

4**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:** August 24, 2026**FROM:** Justin Kelly, MPA, CNU-A, Principal Planner**PHONE:** 904 209-0728**SUBJECT OR TITLE:** ENCERT 2026-08 AFI Property**AGENDA TYPE:** Business Item, Public Hearing, Report**BACKGROUND INFORMATION:**

Application for Agricultural Enclave Certification, pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Florida Statutes. This certification request includes approximately 310 acres. The subject property is located West of Pacetti Road and North of County Road 208.

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:**

APPROVE: Motion to APPROVE Agricultural Enclave Certification Application ENCERT 2026-08 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 2026-08, finding that, based upon the competent substantial evidence contained in the record, 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 9/3/2026**OMB:** ARM 9/3/2026**Admin:** JDD 9/4/2026



Growth Management Department
Planning Division Report
Application for an Agricultural Enclave Certification
ENCERT 2026-08 AFI Property

To: Board of County Commissioners

From: Justin Kelly, MPA, CNU-A, Principal Planner

Date: August 24, 2026

Subject: **ENCERT 2026-08 AFI Property**, a request to certify PARCEL ID# 030680-0000 as an Agricultural Enclave per Florida Statute Section 163.3162(4) and 163.3164(4).

Applicants: Ellen Avery-Smith, Esq. | Rogers Towers, P.A.

Owner: AFI Associates, Inc.

Hearing Dates: Board of County Commissioners – September 15, 2026

Commissioner District: District 2

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# 030680-0000. The property is approximately 310 acres in size and is located west of Pacetti Road and north of County Road 208.

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 parcel 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 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 comprehensive plan amendment or development application remains subject to the procedures established by Section 163.3162, Florida Statutes.

CORRESPONDENCE/PHONE CALLS

County staff have received several phone calls in reference to this request. The calls were informational in nature with no statements of support or opposition from those residents. No further correspondence or phone calls have been received as of the writing of this Staff Report.

SUGGESTED MOTION/ACTION

APPROVE: Motion to APPROVE Agricultural Enclave Certification Application **ENCERT 2026-08 AFI Property** 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.

DENY: Motion to DENY Agricultural Enclave Certification Application **ENCERT 2026-08 AFI Property** finding, based upon the competent substantial evidence contained in the record, that the subject property does not satisfy the statutory definition of an agricultural enclave 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).

ATTACHMENTS

1. Agricultural Enclave Certification Report
 - A. Supporting Documents



September 4, 2026

Ellen Avery-Smith
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, FL 32086
EAverySmith@rtlaw.com

RE: Agricultural Enclave Certification Report (ENCERT 2026-08 AFI Property)

Parcel ID: 030680-0000

Property Location: West of Pacetti Road, north of County Road 208

Ms. Avery-Smith,

This letter is in response to the application received on August 6, 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.

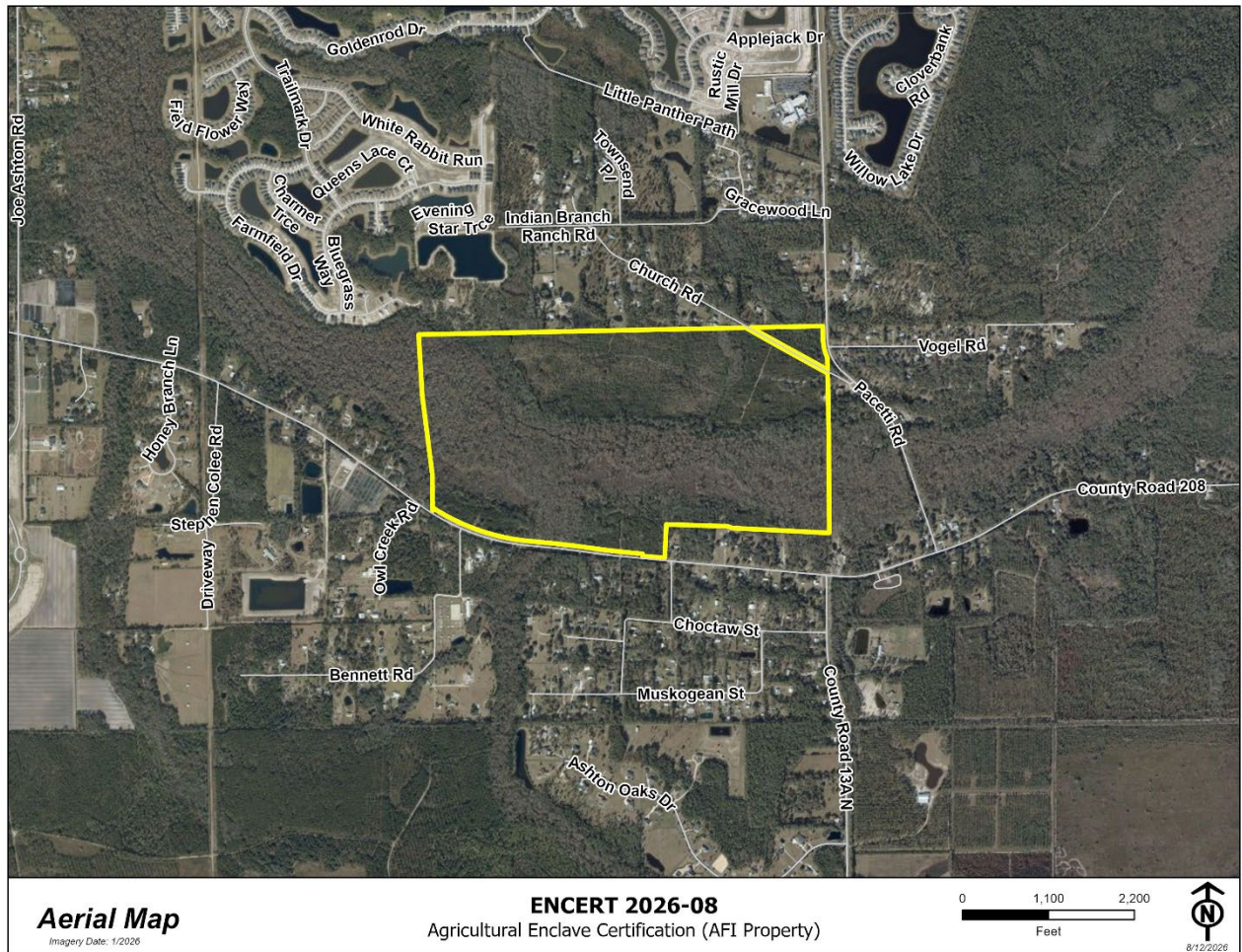
If you have any further questions or comments regarding the attached report, please feel free to contact me at (904) 209-0728 or jkkelly@sjcfl.us

Sincerely,

Justin Kelly, MPA, CNU-A
Principal Planner
St. Johns County Growth Management

APPLICATION SUMMARY

The applicant is seeking certification of an Agricultural Enclave for approximately 310 acres of land located in St. Johns County, west of Pacetti Road and north of County Road 208. A portion of the property is bifurcated by Church Road to the northeast.



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 F.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	South	West
FLUM	Rural/Silviculture & Residential-A	Rural/Silviculture	Rural/Silviculture	Rural/Silviculture & St. Johns DRI
Zoning	Six Mile Creek PUD & OR	OR	OR; RS-1 & RS-2	Six Mile Creek PUD & OR
Maximum Permitted Density	One (1) DU/acre	One (1) DU/acre	One (1) DU/acre	Five (5) DU/acre Single Family Conventional (Six Mile Creek PUD)
Existing Development	Partial	Partial	Partial	Partial

Statutory Comparison

Development Type	Single Family Residential
Total Acreage	310
Applicant's Proposed Gross Density	1.08 DU per acre
Proposed Number of Dwelling Units	Not Provided
Highest Density on Adjacent Parcel(s) or Adjacent Development	Five (5) DU per acre

Staff review: The highest adjacent residential density is located northwest of the subject property within the southern portion of the Six Mile Creek PUD, which is comprised of Phase 12C of the Trailmark residential subdivision, permitting a maximum five (5) dwelling units per acre. The directly adjoining property is the platted conservation area of Phase 12C (MAP BOOK 25 PAGES 13-25). This is supported by Section E.1. of the Six Mile Creek PUD Text, Table III and Development Criteria Table, Exhibit 1 (ORD. 2021-13, as amended) for Single Family Conventional (SFC) uses. Additional support is provided on the approved and recorded Incremental Master Development Plan (MDP) Map for Trailmark Phase 12 (PUD DRAWING BOOK 48 PAGES 3-5) and the approved subdivision construction plans (MODCP 2023-10). Based on the provided application materials, the proposed Agricultural Enclave will not exceed 1.08 residential units per gross acre, which is the gross density for the overall Six Mile Creek PUD. See the applicant's Exhibit 6.7 found within *Exhibit A Supporting Documents* attached to this letter.

Finding: Staff find 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 September 15, 2026, to approve or deny certification of the subject parcel as 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 by AFI Associates, Inc. for the subject property pursuant to Section 163.3164(4)(a), Florida Statutes. Please see *Exhibit A Supporting Documents* attached to this letter.

Staff review: The subject property submitted for certification is currently owned by AFI Associates, Inc. and has been owned/controlled by this entity since of June 5, 2017.

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 St. Johns County Property Appraiser stating the subject property has been classified as agricultural land for at least five (5) years pursuant to Section 163.3164(4)(b), Florida Statutes.

Staff review: The applicant has 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. Staff also reviewed the Property Appraiser's records, the 2018 Timber Management Plan (Exhibit 5.3) provided by the applicant, and available aerial imagery. Although the Property Appraiser's agricultural classification is not independently dispositive of actual continuous agricultural use, it is corroborated by the historical Property Appraiser records, the 2018 Timber Management Plan, the sworn affidavit, and staff's review of available aerial imagery. Taken together, the documentation supports both the agricultural character of the property and continuity of such use during the statutory five-year period.

