)(a)–(f) at the same time as of January 1, 2025. Objector requests that the Board identify the exact land it is asked to certify and require each element to be proved against that land. (Exhibit A, Question 10.)

Objection 3. The 75% requirement is qualified with another local government's land use designations, which the statute does not authorize.

Clause (c)1.b counts parcels "that *the local government* has designated, in *the local government's* zoning map and future land use map," as land to be developed. Section 163.3162(4) uses the same phrase throughout to mean the certifying government: the owner applies "to the governing body of the local government" (paragraph (a)); "the local government shall provide" the written report (paragraph (b)); "the local government shall hold a public hearing" (paragraph (c)); and "a local government shall treat an agricultural enclave that is adjacent to an urban service district" as within it (paragraph (f)). The phrase was carried forward from the predecessor definition, which likewise counted property "the local government has designated, in the local government's comprehensive plan, zoning map, and future land use map." § 163.3164(4)(c)2., Fla. Stat. (2024). Here the certifying local government is St. Johns County. Yet the entire western segment, 19,505.73 feet, roughly a third of the boundary and necessary to any figure above 75%, is qualified solely by City of Jacksonville designations applied to land in Duval County (Exhibit 6 Affidavit ¶ 13 and table; Exhibit 7 Affidavit ¶ 13 and table). Without that segment the qualifying frontage is 29,595.54 feet, or approximately 50.9%, and the 75% requirement fails outright.

The applicant's answer on August 19 was that "there is nothing in [§ 163.3162(4)(a)] that prohibits property being located adjacent to a different jurisdiction," (Video 2:03:41), and that there "is nothing in this statute . . . that says that you cannot consider land in an adjacent local government" (Video 3:39:03). That reframes the question. Nothing in the statute prohibits an enclave from adjoining another county; the question is whose designation the statute counts. Objector recognizes that § 163.3164 defines "local government" generally as any county or municipality, and that no court has construed the 2026 language. The question is not whether Jacksonville is a local government; it is whether "the local government" in clause (c)1.b can change referents within a single statutory scheme, from the certifying government in every other place the phrase appears to a different, adjacent government, without any express provision authorizing that substitution. The statute contains none. Nor does the observation that St. Johns County could not have designated Duval County land on its own maps support the applicant's reading; it shows only that the western land falls outside the set of parcels the clause counts. Objector objects to certification premised on an interpretation the text does not support. (Exhibit A, Question 5.)

Objection 4. The land supplying the western and northern boundaries is owned by the applicant's affiliates, so that the "enclave" is in substantial part surrounded by its own owner's undeveloped holdings.

This objection rests entirely on the applicant's own exhibits and public records. On January 1, 2025 the enclave property was owned by Estuary, LLC, which conveyed it on July 22, 2025 to BR4700, LLC, "a wholly owned entity" (Exhibit 4.2 ¶¶ 6, 8). The 11,047.38-acre tract supplying the entire western boundary "is owned by BJD Timberlands, LLC and Estuary, LLC." City of Jacksonville Ord. 2024-342-E § 3 (Exhibit 10.3). The northern boundary is described in the applicant's title report as "the southerly line of BJD property, as described and recorded in Official Records Book 4414, Page 1786" (Exhibit 4.1). Together the western and northern segments total 28,571.22 feet, approximately 49% of the perimeter, and both are shown as "Undeveloped Lands" on the applicant's Exhibit 8 Map. Asked directly on August 19 whether the Duval County land is Davis family property, the applicant's counsel answered that "the Davis family owns property or an entity related . . . I don't know what entity" (Video 2:23:04). The applicant's own Exhibit 10.3 supplies the answer: Estuary, LLC, the same entity that owned the enclave on January 1, 2025.

The Senate analysis describes agricultural enclaves as "pockets of agricultural land that are mostly surrounded by development." Staff Analysis at 1. The Rules Committee added the prohibition on using "the perimeter of another parcel certified by the local government as an agricultural enclave" expressly "to avoid a domino effect." Id. at 9. That amendment reflects a legislative concern with perimeters supplied by an applicant's own qualifying land rather than by genuine surrounding development. A property bounded on half its perimeter by its owner's affiliates' undeveloped land, and qualified along the western portion of that by entitlements those affiliates obtained from a different government, is not the enclave the statute describes. Objector does not contend that common ownership is, standing alone, a statutory bar. Objector contends that it confirms the textual readings urged in Objections 1 and 3, and that a Board applying the statute according to its evident purpose should not treat an owner's own vacant land as the "development" that surrounds an enclave.

Objection 5. The record does not establish the surrounding conditions as of January 1, 2025.

Every criterion in § 163.3164(4) is tested as of January 1, 2025, including whether the surrounding parcels were then designated for development and whether they were then "existing . . . development." The applicant's evidence is dated well after that date. Exhibit 6 cites as its source the St. Johns County Future Land Use Map "Amended: 12/05/25." Exhibit 7 cites the "Northeast Quadrant Zoning Map . . . Map Prepared: March 26, 2026." The perimeter itself derives from the June 18, 2026 sketch (Exhibit 2), and the County's GIS verification was performed in 2026. Exhibit 8 characterizes the entire southern frontage as existing residential development without identifying when the homes along that frontage were built; the application boundary runs along the northerly lines of, among other plats, River Landing at Nocatee Phase 2 (Map Book 112, Page 30) (Exhibit 4.1), and nothing in the record shows what stood on that frontage on January 1, 2025. Objector objects that the applicant has not demonstrated, and staff has not verified, the surrounding designations or

the extent of existing development as of the statutory qualification date, and requests an express finding on that date, supported by dated evidence, for each counted segment.

Objection 6. The large-acreage exception of § 163.3164(4)(e) is a separate eligibility gate, and the record's showing under it does not prove what the exception requires.

The ordinary acreage ceiling for an agricultural enclave is 1,280 acres. At 4,462.09 acres, this application can reach the 4,480-acre ceiling only if the parcels are "surrounded on at least 75 percent of their perimeter by existing or authorized *residential* development that will result in a density at buildout of at least 1,000 residents per square mile," in which case "the area must be determined to be urban." That is a different test from clause (c)1.b: it is confined to residential development, it requires a buildout density, and it requires an express determination.

The applicant's Exhibit 10 addresses the exception. It assigns the East segment to Residential-A at 1,760 residents per square mile, the South to New Town at 1,811, and the West to Jacksonville Multi-Use at 1,523, and totals 49,101.27 feet, or 84% (Exhibit 10 Affidavit ¶¶ 13–14 and table). The staff report adopts an 84.53% figure for the exception (Staff Report at 8). Objector objects that this showing does not prove the exception, for four reasons apparent on the record.

First, the 84.53% figure staff uses for the exception is the identical figure it uses for the FLUM-designation test at page 6 of its report, and that figure counts frontage that is not residential. Staff's own adjacency table identifies the East as "Residential-A (RES-A) and Commercial" on the future land use map and "RS-2 and RS-3, Commercial General (CG) and a Commercial Planned Unit Development (PUD)" on the zoning map (Staff Report at 3). Commercial frontage is not "residential development," and no party has subtracted it.

Second, the West segment is "authorized" only by another local government (Objection 3), and what that government authorized is a mixed-use PUD of 10,142 dwelling units and 680,000 square feet of commercial and office space across 11,047 acres (Exhibit 10.4 at 4), development of which "shall not be permitted until such time as a conceptual master plan is approved by the City Council" (FLUE Policy 4.3.23, quoted in Exhibit 10.4 at 3 and adopted by Ord. 2024-342-E § 5, Exhibit 10.3). The record does not show what, if anything, is authorized along the 19,505.73 feet of frontage itself, as opposed to the tract as a whole, nor that residential development is authorized there. Staff's own table records "Existing Development: No" for this segment (Staff Report at 3).

Third, the South density is computed across the entire Nocatee PUD, 12,295 units on 11,904 acres (Exhibit 10, Note 3), rather than the parcels that actually adjoin the perimeter. The statute asks what surrounds the parcel, not the average density of an 11,900-acre development most of which lies miles away.

Fourth, the exception requires that "the area must be determined to be urban." That is an express determination the Board must make. The staff report contains none.

Excluding the commercial frontage on the East and the Jacksonville segment on the West, the residential frontage that remains cannot approach 75%. Without the exception the

1,280-acre ceiling applies and the application fails on acreage regardless of any other element. Objector requests an express finding on paragraph (e), supported by a segment-by-segment ledger confined to existing or authorized residential development and the associated buildout density, separate from any finding under paragraph (c).

Objection 7. Continuous bona fide agricultural use, § 163.3164(4)(b), has not been tied to the land proposed for certification.

The statute requires the parcels proposed for certification to have been in continuous bona fide agricultural use, as defined by § 193.461, for the statutory period. Objector acknowledges that the record contains operational evidence beyond tax classification, including the Property Appraiser's letter (Exhibit 5.2), the forest management plans (Exhibit 5.5), and a timber-sales summary (Exhibit 5.4), and that commercial forestry does not require an annual harvest. The objection is narrower: none of that evidence is tied to the 4,462.09 acres presented for certification. The two February 2020 plans describe tracts of 2,472 acres (9 parcels) and 2,255 acres (16 parcels) that are not reconciled to the application boundary; the timber-sales summary is not allocated by parcel; no updated plan appears despite the supplemental affidavit's statement that plans are "periodically updated" (Exhibit 5.3 ¶ 4.b); and the record does not state what staff independently verified, including the dates of any aerial imagery and the precise five-year period applied. Objector objects that the element is unproven as to the land proposed for certification, for the reasons developed in Objection 2. (Exhibit A, Questions 6–8.)

Objection 8. The scope of the entitlement the Board is asked to certify is unresolved on the record, and the proportionate-share offers cannot be evaluated against an undefined development.

The staff report recites the applicant's statement that development "will not exceed 1.0 residential units per gross acre" (approximately 4,462 homes), while identifying the adjacent New Town designation at 6 units per acre and a resulting "Maximum Potential Density" of 26,772 units (Staff Report at 3; Exhibit 10.10). No instrument in the record makes the 1.0-unit representation binding on the applicant or its successors, and certification attaches to the land. Section 163.3162(4)(e) provides that, once certified, the owner may submit plans "consistent with the land use requirements, or future land use designations, including uses, density, and intensity, of one or more adjacent parcels or an adjacent development," and that such plans "must be treated as a conforming use, notwithstanding the local government's comprehensive plan, future land use designation, or zoning." Asked on August 19 how the County would guarantee one unit per acre, County Growth Management staff (Mike Roberson) answered that "the statute says that basically they get the density, the highest density of the surrounding land. That is what staff reviewed against," and that the statute "is what dictates" the density (Video 2:30:56); a further response was that a one-unit limitation would be "written into" a development agreement at the concurrency stage (Video 2:31:12). The applicant's counsel, asked whether the one-unit figure would ever change, answered "not to my knowledge" (Video 2:26:49), and later stated that "there will be no more than 4,462 units on this property" (Video 3:35:18). Those are statements of counsel; no affidavit, condition, covenant, or recorded instrument in the record embodies them, and § 163.3162(4)(g) bars the County from requiring further quasi-judicial review of development plans once certification issues.

Objector does not contend that certification is itself a development order for 26,772 units; further plans are required. But if the 1.0-unit representation is not binding, the Board is being asked to certify eligibility for development at adjacent densities. Objector asks that the Board acknowledge on the record what it is certifying before any vote and, if it approves, that it incorporate the applicant's 4,462-unit, single-family representation as an express condition of certification, accepted by the applicant on the record.

Separately, staff found that "all public facilities are not presently available" (Staff Report at 8), so paragraph (d) rests on the applicant's offers to enter into proportionate-share agreements (Exhibits 9.1–9.3). Objector recognizes that paragraph (d) is worded to be satisfied by an offer and does not require an executed agreement at certification. The objection is that the offers cannot be evaluated on this record: it does not state what density the proportionate-share obligations will be measured against, when the offers ripen into binding obligations, or whether capacity determinations, including the JEA letter (Exhibit 9.4), which addresses service at 1.0 unit per acre, will be recalculated if development proceeds at the densities certification permits. Objector requests findings on each of those points as a condition of any approval. (Exhibit A, Questions 11–12.)

Objection 9. Procedural objection: the evidence on which any finding rests must be in the record, and Objector must have a meaningful opportunity to test it.

The staff report of July 31, 2026 found the application "appears to satisfy" the statutory definition. On information from the August 19 proceedings, independent verification of the boundary and perimeter figures, including County GIS analysis, was undertaken after that finding and after residents' August 19 presentation. Objector does not contend that the sequence is itself a statutory violation; the statute requires an early written report, and the Board may receive additional evidence. Objector objects, rather, that a compliance finding issued before independent measurement, on margins of approximately 18 acres and 419–512 feet, cannot alone constitute competent substantial evidence, and that any GIS measurement, segment calculation, survey, expert opinion, or other material on which the Board relies must be placed in the record, together with the numerator underlying staff's 50.72% figure, before any vote. Staff stated on August 19 that County GIS "already ran these boundaries" and would "double-check" them during the continuance (Video 4:03:41). That work product, together with the GIS analysis underlying the July 31 report, should be filed in the record before the vote. The Office of the County Attorney also cautioned the Board about commissioners "acting as judges and witnesses" (Video 3:59:41); Objector agrees, and notes that the same principle requires that every fact on which the decision rests come from the record rather than from the dais or the podium. Objector renews the unanswered written questions of August 17, 2026, not as a claimed right to answers, but because each unanswered question identifies a statutory element on which the record is presently silent.

Objector further notes that material factual assertions at the August 19 hearing, including the description of on-site staffing and a property manager (Video 2:06:38), were presented as statements of counsel, prefaced "I've been provided some information by the applicant," rather than as sworn testimony or record documents. A disputed statutory fact should not be found solely on an attorney's unsupported assertion where no sworn testimony or documentary evidence supplies competent substantial evidence for it. Objector states a

standing objection to any evidence, survey, calculation, or expert material introduced for the first time at the September 1, 2026 hearing, and requests that, before any vote, Objector be afforded a reasonable opportunity to review and respond to any such material on the record.

IV. RELIEF REQUESTED

Objector respectfully requests that the Board: (1) **deny certification** of ENCERT 2026-01, with written findings of fact and conclusions of law as required by § 163.3162(4)(d); (2) in the alternative, before any approval, resolve each objection above in **written findings, stated in the alternative where multiple independent grounds exist**, so that no single interpretation carries the decision on review. Objector recognizes that § 163.3162(4)(d) expressly requires findings only on denial, and requests findings on approval because certification, once granted, permits development to be treated as a conforming use notwithstanding the comprehensive plan and zoning, and because a record that discloses the factual basis for the decision serves the County as much as it serves Objector; (3) direct disclosure of staff's 50.72% numerator, segment calculations, and any GIS verification analysis into the record; (4) identify on the record the exact land it is asked to certify and, if the Board proceeds under § 163.3164(4)(e), make the express determination that provision requires; and (5) accept this document and Exhibits A and B into the official record of ENCERT 2026-01.

V. GOOD FAITH AND ACCURACY

These objections are submitted in good faith by a resident who reviewed the several-hundred-page application, exhibits, supplemental filings, and staff report to the best of that resident's ability. Factual statements are drawn from the record wherever possible; resident-derived measurements are approximate and are offered subject to professional verification; interpretations of the statute, which no court has construed, are offered as argument rather than settled law. Nothing in this document is intended as, and it should not be read as, an accusation of fraud, misconduct, or wrongdoing by County staff, the applicant, or any person or entity. Objector welcomes correction of any error on the record.

Submitted for inclusion in the official record of ENCERT 2026-01, pursuant to the request set forth above, this 27th day of August, 2026.

Respectfully submitted,

Damian Coccio

St. Johns County Resident

CERTIFICATE OF FILING AND DELIVERY

The undersigned certifies that on the 27th day of August, 2026, this document, together with Exhibits A and B, was transmitted by electronic mail, with a request that it be filed in

the official record of ENCERT 2026-01, to: the Clerk of the Board (Minutes and Records); each member of the Board of County Commissioners; the Growth Management Department; and the Office of the County Attorney.

Exhibit A: "ENCERT 2026-01: BR4700 Agricultural Enclave Certification: Questions for the Record" (submitted August 17, 2026).

Exhibit B: Orange County Planning Division, written report under § 163.3162(4)(b), Fla. Stat., dated July 27, 2026, in re Lake Pickett North Agricultural Enclave Certification ("does not comply" determination), together with the "Applicant's Submittal of Subject Property Boundary" map from the Orange County staff report.

EXHIBIT A

"ENCERT 2026-01: BR4700 Agricultural Enclave Certification: Questions for the Record"

Submitted to the Board of County Commissioners, Growth Management Department,
and Office of the County Attorney on August 17, 2026, and tendered at the August 19, 2026 hearing.

ENCERT 2026-01: BR4700 Agricultural Enclave Certification

Questions for the Record

Submitted August 17, 2026

Certification requires the Board to determine that the property satisfies the statutory definition of an agricultural enclave in § 163.3164(4), Florida Statutes. The questions below concern elements for which the present record appears to leave material factual or legal issues unresolved.

Two dates govern. If the Board does not approve or deny within 90 days of the July 1 application (on or about September 29, 2026), the property is certified by operation of law. A denial requires issuance in writing with detailed findings of fact and conclusions of law.

The record's key perimeter figures. Total perimeter: 58,166.76 feet (Exhibit 2; Exhibit 8). For the 75% designation test, County staff reports 84.53%; the applicant's Exhibits 6 and 10 report 84% (49,101.27 ÷ 58,166.76 = 84.41%). For the 50% existing-development test, the applicant counts the East (16,131.40 ft) and South (13,464.14 ft) segments, totaling **29,595.54 feet, or 50.88%, presented as "51%"** (Exhibit 8; Exhibit 2, Line Certification). Staff reports **50.72%**, implying approximately 29,502 feet, without disclosing its numerator. The 50% floor is 29,083.38 feet, so the margin above failure is roughly **419 feet (staff) to 512 feet (applicant)** out of eleven miles of boundary.

Inquiry No. 1: The 50% requirement, § 163.3164(4)(c)1.b.

The statute requires that "at least 50 percent of such parcel or parcels is existing industrial, commercial, or residential development." The State Legislature used "their perimeter" for the 75% test, but "such parcel or parcels," meaning the surrounding parcels, for the 50% clause; the applicant and staff nonetheless calculated 50% of BR4700's own perimeter. The statute took effect July 1, 2026, and no court has construed this language. The Senate Rules Committee staff analysis of CS/CS/CS/SB 686 (Feb. 25, 2026), a persuasive aid rather than statutory text, independently describes the 50% change as applying to the adjacent parcels, stating that the committee acted to "reduce the enclave prerequisite for adjacent parcels to be 75 [percent] developed to 50 percent" and, of the parallel pathway, that "at least 50 percent of those parcels are existing development." There is no current meaningful development on 11,047 acre parcel on the western boundary. The enacted text controls; the residents ask the County to explain its contrary denominator.

Question 1. What does "at least 50 percent of such parcel or parcels" measure? If it measures the surrounding parcels, why was 50% of BR4700's perimeter calculated instead, and what statutory language authorizes that denominator?

Question 2. Identify the surrounding parcels relied upon under (c)1.b. and produce the calculation demonstrating that at least 50 percent of those parcels consists of existing

industrial, commercial, or residential development. Has that calculation been performed?

Question 3. Applicant Exhibit 8 counts 29,595.54 feet of existing-development perimeter out of 58,166.76 feet (50.88%, which the applicant rounds to 51%), and the surveyor's Line Certification in Exhibit 2 treats 100% of the 16,131.40-foot East line and 100% of the South lines as existing development. Staff reports 50.72%. State the exact numerator, in feet, used by staff, and identify each perimeter segment or parcel accounting for the approximately 93-foot difference between the applicant's 29,595.54 feet and staff's figure.

Question 4. Staff's analysis treats the Eastern and Southern perimeter as existing development in reaching 50.72%. Property Appraiser records classify five Roscoe Boulevard parcels (0684400060, 0629200000, 0636000000, 0636000030, and 0641400000; approximately 969 feet of combined frontage) as vacant residential, vacant commercial, or Rivers, Lakes and Submerged Land. For each parcel: identify the existing industrial, commercial, or residential development relied upon to treat it as developed under (c)1.b.; identify the definition of "development" (see § 380.04, Florida Statutes) that staff applied; state whether any frontage associated with these parcels was excluded from staff's 50.72% figure; and state the resulting percentage if frontage lacking qualifying existing development is excluded. Because the East perimeter is evaluated across the Intracoastal Waterway under the flush-left paragraph of § 163.3164(4), state also how that provision was applied to any counted parcel that is itself classified as submerged land, and which upland parcel across the water qualifies for that segment. (By the residents' approximate arithmetic, excluding the identified frontage would place both the applicant's and staff's figures below 50%.)

Question 5. The western perimeter is qualified largely through City of Jacksonville designations. For purposes of § 163.3164(4)(c)1.b., what does "the local government" mean when an adjacent parcel lies in another jurisdiction, and what statutory basis permits another local government's zoning and future land use maps to satisfy that requirement in a St. Johns County certification?

Inquiry No. 2: Bona fide agricultural operation, § 163.3164(4)(b)

The statute requires five years of continuous use for bona fide agricultural purposes as defined by § 193.461, good-faith commercial agricultural use. The residents acknowledge that the record contains operational evidence, not merely an agricultural tax classification: a Property Appraiser letter; owner affidavits; a timber-sales summary (Exhibit 5.4, submitted through the Exhibit 5.3 supplemental affidavit, though not accompanied by settlement statements, mill receipts, harvest contracts, or parcel-level allocations) showing sales in 2021, 2022, 2025, and 2026; and two February 2020 Callahan Timber forest-management plans. The residents also recognize that commercial forestry does not require a timber sale every year. The issue is whether the record establishes that the certified parcel or parcels remained in continuous, bona fide commercial agricultural use

throughout the required five-year period, including 2023 and 2024, when the timber-sales summary shows no harvest.

> **Question 6.** What evidence establishes the commercial forestry activity occurring during 2023 and 2024, including planting, reforestation, site preparation, thinning, prescribed management, maintenance, timber cruising, harvest preparation, or other commercial forestry operations, and what evidence ties those activities to the parcel or parcels being certified?

The two February 2020 plans describe tracts of **2,472 acres (9 parcels)** and **2,255 acres (16 parcels)**, with parcels appearing on both lists. The record contains no reconciliation of those tracts to the certified 4,462 acres and 21 parcels, and no updated plan despite the supplemental affidavit's statement that the plans are "periodically updated."

> **Question 7.** Beyond the agricultural tax classification, what did staff independently verify? State the dates of the aerial imagery staff reviewed, the observable forestry or other commercial agricultural activity that imagery establishes during the statutory period, and the precise five-year period staff applied under § 163.3164(4)(b).

> **Question 8.** Identify which of the 21 certified parcels are covered by each February 2020 Forest Management Plan, and the evidence establishing bona fide agricultural use of any certified acreage covered by neither plan.

Inquiry No. 3: The January 1, 2025 snapshot

The definition applies to a parcel or parcels that met every criterion "as of January 1, 2025." Two categories of record evidence seem to be unproven.