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

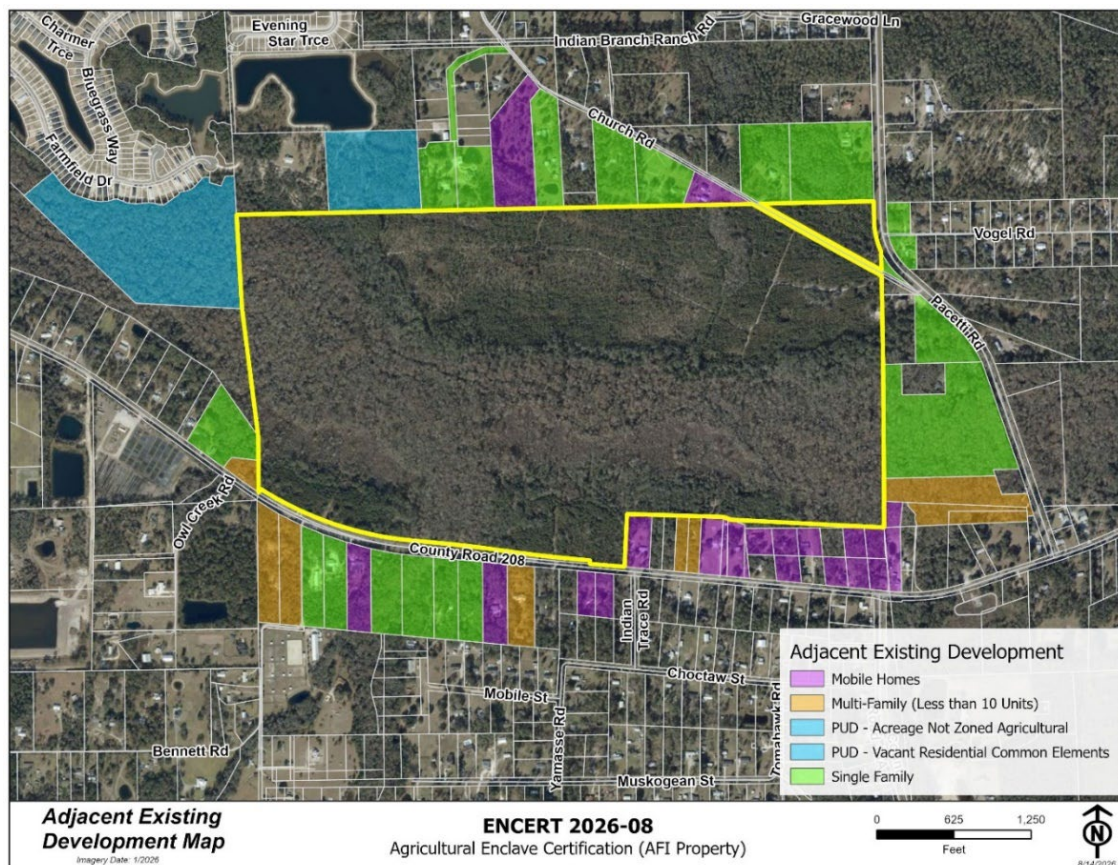
3. Are located within the boundary of an established rural study area adopted in the local government's comprehensive plan which was intended to be developed with residential uses;

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.

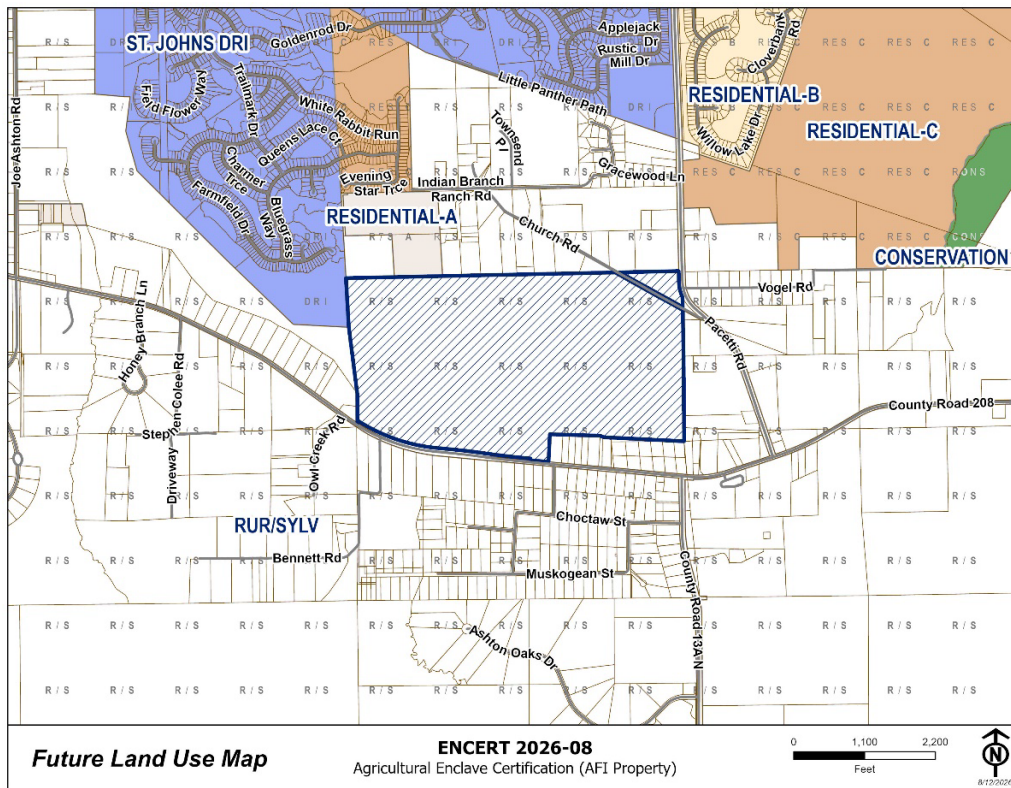
Applicant response: As provided within the applicant's Exhibit 6 documents, the applicant asserts that the subject property is surrounded on at least 75% of its perimeter by a parcel or parcels that have existing industrial, commercial, or residential development pursuant to Florida Statute Section 163.3164(4)(c)1.a. The applicant contends that the subject property is surrounded by at least 86.2% development.

Staff review: A review by County staff finds that the subject property appears to be surrounded on 78.6% of its perimeter by existing industrial, commercial, or residential development. Existing churches located to the east and south of the subject property were not calculated by County staff as existing industrial, commercial or residential development since they are considered houses of *public* worship [FS 193.193(3)]. The adjacent parcel (029410-0000) located on the northwest portion of the subject property was also not calculated by County staff. This property is listed as vacant, residential by the St. Johns County Property appraiser; however, a building permit was approved in June of 2020 (Permit #12007989) for the construction of a 2,520 SF storage building that is used to store farming equipment such as tractors and tools used in the cultivation of plants that are grown on the property and then sold off-site. This type of use is considered agricultural and is permitted by right in the Open Rural (OR) zoning district and is compatible with the Rural/Silviculture FLUM designation.

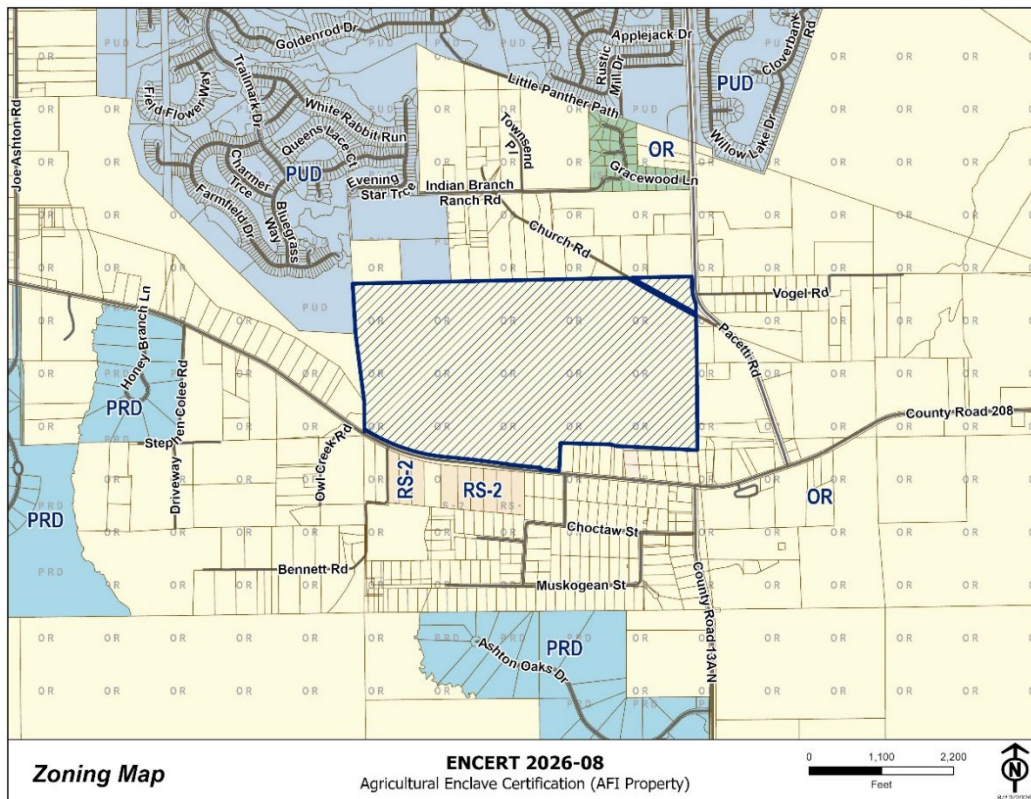
Existing Development Map



Future Land Use Map (FLUM):



Zoning Map:



Finding: Based upon the application materials submitted and staff 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 7 documents, the owner offers to enter into a binding agreement with St. Johns County 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.

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 submitted documents, the subject property does not exceed 1,280 acres.

Staff review: The subject property does not exceed 1,280 acres.

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 8 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 (April 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

August 5, 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 AFI Associates, Inc. (the “Owner”), which is the owner of approximately 310 acres located west of Pacetti Road and north of County Road 208 in St. Johns County, Florida (the “AFI 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 AFI 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 forms of Owner’s Authorization**
- **EXHIBIT 2**
 - **Legal Description and Exhibit 2 Map of the AFI Ag Enclave Property.**
The Property has St. Johns County Parcel Identification No. 030680-0000.
- **EXHIBIT 3 Evidence of Location**
 - Affidavit submitted as evidence that the AFI 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 AFI 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 AFI Ag Enclave Property Deed** submitted as evidence of ownership of AFI Ag Enclave Property on January 1, 2025.
- **EXHIBIT 5 Evidence of Continuous Use for Bona Fide Agricultural Purposes**
 - **EXHIBIT 5.1** Affidavit submitted as evidence that the AFI 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 AFI Ag Enclave Property in that period.
 - **EXHIBIT 5.2** – St. Johns County Property Tax Records submitted as evidence that the AFI Ag Enclave Property has been classified as agricultural land pursuant to Section 193.461, Florida Statutes (2026) for at least five years.
 - **EXHIBIT 5.3** – Timber Management Plan submitted as evidence that the AFI Ag Enclave Property has been managed as commercial timberland for at least five years.
 - **EXHIBIT 5.4** – Letter from St. Johns County Property Appraiser's Office confirming agricultural classification of AFI Ag Enclave Property.
- **EXHIBIT 6 & MAP Surrounding Existing Development**
 - **EXHIBIT 6 Affidavit** submitted, together with **Exhibit 6 Map and Exhibit 6.1**, as evidence that the AFI Ag Enclave Property is surrounded on at least 75 percent of its perimeter by a parcel or parcels that have existing residential and commercial development.

EXHIBIT 6.2 is a copy of the Six Mile Creek Planned Unit Development, St. Johns County Ordinance No. 2023-21.

EXHIBIT 6.3 is a copy of Table 6.01 from Article VI of the St. Johns County Land Development Code.

EXHIBIT 6.4 is a copy of is a copy of St. Johns County Ordinance No. 2021-45 related to a Comprehensive Plan Amendment and related text policy for an adjacent parcel commonly known as Indian Branch Farms with a Future Land Use designation of Residential A.

EXHIBIT 6.5 is a copy of the St. Johns County Future Land Use Map.

EXHIBIT 6.6 is a copy of the St. Johns County Zoning Map.

EXHIBIT 6.7 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 AFI Ag Enclave Property, which is 1.08 residential unit per gross acre. This information is provided pursuant to Section 163.3162(4)(a), Chapter 2026-34, Laws of Florida.

EXHIBIT 6.8 is the proposed plan of development.