First, Official Jacksonville records establish that Ordinance 2024-342-E was finally adopted June 25, 2024, but do not state the effective date of the resulting Future Land Use Map amendment. Section 8 of the ordinance provides that the amendment became effective 31 days after the state land planning agency notified Jacksonville that the adopted amendment package was complete, unless timely challenged, in which event effectiveness awaited a final compliance order. The certification record contains the ordinance and City staff materials but not that completeness notification. The western segment is necessary to the applicant's 75% calculation; without it, the applicant's east and south segments total only approximately 50.88% of BR4700's perimeter.

Second, the certified boundary derives from a sketch dated June 18, 2026, whose general notes state "THIS IS NOT A SURVEY," and it differs materially from the deeds. The July 22, 2025 special warranty deed (O.R. Book 6189, Page 522) conveys, among other lands, all of Section 6 and fractional Section 5, with a western boundary running 21,252.58 feet along the county line; the certified description covers only portions of Sections 5 and 6, with a western boundary of 19,505.73 feet. The 21 parcels' combined GIS acreage (approximately 4,569 acres) exceeds both the certified 4,462.09 acres and the 4,480-acre statutory maximum. The title report's chain of title (Exhibit 4.1) also lists multiple source

instruments, including a warranty deed at O.R. Book 2597, Page 1931 that post-dates the 1994 Trustee's Deed, while the Owner Affidavit attributes the entire property to the Trustee's Deed alone.

Question 9. Produce or identify the Florida Commerce completeness notification for Jacksonville Amendment 23-4ESR / Application L-5861-23A / Ordinance 2024-342-E, state the date Jacksonville received it, and identify any timely challenge and its disposition. What date does the County find that the Multi-Use Future Land Use Map designation became legally effective? If it was not legally effective as of January 1, 2025, does staff agree that the western segment cannot be counted under §163.3164(4)(c)1.b. and that the 75% perimeter requirement is not satisfied?

Question 10. Identify the precise 4,462.09-acre legal description being certified and the record evidence establishing that this same land, in this same configuration, constituted the "parcel or parcels" that satisfied every element of § 163.3164(4) as of January 1, 2025, including the recorded instrument through which each of the 21 parcels traces to Estuary, LLC as of that date. If the certification area was carved from the larger holdings described in the July 2025 deed, what establishes that the 4,462.09-acre certification parcel itself existed, in that configuration, and satisfied the statute on January 1, 2025?

Inquiry No. 4: What certification permits

The applicant proposes 1.0 unit per gross acre: approximately **4,462 homes**. That number appears nowhere in the certification itself. Once certified, § 163.3162(4)(e) entitles the owner (and, because certification attaches to the land, presumably any successor) to submit plans for single-family residential housing at the density of adjacent development; the staff report identifies the adjacent New Town (Nocatee) designation at 6 units per acre and states the resulting maximum: **26,772 units**. The statute permits final approval to be administrative, prohibits the County from requiring a process longer than 180 days, and prohibits the County from requiring further quasi-judicial review or public hearing. This certification hearing is the public decision point provided by this statutory process. The residents therefore ask the following before any vote.

Question 11. The staff report recites the applicant's statement that it "will not exceed 1.0 residential units per gross acre." Is that representation legally binding on the applicant and its successors for purposes of certification and any subsequent development plans under § 163.3162(4)(e), and if so, by what instrument? If it is not binding, the residents ask the Board to acknowledge on the record that it is being asked to certify eligibility for up to 26,772 units.

Question 12. Staff found that all public facilities are not presently available, so § 163.3164(4)(d) rests entirely on the applicant's offer (Exhibits 9.1–9.3) to enter binding proportionate-share agreements. What residential density or unit count will be used in determining the applicant's proportionate share for each public service: the 4,462-unit

proposal, or the up-to-26,772-unit entitlement? The JEA capacity letter in the record addresses a scenario of up to 1.0 unit per gross acre. If subsequent development plans may lawfully exceed that density, will the proportionate-share obligations and service-capacity determinations be recalculated for the higher intensity, and at what point does the offer ripen into a binding obligation?

Finally, whatever interpretations the Board adopts on all of the questions above, the residents ask that they be stated as **written findings, in the alternative where multiple independent grounds exist**, so that no single interpretation carries the decision on review.

A note on accuracy and good faith. *The application, exhibits, supplemental filings, and staff report comprise several hundred pages, which the residents reviewed to the best of their ability; questions deemed answerable from that record have been removed from this submission. Factual statements are made in good faith and drawn from the record wherever possible; resident-derived measurements are approximate; interpretations are offered as argument, not settled law; nothing is intended as an accusation of wrongdoing by staff or the applicant; and the residents welcome correction of any error on the record.*

EXHIBIT B

Orange County, Florida — Lake Pickett North Agricultural Enclave Certification

1. Written report under § 163.3162(4)(b), Fla. Stat., dated July 27, 2026 ("does not comply" determination)
2. "Applicant's Submittal of Subject Property Boundary" map from the Orange County staff report

STAFF'S 'DOES NOT COMPLY' LETTER TO APPLICANT

ORANGE COUNTY FLORIDA

July 27, 2026

Gregory D. Lee
200 South Orange Avenue
Suite 2300
Orlando, FL 32801

Re: Lake Pickett North Agricultural Enclave Certification

Dear Mr. Lee:

Orange County has completed its review of your Request for Agricultural Enclave Certification under section 163.3162(4), Florida Statutes

The application identifies ten parcels totaling approximately 1,317 acres, and after excluding the land area within two parcels due to a utility easement, the subject property area is reduced to approximately 1,258 acres.

After reviewing section 163.3162(4), the term parcel or parcels indicates that portions of parcels cannot form the subject property. As such, the application was reviewed using the whole parcels for the acreage calculation.

For this reason, Orange County has determined that the application does not comply with the requirements of section 163.3162(4)(a), Florida Statutes, and more specifically, the acreage maximum of 1,280 acres in section 163.3164(4)(e), Florida Statutes, that the application has made a basis for certification.

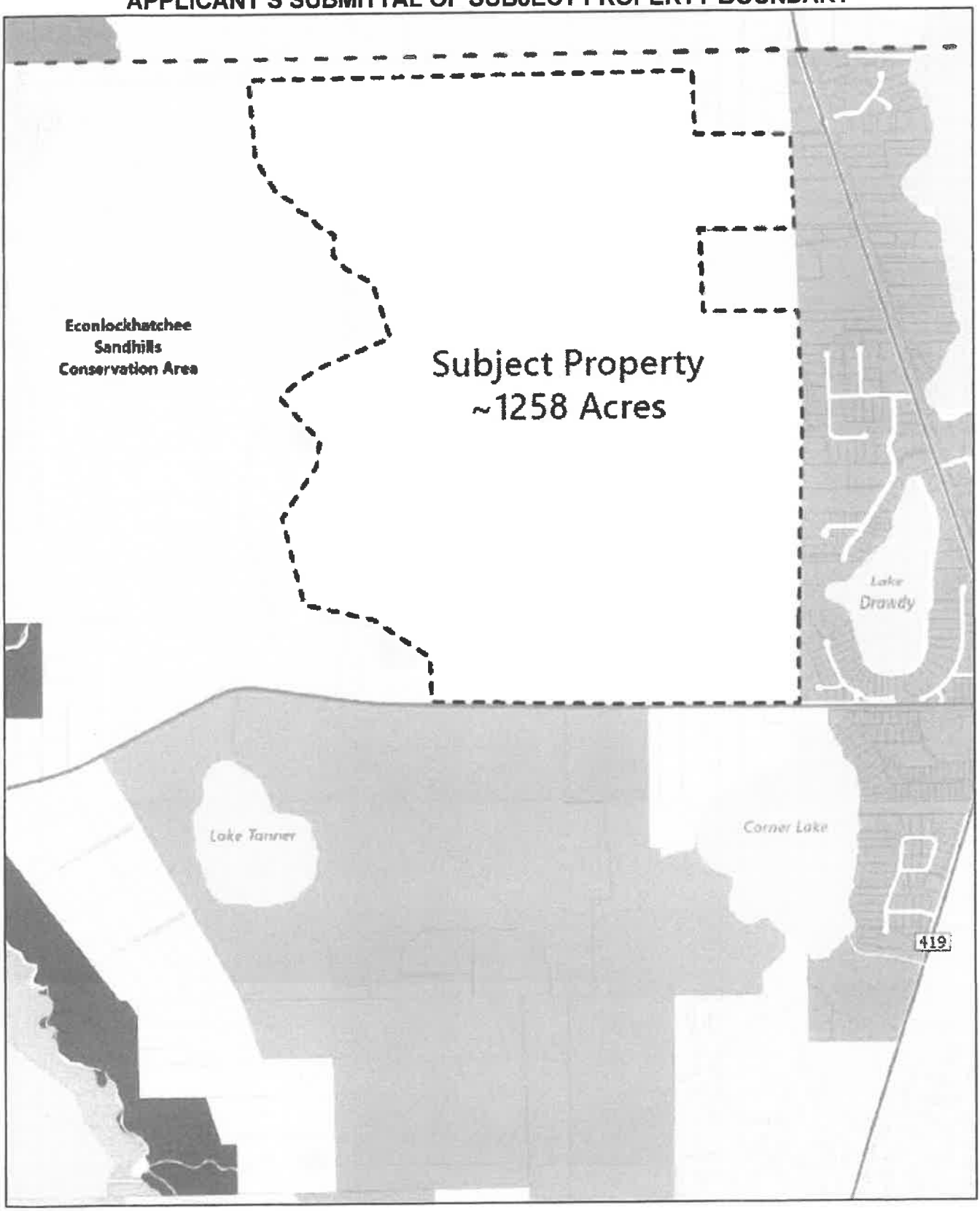
This letter constitutes the written report required by section 163.3162(4)(b), Florida Statutes. It is not a final approval or denial of the certification request; the request will be considered by the Board of County Commissioners in accordance with section 163.3162(4)(c), Florida Statutes.

If you have any questions regarding this determination, please contact the Orange County Planning Division at 407-836-5602 or Jason.Sorensen@ocfl.net.

Sincerely,

Alberto Vargas, MArch
Orange County Planning Division
Alberto.Vargas@ocfl.net
407-836-5354

APPLICANT'S SUBMITTAL OF SUBJECT PROPERTY BOUNDARY



Saleena Randolph

From: Nichole Bradley
Sent: Monday, August 31, 2026 7:45 AM
To: Saleena Randolph
Subject: FW: ENCERT 2026-01 - URGENT FOR THE OFFICIAL RECORD
Attachments: ENCERT_2026-01_Written_Objections_FOR_THE_RECORD.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

Nichole Bradley
Application Intake Supervisor
Growth Management | Development Review Division
St. Johns County Board of County Commissioners
4040 Lewis Speedway, St. Augustine FL 32084
904-209-0629 | www.sjcfl.us

Florida has a very broad public records law. Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address or information received released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. This communication may contain privileged and confidential information intended only for the addressee(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution, or duplication of this communication is strictly prohibited. If you are not the intended recipient, please notify the sender by reply e-mail and destroy all copies of the original message. In addition, any information provided in this email is considered an informal review and not a guarantee. No reliance may be given on information unless through a formal application and submittal pursuant to the Land Development Code and the Comprehensive Plan of St. Johns County.

- "**WARNING: St Johns County will never ask you to wire transfer money.** For more information see: St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County"

From: damiancoccio@icloud.com <damiancoccio@icloud.com>
Sent: Saturday, August 29, 2026 1:21 PM
To: Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>; BOCC Office <boccoffice@sjcfl.us>; Rich Komando <rkomando@sjcfl.us>; minutesandrecords@stjohnsclerk.com; GM Development <gmdevelopment@sjcfl.us>
Subject: ENCERT 2026-01 - URGENT FOR THE OFFICIAL RECORD
Importance: High

RESENDING DUE TO COUNHTY EMAIL OUTAGE. PREVIOUSLY SENT 8/27/26

Commissioners,

Attached **for the official record of ENCERT 2026-01** are my written objections to certification, with Exhibits A and B (22 pages).

I ask that the Clerk file this document in the record before the September 1 continued hearing.

The objections are limited to whether the application meets the statutory definition of an agricultural enclave in § 163.3164(4).

In addition to the attached document these grounds each independently require denial:

1. The land exceeds the acreage cap. The 21 parcels that existed on January 1, 2025 total 4,568.95 acres by the applicant's own Attachment I, above the 4,480-acre ceiling. The 4,462.09-acre figure comes from a sketch (not a survey) drawn in June 2026 that carves a portion out of those parcels. On July 1, 2026, the same day this application was filed, an applicant in Orange County sought certification of ten parcels totaling 1,317 acres **by carving out 1,258 acres to come under the 1,280-acre cap**. Orange County's Planning Division and County Attorney's Office determined that **"the term parcel or parcels indicates that portions of parcels cannot form the subject property,**" measured the whole parcels, and found the application did not comply. The applicant withdrew rather than contest it. That is the same objection residents raised in the August 17 Questions for the Record, in the presentation at the August 19 hearing, and in the attached document. **Another Florida county's planning staff and county attorney have already applied this statute the way residents have asked this Board to apply it, on identical facts, and reached a conclusion of noncompliance. See Exhibit B in the attached.**

2. The 50% existing-development test in § 163.3164(4)(c)1.b applies to the surrounding designated parcels, not to the enclave's own perimeter. The applicant's planner confirmed on August 19 that the applicant measured the perimeter. The calculation the statute requires has never been performed, and even the perimeter version passes by roughly 400 to 500 feet out of eleven miles.

3. About a third of the perimeter needed to reach 75% is supplied by City of Jacksonville designations on undeveloped Duval County land owned by the applicant's affiliates. The statute counts parcels "the local government" has designated on "the local government's" maps; that is St. Johns County, not Jacksonville. Without that segment the figure is about 51%.

The 90-day default certification date is on or about September 29, 2026. I respectfully ask that the Board deny certification with written findings under § 163.3162(4)(d), or, before any approval, resolve each objection in written findings on the record.

This matter is urgent and a response is requested by Friday August 28, 2026.

Thank you for your attention to this matter.

Respectfully,

Damian Coccio
St. John's County Resident

Attachment: ENCERT_2026-01_Written_Objections_FOR_THE_RECORD.pdf (22 pages)

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

In re: Application for Agricultural Enclave Certification, ENCERT 2026-01 (BR4700, LLC)

Continued public hearing: September 1, 2026

WRITTEN OBJECTIONS TO CERTIFICATION AND RENEWED REQUEST FOR WRITTEN FINDINGS

The undersigned resident of St. Johns County ("Objector") respectfully submits these written objections to certification of the above-referenced application, for inclusion in the official record of ENCERT 2026-01 and for purposes of these proceedings and any subsequent review. Objector requests that this document be filed with the Clerk and made part of the record before any vote on the application.

Summary of grounds. Three independent defects in the record each require denial. First, the 50% existing-development requirement of § 163.3164(4)(c)1.b applies to the surrounding designated parcels, and neither the applicant nor staff has calculated it; both measured the enclave's own perimeter instead, and passed by roughly 400 to 500 feet out of eleven miles (Objection 1). Second, the parcels that existed on January 1, 2025 total 4,568.95 acres by the applicant's own figures, exceeding the 4,480-acre ceiling; the 4,462.09-acre figure comes from a sketch drawn in June 2026 that carves a portion out of those parcels; and the applicant's own Property Appraiser exhibits show three single-family residences, stables, and a barn inside a boundary presented for certification as "undeveloped." Orange County, applying the same statute to an application filed the same day, determined in its § 163.3162(4)(b) report that portions of parcels cannot form the subject property and measured acreage on whole parcels; the applicant there withdrew rather than contest it (Objection 2; Exhibit B). Third, roughly a third of the perimeter needed to reach the 75% threshold is supplied by City of Jacksonville designations on undeveloped Duval County land owned by the applicant's affiliates, which the statute's reference to "the local government" does not permit (Objections 3 and 4). Each is developed below, together with further objections to the large-acreage exception, the measuring date, and the scope of the entitlement the Board is asked to certify.

I. PRIOR SUBMISSION AND THE COUNTY'S NON-RESPONSE

On August 17, 2026, residents submitted a document titled "ENCERT 2026-01: BR4700 Agricultural Enclave Certification: Questions for the Record," presenting twelve questions across four inquiries concerning elements of § 163.3164(4), Florida Statutes. That document was delivered to four members of this Board, to Growth Management Department personnel, and to the Office of the County Attorney, and was also submitted at the August 19, 2026 public hearing. It is attached as **Exhibit A** and incorporated in full. The residents' presentation at the August 19 hearing put a number of the same questions to the Board orally as requests for answers on the record, and closed by asking that the questions be answered on the record before any vote on the application. That request stands.

At the August 19 hearing, a motion to deny certification was made and seconded and failed on a 3–2 vote (Video 3:49:58–3:51:44). The Board then voted to continue the application to

September 1, 2026, with direction to staff to re-examine the boundary of the northern parcel and to have County GIS double-check the perimeter figures (Video 3:54:21, 4:03:22–4:03:41). A motion to obtain an independent forestry review failed (Video 4:01:18). The Office of the County Attorney advised that the continued hearing would be "limited as to what the scope is" (Video 3:57:29). Objector respectfully notes that any limitation on the scope of oral presentation on September 1 does not limit the record: the Board must determine whether the property satisfies every element of § 163.3164(4), the public hearing remains open, and written submissions to the record remain proper on every element. Objector submits this document on that basis. The questions in Exhibit A that the August 19 proceedings did not answer are renewed and restated below as **objections to certification**, together with matters developed since the hearing. Each objection is independent of the others. Official minutes of the August 19 hearing had not been published as of the date of this filing. Citations in the form "Video h:mm:ss" refer to elapsed time in the video of the hearing posted on St. Johns County's official YouTube channel (St. Johns County BCC Meeting Livestream, August 19, 2026, https://www.youtube.com/live/_cBYpzqCXgc). Quotations are taken from that video; where a speaker is not identified on the record, the attribution is from context.

II. GOVERNING STANDARD

Certification requires the Board to determine that the property satisfies every element of the statutory definition of an agricultural enclave in § 163.3164(4), Florida Statutes, which defines an enclave as an "unincorporated, undeveloped parcel or parcels that, as of January 1, 2025," meet the criteria in paragraphs (a) through (f). January 1, 2025 is the statutory qualification date for those criteria; paragraph (b) additionally carries its own five-year look-back measured from "the date of any comprehensive plan amendment or development application." The burden of establishing each element rests with the applicant. See Bd. of Cty. Comm'rs of Brevard Cty. v. Snyder, 627 So. 2d 469 (Fla. 1993) (landowner seeking site-specific land use approval bears the initial burden of demonstrating compliance with the governing criteria). Snyder addressed a rezoning, and no Florida appellate court has yet construed the 2026 certification procedure; but the analogy is close. Certification applies statutory criteria to a specific property on an owner's application, the Community Planning Act's definition of "development permit" in § 163.3164 expressly includes a "certification," and the County's own hearing notice for this application invokes the competent-substantial-evidence standard of Snyder (Neighborhood Bill of Rights Notification, July 23, 2026). A quasi-judicial determination must rest on competent substantial evidence: evidence a reasonable mind would accept as adequate to support the conclusion. De Groot v. Sheffield, 95 So. 2d 912 (Fla. 1957). The staff report of July 31, 2026 describes itself as "staff's preliminary evaluation" and states that the Board must consider "any additional evidence presented" before determining whether certification should be approved or denied. Staff Report at 4, 8.

A denial must issue in writing with detailed findings of fact and conclusions of law. § 163.3162(4)(d), Fla. Stat. The statute does not impose the same express requirement on an approval; Objector nonetheless requests written findings on approval, for the reasons stated in Part IV. If the Board neither approves nor denies within 90 days of the July 1, 2026

application (on or about September 29, 2026), the property is certified by operation of law. § 163.3162(4)(c), Fla. Stat.

Key record figures: total perimeter 58,166.76 feet (Exhibits 2, 8). The applicant's segments are East 16,131.40 feet (across the Intracoastal Waterway), South 13,464.14 feet (Nocatee), West 19,505.73 feet (Duval County), and North 9,065.49 feet (Exhibit 6 table; Exhibit 8 Map). For the 75% test, staff reports 84.53%; the applicant's Exhibits 6 and 10 compute to 84.41%. For the 50% existing-development calculation, the applicant counts 29,595.54 feet (50.88%); staff reports 50.72% (approximately 29,502 feet) without disclosing its numerator. The 50% floor is 29,083.38 feet. In other words, the application passes this test by roughly 419 feet (staff) or 512 feet (applicant) out of about eleven miles of boundary. For the acreage ceiling, the application is 4,462.09 acres against a 4,480-acre maximum, a margin of about 18 acres.

III. OBJECTIONS

Objection 1. The 50% requirement of § 163.3164(4)(c)1.b has not been applied as written, and the calculation the statute requires has never been performed.

Clause (c)1.b counts, toward the 75% perimeter test, surrounding parcels that the local government has designated for industrial, commercial, or residential development "and at least 50 percent of *such parcel or parcels* is existing industrial, commercial, or residential development." The Legislature used "their perimeter" for the 75% test and "such parcel or parcels" (the surrounding designated parcels) for the 50% clause. The two phrases describe different things, and the distinction is deliberate. The statute this bill amended counted "[p]roperty that the local government has designated . . . as land that is to be developed for industrial, commercial, or residential purposes, and at least 75 percent of *such property* is existing industrial, commercial, or residential development." § 163.3164(4)(c)2., Fla. Stat. (2024); see Senate Rules Committee Staff Analysis, CS/CS/CS/SB 686, at 5 (Feb. 25, 2026) (describing present law). "Such property" in the predecessor text and "such parcel or parcels" in the current text refer to the same thing: the surrounding designated land. The same analysis describes the 2026 change as a change to the prerequisite for the adjacent parcels: the committee substitute would "reduce the enclave prerequisite for adjacent parcels to be 75 [percent] developed to 50 percent." Id. at 9; see also id. at 7 ("at least 50 percent of those parcels are existing development"). The staff analysis is a persuasive aid rather than statutory text, but it confirms what the text says on its face: the 50% figure is a measure of the surrounding designated parcels, not of the enclave's own perimeter.

Both the applicant and staff measured the enclave's perimeter instead. Exhibit 8 divides 29,595.54 feet of frontage by the total perimeter of 58,166.76 feet to reach 51% (Exhibit 8 Affidavit ¶¶ 12–13 and table). The staff report states that the property is "surrounded by 50.72% of its perimeter by parcels developed as existing industrial, commercial, or residential." Staff Report at 6. At the August 19 hearing the applicant's planner described the test in the same terms, as requiring that "at least 50% of that surrounding perimeter" be existing development, and explained that the applicant's surveyor computed the East frontage at 27% and the South at 23% of the enclave's perimeter to reach 50.88% (Video 2:11:32, 3:42:04). Neither calculation asks what the statute asks: what share of the

surrounding designated parcels is existing industrial, commercial, or residential development. Objector contends that the calculation the statute requires has never been performed by any party; that the surrounding designated set includes an approximately 11,047-acre tract on the western boundary that the City of Jacksonville's own staff report describes as "undeveloped land" with a current site utilization of "vacant" (Exhibit 10.4 at 2, 5), and for which the County's own adjacency table records "Existing Development: No" (Staff Report at 3); and that on the statute's own terms the element is not established.

Objector anticipates the response that "such parcel or parcels" could be measured by counting parcels, so that many small developed lots on one side of the property would outweigh a single large undeveloped tract on another. That reading cannot be squared with the predecessor text, which measured a percentage "of property," or with the committee's description of the amendment as lowering the percentage of the adjacent parcels that must be "developed." A reading under which a few dozen residential lots along Roscoe Boulevard outweigh eleven thousand undeveloped acres would defeat the evident purpose of the clause, which is to confirm that the surrounding designated land is in fact substantially built. At minimum, the clause is ambiguous as to its unit of measure, the applicant bears the burden on every element, and no party has performed the calculation under any reading of the clause other than the one the statute does not contain. Certification on this record would be contrary to the statutory text and unsupported by competent substantial evidence. (Exhibit A, Questions 1–3.)

Objector further objects that staff's 50.72% figure remains unexplained: the exact numerator in feet, and the segments accounting for the approximately 93-foot difference from the applicant's figure, have not been disclosed despite written request. That backup has been requested and has not been produced. An element found by a margin of roughly 419–512 feet cannot be sustained on an undisclosed calculation.

In the alternative, and even assuming the applicant's perimeter methodology were legally correct, some of the counted frontage does not carry the kind of development the statute names. Per current St. Johns County Property Appraiser records, the five Roscoe Boulevard parcels identified in Exhibit A, Question 4 (0684400060, 0629200000, 0636000000, 0636000030, 0641400000; approximately 969 feet of combined frontage) each carry a building value of $0; their only improvements are bulkheads on four, and two small storage buildings on the fifth. Clause (c)1.b counts "existing industrial, commercial, or residential development," not development of any kind. The applicant's counsel confirmed on August 19 that the applicant is counting frontage on this basis, stating that the statutory definition of development "can include properties that are subdivided . . . or have been improved in some other manner like a sea wall," and that "vacant properties can be subdivided by plat or otherwise but they're still considered development" (Video 3:42:37). That is the wrong test. A bulkhead or storage shed on vacant land is "development" under the broad definition in § 380.04, but it is not existing industrial, commercial, or residential development, and a vacant platted lot is not either. Parcel 0641400000's tax roll shows a building value through 2019 and $0 from 2020 forward, so no structure remained as of the qualification date. Parcel 0684400060 is itself submerged: 12.45 acres classified Rivers, Lakes and Submerged Lands, owned by a canal association. The East perimeter is evaluated across the Intracoastal Waterway under the flush-left paragraph of §

163.3164(4); where the counted parcel across the water is itself submerged land, the record must identify the qualifying upland parcel for that segment, and it does not. By Objector's approximate arithmetic, excluding this frontage places both the applicant's and staff's figures below the 50% floor. (Exhibit A, Question 4.)

Objection 2. The 4,462.09-acre boundary is a June 2026 configuration that does not correspond to the parcel or parcels existing on January 1, 2025, and the land proposed for certification is not "undeveloped."

Acreage. Paragraph (e) applies to "a parcel or parcels that, as of January 1, 2025 . . . do not exceed" 1,280 acres, or 4,480 acres where the large-acreage exception applies. The 21 tax parcels that composed the property on January 1, 2025 total 4,568.95 acres according to the applicant's own Attachment I to the Property Appraiser's letter (Exhibit 5.2, "Parcel Size per SJC GIS"), exceeding the 4,480-acre ceiling by nearly 89 acres. The 4,462.09-acre figure derives instead from a sketch and legal description prepared by ETM Surveying & Mapping on June 18, 2026 (Exhibit 2), seventeen months after the statutory qualification date. Objector acknowledges that Exhibit 2 is signed and sealed by a Florida Professional Surveyor and Mapper; its general notes nonetheless state "THIS IS NOT A SURVEY," and its certification recites that it is "based upon available survey information, recorded plats, [and] aerial" data rather than a field boundary survey. The applicant nonetheless described Exhibit 2 to the Board repeatedly as a "signed and sealed survey" and stated that "these numbers are all based on survey" (Video 2:10:33, 3:41:31). The document itself says otherwise, and the Board should not be asked to rely on a field survey that does not exist. The Board's own direction on continuance was to re-examine the boundary, and in particular "that cut off at the top" (Video 3:54:21). The description also departs from the applicant's own instruments. The July 2025 special warranty deed (O.R. Book 6189, Page 522) and the title report (Exhibit 4.1) describe a western boundary running 21,252.58 feet along the county line, while the description submitted for certification runs 19,505.73 feet, so that roughly 1,750 feet of county-line frontage and the acreage behind it were excised at the north end in 2026; and the submitted description covers portions of Sections 5 and 6, whereas the deed conveys all of Section 6. The parcels that existed on January 1, 2025 exceed the cap; what is presented for certification is a 2026 subset of them.

Orange County's determination on the same question. This is not a novel reading. On July 1, 2026, the same day this application was filed, Lake Pickett North, LLC applied to Orange County for certification of ten parcels totaling approximately 1,317 acres, excluding roughly 59 acres of utility easement to present a "subject property" of approximately 1,258 acres and come under the 1,280-acre ceiling. In its written report under § 163.3162(4)(b), dated July 27, 2026, the Orange County Planning Division determined that "the term parcel or parcels indicates that portions of parcels cannot form the subject property," reviewed the application "using the whole parcels for the acreage calculation," and found that the application did not comply with § 163.3162(4)(a) because the whole parcels exceeded the ceiling in § 163.3164(4)(e). The Orange County Planning Division and County Attorney's Office recommended denial on that basis, and the applicant, represented by Baker & Hostetler LLP, withdrew the application by letter dated August 20, 2026, reserving the right to refile, rather than contest the determination before the Orange County Board. The July 27, 2026 report and the applicant's boundary map are attached as **Exhibit B**. Orange

County's reading is not binding on this Board, but it is the contemporaneous construction of the same new statute by another Florida county's planning staff and county attorney, it rests on the same statutory words at issue here, and no tribunal has rejected it. Applied to this application, it is dispositive: the whole parcels total 4,568.95 acres by the applicant's own figures, and the application fails paragraph (e) whether the ceiling is 1,280 or 4,480 acres. A reading under which an owner may carve any acreage it likes out of larger parcels would make the acreage ceilings in paragraph (e) unenforceable; the Legislature set those ceilings against "a parcel or parcels," and Orange County correctly gave that phrase its ordinary meaning.

Objector is aware that § 163.3164 defines "parcel of land" to include land "designated by its owner or developer as land to be used, or developed as, a unit or which has been used or developed as a unit," and that the applicant may argue an owner can define the unit later and then prove its characteristics as of the qualification date. That reading is available, but it is not the only one, and the text points the other way: the definition asks what the owner *has* designated or what *has been* used as a unit, and § 163.3164(4) fixes the qualifying "parcel or parcels" as of January 1, 2025. The only instrument designating this 4,462.09-acre configuration as a unit is the June 2026 sketch. Nothing in the record shows this configuration was described, conveyed, taxed, managed, or used as a unit on that date.

Undeveloped. The statutory definition begins with a threshold requirement that precedes paragraphs (a) through (f): an agricultural enclave is an "unincorporated, *undeveloped* parcel or parcels." § 163.3164(4). The applicant's own Appendix to Exhibit 5 shows that the application boundary is not undeveloped. The Property Appraiser's card for parcel 0673100000 (4505 20 Mile Road N) reports a building value of $161,971, two single-family residences built in 1940 and 2008, stable improvements, and four acres assessed as "Single Family" land alongside 87 acres of improved pasture. The card for parcel 0673200000 (4195 20 Mile Road N) reports a building value of $183,891, a single-family residence built in 2016, a pole barn, and one acre assessed as "Single Family" land. The 2016 residence first appears on the tax roll in 2017, meaning it was built during the same five-year period of continuous agricultural use on which the application relies. These are not neighbors' observations; they are documents the applicant filed. Measured against the § 380.04 definition of "development" that the applicant read into the record on August 19, 2026, which includes "the carrying out of any building activity," § 380.04(1), three residences, stables, and a barn are development. Objector acknowledges that § 193.461(3)(c) provides that maintaining a dwelling on part of agricultural land "does not in itself preclude an agricultural classification." But § 193.461(3)(d) requires that "the portion of the property consisting of the residence and curtilage must be assessed separately," which is exactly what the Property Appraiser's "Single Family" acreage on these two cards reflects; the agricultural classification the applicant relies on therefore does not, by the terms of the statute it invokes, extend to the homesites. And "undeveloped" and "bona fide agricultural use" are separate statutory requirements; satisfying the second does not satisfy the first. No Florida court has construed "undeveloped" in this provision. Objector objects that, on the applicant's own records, the threshold requirement is not met.

One unit for every element. Following from the foregoing, the record proves each element against a different piece of land. Ownership is proven against the 21 tax parcels (Exhibit 4).

Agricultural use is proven against forestry tracts described in two February 2020 management plans covering 2,472 acres (9 parcels) and 2,255 acres (16 parcels), and against a timber-sales summary that is not allocated by parcel (Exhibits 5.4, 5.5). Acreage is proven against the June 2026 subset (Exhibit 2), and surrounding conditions against that subset's perimeter (Exhibits 6–10). No single, fixed piece of land has been shown to satisfy every element of § 163.3164(4)(a)–(f) at the same time as of January 1, 2025. Objector requests that the Board identify the exact land it is asked to certify and require each element to be proved against that land. (Exhibit A, Question 10.)

Objection 3. The 75% requirement is qualified with another local government's land use designations, which the statute does not authorize.

Clause (c)1.b counts parcels "that *the local government* has designated, in *the local government's* zoning map and future land use map," as land to be developed. Section 163.3162(4) uses the same phrase throughout to mean the certifying government: the owner applies "to the governing body of the local government" (paragraph (a)); "the local government shall provide" the written report (paragraph (b)); "the local government shall hold a public hearing" (paragraph (c)); and "a local government shall treat an agricultural enclave that is adjacent to an urban service district" as within it (paragraph (f)). The phrase was carried forward from the predecessor definition, which likewise counted property "the local government has designated, in the local government's comprehensive plan, zoning map, and future land use map." § 163.3164(4)(c)2., Fla. Stat. (2024). Here the certifying local government is St. Johns County. Yet the entire western segment, 19,505.73 feet, roughly a third of the boundary and necessary to any figure above 75%, is qualified solely by City of Jacksonville designations applied to land in Duval County (Exhibit 6 Affidavit ¶ 13 and table; Exhibit 7 Affidavit ¶ 13 and table). Without that segment the qualifying frontage is 29,595.54 feet, or approximately 50.9%, and the 75% requirement fails outright.

The applicant's answer on August 19 was that "there is nothing in [§ 163.3162(4)(a)] that prohibits property being located adjacent to a different jurisdiction," (Video 2:03:41), and that there "is nothing in this statute . . . that says that you cannot consider land in an adjacent local government" (Video 3:39:03). That reframes the question. Nothing in the statute prohibits an enclave from adjoining another county; the question is whose designation the statute counts. Objector recognizes that § 163.3164 defines "local government" generally as any county or municipality, and that no court has construed the 2026 language. The question is not whether Jacksonville is a local government; it is whether "the local government" in clause (c)1.b can change referents within a single statutory scheme, from the certifying government in every other place the phrase appears to a different, adjacent government, without any express provision authorizing that substitution. The statute contains none. Nor does the observation that St. Johns County could not have designated Duval County land on its own maps support the applicant's reading; it shows only that the western land falls outside the set of parcels the clause counts. Objector objects to certification premised on an interpretation the text does not support. (Exhibit A, Question 5.)

Objection 4. The land supplying the western and northern boundaries is owned by the applicant's affiliates, so that the "enclave" is in substantial part surrounded by its own owner's undeveloped holdings.

This objection rests entirely on the applicant's own exhibits and public records. On January 1, 2025 the enclave property was owned by Estuary, LLC, which conveyed it on July 22, 2025 to BR4700, LLC, "a wholly owned entity" (Exhibit 4.2 ¶¶ 6, 8). The 11,047.38-acre tract supplying the entire western boundary "is owned by BJD Timberlands, LLC and Estuary, LLC." City of Jacksonville Ord. 2024-342-E § 3 (Exhibit 10.3). The northern boundary is described in the applicant's title report as "the southerly line of BJD property, as described and recorded in Official Records Book 4414, Page 1786" (Exhibit 4.1). Together the western and northern segments total 28,571.22 feet, approximately 49% of the perimeter, and both are shown as "Undeveloped Lands" on the applicant's Exhibit 8 Map. Asked directly on August 19 whether the Duval County land is Davis family property, the applicant's counsel answered that "the Davis family owns property or an entity related . . . I don't know what entity" (Video 2:23:04). The applicant's own Exhibit 10.3 supplies the answer: Estuary, LLC, the same entity that owned the enclave on January 1, 2025.

The Senate analysis describes agricultural enclaves as "pockets of agricultural land that are mostly surrounded by development." Staff Analysis at 1. The Rules Committee added the prohibition on using "the perimeter of another parcel certified by the local government as an agricultural enclave" expressly "to avoid a domino effect." Id. at 9. That amendment reflects a legislative concern with perimeters supplied by an applicant's own qualifying land rather than by genuine surrounding development. A property bounded on half its perimeter by its owner's affiliates' undeveloped land, and qualified along the western portion of that by entitlements those affiliates obtained from a different government, is not the enclave the statute describes. Objector does not contend that common ownership is, standing alone, a statutory bar. Objector contends that it confirms the textual readings urged in Objections 1 and 3, and that a Board applying the statute according to its evident purpose should not treat an owner's own vacant land as the "development" that surrounds an enclave.

Objection 5. The record does not establish the surrounding conditions as of January 1, 2025.

Every criterion in § 163.3164(4) is tested as of January 1, 2025, including whether the surrounding parcels were then designated for development and whether they were then "existing . . . development." The applicant's evidence is dated well after that date. Exhibit 6 cites as its source the St. Johns County Future Land Use Map "Amended: 12/05/25." Exhibit 7 cites the "Northeast Quadrant Zoning Map . . . Map Prepared: March 26, 2026." The perimeter itself derives from the June 18, 2026 sketch (Exhibit 2), and the County's GIS verification was performed in 2026. Exhibit 8 characterizes the entire southern frontage as existing residential development without identifying when the homes along that frontage were built; the application boundary runs along the northerly lines of, among other plats, River Landing at Nocatee Phase 2 (Map Book 112, Page 30) (Exhibit 4.1), and nothing in the record shows what stood on that frontage on January 1, 2025. Objector objects that the applicant has not demonstrated, and staff has not verified, the surrounding designations or

the extent of existing development as of the statutory qualification date, and requests an express finding on that date, supported by dated evidence, for each counted segment.

Objection 6. The large-acreage exception of § 163.3164(4)(e) is a separate eligibility gate, and the record's showing under it does not prove what the exception requires.

The ordinary acreage ceiling for an agricultural enclave is 1,280 acres. At 4,462.09 acres, this application can reach the 4,480-acre ceiling only if the parcels are "surrounded on at least 75 percent of their perimeter by existing or authorized *residential* development that will result in a density at buildout of at least 1,000 residents per square mile," in which case "the area must be determined to be urban." That is a different test from clause (c)1.b: it is confined to residential development, it requires a buildout density, and it requires an express determination.

The applicant's Exhibit 10 addresses the exception. It assigns the East segment to Residential-A at 1,760 residents per square mile, the South to New Town at 1,811, and the West to Jacksonville Multi-Use at 1,523, and totals 49,101.27 feet, or 84% (Exhibit 10 Affidavit ¶¶ 13–14 and table). The staff report adopts an 84.53% figure for the exception (Staff Report at 8). Objector objects that this showing does not prove the exception, for four reasons apparent on the record.

First, the 84.53% figure staff uses for the exception is the identical figure it uses for the FLUM-designation test at page 6 of its report, and that figure counts frontage that is not residential. Staff's own adjacency table identifies the East as "Residential-A (RES-A) and Commercial" on the future land use map and "RS-2 and RS-3, Commercial General (CG) and a Commercial Planned Unit Development (PUD)" on the zoning map (Staff Report at 3). Commercial frontage is not "residential development," and no party has subtracted it.

Second, the West segment is "authorized" only by another local government (Objection 3), and what that government authorized is a mixed-use PUD of 10,142 dwelling units and 680,000 square feet of commercial and office space across 11,047 acres (Exhibit 10.4 at 4), development of which "shall not be permitted until such time as a conceptual master plan is approved by the City Council" (FLUE Policy 4.3.23, quoted in Exhibit 10.4 at 3 and adopted by Ord. 2024-342-E § 5, Exhibit 10.3). The record does not show what, if anything, is authorized along the 19,505.73 feet of frontage itself, as opposed to the tract as a whole, nor that residential development is authorized there. Staff's own table records "Existing Development: No" for this segment (Staff Report at 3).

Third, the South density is computed across the entire Nocatee PUD, 12,295 units on 11,904 acres (Exhibit 10, Note 3), rather than the parcels that actually adjoin the perimeter. The statute asks what surrounds the parcel, not the average density of an 11,900-acre development most of which lies miles away.

Fourth, the exception requires that "the area must be determined to be urban." That is an express determination the Board must make. The staff report contains none.

Excluding the commercial frontage on the East and the Jacksonville segment on the West, the residential frontage that remains cannot approach 75%. Without the exception the

1,280-acre ceiling applies and the application fails on acreage regardless of any other element. Objector requests an express finding on paragraph (e), supported by a segment-by-segment ledger confined to existing or authorized residential development and the associated buildout density, separate from any finding under paragraph (c).

Objection 7. Continuous bona fide agricultural use, § 163.3164(4)(b), has not been tied to the land proposed for certification.

The statute requires the parcels proposed for certification to have been in continuous bona fide agricultural use, as defined by § 193.461, for the statutory period. Objector acknowledges that the record contains operational evidence beyond tax classification, including the Property Appraiser's letter (Exhibit 5.2), the forest management plans (Exhibit 5.5), and a timber-sales summary (Exhibit 5.4), and that commercial forestry does not require an annual harvest. The objection is narrower: none of that evidence is tied to the 4,462.09 acres presented for certification. The two February 2020 plans describe tracts of 2,472 acres (9 parcels) and 2,255 acres (16 parcels) that are not reconciled to the application boundary; the timber-sales summary is not allocated by parcel; no updated plan appears despite the supplemental affidavit's statement that plans are "periodically updated" (Exhibit 5.3 ¶ 4.b); and the record does not state what staff independently verified, including the dates of any aerial imagery and the precise five-year period applied. Objector objects that the element is unproven as to the land proposed for certification, for the reasons developed in Objection 2. (Exhibit A, Questions 6–8.)

Objection 8. The scope of the entitlement the Board is asked to certify is unresolved on the record, and the proportionate-share offers cannot be evaluated against an undefined development.

The staff report recites the applicant's statement that development "will not exceed 1.0 residential units per gross acre" (approximately 4,462 homes), while identifying the adjacent New Town designation at 6 units per acre and a resulting "Maximum Potential Density" of 26,772 units (Staff Report at 3; Exhibit 10.10). No instrument in the record makes the 1.0-unit representation binding on the applicant or its successors, and certification attaches to the land. Section 163.3162(4)(e) provides that, once certified, the owner may submit plans "consistent with the land use requirements, or future land use designations, including uses, density, and intensity, of one or more adjacent parcels or an adjacent development," and that such plans "must be treated as a conforming use, notwithstanding the local government's comprehensive plan, future land use designation, or zoning." Asked on August 19 how the County would guarantee one unit per acre, County Growth Management staff (Mike Roberson) answered that "the statute says that basically they get the density, the highest density of the surrounding land. That is what staff reviewed against," and that the statute "is what dictates" the density (Video 2:30:56); a further response was that a one-unit limitation would be "written into" a development agreement at the concurrency stage (Video 2:31:12). The applicant's counsel, asked whether the one-unit figure would ever change, answered "not to my knowledge" (Video 2:26:49), and later stated that "there will be no more than 4,462 units on this property" (Video 3:35:18). Those are statements of counsel; no affidavit, condition, covenant, or recorded instrument in the record embodies them, and § 163.3162(4)(g) bars the County from requiring further quasi-judicial review of development plans once certification issues.

Objector does not contend that certification is itself a development order for 26,772 units; further plans are required. But if the 1.0-unit representation is not binding, the Board is being asked to certify eligibility for development at adjacent densities. Objector asks that the Board acknowledge on the record what it is certifying before any vote and, if it approves, that it incorporate the applicant's 4,462-unit, single-family representation as an express condition of certification, accepted by the applicant on the record.

Separately, staff found that "all public facilities are not presently available" (Staff Report at 8), so paragraph (d) rests on the applicant's offers to enter into proportionate-share agreements (Exhibits 9.1–9.3). Objector recognizes that paragraph (d) is worded to be satisfied by an offer and does not require an executed agreement at certification. The objection is that the offers cannot be evaluated on this record: it does not state what density the proportionate-share obligations will be measured against, when the offers ripen into binding obligations, or whether capacity determinations, including the JEA letter (Exhibit 9.4), which addresses service at 1.0 unit per acre, will be recalculated if development proceeds at the densities certification permits. Objector requests findings on each of those points as a condition of any approval. (Exhibit A, Questions 11–12.)

Objection 9. Procedural objection: the evidence on which any finding rests must be in the record, and Objector must have a meaningful opportunity to test it.

The staff report of July 31, 2026 found the application "appears to satisfy" the statutory definition. On information from the August 19 proceedings, independent verification of the boundary and perimeter figures, including County GIS analysis, was undertaken after that finding and after residents' August 19 presentation. Objector does not contend that the sequence is itself a statutory violation; the statute requires an early written report, and the Board may receive additional evidence. Objector objects, rather, that a compliance finding issued before independent measurement, on margins of approximately 18 acres and 419–512 feet, cannot alone constitute competent substantial evidence, and that any GIS measurement, segment calculation, survey, expert opinion, or other material on which the Board relies must be placed in the record, together with the numerator underlying staff's 50.72% figure, before any vote. Staff stated on August 19 that County GIS "already ran these boundaries" and would "double-check" them during the continuance (Video 4:03:41). That work product, together with the GIS analysis underlying the July 31 report, should be filed in the record before the vote. The Office of the County Attorney also cautioned the Board about commissioners "acting as judges and witnesses" (Video 3:59:41); Objector agrees, and notes that the same principle requires that every fact on which the decision rests come from the record rather than from the dais or the podium. Objector renews the unanswered written questions of August 17, 2026, not as a claimed right to answers, but because each unanswered question identifies a statutory element on which the record is presently silent.

Objector further notes that material factual assertions at the August 19 hearing, including the description of on-site staffing and a property manager (Video 2:06:38), were presented as statements of counsel, prefaced "I've been provided some information by the applicant," rather than as sworn testimony or record documents. A disputed statutory fact should not be found solely on an attorney's unsupported assertion where no sworn testimony or documentary evidence supplies competent substantial evidence for it. Objector states a

standing objection to any evidence, survey, calculation, or expert material introduced for the first time at the September 1, 2026 hearing, and requests that, before any vote, Objector be afforded a reasonable opportunity to review and respond to any such material on the record.