- **EXHIBIT 7 Public Services Availability, Agreement or Proportionate Share Offer Letters**
 - **EXHIBIT 7.1 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, water, wastewater and recreation improvements.
 - **EXHIBIT 7.2 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 8 Population and Adjacency**
 - **Exhibit 8 Affidavit** submitted as evidence that the applicable statutory population and adjacency criteria have been met.
 - **Exhibit 8.1** - Citation confirming the population of St. Johns County is 1.75 million or less.
- **EXHIBIT 9 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, 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, St. Johns County shall hold a

AFI Associates, Inc.
Application for Agricultural Enclave Certification
August 5, 2026

public hearing to approve or deny the certification of the AFI 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.



St. Johns County Growth Management Department

Application for: Other

Date 8/05/2026

Property Tax ID No 030680-0000

Project Name AFI Agricultural Enclave Property

Property Owner(s) AFI Associates, Inc.

Phone Number

Address 50 Silver Forest Drive, Suite 200

Fax Number

City St. Augustine

State FL

Zip Code 32092

e-mail jmetcalf@hutsoncompanies.com

Are there any owners not listed? ☒ No ☐ Yes If yes please provide information on separate sheet.

Applicant/Representative Ellen Avery-Smith, Rogers Towers, P.A.

Phone Number 904-825-1615

Address 100 Whetstone Place, Suite 200

Fax Number 904-396-0663

City St. Augustine

State FL

Zip Code 32086

e-mail EAverySmith@rtlaw.com

Property Location West of Pacetti Road and north of County Road 208

Major Access Pacetti Road

Size of Property 310 ac.

Cleared Acres (if applicable) N/A

Zoning Class OR

No. of lots (if applicable) N/A

Overlay District (if applicable) NW Sector

Water & Sewer Provider St. Johns County Utilities

Future Land Use Designation R/S

Present Use of Property Timberland

Proposed Bldg. S.F. N/A

Project Description (use separate sheet if necessary)

Application for Agricultural Enclave Certification pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Laws of Florida. Enclosed are a cover letter and nine exhibits, with subparts, evidencing the property subject to this application meets all statutory criteria for certification as an agricultural enclave.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signed By

Printed or typed name(s) Ellen Avery-Smith

EXHIBIT 1

Owner's Authorization Forms



Owner's Authorization Form

Ellen Avery-Smith, Esq., Rogers Towers, P.A.

is hereby authorized TO ACT ON BEHALF OF

AFI Associates, Inc.

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 activity.

Signature of Owner

Print Name

Signature of Owner

Print Name

Telephone Number

STATE OF FLORIDA

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this
30 day of July, 2026 by John Metcalf as
Vice President for AFI Associates Inc.

Notary Public, State of Florida

Name: Kimberly S. Bryan

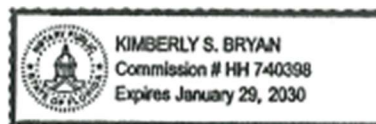
My Commission Expires: 1-29-30

My Commission Number is: HH 740398

Personally Known ☒ OR Produced Identification

Type of Identification Produced

Revised August 30, 2011





Owner's Authorization Form

Prime AE Group, Inc.

is hereby authorized TO ACT ON BEHALF OF

AFI Associates, Inc.

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 activity.

Signature of Owner

Print Name

Signature of Owner

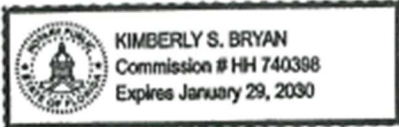
Print Name

Telephone Number

STATE OF FLORIDA

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30 day of July, 2026, by John G. Metcalf as Vice President for AFI Associates Inc.



Notary Public, State of Florida

Name: Kimberly S. Bryan

My Commission Expires: 1-29-30

My Commission Number is: HH 740398

Personally Known ☒ OR Produced Identification ☐

Type of Identification Produced _____

Revised August 30, 2011

EXHIBIT 2

Legal Description and Map

Legal Description

A portion of Section 39 of the Miguel Papy Grant, Township 7 South, Range 28 East, St Johns County, Florida and being more particularly described as follows:

For a Point of Beginning, commence at the corner common to Sections 4, 5, 9 and said Section 39, all lying in said Township and Range; thence South 00°54'04" East along the Easterly line of said Section 39, a distance of 2649.16 feet to its intersection with the Northerly line of those lands described and recorded in Official Records Book 1092, page 910 of the public records of said County; thence South 89°14'19" West along said Northerly line and along the Northerly line of those lands described and recorded in Official Records Book 656, page 540, and Official Records Book 844, page 665, of said public records, a distance of 1136.36 feet to its intersection with the Easterly line of those lands described and recorded in Official Records Book 1821, page 1311, of said public records; thence North 05°21'49" West along said Easterly line, 39.27 feet to the Northeasterly corner thereof; thence North 74°37'55" West along the Northerly line of said lands and along its Northwesterly prolongation, 196.62 feet; thence North 87°13'03" West along the Northerly lines of those lands described and recorded in Official Records Book 1070, page 449, Official Records Book 748, page 538, Official Records Book 724, page 1524, and Official Records Book 1472, page 191, of said public records, a distance of 769.22 feet to the Northwesterly corner of said Official Records Book 1472, page 191; thence South 01°36'24" West, departing said Northerly line and along the Westerly line of last said lands, 429.90 feet to its intersection with the Northerly right of way line of Picolata Road, County Road No. 208, a variable width right of way as presently established; thence Northwesterly along said Northerly right of way line the following three (3) courses: Course 1: North 84°47'22" West, 555.82 feet; Course 2: North 84°45'15" West, 1153.97 feet to the point of curvature of a curve concave Northeasterly, having a radius of 2787.97 feet; Course 3: thence Northwesterly along the arc of said curve, through a central angle of 28°15'11", arc length of 1374.77 feet to a point on said curve, said point also lying on the Westerly line of said Section 39, said arc being subtended by a chord bearing and distance of North 70°37'39" West, 1360.88 feet; thence North 00°37'14" West, departing said Northerly right of way line and along said Westerly line of Section 39, a distance of 451.94 feet to an angle point in said Westerly line; thence North 05°06'19" West, continuing along said Westerly line, 1806.85 feet to the Northwesterly corner of said Section 39; thence North 88°50'08" East, departing said Westerly line and along the Northerly line of said Section 39, a distance of 5221.47 feet to the Point of Beginning.

LESS AND EXCEPT any lands lying within Church Road, a variable width right of way as presently established and also any lands lying within Pacetti Road, County Road No. 13-A (North), a 100 foot right of way as presently established.

LESS AND EXCEPT any portion of lands conveyed to St. Johns County, Florida by Special Warranty Deed recorded December 30, 2008 in Official Records Book 3149, page 1966, in the public records of St. Johns County, Florida.

EXHIBIT 2

Map – AFI Ag Enclave Property

As depicted on the map below, the AFI Ag Enclave Property is located in St. Johns County and is adjacent to: Pacetti Road, County Road 208, the St. Johns Development of Regional Impact/Trailmark and numerous developed residential lots.

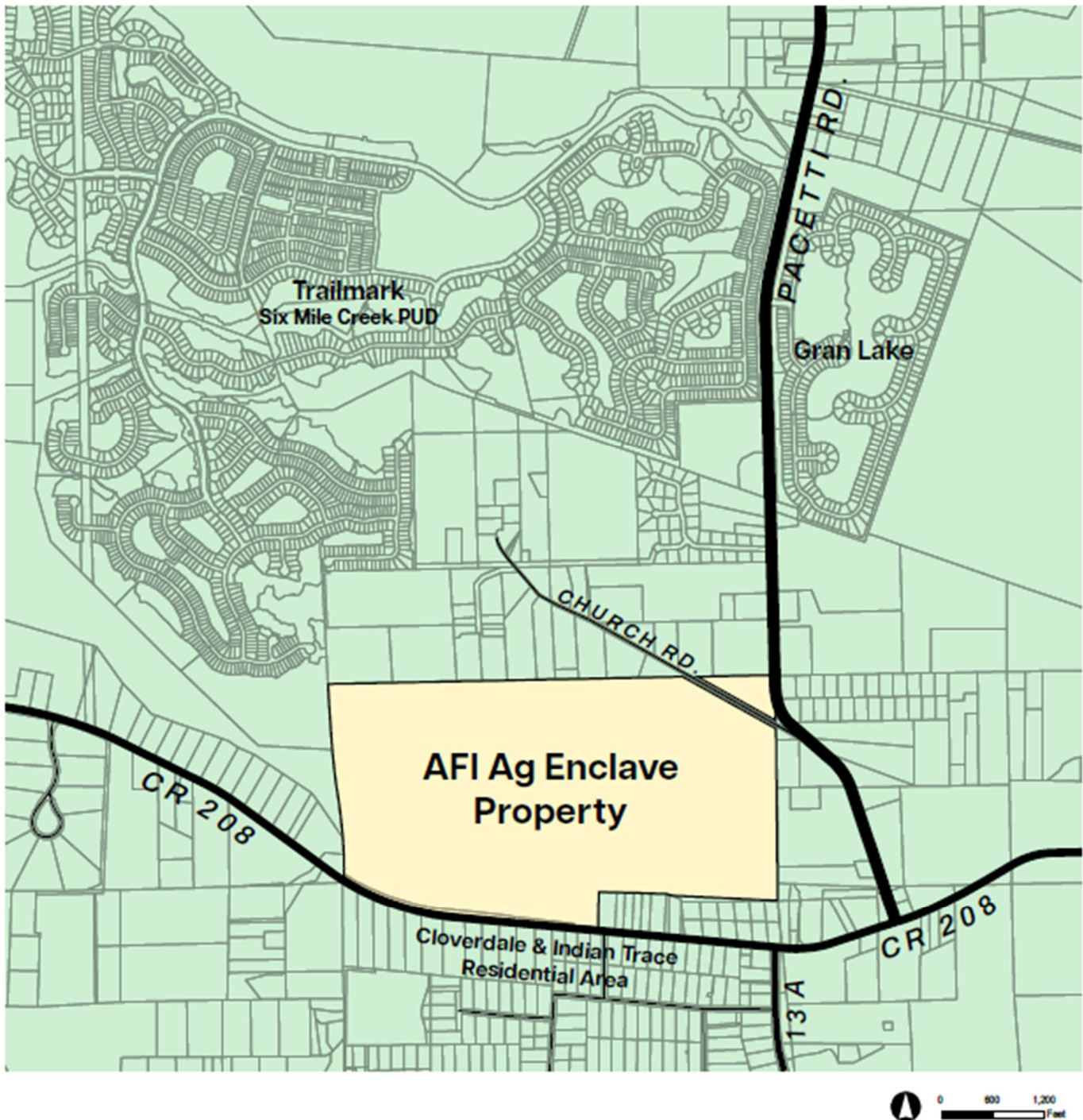


EXHIBIT 3

Affidavit submitted as evidence that the AFI 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 portion of the 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 the 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 AFI 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 AFI 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 John G. Metcalf ("Affiant"), who being by me first duly sworn deposes and says:

1. I am currently the Vice President of AFI Associates, Inc., a Florida corporation, and have held this position since July 1, 2013.
2. I have been a Florida-licensed attorney for 45 years and specialize in the areas of land use and real estate law.
3. The real property described and depicted in **Exhibit 2** in the Application for Agricultural Enclave Certification dated August 3, 2026 and incorporated herein by this reference (the "**AFI Ag Enclave Property**") is not located in the Wekiva Study Area, as described in Section 369.316, Florida Statutes.
4. The AFI Ag Enclave Property is not located in the Everglades Protection Area, as defined in Section 373.4592(2), Florida Statutes.
5. The AFI Ag Enclave Property is not located in an area of critical state concern, as designated in Sections 380.055 (Big Cypress Area), 380.0551 (Green Swamp Area), 380.0552 (Florida Keys Area), 380.0553 (Brevard Barrier Island Area) or 380.0555 (Apalachicola Bay Area), Florida Statutes.
6. As indicated in the Title Report attached as **Exhibit 4.1** to the Application for Agricultural Enclave Certification dated July 13, 2026 and incorporated herein by this reference (the "**Title Report**"), no portion of the AFI Ag Enclave Property is encumbered by a recorded conservation easement, as defined in Section 704.06, Florida Statutes.
7. No portion of the AFI Ag Enclave Property contains a military installation or range, as defined in Section 163.3175(2), Florida Statutes.