IV. RELIEF REQUESTED

Objector respectfully requests that the Board: (1) **deny certification** of ENCERT 2026-01, with written findings of fact and conclusions of law as required by § 163.3162(4)(d); (2) in the alternative, before any approval, resolve each objection above in **written findings, stated in the alternative where multiple independent grounds exist**, so that no single interpretation carries the decision on review. Objector recognizes that § 163.3162(4)(d) expressly requires findings only on denial, and requests findings on approval because certification, once granted, permits development to be treated as a conforming use notwithstanding the comprehensive plan and zoning, and because a record that discloses the factual basis for the decision serves the County as much as it serves Objector; (3) direct disclosure of staff's 50.72% numerator, segment calculations, and any GIS verification analysis into the record; (4) identify on the record the exact land it is asked to certify and, if the Board proceeds under § 163.3164(4)(e), make the express determination that provision requires; and (5) accept this document and Exhibits A and B into the official record of ENCERT 2026-01.

V. GOOD FAITH AND ACCURACY

These objections are submitted in good faith by a resident who reviewed the several-hundred-page application, exhibits, supplemental filings, and staff report to the best of that resident's ability. Factual statements are drawn from the record wherever possible; resident-derived measurements are approximate and are offered subject to professional verification; interpretations of the statute, which no court has construed, are offered as argument rather than settled law. Nothing in this document is intended as, and it should not be read as, an accusation of fraud, misconduct, or wrongdoing by County staff, the applicant, or any person or entity. Objector welcomes correction of any error on the record.

Submitted for inclusion in the official record of ENCERT 2026-01, pursuant to the request set forth above, this 27th day of August, 2026.

Respectfully submitted,

Damian Coccio

St. Johns County Resident

CERTIFICATE OF FILING AND DELIVERY

The undersigned certifies that on the 27th day of August, 2026, this document, together with Exhibits A and B, was transmitted by electronic mail, with a request that it be filed in

the official record of ENCERT 2026-01, to: the Clerk of the Board (Minutes and Records); each member of the Board of County Commissioners; the Growth Management Department; and the Office of the County Attorney.

Exhibit A: “ENCERT 2026-01: BR4700 Agricultural Enclave Certification: Questions for the Record” (submitted August 17, 2026).

Exhibit B: Orange County Planning Division, written report under § 163.3162(4)(b), Fla. Stat., dated July 27, 2026, in re Lake Pickett North Agricultural Enclave Certification (“does not comply” determination), together with the “Applicant’s Submittal of Subject Property Boundary” map from the Orange County staff report.

EXHIBIT A

“ENCERT 2026-01: BR4700 Agricultural Enclave Certification: Questions for the Record”

Submitted to the Board of County Commissioners, Growth Management Department,
and Office of the County Attorney on August 17, 2026, and tendered at the August 19, 2026 hearing.

ENCERT 2026-01: BR4700 Agricultural Enclave Certification

Questions for the Record

Submitted August 17, 2026

Certification requires the Board to determine that the property satisfies the statutory definition of an agricultural enclave in § 163.3164(4), Florida Statutes. The questions below concern elements for which the present record appears to leave material factual or legal issues unresolved.

Two dates govern. If the Board does not approve or deny within 90 days of the July 1 application (on or about September 29, 2026), the property is certified by operation of law. A denial requires issuance in writing with detailed findings of fact and conclusions of law.

The record's key perimeter figures. Total perimeter: 58,166.76 feet (Exhibit 2; Exhibit 8). For the 75% designation test, County staff reports 84.53%; the applicant's Exhibits 6 and 10 report 84% (49,101.27 ÷ 58,166.76 = 84.41%). For the 50% existing-development test, the applicant counts the East (16,131.40 ft) and South (13,464.14 ft) segments, totaling **29,595.54 feet, or 50.88%, presented as "51%"** (Exhibit 8; Exhibit 2, Line Certification). Staff reports **50.72%**, implying approximately 29,502 feet, without disclosing its numerator. The 50% floor is 29,083.38 feet, so the margin above failure is roughly **419 feet (staff) to 512 feet (applicant)** out of eleven miles of boundary.

Inquiry No. 1: The 50% requirement, § 163.3164(4)(c)1.b.

The statute requires that "at least 50 percent of such parcel or parcels is existing industrial, commercial, or residential development." The State Legislature used "their perimeter" for the 75% test, but "such parcel or parcels," meaning the surrounding parcels, for the 50% clause; the applicant and staff nonetheless calculated 50% of BR4700's own perimeter. The statute took effect July 1, 2026, and no court has construed this language. The Senate Rules Committee staff analysis of CS/CS/CS/SB 686 (Feb. 25, 2026), a persuasive aid rather than statutory text, independently describes the 50% change as applying to the adjacent parcels, stating that the committee acted to "reduce the enclave prerequisite for adjacent parcels to be 75 [percent] developed to 50 percent" and, of the parallel pathway, that "at least 50 percent of those parcels are existing development." There is no current meaningful development on 11,047 acre parcel on the western boundary. The enacted text controls; the residents ask the County to explain its contrary denominator.

Question 1. What does "at least 50 percent of such parcel or parcels" measure? If it measures the surrounding parcels, why was 50% of BR4700's perimeter calculated instead, and what statutory language authorizes that denominator?

Question 2. Identify the surrounding parcels relied upon under (c)1.b. and produce the calculation demonstrating that at least 50 percent of those parcels consists of existing

industrial, commercial, or residential development. Has that calculation been performed?

Question 3. Applicant Exhibit 8 counts 29,595.54 feet of existing-development perimeter out of 58,166.76 feet (50.88%, which the applicant rounds to 51%), and the surveyor's Line Certification in Exhibit 2 treats 100% of the 16,131.40-foot East line and 100% of the South lines as existing development. Staff reports 50.72%. State the exact numerator, in feet, used by staff, and identify each perimeter segment or parcel accounting for the approximately 93-foot difference between the applicant's 29,595.54 feet and staff's figure.

Question 4. Staff's analysis treats the Eastern and Southern perimeter as existing development in reaching 50.72%. Property Appraiser records classify five Roscoe Boulevard parcels (0684400060, 0629200000, 0636000000, 0636000030, and 0641400000; approximately 969 feet of combined frontage) as vacant residential, vacant commercial, or Rivers, Lakes and Submerged Land. For each parcel: identify the existing industrial, commercial, or residential development relied upon to treat it as developed under (c)1.b.; identify the definition of "development" (see § 380.04, Florida Statutes) that staff applied; state whether any frontage associated with these parcels was excluded from staff's 50.72% figure; and state the resulting percentage if frontage lacking qualifying existing development is excluded. Because the East perimeter is evaluated across the Intracoastal Waterway under the flush-left paragraph of § 163.3164(4), state also how that provision was applied to any counted parcel that is itself classified as submerged land, and which upland parcel across the water qualifies for that segment. (By the residents' approximate arithmetic, excluding the identified frontage would place both the applicant's and staff's figures below 50%.)

Question 5. The western perimeter is qualified largely through City of Jacksonville designations. For purposes of § 163.3164(4)(c)1.b., what does "the local government" mean when an adjacent parcel lies in another jurisdiction, and what statutory basis permits another local government's zoning and future land use maps to satisfy that requirement in a St. Johns County certification?

Inquiry No. 2: Bona fide agricultural operation, § 163.3164(4)(b)

The statute requires five years of continuous use for bona fide agricultural purposes as defined by § 193.461, good-faith commercial agricultural use. The residents acknowledge that the record contains operational evidence, not merely an agricultural tax classification: a Property Appraiser letter; owner affidavits; a timber-sales summary (Exhibit 5.4, submitted through the Exhibit 5.3 supplemental affidavit, though not accompanied by settlement statements, mill receipts, harvest contracts, or parcel-level allocations) showing sales in 2021, 2022, 2025, and 2026; and two February 2020 Callahan Timber forest-management plans. The residents also recognize that commercial forestry does not require a timber sale every year. The issue is whether the record establishes that the certified parcel or parcels remained in continuous, bona fide commercial agricultural use

throughout the required five-year period, including 2023 and 2024, when the timber-sales summary shows no harvest.

> **Question 6.** What evidence establishes the commercial forestry activity occurring during 2023 and 2024, including planting, reforestation, site preparation, thinning, prescribed management, maintenance, timber cruising, harvest preparation, or other commercial forestry operations, and what evidence ties those activities to the parcel or parcels being certified?

The two February 2020 plans describe tracts of **2,472 acres (9 parcels)** and **2,255 acres (16 parcels)**, with parcels appearing on both lists. The record contains no reconciliation of those tracts to the certified 4,462 acres and 21 parcels, and no updated plan despite the supplemental affidavit's statement that the plans are "periodically updated."

> **Question 7.** Beyond the agricultural tax classification, what did staff independently verify? State the dates of the aerial imagery staff reviewed, the observable forestry or other commercial agricultural activity that imagery establishes during the statutory period, and the precise five-year period staff applied under § 163.3164(4)(b).

> **Question 8.** Identify which of the 21 certified parcels are covered by each February 2020 Forest Management Plan, and the evidence establishing bona fide agricultural use of any certified acreage covered by neither plan.

Inquiry No. 3: The January 1, 2025 snapshot

The definition applies to a parcel or parcels that met every criterion "as of January 1, 2025." Two categories of record evidence seem to be unproven.

First, Official Jacksonville records establish that Ordinance 2024-342-E was finally adopted June 25, 2024, but do not state the effective date of the resulting Future Land Use Map amendment. Section 8 of the ordinance provides that the amendment became effective 31 days after the state land planning agency notified Jacksonville that the adopted amendment package was complete, unless timely challenged, in which event effectiveness awaited a final compliance order. The certification record contains the ordinance and City staff materials but not that completeness notification. The western segment is necessary to the applicant's 75% calculation; without it, the applicant's east and south segments total only approximately 50.88% of BR4700's perimeter.

Second, the certified boundary derives from a sketch dated June 18, 2026, whose general notes state "THIS IS NOT A SURVEY," and it differs materially from the deeds. The July 22, 2025 special warranty deed (O.R. Book 6189, Page 522) conveys, among other lands, all of Section 6 and fractional Section 5, with a western boundary running 21,252.58 feet along the county line; the certified description covers only portions of Sections 5 and 6, with a western boundary of 19,505.73 feet. The 21 parcels' combined GIS acreage (approximately 4,569 acres) exceeds both the certified 4,462.09 acres and the 4,480-acre statutory maximum. The title report's chain of title (Exhibit 4.1) also lists multiple source

instruments, including a warranty deed at O.R. Book 2597, Page 1931 that post-dates the 1994 Trustee's Deed, while the Owner Affidavit attributes the entire property to the Trustee's Deed alone.

Question 9. Produce or identify the Florida Commerce completeness notification for Jacksonville Amendment 23-4ESR / Application L-5861-23A / Ordinance 2024-342-E, state the date Jacksonville received it, and identify any timely challenge and its disposition. What date does the County find that the Multi-Use Future Land Use Map designation became legally effective? If it was not legally effective as of January 1, 2025, does staff agree that the western segment cannot be counted under §163.3164(4)(c)1.b. and that the 75% perimeter requirement is not satisfied?

Question 10. Identify the precise 4,462.09-acre legal description being certified and the record evidence establishing that this same land, in this same configuration, constituted the "parcel or parcels" that satisfied every element of § 163.3164(4) as of January 1, 2025, including the recorded instrument through which each of the 21 parcels traces to Estuary, LLC as of that date. If the certification area was carved from the larger holdings described in the July 2025 deed, what establishes that the 4,462.09-acre certification parcel itself existed, in that configuration, and satisfied the statute on January 1, 2025?

Inquiry No. 4: What certification permits

The applicant proposes 1.0 unit per gross acre: approximately **4,462 homes**. That number appears nowhere in the certification itself. Once certified, § 163.3162(4)(e) entitles the owner (and, because certification attaches to the land, presumably any successor) to submit plans for single-family residential housing at the density of adjacent development; the staff report identifies the adjacent New Town (Nocatee) designation at 6 units per acre and states the resulting maximum: **26,772 units**. The statute permits final approval to be administrative, prohibits the County from requiring a process longer than 180 days, and prohibits the County from requiring further quasi-judicial review or public hearing. This certification hearing is the public decision point provided by this statutory process. The residents therefore ask the following before any vote.

Question 11. The staff report recites the applicant's statement that it "will not exceed 1.0 residential units per gross acre." Is that representation legally binding on the applicant and its successors for purposes of certification and any subsequent development plans under § 163.3162(4)(e), and if so, by what instrument? If it is not binding, the residents ask the Board to acknowledge on the record that it is being asked to certify eligibility for up to 26,772 units.

Question 12. Staff found that all public facilities are not presently available, so § 163.3164(4)(d) rests entirely on the applicant's offer (Exhibits 9.1–9.3) to enter binding proportionate-share agreements. What residential density or unit count will be used in determining the applicant's proportionate share for each public service: the 4,462-unit

proposal, or the up-to-26,772-unit entitlement? The JEA capacity letter in the record addresses a scenario of up to 1.0 unit per gross acre. If subsequent development plans may lawfully exceed that density, will the proportionate-share obligations and service-capacity determinations be recalculated for the higher intensity, and at what point does the offer ripen into a binding obligation?

Finally, whatever interpretations the Board adopts on all of the questions above, the residents ask that they be stated as **written findings, in the alternative where multiple independent grounds exist**, so that no single interpretation carries the decision on review.

A note on accuracy and good faith. *The application, exhibits, supplemental filings, and staff report comprise several hundred pages, which the residents reviewed to the best of their ability; questions deemed answerable from that record have been removed from this submission. Factual statements are made in good faith and drawn from the record wherever possible; resident-derived measurements are approximate; interpretations are offered as argument, not settled law; nothing is intended as an accusation of wrongdoing by staff or the applicant; and the residents welcome correction of any error on the record.*

EXHIBIT B

Orange County, Florida — Lake Pickett North Agricultural Enclave Certification

1. Written report under § 163.3162(4)(b), Fla. Stat., dated July 27, 2026 (“does not comply” determination)
2. “Applicant’s Submittal of Subject Property Boundary” map from the Orange County staff report

STAFF'S 'DOES NOT COMPLY' LETTER TO APPLICANT

ORANGE COUNTY FLORIDA

July 27, 2026

Gregory D. Lee
200 South Orange Avenue
Suite 2300
Orlando, FL 32801

Re: Lake Pickett North Agricultural Enclave Certification

Dear Mr. Lee:

Orange County has completed its review of your Request for Agricultural Enclave Certification under section 163.3162(4), Florida Statutes.

The application identifies ten parcels totaling approximately 1,317 acres, and after excluding the land area within two parcels due to a utility easement, the subject property area is reduced to approximately 1,258 acres.

After reviewing section 163.3162(4), the term parcel or parcels indicates that portions of parcels cannot form the subject property. As such, the application was reviewed using the whole parcels for the acreage calculation.

For this reason, Orange County has determined that the application does not comply with the requirements of section 163.3162(4)(a), Florida Statutes, and more specifically, the acreage maximum of 1,280 acres in section 163.3164(4)(e), Florida Statutes, that the application has made a basis for certification.

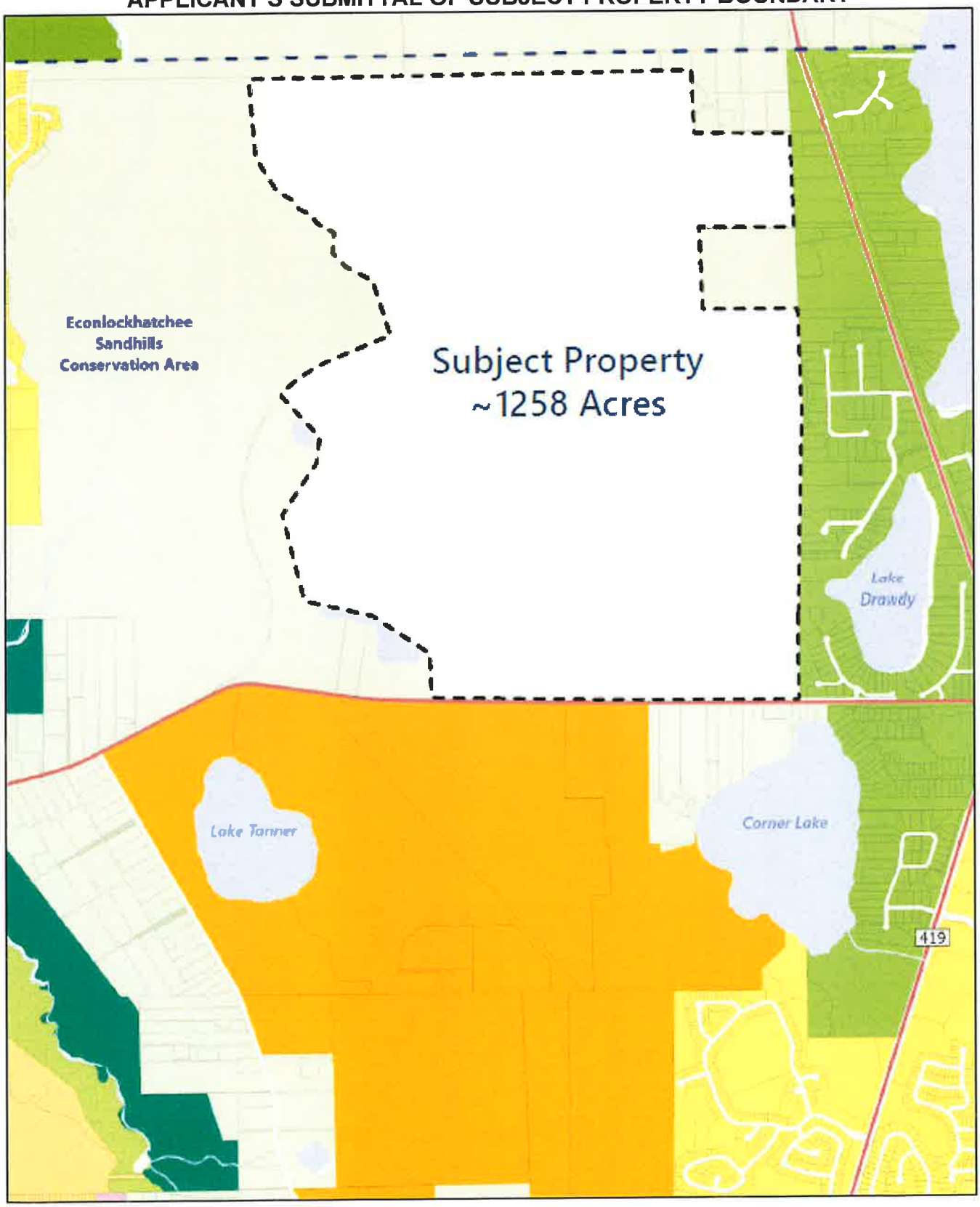
This letter constitutes the written report required by section 163.3162(4)(b), Florida Statutes. It is not a final approval or denial of the certification request; the request will be considered by the Board of County Commissioners in accordance with section 163.3162(4)(c), Florida Statutes.

If you have any questions regarding this determination, please contact the Orange County Planning Division at 407-836-5602 or Jason.Sorensen@ocfl.net.

Sincerely,

Alberto Vargas, MArch
Orange County Planning Division
Alberto.Vargas@ocfl.net
407-836-5354

APPLICANT'S SUBMITTAL OF SUBJECT PROPERTY BOUNDARY



Saleena Randolph

From: Nichole Bradley
Sent: Monday, August 31, 2026 7:46 AM
To: Saleena Randolph
Subject: FW: ENCERT 2026-01 - URGENT FOR THE OFFICIAL RECORD

Follow Up Flag: Follow up
Flag Status: Flagged

Nichole Bradley
Application Intake Supervisor
Growth Management | Development Review Division
St. Johns County Board of County Commissioners
4040 Lewis Speedway, St. Augustine FL 32084
904-209-0629 | www.sjcfl.us

Florida has a very broad public records law. Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address or information received released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. This communication may contain privileged and confidential information intended only for the addressee(s) named above. If you are not the intended recipient, you are hereby notified that any review, dissemination, distribution, or duplication of this communication is strictly prohibited. If you are not the intended recipient, please notify the sender by reply e-mail and destroy all copies of the original message. In addition, any information provided in this email is considered an informal review and not a guarantee. No reliance may be given on information unless through a formal application and submittal pursuant to the Land Development Code and the Comprehensive Plan of St. Johns County.

- "**WARNING: St Johns County will never ask you to wire transfer money.** For more information see: St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County"

From: Madeline Coccio <mcoc76@gmail.com>
Sent: Saturday, August 29, 2026 6:25 PM
To: Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>; BOCC Office <boccoffice@sjcfl.us>; Rich Komando <rkomando@sjcfl.us>; minutesandrecords@stjohnsclerk.com; GM Development <gmdevelopment@sjcfl.us>
Subject: ENCERT 2026-01 - URGENT FOR THE OFFICIAL RECORD

Commissioners,

Below are my written objections to certification of the BR4700 LLC Ag Enclave; ref ENCERT 2026-01.

I respectfully request that the Clerk file this document in the official record before the September 1 continued hearing.

These objections are limited to whether the application meets the statutory definition of an agricultural enclave in § 163.3164(4):

1. **The land exceeds the acreage cap.** The 21 parcels that existed on January 1, 2025 total 4,568.95 acres by the applicant's own Attachment I, above the 4,480-acre ceiling. The 4,462.09-acre figure comes from a sketch (not a survey) drawn in June 2026 that carves a portion out of those parcels. On July 1, 2026, the same day this application was filed, an applicant in Orange County sought certification of ten parcels totaling 1,317 acres **by carving out 1,258 acres to come under the 1,280-acre cap**. Orange County's Planning Division and County Attorney's Office determined that **"the term parcel or parcels indicates that portions of parcels cannot form the subject property,**" measured the whole parcels, and found the application did not comply. The applicant withdrew rather than contest it. That is the same objection residents raised in the August 17 Questions for the Record, in the presentation at the August 19 hearing. **Another Florida county's planning staff and county attorney have already applied this statute the way residents have asked this Board to apply it, on identical facts, and found the application did not comply.**

2. The 50% existing-development test in § 163.3164(4)(c)1.b applies to the surrounding designated parcels, not to the enclave's own perimeter. The applicant's planner confirmed on August 19 that the applicant measured the perimeter. The calculation the statute requires has never been performed, and even the perimeter version passes by roughly 400 to 500 feet out of eleven miles.

3. About a third of the perimeter needed to reach 75% is supplied by City of Jacksonville designations on undeveloped Duval County land owned by the applicant's affiliates. The statute counts parcels "the local government" has designated on "the local government's" maps; that is St. Johns County, not Jacksonville. Without that segment the figure is about 51%.

The 90-day default certification date is on or about September 29, 2026. I respectfully ask that the Board deny certification with written findings under § 163.3162(4)(d), or, before any approval, resolve each objection in written findings on the record.