8. No portion of the AFI 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).
9. This affidavit is being given for the purpose of certifying and evidencing that the AFI 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: July 30, 2026


John G. Metcalf
Affiant

Sworn to and subscribed before me this 30 day of July, 2026, by John G. Metcalf, ☒ 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: Kimberly S. Bryan

My Commission Expires 1-29-30

My Commission Number is: HH 740398

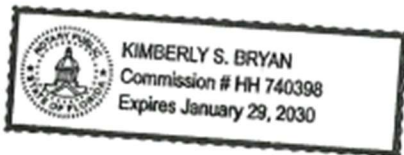


EXHIBIT 4

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 AFI Ag Enclave Property was owned by a single entity as of January 1, 2025. Please also see **Exhibit 4.3**, the relevant deed, as further evidence.

EXHIBIT 4.1

AFI Ag Enclave Property Title Report



Fidelity National Title Insurance Company

PROPERTY INFORMATION REPORT

Order No.: 13258955
Customer Reference Number R26-30

Addressee:
St. Johns County

Fidelity National Title Insurance Company has caused to be made a search of the Public Records of St. Johns County, Florida, ("Public Records"), from 06/06/2017, through 07/09/2026 7:00 AM, as to the following described real property lying and being in the aforesaid County, to-wit:

A portion of Section 39 of the Miguel Papy Grant, Township 7 South, Range 28 East, St Johns County, Florida and being more particularly described as follows:

For a Point of Beginning, commence at the corner common to Sections 4, 5, 9 and said Section 39, all lying in said Township and Range; thence South 00°54'04" East along the Easterly line of said Section 39, a distance of 2649.16 feet to its intersection with the Northerly line of those lands described and recorded in Official Records Book 1092, page 910 of the public records of said County; thence South 89°14'19" West along said Northerly line and along the Northerly line of those lands described and recorded in Official Records Book 656, page 540, and Official Records Book 844, page 665, of said public records, a distance of 1136.36 feet to its intersection with the Easterly line of those lands described and recorded in Official Records Book 1821, page 1311, of said public records; thence North 05°21'49" West along said Easterly line, 39.27 feet to the Northeasterly corner thereof; thence North 74°37'55" West along the Northerly line of said lands and along its Northwesterly prolongation, 196.62 feet; thence North 87°13'03" West along the Northerly lines of those lands described and recorded in Official Records Book 1070, page 449, Official Records Book 748, page 538, Official Records Book 724, page 1524, and Official Records Book 1472, page 191, of said public records, a distance of 769.22 feet to the Northwesterly corner of said Official Records Book 1472, page 191; thence South 01°36'24" West, departing said Northerly line and along the Westerly line of last said lands, 429.90 feet to its intersection with the Northerly right of way line of Picolata Road, County Road No. 208, a variable width right of way as presently established; thence Northwesterly along said Northerly right of way line the following three (3) courses: Course 1: North 84°47'22" West, 555.82 feet; Course 2: North 84°45'15" West, 1153.97 feet to the point of curvature of a curve concave Northeasterly, having a radius of 2787.97 feet; Course 3: thence Northwesterly along the arc of said curve, through a central angle of 28°15'11", arc length of 1374.77 feet to a point on said curve, said point also lying on the Westerly line of said Section 39, said arc being subtended by a chord bearing and distance of North 70°37'39" West, 1360.88 feet; thence North 00°37'14" West, departing said Northerly right of way line and along said Westerly line of Section 39, a distance of 451.94 feet to an angle point in said Westerly line; thence North 05°06'19" West, continuing along said Westerly line, 1806.85 feet to the Northwesterly corner of said Section 39; thence North 88°50'08" East, departing said Westerly line and along the Northerly line of said Section 39, a distance of 5221.47 feet to the Point of Beginning.

LESS AND EXCEPT any lands lying within Church Road, a variable width right of way as presently established and also any lands lying within Pacetti Road, County Road No. 13-A (North), a 100 foot right of way as presently established.

LESS AND EXCEPT any portion of lands conveyed to St. Johns County, Florida by Special Warranty

Deed recorded December 30, 2008 in Official Records Book 3149, page 1966, in the public records of St. Johns County, Florida.

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is/are:

AFI Associates, Inc., a Florida corporation and, as disclosed in the Public Records, has been since June 5, 2017 by virtue of Trustees Deed recorded in Official Records Book 4385, page 165.

The following liens against the said real property recorded in the aforesaid Public Records have been found:

NOTE: 2025 Real Property Taxes in the gross amount of \$1,109.33 are Paid, under Tax I.D. No. 030680-0000.

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This Report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This Report is not to be construed as an opinion, warranty, or guarantee of title, or as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the Addressee(s) only, and it may not be used or relied upon by any other party. This Report may not be used by a Fidelity National Title Insurance Company agent for the purpose of issuing a Fidelity National Title Insurance Company title insurance commitment or policy.

This Report is not 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 by name in the property information report as the recipient(s) of the property information report.

Fidelity National Title Insurance Company

**William
Spencer**
Digitally signed by William
Spencer
DN: cn=William Spencer, o=US,
ou=Fidelity National Financial,
email=william.spencer@fnf.com
Date: 2026.07.13 10:20:56 -0400
william.spencer@fnf.com

EXHIBIT 4.2

Owner Affidavit

AFFIDAVIT OF OWNERSHIP OR CONTROL BY SINGLE PERSON OR ENTITY

STATE OF FLORIDA

COUNTY OF ST. JOHNS

Before me this day personally appeared John G. Metcalf ("Affiant"), who being by me first duly sworn deposes and says:

1. I am currently the Vice President of AFI Associates, Inc., a Florida corporation, and have held this position since July 1, 2013.
2. I have been a Florida-licensed attorney for 45 years and specialize in real estate and land use law.
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 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.
5. On January 1, 2025, the real property described in **Exhibit 2** in the Application for Agricultural Enclave Certification dated August 3, 2026 (the "**Application**") and incorporated herein by this reference (the "**AFI Ag Enclave Property**") was owned and controlled by AFI Associates, Inc., a Florida corporation, pursuant to that certain Trustee's Deed recorded in Official Records Book 4385, Page 165, 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 "**AFI Deed**").
6. The AFI Ag Enclave Property includes approximately 310 acres. Thus, the AFI Ag Enclave Property does not exceed 1,280 acres.
7. This affidavit is being given for the purpose of certifying and evidencing that the AFI 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.

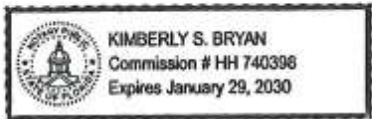
Dated: July 30, 2026

John G. Metcalf
John G. Metcalf
Affiant

Sworn to and subscribed before me this 30 day of July, 2026, by John G. Metcalf, ☒ who is personally known to me or ☐ who has produced his/her _____ as identification and who has taken an oath.

Kimberly S Bryan
Notary Public, State of Florida

Name: Kimberly J. Bryan



My Commission Expires 1-29-30

My Commission Number is: HH 740398

EXHIBIT 4.3

AFI Ag Enclave Property Deed

Instr #2017039036 BK: 4385 PG: 165, Filed Recorded: 6/6/2017 2:22 PM #Pgs:5
Hunter S. Conrad, Clerk of the Circuit Court St. Johns County FL Recording \$44.00 Doc. D \$9,871.40

Prepared by and return to:
Spencer N. Cummings, Esq.
Gunster, Yoakley & Stewart, P.A.
225 Water Street, Suite 1750
Jacksonville, Florida 32202

TRUSTEES DEED

THIS TRUSTEES DEED is made as of the 5th day of June, 2017, by **CHRISTOPHER Y. PAUL, as Trustee, and HOWARD W. HARRISON, III, as Trustee**, of the Cummer Land Trust (the "Trust"), under the unrecorded Cummer Land Trust Agreement dated December 2, 1980, as amended (the "Trust Agreement"), being two of the three Trustees of the Trust under the Trust Agreement along with the third Trustee **CHARLES WILLSON CUMMER**, as evidenced by Declaration of Appointment of Successor Trustee recorded in Official Records Book 4222, page 142, in the public records of St. Johns County, Florida (collectively, "Grantor"), whose address is c/o Christopher Y. Paul, 1022 Park Street, Suite 202, Jacksonville, Florida 32204, to **AFI ASSOCIATES, INC.**, a Florida corporation ("Grantee"), whose address is 111 Nature Walk Parkway, Suite 104, St. Augustine, Florida 32092

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its successors and assigns, all that certain real property situate in St. Johns County, Florida, as described on **Exhibit "A"** attached hereto (the "Property"), together with all tenements, hereditaments, and appurtenances pertaining to the Property and subject to the restrictions, easements, agreements, reservations and other matters set forth on **Exhibit "B"** attached hereto and made a part hereof and other matters of record (the "Permitted Exceptions").

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

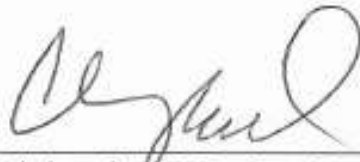
Grantor hereby covenants with Grantee that, except for the Permitted Exceptions, at the time of the delivery of this deed, the Property is free from all encumbrances made by Grantor, and that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

[This Space Intentionally Left Blank]

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
in the presence of:

Corey Drobnie
Name Printed: Corey Drobnie

By: 
Christopher Y. Paul, as Trustee

Susan H. Adams
Name Printed: Susan H. Adams

STATE OF Florida }
COUNTY OF Duval }

The foregoing instrument was acknowledged before me this 30th day of May, 2017, by Christopher Y. Paul, Trustee of The Cummer Land Trust, on behalf of the Trust.



Corey Drobnie
(Print Name Corey Drobnie)
NOTARY PUBLIC
State of FL at Large
Commission # FF 215753
My Commission Expires: 7/24/19
Personally known ✓
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____

Chase Miller
Name Printed: Chase Miller
Natasha Corbett
Name Printed: Natasha Corbett

By: Howard W. Harrison, III
Howard W. Harrison, III, as Trustee

STATE OF PA }
COUNTY OF Phila }

The foregoing instrument was acknowledged before me this 30 day of May, 2017, by Howard W. Harrison, III, Trustee of The Cummer Land Trust, on behalf of the Trust.

Patricia Gutenberg
(Print Name Patricia Gutenberg)
NOTARY PUBLIC
State of PA at Large
Commission # 1305134
My Commission Expires: 01-25-2021
Personally known _____
or Produced I.D. ✓
[check one of the above]
Type of Identification Produced
PA Drivers License

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
PATRICIA GUTENBERGER, NOTARY PUBLIC
CITY OF PHILADELPHIA, PHILADELPHIA COUNTY
MY COMMISSION EXPIRES JAN. 25, 2021

EXHIBIT "A"

PROPERTY

A portion of Section 39 of the Miguel Papy Grant, Township 7 South, Range 28 East, St Johns County, Florida and being more particularly described as follows:

For a Point of Beginning, commence at the corner common to Sections 4, 5, 9 and said Section 39, all lying in said Township and Range; thence South 00°54'04" East along the Easterly line of said Section 39, a distance of 2649.16 feet to its intersection with the Northerly line of those lands described and recorded in Official Records Book 1092, page 910 of the public records of said County; thence South 89°14'19" West along said Northerly line and along the Northerly line of those lands described and recorded in Official Records Book 656, page 540, and Official Records Book 844, page 665, of said public records, a distance of 1136.36 feet to its intersection with the Easterly line of those lands described and recorded in Official Records Book 1821, page 1311, of said public records; thence North 05°21'49" West along said Easterly line, 39.27 feet to the Northeasterly corner thereof; thence North 74°37'55" West along the Northerly line of said lands and along its Northwesterly prolongation, 196.62 feet; thence North 87°13'03" West along the Northerly lines of those lands described and recorded in Official Records Book 1070, page 449, Official Records Book 748, page 538, Official Records Book 724, page 1524, and Official Records Book 1472, page 191, of said public records, a distance of 769.22 feet to the Northwesterly corner of said Official Records Book 1472, page 191; thence South 01°36'24" West, departing said Northerly line and along the Westerly line of last said lands, 429.90 feet to its intersection with the Northerly right of way line of Picolata Road, County Road No. 208, a variable width right of way as presently established; thence Northwesterly along said Northerly right of way line the following three (3) courses: Course 1: North 84°47'22" West, 555.82 feet; Course 2: North 84°45'15" West, 1153.97 feet to the point of curvature of a curve concave Northeasterly, having a radius of 2787.97 feet; Course 3: thence Northwesterly along the arc of said curve, through a central angle of 28°15'11", arc length of 1374.77 feet to a point on said curve, said point also lying on the Westerly line of said Section 39, said arc being subtended by a chord bearing and distance of North 70°37'39" West, 1360.88 feet; thence North 00°37'14" West, departing said Northerly right of way line and along said Westerly line of Section 39, a distance of 451.94 feet to an angle point in said Westerly line; thence North 05°06'19" West, continuing along said Westerly line, 1806.85 feet to the Northwesterly corner of said Section 39; thence North 88°50'08" East, departing said Westerly line and along the Northerly line of said Section 39, a distance of 5221.47 feet to the Point of Beginning.

LESS AND EXCEPT any lands lying within Church Road, a variable width right of way as presently established and also any lands lying within Pacetti Road, County Road No. 13-A (North), a 100 foot right of way as presently established.

LESS AND EXCEPT any portion of lands conveyed to St. Johns County, Florida by Special Warranty Deed recorded December 30, 2008 in Official Records Book 3149, page 1966, in the public records of St. Johns County, Florida.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

All recording references below are to the public records of St. Johns County, Florida.

1. Any matters as would be shown by an accurate survey and inspection of the Property.
2. All taxes and assessment not yet due and payable.
3. That certain lease agreement originally by and between Cummer Lime and Manufacturing Company and Cummer Sons Cypress Company, as lessor, and Owens-Illinois Glass Company as lessee, dated December 28, 1959, as evidenced by that certain Notice of Contract dated December 28, 1959 and recorded January 7, 1960 in Deed Book 255, page 441, and as amended by that certain First Supplement to Contract dated January 1, 1962, that certain Second Supplement to Contract dated June 11, 1962, that certain Third Supplement to Contract dated September 14, 1965, that certain Fourth Supplement to Contract dated September 28, 1965, that certain Fifth Supplement to Contract dated January 24, 1966, that certain Sixth Supplement to Contract dated November 7, 1967, that certain Seventh Supplement to Contract dated November 20, 1967, that certain Eight Supplement to Contract dated January 9, 1969, that certain Ninth Supplement to Contract dated May 29, 1969, that certain Tenth Supplement to Contract dated December 23, 1969, that certain Eleventh Supplement to Contract dated January 4, 1979, that certain First Container Supplement To Contract dated January 16, 1974, that certain Second Container Supplement to Contract dated January 19, 1981, that certain Third Container Supplement to Contract dated July 12, 1983, that certain Fourth Container Supplement to Contract dated November 16, 1987, and that certain Fifth Container Supplement to Contract dated November 9, 1989, as assigned or otherwise affected by the following instruments: Assignment from Owens-Illinois, Inc., f/k/a Owens-Illinois Glass Company, in favor of Container Corporation of America, recorded February 27, 1970 in Official Records Book 165, page 182; On December 20, 1994 Container Corporation of America merged into Jefferson Smurfit Corporation (U.S.) as evidenced by instrument recorded October 28, 1999 in Official Records Book 1451, page 398; Assignment of Timber Leases, Agreements and Rights under Timber Deeds in favor of R (1999) Timberlands LLC, a Delaware limited liability company recorded October 28, 1999 in Official Records Book 1451, page 508; Certificate of merger/name change recorded May 4, 2004 in Official Records Book 2190, page 1497 as follows: February 15, 1999 R (1999) Timberlands LLC changed its name to Rayonier Woodlands, LLC, a Delaware limited liability company; December 28, 2001 Rayonier Woodlands, LLC merged into Rayonier Timberlands Operating Company, L.P., a Delaware limited partnership; February 5, 2004 Rayonier Timberlands Operating Company, L.P. changed its name to Rayonier Forest Resources, L.P., a Delaware limited partnership; as modified by Waiver of Right of First Refusal recorded May 4, 2004 in Official Records Book 2190, page 1548.
4. Grantor does not warrant title to any creeks or roadways.

EXHIBIT 5

Affidavit submitted as evidence that the AFI 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 AFI Enclave Property within said five (5)-year period.

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 AFI Ag Enclave Property has been used for bona fide agricultural purposes (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 AFI Enclave Property within said 5-year period.

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 ST. JOHNS

Before me this day personally appeared John G. Metcalf ("Affiant"), who being by me first duly sworn deposes and says:

1. I am currently the Vice President of AFI Associates, Inc., a Florida corporation, and have held this position since July 1, 2013.
2. I have been a Florida-licensed attorney for 45 years and specialize in the areas of real estate and land use law.
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 AFI Associate, Inc., and of a type reasonably relied upon by me as an officer of AFI Associates, Inc.
4. The real property described in **Exhibit 2** in the Application for Agricultural Enclave Certification dated August 6, 2026 (the "**Application**") and incorporated herein by this reference (the "**AFI 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 document attached as **Exhibit 5.2** in the Application and incorporated herein by this reference (the "**St. Johns County Property Appraiser Information**") includes a copy the 2026 St. Johns County Property Appraiser's Office property card for the parcel. As indicated in the St. Johns County Property Appraiser Information, the parcel within the AFI Ag Enclave Property has been used for timberland/agriculture and subject to agricultural property tax classification, pursuant to section 193.461, Florida Statutes. This has been the case since at least 2017.
6. As additional evidence that the 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 is:
 - a. **Exhibit 5.3** to the Application, the Timber Management Plan for timber operations on the AFI Ag Enclave Property. This plan, which was submitted to the St. Johns County Property Appraiser, states the history and objectives of the timber operations on the AFI Ag Enclave Property in accordance with accepted commercial agricultural practices.

7. This affidavit is being given for the purpose of certifying and evidencing that the AFI 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.

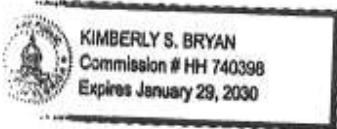
Dated: July 30, 2026

John G. Metcalf
John G. Metcalf
Affiant

Sworn to and subscribed before me this 30 day of July, 2026, by John G. Metcalf, ☒ who is personally known to me or ☐ who has produced his/her _____ as identification and who has taken an oath.

Kimberly S. Bryan
Notary Public, State of Florida

Name: Kimberly S. Bryan



My Commission Expires 01-29-30

My Commission Number is: HH 740398

EXHIBIT 5.2

St. Johns County Property Tax Card

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](#)

2024 TRIM Notice

[2024 TRIM Notice \(PDF\)](#)

Summary

Parcel ID	0306800000
Location	5500 COUNTY ROAD 208
Address	SAINT AUGUSTINE 32092-0000
Neighborhood	M&B 208 area west of Indian Trace (SF) (6520.03)
Tax	1 ALL GRANT TO MIGUEL PAPP LYING N OF PICOLATA RD (EX E 1/2
Description*	OF SE1/4 & R/W OF SR S13A & EX 8AC OR 717/1195) (EX PT TO SJC
	OR 3149/1966) OR 4385/165(T/R)
	*The Description above is not to be used on legal documents.
Property Use	Timberland 80-89 (5500)
Code	
Subdivision	N/A
Sec/Twp/Rng	39-7-28
District	County (District 300)
Millage Rate	13.4686
Acreage	309.490
Homestead	N

[Click Here to Open Cyclomedia Viewer in a New Tab](#)

No Image Available

Owner Information

[AFI ASSOCIATES INC](#)
100%
50 SILVER FOREST DR
STE 200
SAINT AUGUSTINE, FL 32092-0000

Application for Agricultural Enclave Certification
August 5, 2026

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$1,264,754.00
Agricultural (Assessed) Value	\$73,786.00
Agricultural (Market) Value	\$1,262,316.00
Just Market	\$1,264,754.00
Total Deferred	\$0.00
Assessed Value	\$76,224.00
Total Exemptions	\$0.00
Taxable Value	\$76,224.00

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	\$1,264,754	\$1,262,316
2024	\$0	\$0	\$1,264,754	\$1,262,316
2023	\$0	\$0	\$1,264,754	\$1,262,316
2022	\$0	\$0	\$1,267,191	\$1,262,316
2021	\$0	\$0	\$1,267,191	\$1,262,316
2020	\$0	\$0	\$1,267,191	\$1,262,316
2019	\$0	\$0	\$1,140,340	\$1,135,465
2018	\$0	\$0	\$1,254,500	\$1,254,500
2017	\$0	\$0	\$554,150	\$554,150
2016	\$0	\$0	\$554,150	\$554,150
2015	\$0	\$0	\$554,150	\$554,150

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Rivers, Lakes & Submerged Lands	0	0	9.75	AC	\$2,438
Timberland 80-89	0	0	146.28	AC	\$59,975
Timberlands Wetlands	0	0	153.46	AC	\$13,811
Market Ag Uplands	0	0	146.28	AC	\$1,170,240
Market Ag Wetlands	0	0	153.46	AC	\$92,076