This matter is urgent and a response is requested by Monday 8/31/26.

Thank you for your attention to this matter.

Respectfully,

Madeline Coccio
St. John's County Resident

Saleena Randolph

From: Mike Roberson
Sent: Monday, August 31, 2026 8:39 AM
To: Saleena Randolph
Subject: FW: Reject N. Palm Valley Road Application

Follow Up Flag: Follow up
Flag Status: Flagged

From: EAP ` <eapowers305@gmail.com>
Sent: Saturday, August 29, 2026 3:48 PM
To: Commissioner Clay Murphy <cmurphy@sjcfl.us>
Cc: Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>; Mike Roberson <mroberson@sjcfl.us>; Rich Komando <rkomando@sjcfl.us>
Subject: Reject N. Palm Valley Road Application

As your constituent, I urge you to vote no on the N. Palm Valley Road agricultural enclave application when it returns on September 1.

The application lists 21 parcels, but the boundary used for certification excludes portions of several of them in order to remain under the law's 4,480-acre limit. In fact, the St. Johns County GIS acreage data included in the application for those 21 parcels totals about 4,569 acres, which exceeds the statutory cap.

Orange County recently reviewed an almost identical situation and concluded that the statute's use of "parcel or parcels" requires counting the full parcels, not selected portions.

Based on that interpretation, this application exceeds the acreage limit and does not qualify for certification.

Please make sure this issue is fully considered and vote to deny the application since the statutory acreage requirement is not met.

Thank you for your consideration.

Earl Powers
St Augustine, FL

Saleena Randolph

From: Tami Rich
Sent: Monday, August 31, 2026 8:11 AM
To: Jennifer Gutt; Saleena Randolph
Cc: Beverly Frazier; Jacob Smith
Subject: Fw: TIME-CRITICAL SUPPLEMENTAL EVIDENTIARY OBJECTION — ENCERT 2026-01 — Individual Review Required Before September 1 Vote
Attachments: ENCERT_2026-01_Supplemental_Objection_1.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Nicole Valentine <nikkivalentine1@outlook.com>
Sent: Sunday, August 30, 2026 6:41 PM
To: Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>
Cc: BOCC Office <boccoffice@sjcfl.us>; minutesandrecords@stjohnsclerk.com <minutesandrecords@stjohnsclerk.com>; FAXPLANDEPT <plandept@sjcfl.us>; GM Development <gmdevelopment@sjcfl.us>; Joy Andrews <jqandrews@sjcfl.us>; INFO <info@sjcfl.us>
Subject: TIME-CRITICAL SUPPLEMENTAL EVIDENTIARY OBJECTION — ENCERT 2026-01 — Individual Review Required Before September 1 Vote

Commissioner Whitehurst, Commissioner Arnold, Chair Murphy, Commissioner Joseph, and Vice-Chair Taylor:

Attached is my Final Supplemental Objection Requesting Denial of ENCERT 2026-01. I respectfully request that each commissioner review it before voting at the September 1, 2026 hearing.

Please associate this email and attachment with ENCERT 2026-01, ENCERT-2026000001, and MASTER-2026000038, and preserve both in the official decision-making record.

This objection evaluates the application as submitted, using the applicant's reported figures and the County and applicant records identified in the attachment. Its central conclusions are:

1. The submitted records identify three completed residences, separately assessed single-family residential components, and substantial accessory improvements on source parcels represented as part of an "undeveloped" enclave.
2. At the same time, the applicant credits eastern parcels recorded as vacant, with zero buildings or dwelling units, as "existing industrial, commercial, or residential development." A seawall, bulkhead, demolition history, or former structure does not by itself establish that one of those specifically named existing uses occupied the parcel on the applicable date.
3. The applicant reports an East-plus-South numerator of 29,595.54 feet against a 58,166.76-foot perimeter—a claimed cushion of only 512.16 feet above its chosen halfway point. Accepting the entire South provisionally,

removal of approximately 750 feet of identified vacant eastern frontage reduces that presentation to approximately 49.5911 percent. The broader nine-parcel screening produces approximately 48.6713 percent.

The submission therefore requests denial of the application on the record presently before the Board. Because of the approaching statutory decision deadline, it does not request or consent to a continuance, deferral, reopening of the application, supplementation of the applicant's proof, or an opportunity to cure the deficiencies identified.

Chair Murphy previously explained to me by telephone that the County Attorney represents the commissioners rather than individual members of the public and addresses legal questions when commissioners direct those questions to counsel. Based on that explanation, I respectfully request that each commissioner personally review the attachment and cause its existing-record legal-sufficiency questions to be presented to County Counsel before voting.

A single nonprivileged response may serve the entire Board. I am not requesting five separate legal opinions, private legal advice, privileged communications, or any delay in the vote. I am requesting that each commissioner ensure that the identified issues have received legal review before casting that commissioner's individual vote, and that the Board publicly state the legal and evidentiary basis for its decision.

This submission is made solely by me in my individual capacity as a St. Johns County resident and member of the public. My use of a business email domain, title, or signature block in any earlier correspondence did not make Genesis Aerospace Solutions, LLC an objector, sponsor, client, representative, or participant in this matter. The prior objection and this supplemental objection are mine individually.

Given the time-sensitive nature of the September 1 hearing, please confirm:

- Receipt of this email;
- That the attached PDF can be opened and read;
- That it has been associated with the official ENCERT 2026-01 record; and
- That it will be available to each commissioner for review before the vote.

Respectfully submitted,

Nicole Valentine
St. Johns County resident and Nocatee homeowner
Comm:850-449-3375
E-mail: nikkivalentine1@outlook.com

FINAL SUPPLEMENTAL OBJECTION REQUESTING DENIAL

ENCERT 2026-01 - Developed/Undeveloped Classification and Eastern-Frontage Evidence

To: St. Johns County Board of County Commissioners
From: Nicole Valentine, individually, as a St. Johns County resident and Nocatee homeowner
Matter: ENCERT 2026-01 / ENCERT-2026000001 / MASTER-2026000038
Hearing: September 1, 2026 continued public hearing
Submitted: August 30, 2026
Requested action: Deny certification at the September 1 hearing on the application and record submitted

---

REQUESTED DISPOSITION **Deny certification at the September 1 hearing on the application and record submitted, and issue the written decision containing detailed findings of fact and conclusions of law required following denial. I do not request a continuance, deferral, reopening, supplementation, or another opportunity to cure the record.**

Executive summary

The submitted record asks the Board to accept two materially inconsistent findings. On listed source parcels, County and applicant materials document **three completed single-family residences and substantial accessory improvements**, yet the requested certification depends upon the property being undeveloped. Across the Intracoastal Waterway (ICW), the applicant credits parcels recorded for 2025 as vacant, with zero buildings and zero residential units, as existing industrial, commercial, or residential development.

The legal phrases are not identical. That distinction does not cure the evidentiary problem. Even accepting that shoreline alteration may be development in a general sense, the applicant's claimed eastern category is narrower: **existing industrial, commercial, or residential development**. A seawall or bulkhead alone does not identify an existing dwelling, operating business, or industrial use.

Using the applicant's reported perimeter and East-plus-South credited footage, the claimed margin above its own halfway point is only **512.16 feet**. The conservative nine-parcel eastern audit identifies approximately **1,285 unsupported feet**. If those credits are unsupported, the applicant's own result falls to approximately **48.67 percent**, while every claimed southern foot remains provisionally accepted for this focused test. Either defeats a finding on which the application relies and supports denial on the submitted record.

The requested disposition is denial, not delay. Section 163.3162(4)(c), Florida Statutes, provides that failure to approve or deny within 90 days after receipt results in certification. This objection therefore does not request more evidence, additional investigation, supplementation, or a continuance. It asks the Board to decide the application as submitted and deny it at the September 1 hearing.

I. Capacity, purpose, and record clarification

I submit this supplemental objection solely in my individual capacity as a St. Johns County resident and Nocatee homeowner. I am not acting as an attorney, surveyor, engineer, planner, appraiser, retained expert, or certifying official, and this submission is not offered as a professional certification or sworn declaration.

For clarity of the ENCERT record, the same individual capacity applies to my earlier ENCERT communications. Any incidental appearance of a business email domain, professional title, or automatic signature information did not identify Genesis Aerospace Solutions, LLC as an objector, sponsor, client, or participant in this matter.

This submission identifies what applicant materials, County records, and published statutory text appear to show. Approximate frontage figures are resident audit measurements. Tax-use descriptions are treated as dated evidence, not as conclusive planning determinations. Permit histories are used for their recorded scope, dates, and completion status.

No allegation of fraud, concealment, collusion, bad faith, improper motive, or intentional misconduct is made against any applicant, owner, employee, consultant, County official, or commissioner. This objection concerns the sufficiency and internal consistency of the application and record submitted. This filing relies solely on cited material already in the decision-making record and objects to reliance on new or post-record material.

II. Scope of this supplemental objection

This filing addresses only whether the application and record submitted support the applicant's developed/undeveloped classifications and its chosen East-plus-South existing-development calculation. For this focused test, every foot of the applicant's claimed southern frontage is provisionally accepted without deduction. That limited assumption is not a concession concerning the South or any matter preserved in earlier objections.

This filing assesses the application exactly as submitted and neither evaluates nor suggests how any other application might be presented. The submitted application and evidence do not support the result the applicant chose to present. The requested disposition on that record is denial.

Commissioner and County Counsel review requested below is review of the existing application and record before the vote. It is not a request that the applicant be advised how to revise its filing or be allowed to add material after the fact.

III. The applicant's chosen calculation

Measure	Submitted figure
Applicant-reported total perimeter	58,166.76 ft
Halfway point under applicant's presentation	29,083.38 ft
Applicant-reported East frontage	16,131.40 ft
Applicant-reported South frontage	13,464.14 ft
Applicant-reported East plus South	29,595.54 ft
Applicant-reported percentage	50.88%
Applicant's claimed margin	512.16 ft
Staff-reported percentage	50.72%

Sources: Applicant Exhibits 8 and 10; applicant legal sketch; County staff report. This filing tests the applicant's submitted figures only and makes no concession beyond that presentation.

Because the claimed margin is measured in hundreds of feet across a perimeter exceeding eleven miles, the classification of a small number of eastern parcels is outcome-determinative. The application globally credits the eastern line, yet the submitted parcel and permit records identify material portions of that line as vacant, zero-building properties for which the submitted record does not establish existing development in one of the three named categories - industrial, commercial, or residential - on January 1, 2025. On the application as submitted, the global eastern credit is not supported.

IV. The closed-loop record problem

The two legal phrases need not be treated as identical. The application must nevertheless support both findings on the record submitted. It does not. The documented residential improvements leave the undeveloped finding unsupported, and the vacant eastern parcels leave material existing-development credits unsupported. Either defeats a finding on which the application relies and supports denial on the submitted record.

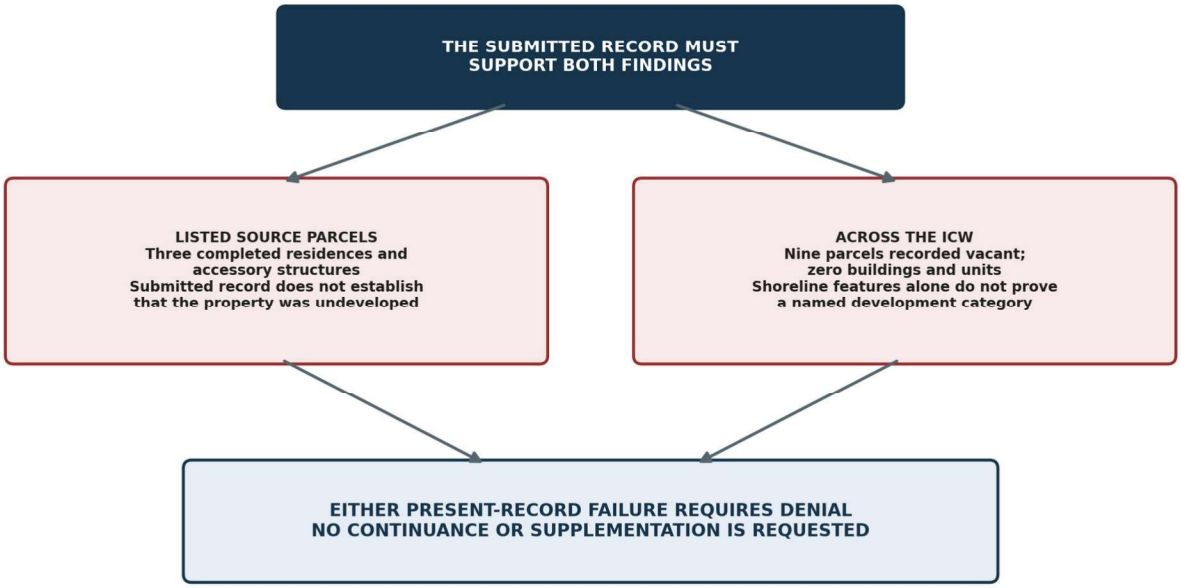


Figure 1. Present-record decision structure. Either branch concerns sufficiency of the evidence submitted, not anyone's intent.

V. Completed residential development on listed source parcels

PIN	Situs	Applicant/County record evidence
067310-0000	4505 20 Mile Road North	Two single-family residences (approximately 1940 and 2008); two stables; canopy; approximately one acre recorded Single Family; CO dated Jan. 28, 2008; $180,172 combined building/extra-feature value.
067320-0000	4195 20 Mile Road North	One single-family residence (approximately 2016); pole barn; storage building; approximately one acre recorded Single Family; CO dated May 11, 2016; $184,502 combined building/extra-feature value.

Sources: Applicant property-card appendix (County record 718839) and County permit-search records. Combined minimum: three residences, 5,228 conditioned square feet, approximately two acres recorded Single Family, and $364,674 in building/extra-feature value.

The application identifies PINs 067310-0000 and 067320-0000 among its source parcels. The same submitted record documents three completed residences, separately assessed Single Family components, and substantial accessory improvements on those parcels.

Those record facts do not support the requested finding that the certification property was undeveloped as of January 1, 2025. On the application as submitted, that mandatory finding is unsupported and warrants denial.

VI. Agricultural use does not erase the residential component

The foreseeable response is that the larger property supports livestock, horses, timber, or forestry. That fact may support agricultural use, but it does not answer the separate land-condition question presented by completed dwellings.

Florida's development definition includes building activity and changes in the number of dwelling units, and it may refer to the result of development. Section 380.04(3)(e) excludes the use of land for growing agricultural or forestry products, raising livestock, or other agricultural purposes from the definition of development. It does not state that a completed dwelling located on agricultural land ceases to be a dwelling or disappears from the property's physical condition.

Section 193.461 makes the distinction especially clear for assessment purposes: maintaining a dwelling does not by itself prevent agricultural classification, but the residence and curtilage are assessed separately. Agricultural classification and a completed residential component can therefore coexist. A house occupied by an owner, caretaker, farm manager, forester, or horse-farm worker remains a dwelling; the occupant's work does not change the physical character of the structure.

PLAIN-LANGUAGE POINT A house on a horse farm remains a house. Agricultural use may coexist with it; agricultural use does not make the residence disappear from the record.

VII. The conservative eastern-parcel audit

The statutory look-across direction makes the parcels across the ICW material to the applicant's eastern credit. The table below identifies nine parcels aligned with the credited eastern span whose submitted 2025 records do not establish existing development in one of the three named categories - industrial, commercial, or residential. The frontage figures are approximate resident audit measurements used to test the mathematical effect of those unsupported credits against the applicant's narrow margin.

PIN	Address	Approx. ICW-aligned frontage	2025 record condition	Why the credit is unsupported on the submitted record
062840-0000	47 S. Roscoe	~100 ft	Vacant Residential; zero buildings/units	The 2025 roll records no existing dwelling.
062920-0000	67 S. Roscoe	~500 ft	Vacant Residential; zero buildings/units	The cited January 1, 2025 records identify vacancy and zero buildings/units; shoreline features do not establish existing residential, commercial, or industrial development.
062970-0000	83 S. Roscoe	~100 ft	Vacant Residential; zero buildings/units	The cited January 1, 2025 record contains no residence.
063600-0000	1 N. Roscoe	~150 ft	Vacant Commercial; zero buildings	The cited January 1, 2025 records identify vacancy and zero buildings and do not establish existing commercial development.

PIN	Address	Approx. ICW-aligned frontage	2025 record condition	Why the credit is unsupported on the submitted record
063600-0030	3 N. Roscoe	~100 ft	Vacant Commercial; zero buildings	The cited January 1, 2025 records identify vacancy and zero buildings and do not establish existing commercial development.
063785-0000	41 N. Roscoe	~75 ft	Vacant Residential; zero buildings/units	The cited January 1, 2025 record contains no residence.
063960-0000	93 N. Roscoe	~75 ft	Vacant Residential; zero buildings/units	The cited January 1, 2025 records identify vacancy and zero buildings/units.
064090-0000	127 N. Roscoe	~110 ft	Vacant Residential; zero buildings/units	The cited January 1, 2025 records identify vacancy and zero buildings/units.
064140-0000	143 N. Roscoe	~75 ft	Vacant Residential; zero buildings/units	The cited January 1, 2025 record contains no residence.

Sources: 2025 Property Appraiser/FDOR indicators and County permit histories reviewed in the eastern-boundary audit. Tax descriptions are dated evidence rather than dispositive planning conclusions.

A classification such as Vacant Residential or Vacant Commercial can describe a parcel's tax-use or anticipated character without proving that existing residential, commercial, or industrial development actually existed on January 1, 2025. The zero-building and zero-unit fields and the recorded vacancy are therefore directly material to the category the applicant claims.

VIII. Why the seawall argument does not establish the claimed category

This objection does not assert that a seawall can never be development. Florida's broad definition expressly includes alteration of a shore or bank.

The applicant's eastern claim is more specific. It relies on existing industrial, commercial, or residential development. A seawall is not itself a dwelling, commercial building, or industrial facility. Because the same shoreline feature can serve land of any type, the feature alone does not establish which of the three named categories existed on January 1, 2025.

Nor does the former existence of a structure establish existing development on January 1, 2025. Where the reviewed record identifies demolition before that date, the former structure was no longer existing on that date.

THE CATEGORICAL ISSUE **General development activity is not automatically existing residential, commercial, or industrial development. The application does not establish existing development in one of those three named categories for the cited vacant eastern parcels; those credits are unsupported on the submitted record.**

IX. The 67 South Roscoe bulkhead does not carry the submitted proof

PIN 062920-0000 is especially material because its approximate ICW-aligned frontage is about 500 feet, nearly the applicant's entire 512.16-foot margin. The 2025 record describes the property as vacant with zero buildings and zero units, and the reviewed County permit history reflects demolition of former structures. The same reviewed history reflects that the identified bulkhead was completed after the recorded demolitions.

This objection gives the applicant the benefit of treating the shoreline feature as parcel-associated development. Even on that assumption, the January 1, 2025 record remains vacant with zero buildings and

zero units, and the shoreline feature alone does not establish existing development in one of the three named categories - residential, commercial, or industrial - on PIN 062920-0000. The approximately 500-foot credit is therefore unsupported on the submitted record.

X. Mathematical effect under the applicant's own presentation

Eastern-credit scenario	Remaining East-plus-South credited feet	Result	Position against applicant's halfway point
Applicant's submitted figures	29,595.54 ft	50.8805%	+512.16 ft
After excluding unsupported East credits for 062920-0000, 063600-0000, and 063600-0030 (~750 ft)	28,845.54 ft	49.5911%	-237.84 ft
After excluding the conservative nine-parcel unsupported East set (~1,285 ft)	28,310.54 ft	48.6713%	-772.84 ft

Focused present-record calculation. It retains the applicant's 58,166.76-foot denominator, provisionally accepts the entire claimed South, and excludes only eastern credits not established by the cited 2025 records. Approximate frontages are resident audit measurements.

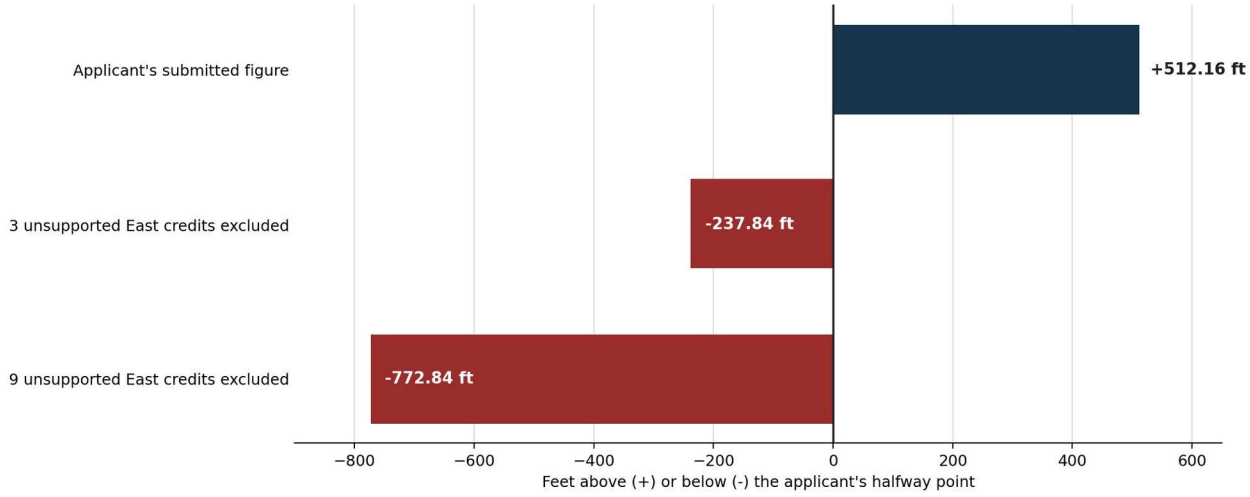


Figure 2. Excluding three eastern credits unsupported by the cited 2025 records places the applicant's submitted calculation below its own halfway point; the conservative nine-parcel audit falls further.

The submitted calculation falls below its own stated benchmark after only three unsupported eastern credits are excluded. The approximately 500-foot credit at 67 South Roscoe and the approximately 250 combined feet at 1 and 3 North Roscoe are not established by the cited 2025 records. Excluding those credits places the applicant's own calculation below its own halfway point. The full conservative audit produces approximately 48.67 percent.

XI. The northern boundary, final polygon, and all dependent measurements

The northern boundary closes the certification polygon and therefore controls the submitted perimeter and eastern endpoints. Because the filed record does not establish one internally consistent geometry underlying those figures, the reported measurements do not support certification. This is an independent present-record basis for denial.

XII. Commissioner-directed legal review requested

During my direct telephone conversation with Chair Clay Murphy, Chair Murphy explained, in substance, that the County Attorney represents the commissioners rather than individual members of the public and addresses legal questions when commissioners direct those questions to counsel. This is my good-faith account of that conversation and explains why this request is directed to each commissioner individually.