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
6/6/2017	6/5/2017	\$1,410,200.00	TRUSTEES DEED	4385	165	Q	V	CUMMER LAND TRUST	AFI ASSOCIATES INC
7/12/2016	6/4/2016	\$0.00	OTHER INSTRUMENT	4223	142	U	V	CUMMER LAND TRUST	CUMMER LAND TRUST
12/30/2008	12/23/2008	\$0.00	OTHER INSTRUMENT	3149	1950	U	V	CUMMER CHERYL S ETAL	PARTIAL TERM OF LEASE

Application for Agricultural Enclave Certification
August 5, 2026

Recording Date	Sale Date	Sale Price	Instrument Type	Book	Page	Qualification	Vacant/Improved	Grantor	Grantee
8/6/2003	9/7/1994	\$100.00	CORRECTIVE QUITCLAIM	2015	866	U	V	CUMMER CHERYL S ETAL	CUMMER CHERYL S ETAL
8/6/2003	9/7/1994	\$100.00	CORRECTIVE QUITCLAIM	2015	861	U	V	CUMMER CHERYL S ETAL	CUMMER CHERYL S ETAL
8/6/2003	9/7/1994	\$100.00	CORRECTIVE QUITCLAIM	2015	856	U	V	CUMMER CHERYL S ETAL	CUMMER CHERYL S ETAL
	9/7/1994	\$100.00	QUIT CLAIM DEED	1457	343	U	V	CUMMER W W TRUSTEE ETAL	CUMMER CHERYL S ETAL
1/22/1981	1/7/1981	\$0.00	WARRANTY DEED	480	168	U	V	ROE EDWARD C ETAL	CUMMER WELLINGTON W TRUSTEE ETAL
	1/1/1979	\$0.00		417	541	U	V		CUMMER W W TRUSTEE ETAL

No data available for the following modules: Sales Questionnaire Form, 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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Contact Us:



EXHIBIT 5.3

Timber Management Plan

FEBRUARY 6, 2018

AFI PARCEL
TIMBER MANAGEMENT PLAN

COGITO LLC
111 NATURE WALK PARKWAY # 102
St. Augustine, FL 32092

AFI PARCEL
309± ACRES
ST. JOHNS COUNTY, FLORIDA

Purpose

The purpose of this Management Plan is to outline the various silvicultural activities that are planned for the AFI Parcel tract owned by AFI Associates, Inc. The purpose of the activities is to establish and intensively manage a timber plantation.

Location

The AFI Parcel tract is located in the northwest of the county in Section 39, Township 7, Range 28 East in St. Johns County, Florida. The general location and configuration of the timber management parcel is shown on Exhibit A / Location.

The overall timber management parcel includes a single Parcel ID number:

STRAP	Owner	Acreage
030680-0000	AFI ASSOCIATES, INC.	309
Total Acreage		309

History

A portion of the overall tract has been maintained over time for timber production. The portions of the overall tract that were not so maintained will be brought into this timber management plan and thinned and planted to pine plantation according to Best Management Practices.

Tract Characteristics

This 309± acre tract combines managed and unmanaged areas into a single timber management tract. Each section of timber will be evaluated inspected for volume, value, growth, stocking, merchantability, to determine the best site-specific management recommendations.

Future management activities may include timber planting and harvests, thinning, mowing and underbrushing, prescribed burning, and edge management. These management activities will occur over a period of ten to twenty-five years to achieve the landowner's goals and objectives.

Timber

Timber management activities over the next five years may involve thinning existing pine stands to remove the poorly formed and diseased trees, as well as underbrushing, mowing, and prescribed burning to continue the control hardwood competition and fuel hazards. These activities will take place in years 2018 through 2025 as needed. Additional areas suitable to plant to pine plantation will be planted at the rate of 400 seedlings per acre. Following establishment and suitable growth of the seedlings, the planted areas will be brought into the thinning and vegetative control operations.

The plan is geared toward intensive timber management through pine plantation implementation

and maintenance. The goal and purpose of this management plan is to optimize growth of trees through time to maximize return on investment. Thinning is recommended to have all diseased and suppressed trees taken out and to leave enough space for future growth. Subsequent thinning operations will be directed toward leaving the best crop trees which will provide the healthiest, most profitable stand.

Wildlife

A review of the property indicates that there are no protected species using the property for nesting and habitat. All silvicultural operations will be in accordance with the Best Management Plans as outlined by the Florida Forestry Division. The property will be periodically monitored for any change in wildlife behavior.

Topography & Wetlands

Tract topography is variable, with lower elevations (2'-3') associated with the wetland strand and branch of Six Mile Creek that bisects the property, and elevations up to 20' on other portions. A USGS topographic map is included as Exhibit C. All forestry operations will be in accordance with Best Management Practices related to wetlands and creeks as outlined by the Florida Forestry Division.

Soil & Water Characteristics

The soils underlying the tract range from Low to Moderately High potential for the production of timber. Limitations have mostly to do with equipment management during periods of wet weather, and young seedling mortality due to wet soils. The area of Low compatibility is associated with the central wetland strand. See Table 1, following, for soils and characteristics. A Soils Map is included as Exhibit B.

TABLE 1 TRACT SOILS & CHARACTERISTICS

Label	Description	Vegetative Community	Potential	Site Index
5	St. Johns Fine Sand	Sweet Gum, Maple	Low	
6	Tavares Fine Sand	Slash & Longleaf Pines	Moderately High	Slash Pine 70
8	Zolfo Fine Sand	Slash & Longleaf Pines	Moderately High	Slash Pine 80
9	Pomona Fine Sand	Longleaf, Slash Pine	Moderately High	Slash Pine 80
34	Tocoi Fine Sand	Slash & Longleaf Pines	Moderately High	Slash Pine 80
36	Riviera Fine Sand	Pine, Cabbage Palm	Moderately High	Slash Pine 80
44	Spar Fine Sand	Oaks	Moderately High	Slash Pine 80
47	Holopaw Fine Sand	Slash & Pond Pine	Moderately High	Slash Pine 80
66	Terra Ceia muck	Sweet Gum, Maple	Very Low	Slash Pine 80

Source:
Soil Survey of St. Johns County, Florida (USDA & SCS, 1983)

NOTE:
Site Index gives the average height of trees at age 50 (Soils Survey Information).
"Vegetative Community" refers to natural vegetative community associated with soil type.

Prescribed Burning & Vegetation Control

Silvicultural practices such as prescribed burning, underbrushing and mowing, and thinning are beneficial to timber management and production and will be used on this tract. Prior to any burning operation, the Owner will give notification as required by local and state jurisdictions and will follow Best Management Practices as outlined by the Florida Department of Forestry during all prescribed burn activities.

Early season burning (December to February) will be done to reduce hazardous fuel. Late season burning (March to May) will be used for light to heavy control of hardwoods and other undesirable vegetation. This is also called a growing season burn.

Unburned strips approximately 30-40 yards wide running the length of the property or within each stand can be helpful in establishing a quail population and may be used by the Owner should they desire to establish or maintain quail on the property. The strips may be left unburned for several years in order to establish thick cover.

Alternately, the edges of the property perimeter may be cleared for a fire lane.

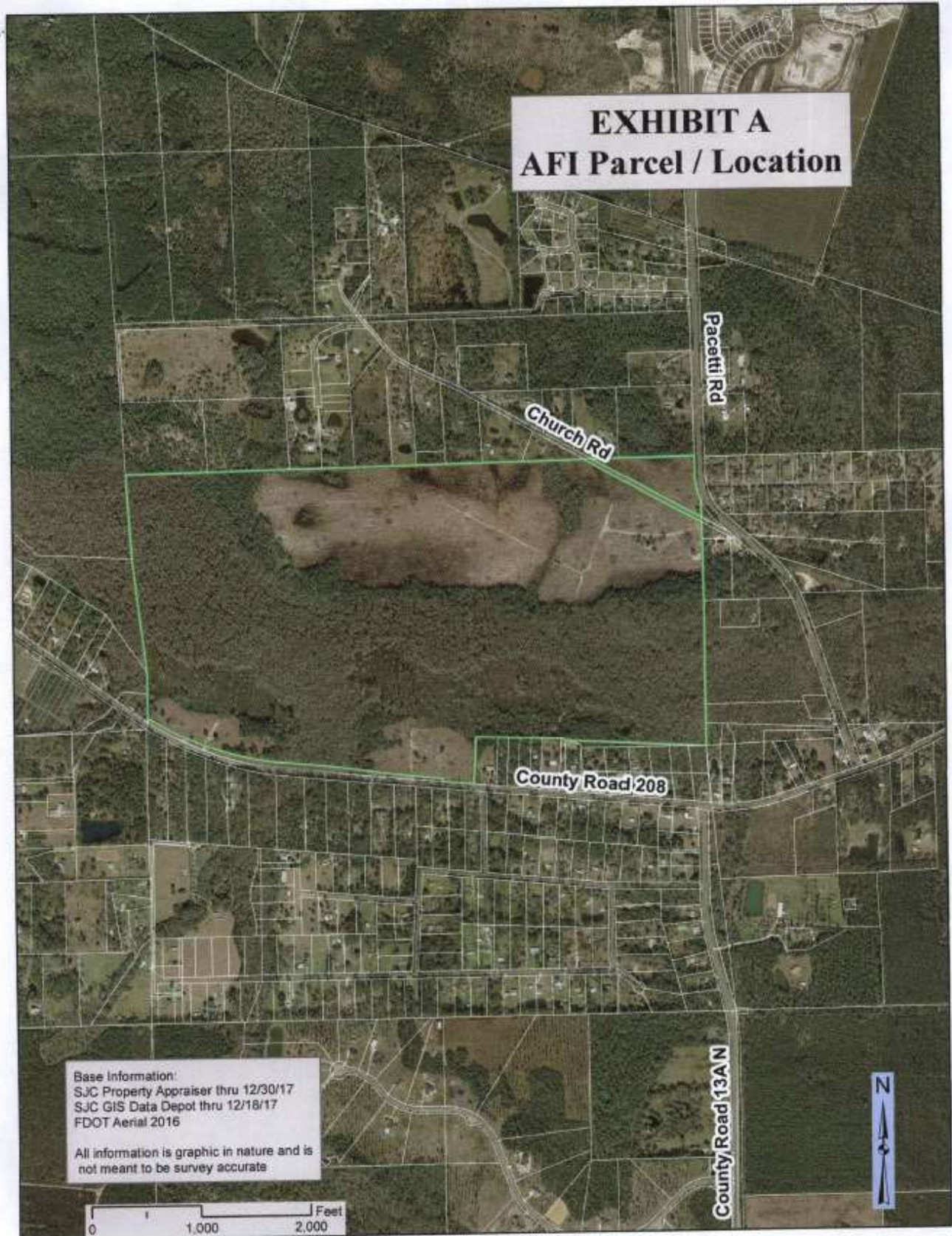
Additional mechanical or chemical control of vegetation may be employed as necessary. Best Management Practices as they relate to chemical and mechanical vegetation control will be used.

Access Management

Roads:

All existing timber roads and culverts will be maintained and improved in accordance with St. Johns River Water Management District (SJRWMD) allowances. Any additional roads, culverts or crossings will be permitted through SJRWMD as may be required.

During timbering operations, road access onto public highways will be supplemented with gravel to protect road edges.