I am not requesting private legal advice, privileged communications, or five separate written opinions. A single nonprivileged legal explanation may serve the entire Board. I request that each commissioner personally review this submission before voting and direct County Counsel to answer the following legal-sufficiency questions using only the application and decision-making record already submitted. These questions do not request new applicant evidence, a cure, supplementation, or a continuance:

1. Does the submitted record establish that the certification property was undeveloped as of January 1, 2025, notwithstanding the three documented residences, separately assessed Single Family components, and associated improvements on listed source parcels?
2. Does a seawall, bulkhead, dock, demolition history, or other general development activity - standing alone on a parcel recorded vacant with zero buildings and units - establish existing industrial, commercial, or residential development on the controlling date?
3. Does the existing record support the challenged eastern credits necessary to keep the applicant's submitted calculation above its own halfway point?
4. If either mandatory finding remains unsupported on the submitted record, must the Board vote to deny certification within the statutory decision period and issue a written decision containing detailed findings of fact and conclusions of law?

Each commissioner is respectfully requested to confirm personal receipt and review, whether these existing-record legal questions were presented to counsel, whether the commissioner reviewed the resulting legal clarification, and where the nonprivileged legal basis for that commissioner's vote appears in the public record.

This request does not demand disclosure of privileged material and does not ask counsel to complete, revise, or rehabilitate the application. It asks each commissioner to obtain the legal review necessary to decide the application as submitted and to vote at the September 1 hearing.

XIII. Requested disposition: denial at the September 1 hearing

Section 163.3162(4)(c), Florida Statutes, provides that if the local government does not approve or deny certification within 90 days after receipt of the application, the property must be certified as an agricultural enclave. A continuance, deferral, or nondecision therefore is not an adequate disposition of the present failures identified in this objection.

I request that the Board vote to deny certification of ENCERT 2026-01 at the September 1 hearing on the application and record submitted. I do not request or consent to a continuance, deferral, extension, reopening of the evidentiary record, applicant supplementation, or another opportunity to cure the application.

Following denial, section 163.3162(4)(d), Florida Statutes, requires the governing body to issue a written decision containing detailed findings of fact and conclusions of law. The developed/undeveloped record

conflict and the unsupported eastern credits described in this objection provide present-record grounds for that denial. They are not instructions for revising or resubmitting the application.

DECISION REQUESTED **Vote to deny certification at the September 1 hearing. Issue the written decision containing detailed findings of fact and conclusions of law required following denial. Do not defer the decision or reopen the application record.**

XIV. Official-record inclusion, preservation, and non-waiver

Please associate this submission and its attachments with ENCERT 2026-01, ENCERT-2026000001, and MASTER-2026000038, and preserve them in the official ENCERT record consistent with applicable public-records and retention requirements.

Please preserve the native electronic message and attachments, including complete headers, recipient information, transmission time, routing information, and delivery or nondelivery notices. This request does not seek disclosure of information that is privileged, confidential, or exempt from public-record disclosure.

This focused filing does not withdraw any objection previously tendered in my individual capacity or concede any disputed matter not addressed here. No objection is intended to be waived because it is not repeated orally, because speaking time is limited, because the continued hearing is described as limited in scope, or because an attachment cannot be displayed through the County network.

Nothing in this submission requests or consents to a continuance, deferral, extension, nondecision, reopening of the evidentiary record, applicant supplementation, or additional opportunity to cure. Commissioner and County Counsel review must occur before the September 1 vote and should not be treated as a basis for delaying the statutory decision.

If any portion is excluded from the decision-making record, please identify the material excluded, the person making the ruling, the reason, and the authority relied upon. If an attachment is inaccessible, incomplete, quarantined, or truncated, please notify me promptly so that the identical material may be delivered in another form.

XV. Conclusion

The applicant's own presentation reports only 512.16 feet of margin. The conservative eastern audit identifies approximately 1,285 unsupported feet on parcels recorded vacant with zero buildings and zero residential units. Excluding three credits not established by the cited 2025 records places the applicant's own calculation below halfway; the full conservative audit produces approximately 48.67 percent while every claimed southern foot remains provisionally accepted for the focused test.

At the same time, applicant and County records document three completed residences and substantial improvements on listed source parcels. Those documented components are inconsistent with the requested undeveloped finding and leave it unsupported on the record submitted. Agricultural use can coexist with a separately assessed residence; it does not erase the dwelling from the physical record.

The application therefore fails to establish both findings it asks the Board to make. General shoreline work does not by itself prove existing industrial, commercial, or residential development, and the documented

residential components leave the undeveloped condition unsupported. Those present-record failures require denial.

For those reasons, I respectfully request that the Board vote to deny certification of ENCERT 2026-01 at the September 1 hearing and issue the written decision containing detailed findings of fact and conclusions of law required following denial.

The requested disposition is denial - not delay, supplementation, or cure.

Appendix A - Record sources and legal authorities

Source	Proposition for which cited
Florida Statutes § 163.3164(4), (14)	Agricultural-enclave definition; January 1, 2025 condition; development definition; look-across direction.
Florida Statutes § 380.04	Definition of development and expressly listed exclusions.
Florida Statutes § 193.461(3)(c)-(d)	Agricultural classification may coexist with a dwelling; residence and curtilage are assessed separately.
Florida Statutes § 163.3162(4)(c)-(d)	Requirement to approve or deny within 90 days; certification consequence of nondecision; written findings of fact and conclusions of law following denial.
Applicant Exhibit 8	East plus South reported as 29,595.54 feet and approximately 50.88% of the reported perimeter.
Applicant Exhibit 10	East 16,131.40 feet; South 13,464.14 feet.
Applicant property-card appendix / County record 718839	Residences, accessory structures, Single Family acreage, and improvement values on PINs 067310-0000 and 067320-0000.
County staff report / County record 723123	County staff reports 50.72 percent, which differs from the applicant's reported 50.88 percent.
County Property Appraiser and permit records	2025 parcel conditions, building/unit fields, demolition history, permit dates, certificates of occupancy, and shoreline-feature records.
Applicant legal sketch dated June 18, 2026	Reported total perimeter and acreage used in applicant calculations.

Official statutory links

- § 163.3164, Florida Statutes
- § 163.3162, Florida Statutes
- § 380.04, Florida Statutes
- § 193.461, Florida Statutes

Submission

Respectfully submitted,

Nicole Valentine

St. Johns County resident and Nocatee homeowner

Submitted solely in individual capacity

August 30, 2026

Saleena Randolph

From: Tami Rich
Sent: Monday, August 31, 2026 8:11 AM
To: Jennifer Gutt; Saleena Randolph
Cc: Beverly Frazier; Jacob Smith
Subject: Fw: Opposition to ENCERT 2026-01 – Proposed 4,462-Acre Development

Follow Up Flag: Follow up
Flag Status: Flagged

From: Martin Smith <docmsmith@me.com>
Sent: Sunday, August 30, 2026 6:55 AM
To: FAXPLANDEPT <plandept@sjcfl.us>; GM Development <gmdevelopment@sjcfl.us>
Subject: Opposition to ENCERT 2026-01 – Proposed 4,462-Acre Development

>
> Dear St. Johns County Commissioners,
>
> I am writing as a St. Johns County resident and homeowner to express my strong opposition to the certification of ENCERT 2026-01 involving the proposed development of approximately 4,462 acres west of the Intracoastal Waterway and north of Nocatee Parkway.
>
> Please include this correspondence in the official public record.
>
> My greatest concern is the potentially irreversible destruction and alteration of the extensive natural lands, wetlands, floodplains, mature trees, and wildlife habitat contained within this property. These areas are not simply undeveloped land waiting to be built upon. They perform an important environmental and public safety function by absorbing rainfall, storing floodwater, supporting natural drainage, and providing habitat for native wildlife.
>
> For those of us living along the Intracoastal Waterway and in Palm Valley, the consequences of altering thousands of acres of natural drainage and flood storage areas could extend well beyond the boundaries of this development. Increased impervious surface, loss of wetlands and vegetation, and changes in drainage patterns have the potential to increase stormwater runoff and flooding risk for surrounding communities. These issues deserve comprehensive and independent analysis before a project of this magnitude is allowed to proceed.
>
> I am also deeply concerned about the effect on native wildlife. St. Johns County is home to numerous protected species, including the wood stork, a federally protected threatened species that relies heavily upon freshwater and estuarine wetlands for feeding and breeding. Large scale alteration and fragmentation of wetland habitat and natural hydrology can have significant consequences for this and other native species. Before certification, there should be a thorough, independent survey of the entire property for federal and state listed species and their habitat.
>
> A development encompassing more than 4,400 acres also raises substantial concerns regarding traffic, schools, emergency services, water and wastewater infrastructure, and the loss of the natural character that makes this portion of St. Johns County unique and valuable.
>

> Accordingly, I respectfully ask the County not to certify ENCERT 2026-01 until every statutory requirement has been independently verified and the project's traffic, drainage, flooding, environmental, wildlife, infrastructure, and property risk impacts have been fully evaluated and made available to the public.
>
> I also ask the Commission to follow and uphold the principles of the County Comprehensive Plan and to protect existing neighborhoods, property values, natural lands, wetlands, wildlife habitat, and flood storage capacity.
>
> Once thousands of acres of wetlands, forests, and natural habitat are removed or fundamentally altered, they cannot simply be restored after the fact. With a project of this magnitude, the appropriate approach is careful independent scrutiny before approval, rather than attempting to address unintended consequences afterward.
>
> Thank you for considering the concerns of the residents and homeowners who will live with the long term consequences of this decision.
>
> Respectfully,
>
> Martin A. Smith, MD
> St Johns Country resident
>
>
> Sent from my iPhone

ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS · CONTINUED PUBLIC HEARING · SEPTEMBER 1, 2026

ENCERT 2026-01

The Developed / Undeveloped Contradiction

Decided entirely on the applicant's own submitted figures, the County's own records, and the statute's own text

REQUESTED ACTION: Deny certification of ENCERT 2026-01 at the September 1 hearing on the application and record submitted.

No continuance. No deferral. No reopening of the record. No opportunity to cure.

Nicole Valentine

St. Johns County resident and Nocatee homeowner · Submitted solely in individual capacity

Matter: ENCERT 2026-01 / ENCERT-2026000001 / MASTER-2026000038 · Filed August 30, 2026

01 Start at the north boundary

The correct understanding reached there is the correct understanding everywhere

1 ZERO QUALIFYING FEET FROM THE NORTH

The applicant's percentage is built entirely from East plus South — 29,595.54 of 58,166.76 reported feet. In the applicant's own formula the north contributes nothing.

2 ONE DEFINITION FOR THE WHOLE POLYGON

Sections 163.3164 and 380.04, Florida Statutes, define development once, for the entire property. The definition does not change by compass direction.

3 THE NORTH CLOSES THE POLYGON

It controls the submitted perimeter and the eastern endpoints. The filed record does not establish one internally consistent geometry underlying those figures — an independent basis for denial on the present record.

WHY START HERE

Not for its feet.
For its rule.

The question the north poses — what did the record show on January 1, 2025? — is the question every boundary must answer.

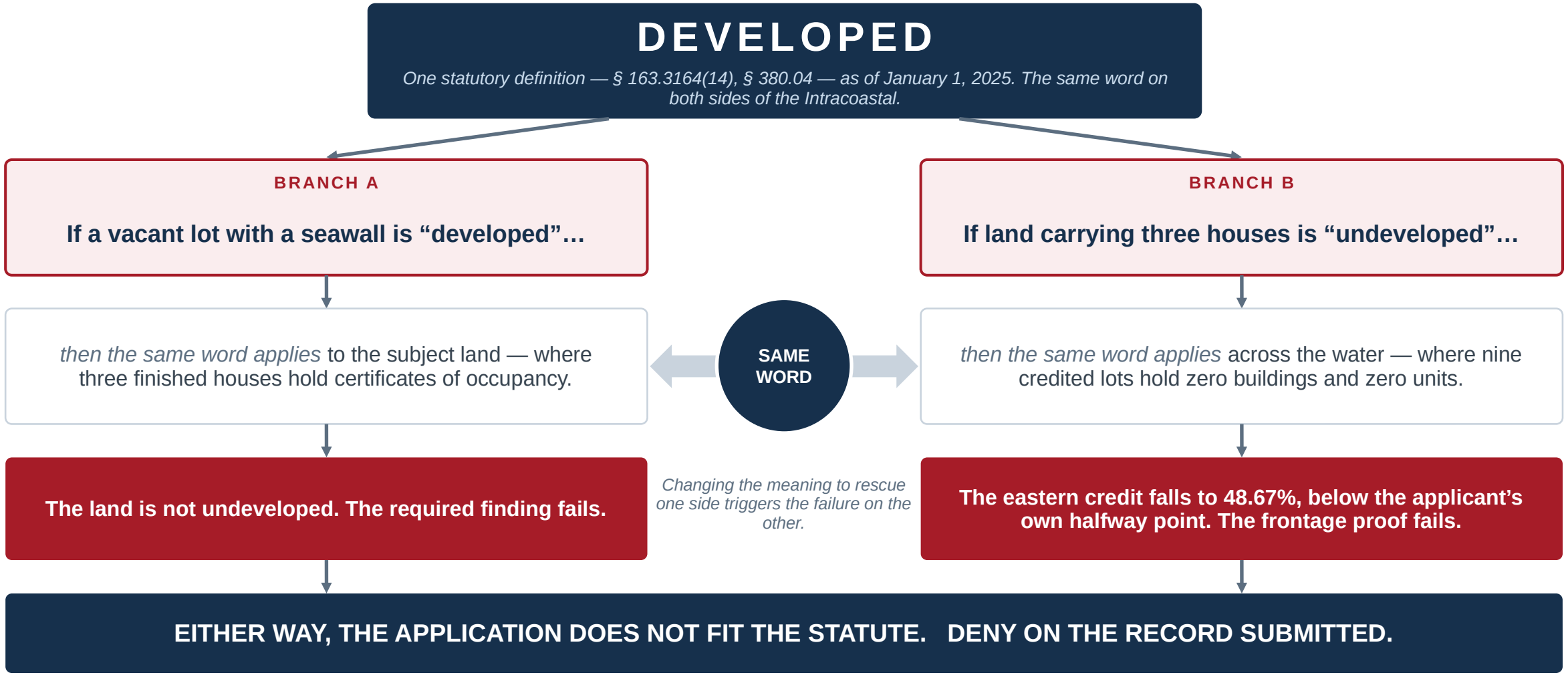
Answer it once. Answer it everywhere.

One definition. Every boundary. The standard the north sets, held steady, decides this application.

East and South figures: applicant submission (16,131.40 + 13,464.14 = 29,595.54 ft of 58,166.76 ft reported perimeter). Geometry point: Section XI of the filed objection.

02 One word. Two branches. One outcome.

The statute defines “developed” once. The application needs it to mean opposite things on opposite sides of the water.



Mirrors Section IV and Figure 1 of the Final Supplemental Objection filed August 30, 2026. Neither branch requires a correction, a redraw, or new evidence.

03 The applicant's own records show three residences

PINs 067310-0000 and 067320-0000 are listed source parcels in the application

PIN 067310-0000

4505 20 Mile Road North

Dwellings	**Two single-family residences (c. 1940, c. 2008)**
Occupancy	**Certificate of occupancy dated January 28, 2008**
Conditioned area	3,272 sq. ft.
Residential land	~1 acre separately recorded Single Family
Other structures	Two stables and a canopy
2025 value	**$156,312 building + $23,860 extra = $180,172**

PIN 067320-0000

4195 20 Mile Road North

Dwellings	**One single-family residence (c. 2016)**
Occupancy	**Certificate of occupancy dated May 11, 2016**
Conditioned area	1,956 sq. ft.
Residential land	~1 acre separately recorded Single Family
Other structures	Pole barn and storage building
2025 value	**$178,922 building + $5,580 extra = $184,502**

COMBINED RECORD

3	5,228	2	$364,674
completed single-family residences	conditioned square feet	certificates of occupancy	recorded improvement value

Source: applicant property-card appendix / County record 718839, and County permit-search records. These are the applicant's own submitted materials.

04 A house on a horse farm is still a house

Agricultural use may coexist with a residence — it does not erase one

§ 163.3164(14), Fla. Stat.	Development includes building activity and changes in the number of dwelling units, and may refer to the result of development.
§ 380.04(3)(e), Fla. Stat.	Excludes the use of land for raising livestock, growing crops or forestry. It does not state that a completed dwelling on that land ceases to be a dwelling.
§ 193.461(3)(c)–(d), Fla. Stat.	Maintaining a dwelling does not by itself defeat agricultural classification — and the residence and curtilage are assessed separately.

THE PRECISE POINT

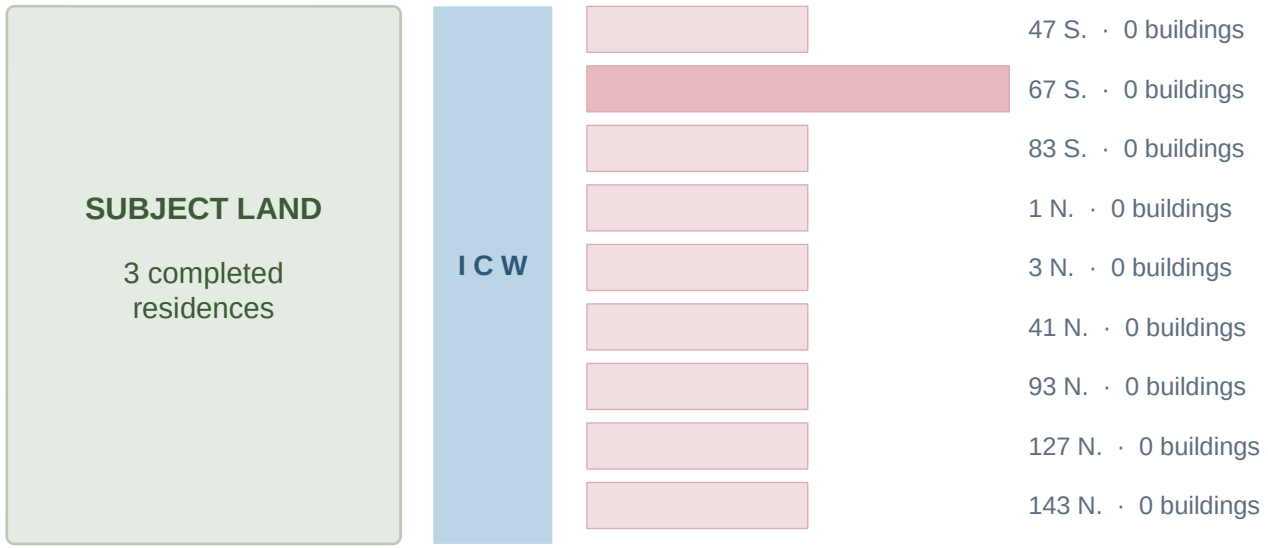
Agricultural use may coexist with a residence. It does not erase one.

This does not assert that every acre of the two source parcels is developed. It means the completed houses and their separately assessed residential components cannot disappear from the record because other acreage supports horses, livestock or timber.

The reason a person lives in a house does not change what the house is. A caretaker's or farm manager's residence is still a residence.

05 Across the water: nine credited parcels

Where water lies along the perimeter, the statute looks to the parcels across it



Schematic, not to scale. Bar length shows relative screened frontage.

7 parcels recorded Vacant Residential

2 parcels recorded Vacant Commercial

0 buildings on the credited set

0 residential units on the credited set

A shoreline feature may be development in the general sense. It is not itself a dwelling, an operating business or an industrial use.

THE CATEGORICAL ISSUE

General development activity is not automatically existing industrial, commercial or residential development. On the submitted record, that narrower category is not established for the credited vacant eastern parcels.

Source: 2025 Property Appraiser / FDOR parcel records and County permit histories. Tax-use descriptions are treated as dated evidence, not as conclusive planning determinations.

06 The conservative nine-parcel audit

January 1, 2025 record condition for each parcel aligned with the credited eastern span

PIN	Address	Approx. ft	2025 record condition	Why the credit is unsupported on the submitted record
062840-0000	47 S. Roscoe	~100	Vacant Residential; zero buildings/units	The 2025 roll records no existing dwelling.
062920-0000	**67 S. Roscoe**	**~500**	Vacant Residential; zero buildings/units	The cited records identify vacancy and zero buildings/units; shoreline features do not establish the claimed category.
062970-0000	83 S. Roscoe	~100	Vacant Residential; zero buildings/units	The cited January 1, 2025 record contains no residence.
063600-0000	1 N. Roscoe	~150	Vacant Commercial; zero buildings	Vacancy and zero buildings; no existing commercial development established.
063600-0030	3 N. Roscoe	~100	Vacant Commercial; zero buildings	Vacancy and zero buildings; no existing commercial development established.
063785-0000	41 N. Roscoe	~75	Vacant Residential; zero buildings/units	The cited January 1, 2025 record contains no residence.
063960-0000	93 N. Roscoe	~75	Vacant Residential; zero buildings/units	The cited records identify vacancy and zero buildings/units.
064090-0000	127 N. Roscoe	~110	Vacant Residential; zero buildings/units	The cited records identify vacancy and zero buildings/units.
064140-0000	143 N. Roscoe	~75	Vacant Residential; zero buildings/units	The cited January 1, 2025 record contains no residence.
TOTAL		**~1,285 ft**	**Approximately 772.84 feet more than the applicant's entire stated margin of 512.16 feet.**	

67 S. Roscoe alone accounts for approximately 500 of the questioned feet — nearly the applicant's entire margin. Approximate frontage values are resident audit measurements, identified as such.

07 The arithmetic, using only the applicant's figures

Accepts the reported perimeter, accepts every claimed southern foot, uses the applicant's own East-plus-South formula

Applicant-reported total perimeter	**58,166.76 ft**	*Applicant figure*
Halfway point under the applicant's presentation	**29,083.38 ft**	*58,166.76 × 0.50*
Applicant-reported East plus South	**29,595.54 ft**	*16,131.40 + 13,464.14*
Applicant-reported percentage	**50.8805%**	*Staff reports 50.72%*
Applicant's claimed margin	**512.16 ft**	*29,595.54 − 29,083.38*

48.6713%

28,310.54 ÷ 58,166.76

772.84 feet below the applicant's own halfway point

SCENARIOS UNDER THE APPLICANT'S OWN METHOD

Applicant's submitted figures	29,595.54 ft	**50.8805%**	**+512.16 ft**
Less 67 S. Roscoe, 1 N. and 3 N. (~750 ft)	28,845.54 ft	**49.5911%**	**−237.84 ft**
Less the nine-parcel audit set (~1,285 ft)	28,310.54 ft	**48.6713%**	**−772.84 ft**

MATERIALITY

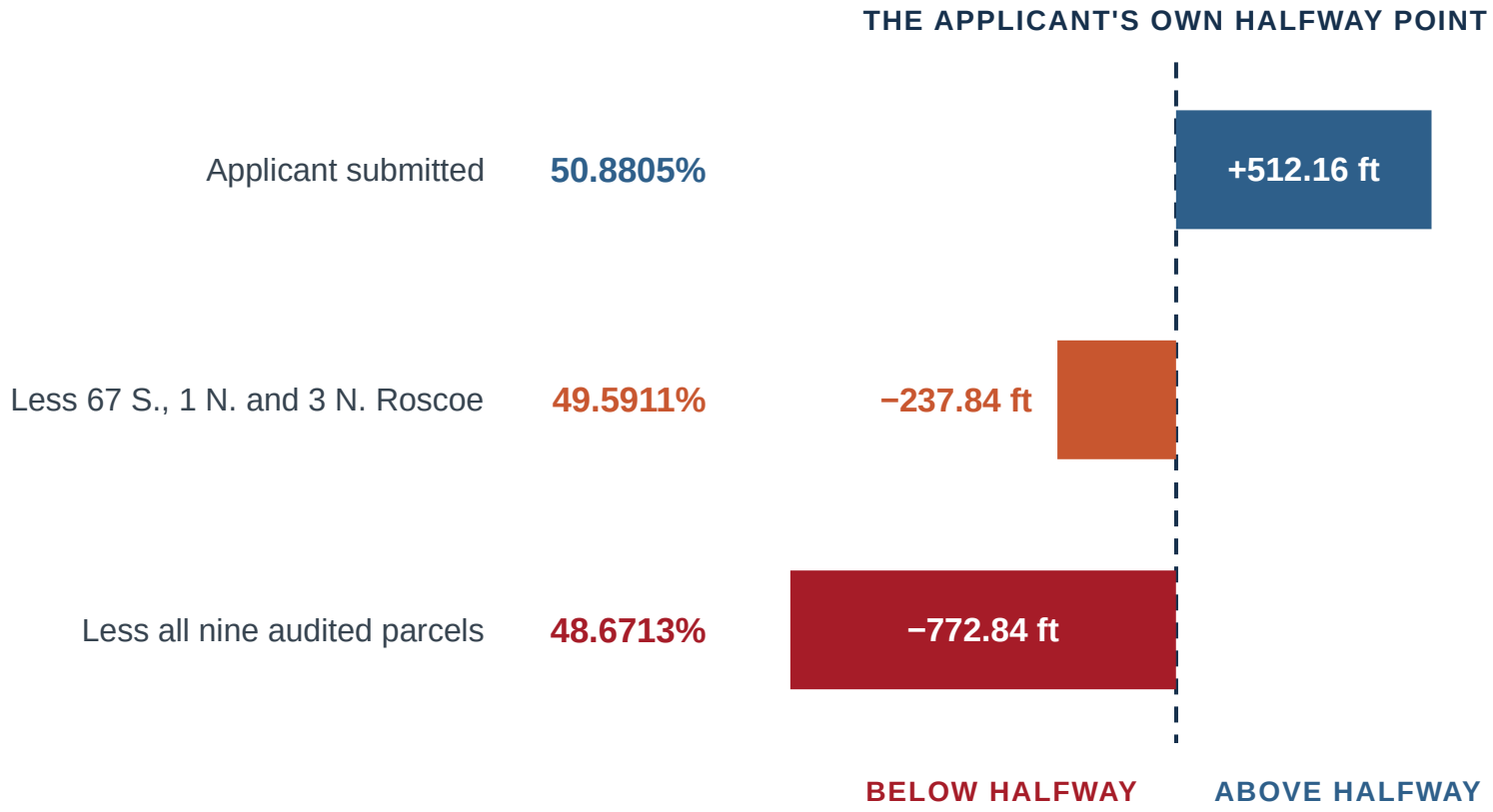
One parcel of approximately 500 feet consumes nearly the applicant's entire margin. Three parcels place the application below its own halfway point. The full audit set produces approximately 48.67% — while every claimed southern foot remains accepted in the applicant's favor.

Retains the applicant's 58,166.76-foot denominator, provisionally accepts the entire claimed South, and excludes only eastern credits not established by the cited 2025 records.

08

Three parcels erase the applicant's entire margin

Feet above (+) or below (−) the applicant's own halfway point



ONE PARCEL

67 S. Roscoe carries approximately 500 of the questioned feet — nearly the applicant's entire 512.16-foot margin.

−237.84 ft

AFTER THREE PARCELS

The application is already below its own halfway point. The remaining six parcels are not needed.

Every claimed southern foot remains accepted. Frontage values are resident audit measurements applied to the applicant's own reported figures.

09

Why the remedy is denial, not delay

Section 163.3162(4), Florida Statutes, sets the consequences of each available disposition

DENY

§ 163.3162(4)(c)–(d)

The Board decides the application as submitted. A written decision containing detailed findings of fact and conclusions of law follows the denial.

THE APPLICATION IS DECIDED

DEFER OR CONTINUE

§ 163.3162(4)(c)

If the local government does not approve or deny within 90 days after receipt, the property must be certified as an agricultural enclave.

CERTIFICATION BY OPERATION OF LAW

REOPEN OR CURE

Not requested

This objection does not request or consent to supplementation, reopening of the evidentiary record, or another opportunity to cure the application.

NOT SOUGHT BY THIS OBJECTOR

A continuance is not a neutral option. On this record, delay is approval.

September 1 is the proceeding at which this application can still be decided. The objector requests a vote, and requests that the vote be denial.

10

Four questions for County Counsel, before the vote

Answerable entirely from the application and record already submitted — no new evidence required

1. Does the submitted record establish that the certification property was undeveloped as of January 1, 2025, notwithstanding the three documented residences, separately assessed Single Family components, and associated improvements on listed source parcels?

2. Does a seawall, bulkhead, dock, demolition history, or other general development activity — standing alone on a parcel recorded vacant with zero buildings and zero units — establish existing industrial, commercial, or residential development on the controlling date?

3. Does the existing record support the challenged eastern credits necessary to keep the applicant's submitted calculation above its own halfway point?

4. If either mandatory finding remains unsupported on the submitted record, must the Board vote to deny certification within the statutory decision period and issue a written decision containing detailed findings of fact and conclusions of law?

This does not request privileged material, private legal advice, or five separate opinions. One nonprivileged explanation may serve the entire Board — before the vote, not as a reason to delay it.

REQUESTED ACTION

Deny certification of ENCERT 2026-01 at the September 1 hearing on the application and record submitted.

and issue the written decision containing detailed findings of fact and conclusions of law required following denial

512.16
FEET
the applicant's entire reported margin

~1,285
FEET
questioned, across nine parcels recorded vacant

3
RESIDENCES
completed, inside the undeveloped premise

48.67
PERCENT
the applicant's own method, corrected

Three of the nine parcels are enough to place the application below its own halfway point.

Scope: This submission is made by Nicole Valentine solely in her individual capacity as a St. Johns County resident and Nocatee homeowner. It relies only on cited applicant materials, County records and published statutory text already in the decision-making record. Approximate frontage figures are identified as resident audit measurements. No allegation of fraud, concealment, bad faith, improper motive or misconduct is made against any applicant, owner, employee, consultant, County official or commissioner. This objection concerns the sufficiency and internal consistency of the application as submitted, and does not request or consent to a continuance, deferral, reopening of the evidentiary record, applicant supplementation, or any opportunity to cure.

Saleena Randolph

From: Mike Roberson
Sent: Monday, August 31, 2026 9:02 AM
To: Saleena Randolph
Subject: FW: 4,462 acres in Ponte vedra

Follow Up Flag: Follow up
Flag Status: Flagged

From: Parker Turner <pbasspro@gmail.com>
Sent: Sunday, August 30, 2026 8:35 AM
To: Commissioner Clay Murphy <cmurphy@sjcfl.us>
Subject: 4,462 acres in Ponte vedra

Hello, My name is Parker Turner.

I'm reaching out to express my deep concern for the development of 4,462 acres in Ponte Vedra. Any time we hear a number in the thousands let's all be honest, that is a lot. And this is way too much land to lose. Florida cannot afford to continued to be developed at the rate that it is and I urge you to consider to not push this development forward. Florida needs its wild places and it needs its woods. Not only that but the animals in this state are paying the ultimate price. I am an avid outdoorsman. I hunt and fish very often. But the development that is going on in this state kills more animals than you could ever imagine. Do not hide and be silent like you don't know what I'm saying. I know that you all do. Let's stop thinking about making our pockets bigger and start thinking about the betterment of the state we live in. People don't move to Florida to look at concrete...

Thank you.

Saleena Randolph

From: Mike Roberson
Sent: Monday, August 31, 2026 9:22 AM
To: Saleena Randolph
Subject: FW: 4400 Acres in St. Johns County

From: Ron Cunha <ron3965@yahoo.com>
Sent: Monday, August 31, 2026 9:17 AM
To: Commissioner Clay Murphy <cmurphy@sjcfl.us>; Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>; Mike Roberson <mroberson@sjcfl.us>; Rich Komando <rkomando@sjcfl.us>
Subject: 4400 Acres in St. Johns County

As I understand it an item will be brought up at September 1st's meeting asking that ~4460 acreas be made available for residential develppment.. I'm unable to attend but wanted to register **my disagreement with any approval of that item. Not just any disagreement but strong disagreement.** There's been little to no studies done on the impact to services or traffic. Traffic is very much a concern as there are so few ingress/egress routes in this part of St. Johns County. **Please vote NO**

Thank you for your time and representation of your constituents.

Regards,
Ron Cunha

Contact Info:
Email: ron3965@yahoo.com
http://www.linkedin.com/in/roncunha
Phone: 609-462-3126

Saleena Randolph

From: Tami Rich
Sent: Monday, August 31, 2026 10:07 AM
To: Jennifer Gutt; Saleena Randolph
Cc: Beverly Frazier; Jacob Smith
Subject: Fw: URGENT FORMAL OBJECTION TO STATED COUNTY LEGAL POSITION — ENCERT 2026-01 — Individual Review Required Before September 1 Vote

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From: Nicole Valentine <nikkivalentine1@outlook.com>
Sent: Monday, August 31, 2026 9:25 AM
To: Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>; Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>
Cc: Lex Taylor III <ltaylor@sjcfl.us>; Kealey West <kwest@sjcfl.us>; Joy Andrews <jqandrews@sjcfl.us>; BOCC Office <boccoffice@sjcfl.us>; Mike Roberson <mroberson@sjcfl.us>; Beverly Frazier <bfrazier@sjcfl.us>; GM Development <gmdevelopment@sjcfl.us>; FAXPLANDEPT <plandept@sjcfl.us>; SJC Public Affairs <sjcpublicaffairs@sjcfl.us>; BCC Public Records <publicrecords@sjcfl.us>; minutesandrecords@stjohnsclerk.com <minutesandrecords@stjohnsclerk.com>
Subject: URGENT FORMAL OBJECTION TO STATED COUNTY LEGAL POSITION — ENCERT 2026-01 — Individual Review Required Before September 1 Vote

Chair Murphy; Vice-Chair Taylor; Deputy County Attorneys Taylor and West; Commissioner Whitehurst; Commissioners Arnold and Joseph; County Administration; Growth Management; the Board of County Commissioners Office; and the Clerk's Minutes and Records Division:

I am forwarding Commissioner Christian Whitehurst's complete email response to me within this message. His original email appears immediately below my response, in the same forwarded email chain, together with its original sender, recipient, date, time, subject line, and transmission information. It has not been paraphrased or separated from this submission.

Please read my response together with Commissioner Whitehurst's forwarded email and preserve both communications as a single record submission associated with ENCERT 2026-01 / ENCERT-2026000001 / MASTER-2026000038.

I respectfully submit this urgent formal objection to the legal position communicated in Commissioner Whitehurst's forwarded response. His message represents that County staff and the County Attorney's Office have reached a common legal conclusion that the Board is required to approve this application unless residents produce "new evidence," and that denial would result in serious financial consequences followed by court-ordered approval.

Because that representation purports to communicate the legal position being supplied to the Board—not merely Commissioner Whitehurst's personal opinion—it requires immediate review by Chair Murphy, Vice-Chair Taylor, every commissioner, and County Counsel before tomorrow's vote.

Please preserve this complete email, my response, Commissioner Whitehurst's complete forwarded message immediately below it, and all cited authorities in the official record of the September 1, 2026 continued public hearing.

IMPORTANT: COMPLETE LEGAL SUBMISSION APPEARS IN THIS EMAIL

This email is intentionally self-contained. No attachment must be opened to receive, review, route, or preserve the legal objection presented below. Commissioner Whitehurst's original response appears immediately after my submission through the forwarded email chain.

I. THE COUNTY'S ASSERTED LEGAL POSITION

Commissioner Whitehurst stated:

"I've read your email and appreciate your position, however, my hands are tied as it relates to this law. Every subject matter expert on our staff, including the County Attorney's Office has concluded that this application meets the criteria for approval. Unless presented with new evidence, our Board is legally required to approve this application or face serious financial consequences followed by a court ordered approval of the same application."

Commissioner Whitehurst's response affirmatively represents that every County subject-matter expert, including the County Attorney's Office, has reached a common legal conclusion that binds the Board.

I therefore treat his response as a communication of the County's asserted legal position and formally object to that position as materially and fundamentally incorrect.

If Commissioner Whitehurst has accurately represented County Counsel's position, County Counsel should publicly identify the statutory language and controlling judicial authority supporting each part of that position before any commissioner relies upon it.

If Commissioner Whitehurst has not accurately represented County Counsel's position, the record should be corrected publicly before the vote.

The represented position is incorrect in four dispositive respects:

1. A County staff recommendation is not binding or dispositive.
2. Section 163.3162 contains no requirement that residents produce "new evidence" before the Board may deny certification.
3. The statute expressly authorizes the Board to approve or deny certification within 90 days.
4. The statute provides certiorari review following denial—not automatic financial liability or court-ordered approval of the application.

II. THE STATUTE EXPRESSLY AUTHORIZES DENIAL

Section 163.3162(4)(c), Florida Statutes, provides that the local government shall conduct a public hearing "to approve or deny certification of the parcel or parcels as an agricultural enclave."

Section 163.3162(4)(d) then provides:

"If the application is denied, the governing body of the local government must issue its decision in writing with detailed findings of fact and conclusions of law."

The Legislature therefore expressly contemplated and authorized a timely denial.

The statute establishes certification by operation of law only if the County fails to approve or deny the application within 90 days after receipt. A timely denial supported by the required findings prevents certification through governmental inaction.

The statutory structure is clear:

- The Board may approve if the application establishes the mandatory requirements;
- The Board may deny if the application does not establish those requirements; and
- Certification by operation of law occurs only if the County fails to approve or deny within 90 days.

Commissioner Whitehurst's statement effectively erases the words "or deny" from subsection (4)(c) and the written-denial procedure established in subsection (4)(d).

That construction cannot be reconciled with the enacted text.

Official statutory source:

https://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/Sections/0163.3162.html

III. THE APPLICATION MUST SATISFY THE STATUTORY DEFINITION

Section 163.3162(4)(a) permits an owner to apply for certification only as an agricultural enclave "as defined in s. 163.3164."

Section 163.3164(4) defines the conditions that the identified parcel or parcels must satisfy. The Board must apply that definition to the particular property, geometry, classifications, and evidence contained in the record.

The statute does not provide that the property qualifies merely because staff or County Counsel reaches that conclusion.

The reasoning communicated by Commissioner Whitehurst is circular:

Staff concluded that the criteria were satisfied; therefore, the criteria were satisfied; therefore, the Board is compelled to approve.

Whether the criteria have been established is the very determination the statute assigns to the Board after a public hearing.

If the staff conclusion were legally conclusive, the public hearing, the Board's vote, the express authority to deny, and the requirement for written denial findings would serve no purpose.

Official statutory source:

https://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&URL=0100-0199/0163/Sections/0163.3164.html

IV. CONTROLLING FLORIDA SUPREME COURT AUTHORITY: STAFF APPROVAL IS NOT DISPOSITIVE

In Broward County v. G.B.V. International, Ltd., 787 So. 2d 838 (Fla. 2001), the Florida Supreme Court addressed the respective responsibilities of an applicant, County staff, a County Commission, and a reviewing court in a land-use proceeding.

The Court recognized that the applicant initially bears the burden of showing that its application satisfies the governing statutory criteria.

The Court then stated expressly:

"The fact that the County staff recommended approval of the plat is not dispositive."

G.B.V., 787 So. 2d at 846 n.25.

That holding directly contradicts the proposition that the Board is bound because County staff and County Counsel recommend approval.

Staff may offer analysis. County Counsel may advise the Board. Neither replaces the Board as the governmental decision-maker. Neither transforms an unsupported factual conclusion into proof. Neither relieves the applicant of first establishing the applicable criteria.

Florida Supreme Court opinion:

https://supremecourt.flcourts.gov/content/download/324006/opinion/Opinion_SC93115.pdf

V. "UNLESS PRESENTED WITH NEW EVIDENCE" IS NOT THE LEGAL STANDARD

The phrase "unless presented with new evidence" appears nowhere in section 163.3162.

The statute does not create:

- A presumption that staff's conclusion is correct;
- A presumption that the application satisfies every criterion;
- A requirement that residents commission new surveys or expert reports;
- A requirement that residents create a competing evidentiary record; or
- A requirement that the public disprove an application that has not first established the statutory criteria.

A failure of proof may be demonstrated from the record already before the Board.

Existing applicant and County records may show:

- Internal contradictions;
- Missing support for a claimed calculation;
- Inconsistent parcel classifications;
- Incorrect application of a statutory category;
- Physical conditions inconsistent with the claimed classification; or
- Arithmetic that does not survive examination of the credited parcels.

An objection based upon the applicant's own exhibits and County records does not lose its legal significance merely because it is not "new."

The controlling question is not whether a resident can manufacture additional evidence. The controlling question is whether the application as submitted establishes its claimed qualification.

VI. APPLICATION TO THE EXISTING ENCERT 2026-01 RECORD

My objection does not ask the Board to accept a competing development proposal, revised boundary, alternative methodology, or substitute application.

It challenges the application as submitted, using the applicant's figures and the County's records.

The application reports:

- A total perimeter of 58,166.76 feet;
- An East-plus-South existing-development numerator of 29,595.54 feet;
- A halfway point of 29,083.38 feet; and
- A claimed cushion of only 512.16 feet.

County property and permit records identify multiple parcels aligned with the credited eastern boundary as vacant residential or vacant commercial, with zero buildings or units, including parcels with documented demolition histories and shoreline improvements rather than an existing dwelling, operating business, or industrial use.

The conservative eastern screening presented in my objection identifies approximately 1,285 feet of frontage whose qualification is unsupported by the recorded January 1, 2025 parcel conditions. That questioned frontage materially exceeds the applicant's claimed 512.16-foot cushion.

This is not an objection based on generalized opposition to development. It is a direct mathematical and categorical challenge to the applicant's own claimed existing-development numerator.

The record also presents a fundamental classification contradiction:

- Vacant, zero-building parcels across the Intracoastal Waterway are credited as existing development; while
- Land within the proposed certification polygon containing multiple dwellings and associated structures is treated as undeveloped.

The application cannot establish both conclusions merely by applying whichever meaning of "developed" produces approval on each side of the boundary.

If a shoreline feature on a vacant, zero-building parcel establishes existing development, the materially greater improvements within the certification polygon cannot simply be disregarded.

Conversely, if multiple dwellings and associated structures within the polygon do not prevent the land from being treated as undeveloped, then a vacant parcel containing no dwelling, business, or industrial operation cannot rationally be elevated into existing residential, commercial, or industrial development merely because shoreline work exists.

This is a contradiction within the application's own classification framework. It does not depend upon newly created evidence.

VII. COUNTY COUNSEL'S LEGAL CONCLUSION IS NOT PROOF OF PHYSICAL FACTS

County Counsel may advise the Board concerning statutory interpretation. A legal conclusion, however, does not independently establish:

- Which parcel lies across each credited eastern segment;
- How much frontage was assigned to each parcel;
- Whether a dwelling, business, or industrial use existed on the relevant date;
- Whether demolished structures qualify as existing development;
- Whether a shoreline feature lies within a credited parcel;

- Whether that shoreline feature establishes one of the specified development categories; or
- Whether the applicant's numerator remains sufficient after unsupported frontage is removed.

Those are factual and mixed factual-legal determinations requiring record evidence and an identifiable methodology.

A generalized statement that "the County Attorney agrees" does not answer those questions and cannot substitute for the underlying parcel-level evidence.

VIII. CERTIORARI REVIEW DOES NOT MEAN COURT-ORDERED APPROVAL

Section 163.3162(4)(d) provides that, following denial, the applicant "may seek review" by filing a petition for writ of certiorari in circuit court.

The statute does not say that:

- The applicant automatically prevails;
- The reviewing court recalculates the application;
- The court reweighs disputed evidence;
- The court replaces the Board as factfinder; or
- The court orders approval of the same application.

In G.B.V. International, the Florida Supreme Court held that a court exercising certiorari jurisdiction may deny the writ or quash the decision under review. The reviewing court may not decide the underlying application on the merits or direct the local government to enter a particular approval.

The Supreme Court specifically relied upon ABG Real Estate Development Co. v. St. Johns County, 608 So. 2d 59, 64 (Fla. 5th DCA 1992), which held:

"A court's certiorari review power does not extend to directing that any particular action be taken, but is limited to quashing the order reviewed."

That case involved St. Johns County, and its rule was subsequently cited with approval by the Florida Supreme Court.

Accordingly, the statement that denial would be "followed by a court ordered approval of the same application" is not the remedy established by section 163.3162(4)(d) and conflicts with controlling Florida certiorari authority.

IX. SB 686 DOES NOT ESTABLISH AUTOMATIC FINANCIAL SANCTIONS

Neither section 163.3162 nor section 163.3164 creates an automatic award of:

- Damages;
- Compensation;
- Civil penalties;
- Attorney's fees; or
- Litigation costs

as a consequence of a timely denial.

The Florida Senate's final Bill Analysis and Fiscal Impact Statement for SB 686 identified:

- Tax/Fee Issues: None;
- Private Sector Impact: None; and
- Government Sector Impact: None.

Official Senate analysis:

https://www.flsenate.gov/Session/Bill/2026/686/Analyses/2026s00686.rc.PDF

The possibility that an applicant might file litigation is not equivalent to a statutory guarantee of serious financial consequences.

If Commissioner Whitehurst or County Counsel relies upon separate legal authority for the asserted inevitable financial consequences, the County should identify publicly:

- The specific statute or cause of action;
- The required elements;
- The factual predicate allegedly established in this record;
- The available remedy; and
- The authority making that result inevitable following a timely, supported denial.

No such authority was identified in Commissioner Whitehurst's response.

X. APPEARANCE OF PREJUDGMENT

Commissioner Whitehurst's response states that his hands are tied and that the Board is legally required to approve unless residents produce new evidence.

That conclusion was communicated before completion of the continued hearing and without addressing the material parcel, classification, and mathematical discrepancies submitted from the existing record.

At minimum, the response creates an appearance that:

- Staff's recommendation has already been treated as conclusive;
- The applicant's initial burden has been treated as satisfied;
- The burden has been shifted onto residents;
- Denial has been treated as legally unavailable; and
- The outcome has been predetermined before completion of the hearing.

I am not alleging an improper motive. I am requesting clarification that Commissioner Whitehurst and every other commissioner remain willing and able to evaluate the complete record, apply the governing criteria independently, and determine whether the applicant has established its claimed qualification.