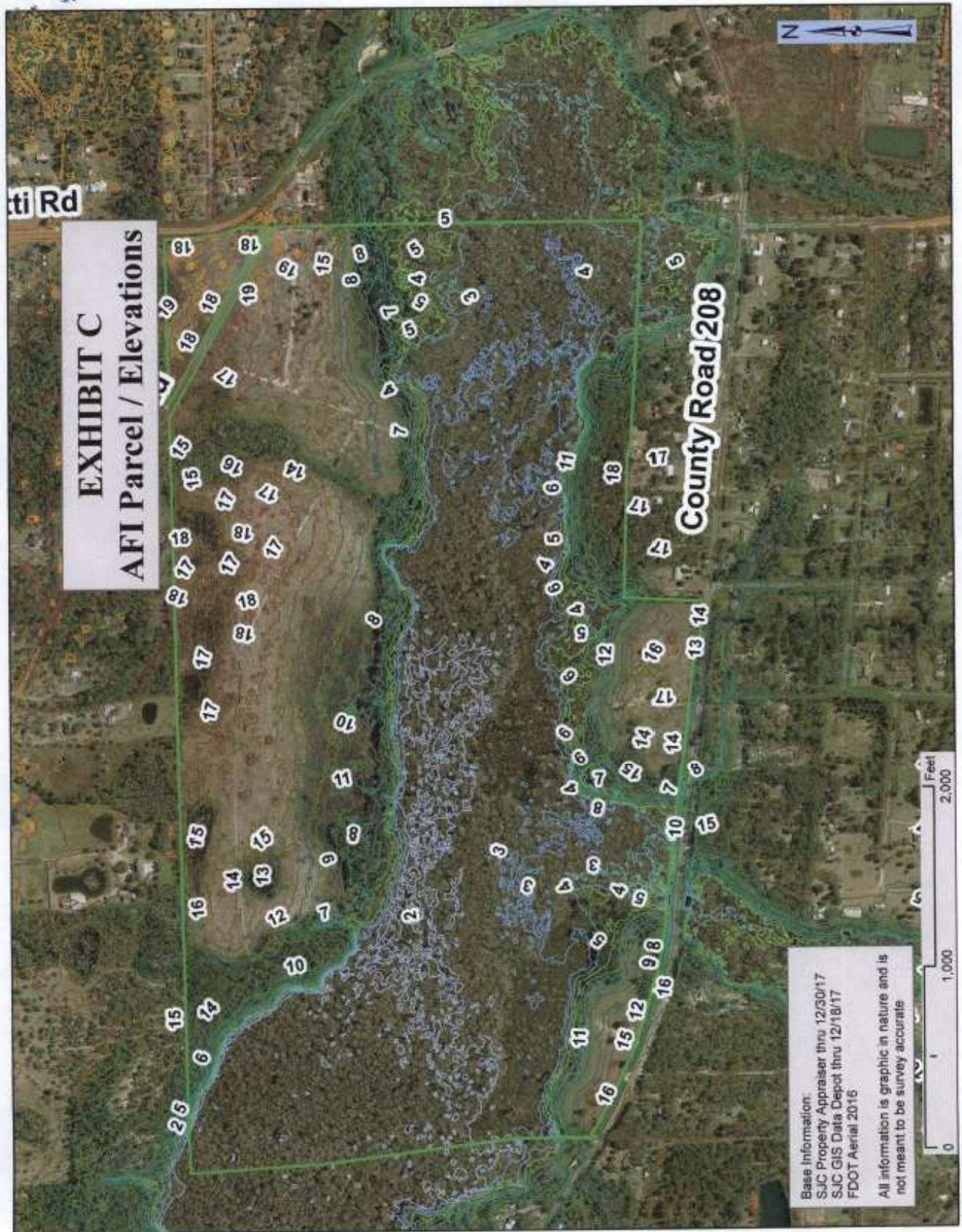


EXHIBIT 5.4

**Letter from St. Johns County Property Appraiser's Office
Confirming Agricultural Classification**



ST. JOHNS COUNTY
PROPERTY APPRAISER
— *Eddie Creamer, CFA* —

July 23, 2026

Mr. John G. Metcalf
Vice President
The Hutson Companies, L.L.C.
50 Silver Forest Drive
Suite 200
St. Augustine, FL 32092

Re: AFI Associates, Inc./Parcel ID Number 030680-0000

Dear John:

AFI Associates, Inc. has requested written confirmation from the St. Johns County Property Appraiser's Office that their Parcel Number 030680-0000, 309.49 acre parcel located in St. Johns County on CR 208 has been classified by our Office as agricultural land pursuant to Section 193.461, Florida Statutes, since 2018.

We appreciate the opportunity to verify the agricultural classification of Parcel Number 030680-0000.

Please let me know if we can provide any additional information.

Sincerely,

Eddie creamer
Property Appraiser

:ccr

EDDIE CREAMER, CFA, Property Appraiser
4030 Lewis Speedway, Suite 203 • Saint Augustine, Florida 32084 • Phone (904) 827-5500 • Fax (904) 827-5580 • www.sjcpa.gov

St. Johns County, FL

Apply for Exemptions

Homestead Compliance

This form is not a Homestead Exemption application. To apply online for homestead and related exemptions, please click [here](#).

2024 TRIM Notice

Summary

Parcel ID 0306800000
Location 5500 COUNTY ROAD 208
Address SAINT AUGUSTINE 32092-0000
Neighborhood M&B 208 area west of Indian Trace (SF) (6520.03)
Tax Description* 1 ALL GRANT TO MIGUEL PAPY LYING N OF PICOLATA RD (EX E 1/2 OF SE 1/4 & R/W OF SR S13A & EX 8AC OR 717/1195) (EX PT TO SJC OR 3149/1966) OR 4385/165 (T/R)
*The Description above is not to be used on legal documents.
Property Use Code Timberland 80-89 (5500)
Subdivision N/A
Sec/Twp/Rng 39-7-28
District County (District 300)
Millage Rate 13.4686
Acreage 309.490
Homestead N

No Image Available

Owner Information

[AFI ASSOCIATES INC](#)
100%
50 SILVER FOREST DR
STE 200
SAINT AUGUSTINE, FL 32092-0000

Map



Valuation Information

Assessed Year	2026
Building Value	\$0.00
Extra Features Value	\$0.00
Total Land Value	\$1,264,754.00
Agricultural (Assessed) Value	\$73,786.00
Agricultural (Market) Value	\$1,262,316.00
Just Market	\$1,264,754.00
Total Deferred	\$0.00
Assessed Value	\$76,224.00
Total Exemptions	\$0.00
Taxable Value	\$76,224.00

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

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2020	\$0	\$0	\$1,267,191	\$1,262,316
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Land Information

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Timberlands Wetlands	0	0	153.46	AC	\$13,811
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Market Ag Wetlands	0	0	153.46	AC	\$92,076

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7/12/2016	6/6/2016	\$0.00	OTHER INSTRUMENT	4222	142	U	V	CUMMER LAND TRUST	CUMMER LAND TRUST
12/30/2008	12/23/2008	\$0.00	OTHER INSTRUMENT	3149	1958	U	V	CUMMER CHERYL S ETAL	PARTIAL TERM OF LEASE
8/6/2003	9/7/1994	\$100.00	CORRECTIVE QUITCLAIM	2015	866	U	V	CUMMER CHERYL S ETAL	CUMMER CHERYL S ETAL
8/6/2003	9/7/1994	\$100.00	CORRECTIVE QUITCLAIM	2015	861	U	V	CUMMER CHERYL S ETAL	CUMMER CHERYL S ETAL
8/6/2003	9/7/1994	\$100.00	CORRECTIVE QUITCLAIM	2015	856	U	V	CUMMER CHERYL S ETAL	CUMMER CHERYL S ETAL
	9/7/1994	\$100.00	QUIT CLAIM DEED	1457	343	U	V	CUMMER WW TRUSTEE ETAL	CUMMER CHERYL S ETAL
1/22/1981	1/7/1981	\$0.00	WARRANTY DEED	480	168	U	V	ROE EDWARD C ETAL	CUMMER WELLINGTON W TRUSTEE ETAL
	1/1/1979	\$0.00		417	541	U	V		CUMMER W W TRUSTEE ETAL

No data available for the following modules: Sales Questionnaire Form, Exemption Information, Building Information, Sketch Information, Extra Feature Information.



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Last Data Upload: 7/23/2026, 3:58:32 AM

EXHIBIT 6

Affidavits, together with Exhibit 6 Map, submitted as evidence that the AFI Ag Enclave Property is surrounded on at least 75 percent of its perimeter by a parcel or parcels that have existing industrial, commercial, or residential development.

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:

a. A parcel or parcels that have existing industrial, commercial, or residential development;

Section 163.3164(4), Laws of Florida:

"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

Please see Exhibit 6 and Exhibit 6 Map as evidence that the AFI Ag Enclave Property is surrounded on at least 75 percent of its perimeter by a parcel or parcels that have existing residential development.

EXHIBIT 6

Affidavit of Surrounding Existing Development

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 AFI Associates, Inc. (the "Owner"), which owns approximately 310 acres of real property in St. Johns County, Florida (the "AFI Ag Enclave Property"), to the St. Johns County Board of County Commissioners for certification of the AFI 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 9.
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 the undersigned and/or under the supervision of the undersigned.

Testimony

11. The Exhibit 6 Map to the Owner's Application demonstrates that the AFI Ag Enclave Property is surrounded on at least 75 percent of its perimeter by parcels that constitute existing residential development as defined in Section 380.04, Florida Statutes (2026).
12. The Exhibit 6 Map to the Owner's Application and the supporting description below demonstrate that the surrounding parcels adjacent to the AFI Ag Enclave Property perimeter boundaries is existing development. The AFI Ag Enclave Property is surrounded by existing development in the form of subdivided residential home sites, subdivided parcels within the Six Mile Creek PUD and one parcel with an existing church. These surrounding perimeter parcels collectively represent more than **86 percent** of the AFI Ag Enclave Property's total perimeter boundary, thereby exceeding the 75 percent existing development requirement set forth in Section 163.3164(4)(c)1, Chapter 2026- 34, Laws of Florida.
13. The following table provides the calculations and supporting documentation demonstrating compliance with the 75 percent perimeter boundary requirement for existing development set forth in Section 163.3164(4)(c)1, Chapter 2026-34, Laws of Florida.

Perimeter Boundary Segments and Total	Total Perimeter Boundary (See EXHIBIT 2)	Less land that is not Existing Development	Total Existing Development Perimeter
Northerly Perimeter Boundary	5,221.47'	-	5,221.47'
Southerly Perimeter Boundary	5,695.91'	-	5,695.91'
Westerly Perimeter Boundary	2,260.24'	1,058.17' ^A	1,202.07'
Easterly Perimeter Boundary	2,649.16'	1,119.39' ^B	1,529.77'
Total AFI Ag Enclave Property Perimeter Boundary	15,826.78'		
Total AFI Ag Enclave Property Surrounding Perimeter of Existing Development			13,649.22'
Percentage of AFI Ag Enclave Property Perimeter Surrounded by Existing Development (13,649.22' ft. / 15,826.78 ft.)			86.2%

Note A - See Exhibit 2 Map, Line Summary Table, Line 1 (L1)

Note B - See Exhibit 2 Map, Line Summary Table, Line 8 + Line 9 (L8 + L9)

Sources for Exhibit 6.1 and Map Exhibit:

- St. Johns County Property Appraiser, Personal Property Parcel Maps

- ETM Survey & Mapping, Map and Legal Description dated July 24, 2026 as Exhibit 2
- St. John County Zoning Map, March 4, 2026 as Exhibit 6.6
- Future Land Use, 2025 Comprehensive Plan, St. Johns County, Florida, Map Amended: 12/05/25 as Exhibit 6.5
- Six-Mile Creek Planned Unit Development, PUD Ordinance No. 2023-21 as Exhibit 6.2

14. The lands surrounding the AFI Ag Enclave Property have been divided into multiple parcels that are predominately developed as existing residential homes and home sites. These existing development parcels adjacent to the AFI Ag Enclave Property are zoned Open Rural (OR), Residential Single Family 1 and 2 (RS-1 and RS-2), or Six-Mile Creek Planned Unit Development (PUD). Each zoning district authorizes the existing residential development in accordance with the applicable zoning regulations.