A statutory public hearing cannot serve a meaningful function if an internal staff conclusion is treated as binding and public objections are disregarded unless they introduce evidence that did not previously exist.

XI. INDIVIDUAL COMMISSIONER-DIRECTED LEGAL REVIEW

Chair Murphy previously explained that County Counsel represents the Board and responds to legal questions presented by commissioners.

Because Commissioner Whitehurst has represented the disputed interpretation as the shared conclusion of County staff and the County Attorney's Office, each commissioner should determine independently whether that representation is accurate and legally supportable.

No commissioner should rely upon Commissioner Whitehurst's summary as a substitute for personally obtaining question-specific legal advice.

I respectfully request that each commissioner individually cause the following questions to be presented to County Counsel before voting:

1. What language in section 163.3162 makes a staff or County Attorney recommendation binding upon the Board?
2. What statutory provision requires residents to present "new evidence" before the Board may identify contradictions, missing proof, or legal deficiencies in the existing record?
3. Does the applicant initially bear the responsibility for establishing compliance with the governing criteria?
4. Does section 163.3162(4)(c) expressly authorize the Board to approve or deny certification within the 90-day period?
5. Does a timely denial containing detailed findings of fact and conclusions of law prevent certification by operation of law?
6. What specific authority supports the assertion that a timely denial necessarily produces serious financial consequences?
7. How can the prediction of court-ordered approval be reconciled with G.B.V. International and ABG Real Estate Development Co. v. St. Johns County?
8. Has County Counsel reviewed the specific parcel classifications, demolition and permit histories, shoreline-feature evidence, developed-versus-undeveloped contradiction, and mathematical effect of the challenged eastern frontage?
9. Does County Counsel adopt Commissioner Whitehurst's stated legal position as the official advice being provided to the Board?
10. Does each commissioner remain prepared to evaluate the record independently rather than treating the staff recommendation as dispositive?

I am not requesting privileged communications or private legal advice. I am requesting identification of the nonprivileged legal rules, authorities, and evidentiary framework upon which final governmental action would rest.

If County Counsel adopts Commissioner Whitehurst's legal position, Counsel should publicly identify the authority supporting each disputed proposition.

If County Counsel does not adopt his representation, the record should be corrected before any commissioner relies upon it.

XII. REQUESTED DISPOSITION

I renew and incorporate my prior objections to ENCERT 2026-01.

I am not requesting governmental inaction or an open-ended delay. I request timely denial of the application as submitted because its existing record does not establish the claimed qualification and because the unresolved developed-versus-undeveloped contradiction materially undermines the applicant's own existing-development calculation.

The applicant's burden cannot be satisfied by staff consensus, undisclosed legal advice, or a demand that residents create new evidence.

Before voting, the Board should identify publicly:

- The legal standard it is applying;
- Whether it adopts or rejects Commissioner Whitehurst's stated interpretation;
- The record evidence supporting the applicant's challenged existing-development numerator;
- The treatment of the developed-versus-undeveloped contradiction;
- The legal authority for any claimed financial consequence; and
- The authority permitting a court to order approval through the certiorari procedure established by the statute.

XIII. PRESERVATION AND INDIVIDUAL ACKNOWLEDGMENT

Please preserve:

- This complete email;
- Commissioner Whitehurst's complete forwarded response;
- Its transmission information and headers;
- The cited authorities;
- My prior objections and supporting materials; and
- Any County response

in the official ENCERT 2026-01 record.

Because the continued hearing is scheduled for tomorrow, I respectfully request an individual acknowledgment from each commissioner by 5:00 p.m. today confirming:

1. Personal receipt of this email;
2. Ability to access and review its complete contents;
3. That the identified questions have been presented to County Counsel or will be presented before the vote;
4. Whether the commissioner understands Commissioner Whitehurst's response to represent the County Attorney's legal position;
5. That this email and Commissioner Whitehurst's response have been preserved in the official record; and
6. That the commissioner will independently consider the complete record before voting.

This is a requested acknowledgment deadline necessitated by the imminent hearing. It is not represented as a statutory deadline.

An acknowledgment by staff, an automated delivery notice, or another commissioner's response does not substitute for the requested individual acknowledgment. Failure to respond will establish only that acknowledgment was requested and not received; it should not be interpreted as an admission or agreement.

The enacted statute—not an internal consensus—governs. The statute expressly authorizes approval or denial, contains no "new evidence" requirement, provides certiorari review rather than automatic judicial approval, and establishes no automatic financial sanctions for a timely denial.

Each commissioner is individually responsible for applying that law to the evidence before casting that commissioner's vote.

This submission is made solely by me in my individual capacity as a St. Johns County resident and homeowner. It is not submitted for, on behalf of, or as a position of Genesis Aerospace Solutions, LLC. The same individual-capacity clarification applies to my prior ENCERT submissions.

Respectfully submitted,

Nicole Valentine
St. Johns County resident and Nocatee/20-Mile homeowner
Comm:850-449-3375
E-mail: nikkivalentine1@outlook.com

From: Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>
Sent: Monday, August 31, 2026 8:20 AM
To: Nicole Valentine <nikkivalentine1@outlook.com>
Subject: RE: TIME-CRITICAL SUPPLEMENTAL EVIDENTIARY OBJECTION — ENCERT 2026-01 — Individual Review Required Before September 1 Vote

Ms. Valentine,

I've read your email and appreciate your position, however, my hands are tied as it relates to this law. Every subject matter expert on our staff, including the County Attorney's Office has concluded that this application meets the criteria for approval. Unless presented with new evidence, our Board is legally required to approve this application or face serious financial consequences followed by a court ordered approval of the same application.

I would encourage you to reach out to Representative Kendall and ask her why she would vote for this law without reading it as she claims to have done.

Thank you for taking the time to reach out to me.

Respectfully,

Christian

From: Nicole Valentine <nikkivalentine1@outlook.com>
Sent: Sunday, August 30, 2026 6:41 PM
To: Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>
Cc: BOCC Office <boccoffice@sjcfl.us>; minutesandrecords@stjohnsclerk.com; FAXPLANDEPT <plandept@sjcfl.us>; GM Development <gmdevelopment@sjcfl.us>; Joy Andrews <jqandrews@sjcfl.us>; INFO <info@sjcfl.us>
Subject: TIME-CRITICAL SUPPLEMENTAL EVIDENTIARY OBJECTION — ENCERT 2026-01 — Individual Review Required

Before September 1 Vote
Importance: High

Commissioner Whitehurst, Commissioner Arnold, Chair Murphy, Commissioner Joseph, and Vice-Chair Taylor:

Attached is my Final Supplemental Objection Requesting Denial of ENCERT 2026-01. I respectfully request that each commissioner review it before voting at the September 1, 2026 hearing.

Please associate this email and attachment with ENCERT 2026-01, ENCERT-2026000001, and MASTER-2026000038, and preserve both in the official decision-making record.

This objection evaluates the application as submitted, using the applicant's reported figures and the County and applicant records identified in the attachment. Its central conclusions are:

1. The submitted records identify three completed residences, separately assessed single-family residential components, and substantial accessory improvements on source parcels represented as part of an "undeveloped" enclave.
2. At the same time, the applicant credits eastern parcels recorded as vacant, with zero buildings or dwelling units, as "existing industrial, commercial, or residential development." A seawall, bulkhead, demolition history, or former structure does not by itself establish that one of those specifically named existing uses occupied the parcel on the applicable date.
3. The applicant reports an East-plus-South numerator of 29,595.54 feet against a 58,166.76-foot perimeter—a claimed cushion of only 512.16 feet above its chosen halfway point. Accepting the entire South provisionally, removal of approximately 750 feet of identified vacant eastern frontage reduces that presentation to approximately 49.5911 percent. The broader nine-parcel screening produces approximately 48.6713 percent.

The submission therefore requests denial of the application on the record presently before the Board. Because of the approaching statutory decision deadline, it does not request or consent to a continuance, deferral, reopening of the application, supplementation of the applicant's proof, or an opportunity to cure the deficiencies identified.

Chair Murphy previously explained to me by telephone that the County Attorney represents the commissioners rather than individual members of the public and addresses legal questions when commissioners direct those questions to counsel. Based on that explanation, I respectfully request that each commissioner personally review the attachment and cause its existing-record legal-sufficiency questions to be presented to County Counsel before voting.

A single nonprivileged response may serve the entire Board. I am not requesting five separate legal opinions, private legal advice, privileged communications, or any delay in the vote. I am requesting that each commissioner ensure that the identified issues have received legal review before casting that commissioner's individual vote, and that the Board publicly state the legal and evidentiary basis for its decision.

This submission is made solely by me in my individual capacity as a St. Johns County resident and member of the public. My use of a business email domain, title, or signature block in any earlier correspondence did not make Genesis Aerospace Solutions, LLC an objector, sponsor, client, representative, or participant in this matter. The prior objection and this supplemental objection are mine individually.

Given the time-sensitive nature of the September 1 hearing, please confirm:

- Receipt of this email;
- That the attached PDF can be opened and read;
- That it has been associated with the official ENCERT 2026-01 record; and
- That it will be available to each commissioner for review before the vote.

Respectfully submitted,

Nicole Valentine
St. Johns County resident and Nocatee homeowner
Comm:850-449-3375
E-mail: nikkivalentine1@outlook.com

Saleena Randolph

From: Kimberly Daniels
Sent: Tuesday, September 1, 2026 8:17 AM
To: Saleena Randolph
Subject: FW: ENCERT 2026-01 - URGENT FOR THE OFFICIAL RECORD
Attachments: BR4700_Perimeter_Calculations_Rev_C.xlsx

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

From: damiancoccio@icloud.com <damiancoccio@icloud.com>
Sent: Monday, August 31, 2026 6:25 PM
To: Commissioner Clay Murphy <cmurphy@sjcfl.us>; GM Development <gmdevelopment@sjcfl.us>; Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Rich Komando <rkomando@sjcfl.us>; BOCC Office <boccoffice@sjcfl.us>; MinutesRecords - Shared <minutesandrecords@stjohnsclerk.com>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>
Subject: Re: ENCERT 2026-01 - URGENT FOR THE OFFICIAL RECORD
Importance: High

Thank you, Commissioner Murphy, and you are very welcome.

I really appreciate you reading it.

At the last hearing you said you wanted a closer look at the northern parcel, and the attached boundary analysis covers it, but the point it proves is bigger than any one parcel.

BR4700 couldn't pull that parcel, or any parcel, out and still pass. Whole parcels put them over the acreage cap, and removing parcels drops them below the perimeter floor. And if the application is denied, resubmitting with a parcel removed fails the same way.

That is why BR4700 had to draw a new parcel sketch in 2026. It is the only configuration that meets the **ACREAGE** and **PERIMETER** tests at the same time, and it doesn't follow any real parcel line.

Orange County looked at this exact question under the same statute in July and determined that **portions of parcels** cannot form the subject property, and that applicant withdrew rather than contest it.

Please add this email and the attached boundary analysis to the official record of ENCERT 2026-01.

Thanks and Kind Regards,

Damian Coccio

From: Commissioner Clay Murphy <cmurphy@sjcfl.us>
Sent: Sunday, August 30, 2026 3:59 PM
To: damiancoccio@icloud.com <damiancoccio@icloud.com>
Subject: Re: ENCERT 2026-01 - URGENT FOR THE OFFICIAL RECORD

Thank you Damian for your email

Thank You,
Clay Murphy
Commissioner, District 3
St. Johns County Board of County Commissioners
500 San Sebastian View, St. Augustine, FL 32084
P: 904-209-0303 | C: 904-436-3973 | www.sjcfl.us
Compassionate-Trustworthy-Innovative

Clay Murphy, District 3, Chair - St. Johns County

From: damiancoccio@icloud.com <damiancoccio@icloud.com>
Sent: Saturday, 29 August 2026 13:21:27
To: Commissioner Christian Whitehurst <bcc1cwhitehurst@sjcfl.us>; Commissioner Sarah Arnold <bcc2sarnold@sjcfl.us>; Commissioner Clay Murphy <bcc3cmurphy@sjcfl.us>; Commissioner Krista Joseph <bcc4kjoseph@sjcfl.us>; Commissioner Ann Taylor <bcc5ataylor@sjcfl.us>; BOCC Office <boccoffice@sjcfl.us>; Rich Komando <rkomando@sjcfl.us>; minutesandrecords@stjohnsclerk.com <minutesandrecords@stjohnsclerk.com>; GM Development <gmdevelopment@sjcfl.us>
Subject: ENCERT 2026-01 - URGENT FOR THE OFFICIAL RECORD

RESENDING DUE TO COUNHTY EMAIL OUTAGE. PREVIOUSLY SENT 8/27/26

Commissioners,

Attached **for the official record of ENCERT 2026-01** are my written objections to certification, with Exhibits A and B (22 pages).

I ask that the Clerk file this document in the record before the September 1 continued hearing.

The objections are limited to whether the application meets the statutory definition of an agricultural enclave in § 163.3164(4).

In addition to the attached document these grounds each independently require denial:

1. The land exceeds the acreage cap. The 21 parcels that existed on January 1, 2025 total 4,568.95 acres by the applicant's own Attachment I, above the 4,480-acre ceiling. The 4,462.09-acre figure comes from a sketch (not a survey) drawn in June 2026 that carves a portion out of those parcels. On July 1, 2026, the same day this application was filed, an applicant in Orange County sought certification of ten parcels totaling 1,317 acres **by**

carving out 1,258 acres to come under the 1,280-acre cap. Orange County's Planning Division and County Attorney's Office determined that **"the term parcel or parcels indicates that portions of parcels cannot form the subject property,**" measured the whole parcels, and found the application did not comply. The applicant withdrew rather than contest it. That is the same objection residents raised in the August 17 Questions for the Record, in the presentation at the August 19 hearing, and in the attached document. **Another Florida county's planning staff and county attorney have already applied this statute the way residents have asked this Board to apply it, on identical facts, and reached a conclusion of noncompliance. See Exhibit B in the attached.**

2. The 50% existing-development test in § 163.3164(4)(c)1.b applies to the surrounding designated parcels, not to the enclave's own perimeter. The applicant's planner confirmed on August 19 that the applicant measured the perimeter. The calculation the statute requires has never been performed, and even the perimeter version passes by roughly 400 to 500 feet out of eleven miles.

3. About a third of the perimeter needed to reach 75% is supplied by City of Jacksonville designations on undeveloped Duval County land owned by the applicant's affiliates. The statute counts parcels "the local government" has designated on "the local government's" maps; that is St. Johns County, not Jacksonville. Without that segment the figure is about 51%.

The 90-day default certification date is on or about September 29, 2026. I respectfully ask that the Board deny certification with written findings under § 163.3162(4)(d), or, before any approval, resolve each objection in written findings on the record.

This matter is urgent and a response is requested by Friday August 28, 2026.

Thank you for your attention to this matter.

Respectfully,

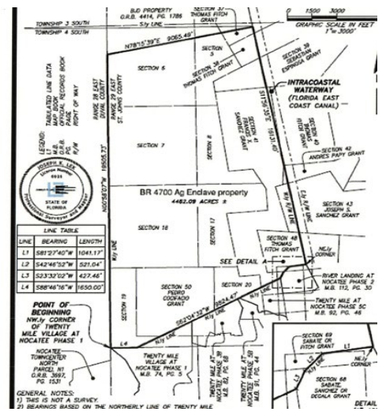
Damian Coccio
St. John's County Resident

Attachment: ENCERT_2026-01_Written_Objections_FOR_THE_RECORD.pdf (22 pages)

As Presented (pieces of parcels)

	Southern Boundary / Developed	Eastern Boundary / Developed	North Boundary / No development	West Side / Notch no development	West Boundary / Future	Total Perimeter	Base / Acreage / Verdicts
Submitted ->	**13464.13**	**16131.4**	**9065.49**	**0**	**19505.73**	**58166.75**	*Sketch base*
Percent ->	23.14746827	27.73302617	15.5853473	0	33.53415826	100	
Existing Development (50%) ->						50.88049444	PASS 50%
With Qualifying Future (75%) ->						84.4146527	PASS 75%

Acreage after: 4,462.09 (sketch) 4,568.95 whole parcels



0664600000 Removed

	Southern Boundary / Developed	Eastern Boundary / Developed	North Boundary / No development	West Side / Notch no development	West Boundary / Future	Total Perimeter	Base / Acreage / Verdicts
Submitted ->	**13464.13**	**16131.4**	14206	0	15970	59771.53	*Sketch-west base (notch pieces folded in D17)*
Percent ->	22.52599189	26.98843413	23.76716808	0	26.7184059	100	
Existing Development (50%) ->						49.51442602	FAIL 50%
With Qualifying Future (75%) ->						76.23283192	PASS 75%

Acreage after: 3,916.95



0664500000
Removed

								Acreage after:
Submitted ->	**13464.13**	**16131.4**	19471.9	0	21240	70307.43	*Whole-parcel base*	4,355.95
Percent ->	19.15036576	22.94408998	27.69536591	0	30.21017836	100		
Existing Development (50%) ->						42.09445574	FAIL 50%	
With Qualifying Future (75%) ->						72.30463409	FAIL 75%	



0682200000,0682700000,0683100000
Removed

								Acreage after:
Submitted ->	**13464.13**	**16131.4**	19947	0	21240	70782.53	*Whole-parcel base*	4,430.04
Percent ->	19.02182643	22.79008676	28.18068244	0	30.00740437	100		
Existing Development (50%) ->						41.81191319	FAIL 50%	
With Qualifying Future (75%) ->						71.81931756	FAIL 75%	



0673000000
Removed

								Acreage after:
Submitted ->	**13464.13**	**16131.4**	8953	5776	18644	62968.53	*Whole-parcel base*	4,469.95
Percent ->	21.3823159	25.61819372	14.21821345	9.172836018	29.60844091	100		
Existing Development (50%) ->						47.00050962	FAIL 50%	
With Qualifying Future (75%) ->						76.60895053	PASS 75%	



0673100000
Removed

								Acreage after:
Submitted ->	**13464.13**	**16131.4**	8953	7039	19714	65301.53	*Whole-parcel base*	4,468.95
Percent ->	20.61839899	24.70294341	13.71024538	10.77922677	30.18918546	100		
Existing Development (50%) ->						45.32134239	FAIL 50%	
With Qualifying Future (75%) ->						75.51052785	PASS 75%	



WHOLE PARCELS (no removals) — Jan. 1, 2025 configuration

Submitted ->	13464.13	16131.4	8953	0	21252.58	59801.11	*Deed/title boundary*	Acreage after: 4,568.95 — OVER 4,480 CAP
Percent ->	22.51484964	26.97508458	14.97129401	0	35.53877177	100		
Existing Development (50%) ->						49.48993422	FAIL 50%	
With Qualifying Future (75%) ->						85.02870599	PASS 75%	

North = 8,953 (Objector-measured BJD line, same figure as rows 58/79); West = 21,252.58 per deed O.R. 6189/522 / Exhibit 4.1. Acreage 4,568.95 (Exh. 5.2 Att. I) — FAILS the 4,480 cap independently of the ratios.

Scenario	Total (ft)	Existing %	50% test	S+E+W %	75% test	Acreage after
1. As submitted (sketch)	58,166.75	50.88	PASS	84.41	PASS	4,462.09 sketch / 4,568.95 whole
2. 0664600000 out	59,771.53	49.51	FAIL	76.23	PASS	3,916.95
3. 0664500000 out	70,307.43	42.09	FAIL	72.30	FAIL	4,355.95
4. 06822/27/31 out	70,782.53	41.81	FAIL	71.82	FAIL	4,430.04
5. 0673000000 out	62,968.53	47.00	FAIL	76.61	PASS	4,469.95
6. 0673100000 out	65,301.53	45.32	FAIL	75.51	PASS	4,468.95
7. Whole parcels (1/1/2025)	59,801.11	49.49	FAIL	85.03	PASS	4,568.95 — over cap

All lengths for removal scenarios and the 8,953 north line are Objector GIS measurements — approximate, subject to professional verification. Record figures: Exhibits 2, 6, 8; Staff Report at 3, 6, 8; deed O.R. 6189/522. Every removal scenario remains above 1,280 acres and therefore still requires the § 163.3164(4)(e) exception; the S+E+W column counts the Duval County segment, which Objection 3 contends cannot qualify — without it no configuration reaches 75%.

Saleena Randolph

From: Nichole Bradley
Sent: Tuesday, September 1, 2026 2:59 PM
To: Saleena Randolph
Subject: FW: Technical Review Objections & Audit Request: ENCERT 2026-01 (4,462-Acre PARC Group Enclave Application)

Follow Up Flag: Follow up
Flag Status: Flagged

Nichole Bradley
Application Intake Supervisor
Growth Management | Development Review Division
St. Johns County Board of County Commissioners
4040 Lewis Speedway, St. Augustine FL 32084
904-209-0629 | www.sjcfl.us

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- "**WARNING: St Johns County will never ask you to wire transfer money.** For more information see: St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County"

From: Amber Dwight <adwight@sescolighting.com>
Sent: Tuesday, September 1, 2026 2:52 PM
To: GM Development <GMdevelopment@sjcfl.us>
Subject: Technical Review Objections & Audit Request: ENCERT 2026-01 (4,462-Acre PARC Group Enclave Application)

Dear Growth Management Staff and Technical Review Committee,
I am a resident of St. Johns County writing to formally submit technical concerns regarding application ENCERT 2026-01 (North Palm Valley Road Agricultural Enclave), currently under review by your department.

While I recognize the statutory pressures imposed by Florida Senate Bill 686, the county retains the administrative authority to ensure absolute verification of compliance. I respectfully request that your planners, GIS technicians, and environmental staff utilize the current Board of County Commissioners deferral window to execute a exhaustive, independent audit of the developer's submittals.

Specifically, I request that the Growth Management staff scrutinize the following technical criteria before issuing a final staff report:

1. GIS Boundary and Perimeter Verification: Please conduct a strict spatial analysis of the proposed 4,462-acre perimeter. The applicant must definitively prove that the boundaries meet the exact statutory definitions of being "surrounded by existing development." We request that staff verify whether parcel boundaries have been artificially altered or gerrymandered to force compliance with the state's enclave definition.
2. Jurisdictional Wetland Demarcation: A vast portion of this site consists of critical, forested wetlands filtering into the Intracoastal Waterway basin. I urge your environmental review team to mandate updated, on-site jurisdictional wetland delineations rather than relying solely on the applicant's self-reported data, ensuring that unbuildable conservation acreage is not being leveraged to skew overall gross density calculations.
3. Transportation Capacity and Evacuation Modeling: Fast-tracking residential entitlements along the North Palm Valley Road corridor will severely compromise the Level of Service (LOS) on surrounding thoroughfares. I ask that the transportation engineering staff review how this added density will affect hurricane evacuation clearance times for Zone A, as well as the long-term compounding infrastructure deficits shifted onto the county.

Please enter these technical objections into the official project review file for ENCERT 2026-01 so they may be permanently attached to the staff recommendations.

Thank you for your professional oversight, diligence, and commitment to protecting the structural and ecological future of St. Johns County.

Sincerely,
Amber Dwight
Nocatee/Ponte Vedra
713-922-7742

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