15. Specifically:

- A. Surrounding the Northerly Perimeter Boundary: This Northerly Perimeter Area has been divided into multiple parcels and consists primarily of existing single-family residential homes and home sites having access via Church Road. These parcels have been developed under the Open Rural (OR) Zoning District with a Rural/Silviculture (R/S) Future Land Use designation. A portion of the northerly perimeter is also located within the St. Johns Development of Regional Impact (DRI) and consists of existing residential development and associated community support uses within the Six Mile Creek Planned Unit Development (PUD), which has been subdivided into multiple development parcels pursuant to PUD Ordinance No. 2023-21, which is attached to the Application as Exhibit 6.2.
- B. Surrounding the Southerly Perimeter Boundary: This Southerly Perimeter Area has been divided into multiple parcels and consist primarily of existing single-family residential homes and home sites along County Road 208. These parcels are zoned OR or Residential Single Family 1 and 2 (RS-1 and RS-2) and have a R/S Future Land Use designation. The existing development has occurred in accordance with the applicable zoning district standards.

As illustrated in the maps for Exhibits 2 and 6 to the Owner's Application, the southern boundary of the AFI Ag Enclave Property consist of both the right-of-way of County Road 208 and the residential homes and home sites directly along the perimeter property boundary. The parcels directly across the County Road 208 right-of-way from the AFI Ag Enclave Property are also existing development consisting of residential homes and home sites.

Accordingly, pursuant to Section 163.3164(4)(c)1, Chapter 2026-34, Laws of Florida and as described in Exhibit 8 (Affidavit of Adjacency and Population) to the Owner's Application, the evaluation of surrounding existing development

conditions is based on the parcels immediately across and adjacent to the right-of-way from the AFI Ag Enclave Property.

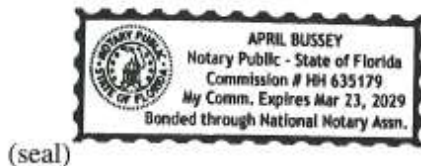
- C. Surrounding the Westerly Perimeter Boundary: This Westerly Perimeter Area has been divided into multiple parcels of existing residential homes and home sites located along County Road 208 and residential development within the Six Mile Creek PUD with its associated community support uses. The westerly perimeter also includes a segment owned by the North Florida Land Trust (Parcel ID 0129800050) that is not existing development and has been excluded from the existing development classification in the calculations.
- D. Surrounding the Easterly Perimeter Boundary: This Easterly Perimeter Area has been divided into multiple parcels and consist primarily of existing single family residential homes and home sites predominately along Pacetti Road. Two adjacent perimeter parcels (Parcel ID 0296250000 and 0296200000) are excluded from the existing development classification in our calculations to be conservative in spite of being classified as homestead. These large parcels (18 acres and 8.56 acres, respectively) have no development except for home sites along Pacetti Road which are over 500 to 1,000 feet east from the perimeter of the AFI Ag Enclave Property.

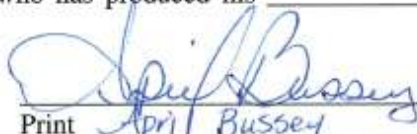
FURTHER AFFIANT SAYETH NOT.

Dated: Aug. 4 2026


Donald Fullerton
Affiant

Sworn to and subscribed before me this the 4th of August, 2026, by Donald Fullerton, ☒ who is personally known to me or ☐ who has produced his _____ as identification and who has taken an oath.




Print April Bussey
Notary Public, State of Florida
Commission No.: HH 635179
My commission expires: 3/23/2029

AFFIDAVIT OF SURROUNDING/EXISTING DEVELOPMENT

STATE OF FLORIDA

COUNTY OF DUVAL

Background

1. Before me this day personally appeared Anthony Robbins, AICP ("Affiant"), who being by me first duly sworn deposes and says:
2. I am currently an Associate Director, Planner at PRIME AE Group, a multidisciplinary planning, engineering and architectural firm based in Jacksonville, Florida.
3. I hold a bachelor's degree and a master's degree from the University of West Florida. I have nearly thirty 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, RiverTown, World Commerce Center, 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 AFI Associates, Inc. (the "Owner"), which owns approximately 310 acres of real property in St. Johns County, Florida (the "AFI Ag Enclave Property"), to the St. Johns County Board of County Commissioners for certification of the AFI 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 9.
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 the undersigned and/or under the supervision of the undersigned.

Testimony

11. The Exhibit 6 Map to the Owner's Application demonstrates that the AFI Ag Enclave Property is surrounded on at least 75 percent of its perimeter by parcels that constitute existing residential development as defined in Section 380.04, Florida Statutes (2026).
12. The Exhibit 6 Map to the Owner's Application and the supporting description below demonstrate that the surrounding parcels adjacent to the AFI Ag Enclave Property perimeter boundaries is existing development. The AFI Ag Enclave Property is surrounded by existing development in the form of subdivided residential home sites, subdivided parcels within the Six Mile Creek PUD and one parcel with an existing church. These surrounding perimeter parcels collectively represent more than **86 percent** of the AFI Ag Enclave Property's total perimeter boundary, thereby exceeding the 75 percent existing development requirement set forth in Section 163.3164(4)(c)1, Chapter 2026- 34, Laws of Florida.
13. The following table provides the calculations and supporting documentation demonstrating compliance with the 75 percent perimeter boundary requirement for existing development set forth in Section 163.3164(4)(c)1, Chapter 2026-34, Laws of Florida.

Perimeter Boundary Segments and Total	Total Perimeter Boundary (See EXHIBIT 2)	Less land that is not Existing Development	Total Existing Development Perimeter
Northerly Perimeter Boundary	5,221.47'	-	5,221.47'
Southerly Perimeter Boundary	5,695.91'	-	5,695.91'
Westerly Perimeter Boundary	2,260.24'	1,058.17' ^A	1,202.07'
Easterly Perimeter Boundary	2,649.16'	1,119.39' ^B	1,529.77'
Total AFI Ag Enclave Property Perimeter Boundary	15,826.78'		
Total AFI Ag Enclave Property Surrounding Perimeter of Existing Development			13,649.22'
Percentage of AFI Ag Enclave Property Perimeter Surrounded by Existing Development (13,649.22' ft. / 15,826.78 ft.)			86.2%

Note A - See Exhibit 2 Map, Line Summary Table, Line 1 (L1)

Note B - See Exhibit 2 Map, Line Summary Table, Line 8 + Line 9 (L8 + L9)

Sources for Exhibit 6.1 and Map Exhibit:

- St. Johns County Property Appraiser, Personal Property Parcel Maps
- ETM Survey & Mapping, Map and Legal Description dated July 24, 2026 as **Exhibit 2**
- St. John County Zoning Map, March 4, 2026 as **Exhibit 6.6**
- Future Land Use, 2025 Comprehensive Plan, St. Johns County, Florida, Map Amended: 12/05/25 as **Exhibit 6.5**
- Six-Mile Creek Planned Unit Development, PUD Ordinance No. 2023-21 as **Exhibit 6.2**

14. The lands surrounding the AFI Ag Enclave Property have been divided into multiple parcels that are predominately developed as existing residential homes and home sites. These existing development parcels adjacent to the AFI Ag Enclave Property are zoned Open Rural (OR), Residential Single Family 1 and 2 (RS-1 and RS-2), or Six-Mile Creek Planned Unit Development (PUD). Each zoning district authorizes the existing residential development in accordance with the applicable zoning regulations.

15. Specifically:

- A. **Surrounding the Northerly Perimeter Boundary:** This Northerly Perimeter Area has been divided into multiple parcels and consists primarily of existing single-family residential homes and home sites having access via Church Road. These parcels have been developed under the Open Rural (OR) Zoning District with a Rural/Silviculture (R/S) Future Land Use designation. A portion of the northerly perimeter is also located within the St. Johns Development of Regional Impact (DRI) and consists of existing residential development and associated community support uses within the Six Mile Creek Planned Unit Development (PUD), which has been subdivided into multiple development parcels pursuant to PUD Ordinance No. 2023-21, which is attached to the Application as **Exhibit 6.2**.
- B. **Surrounding the Southerly Perimeter Boundary:** This Southerly Perimeter Area has been divided into multiple parcels and consist primarily of existing single-family residential homes and home sites along County Road 208. These parcels are zoned OR or Residential Single Family 1 and 2 (RS-1 and RS-2) and have a R/S Future Land Use designation. The existing development has occurred in accordance with the applicable zoning district standards.

As illustrated in the maps for **Exhibits 2 and 6** to the Owner's Application, the southern boundary of the AFI Ag Enclave Property consist of both the right-of-way of County Road 208 and the residential homes and home sites directly along the perimeter property boundary. The parcels directly across the County Road 208 right-of-way from the AFI Ag Enclave Property are also existing development consisting of residential homes and home sites.

Accordingly, pursuant to Section 163.3164(4)(c)1, Chapter 2026-34, Laws of Florida and as described in **Exhibit 8** (Affidavit of Adjacency and Population) to

the Owner's Application, the evaluation of surrounding existing development conditions is based on the parcels immediately across and adjacent to the right-of-way from the AFI Ag Enclave Property.

- C. Surrounding the Westerly Perimeter Boundary: This Westerly Perimeter Area has been divided into multiple parcels of existing residential homes and home sites located along County Road 208 and residential development within the Six Mile Creek PUD with its associated community support uses. The westerly perimeter also includes a segment owned by the North Florida Land Trust (Parcel ID 0129800050) that is not existing development and has been excluded from the existing development classification in the calculations.
- D. Surrounding the Easterly Perimeter Boundary: This Easterly Perimeter Area has been divided into multiple parcels and consist primarily of existing single family residential homes and home sites predominately along Pacetti Road. Two adjacent perimeter parcels (Parcel ID 0296250000 and 0296200000) are excluded from the existing development classification in our calculations to be conservative in spite of being classified as homestead. These large parcels (18 acres and 8.56 acres, respectively) have no development except for home sites along Pacetti Road which are over 500 to 1,000 feet east from the perimeter of the AFI Ag Enclave Property.

FURTHER AFFIANT SAYETH NOT.

Dated: 8/24/26

Anthony Robbins
Anthony Robbins
Affiant

Sworn to and subscribed before me this the 24 of August, 2026, by Anthony Robbins, ☒ who is personally known to me or ☐ who has produced his _____ as identification and who has taken an oath.



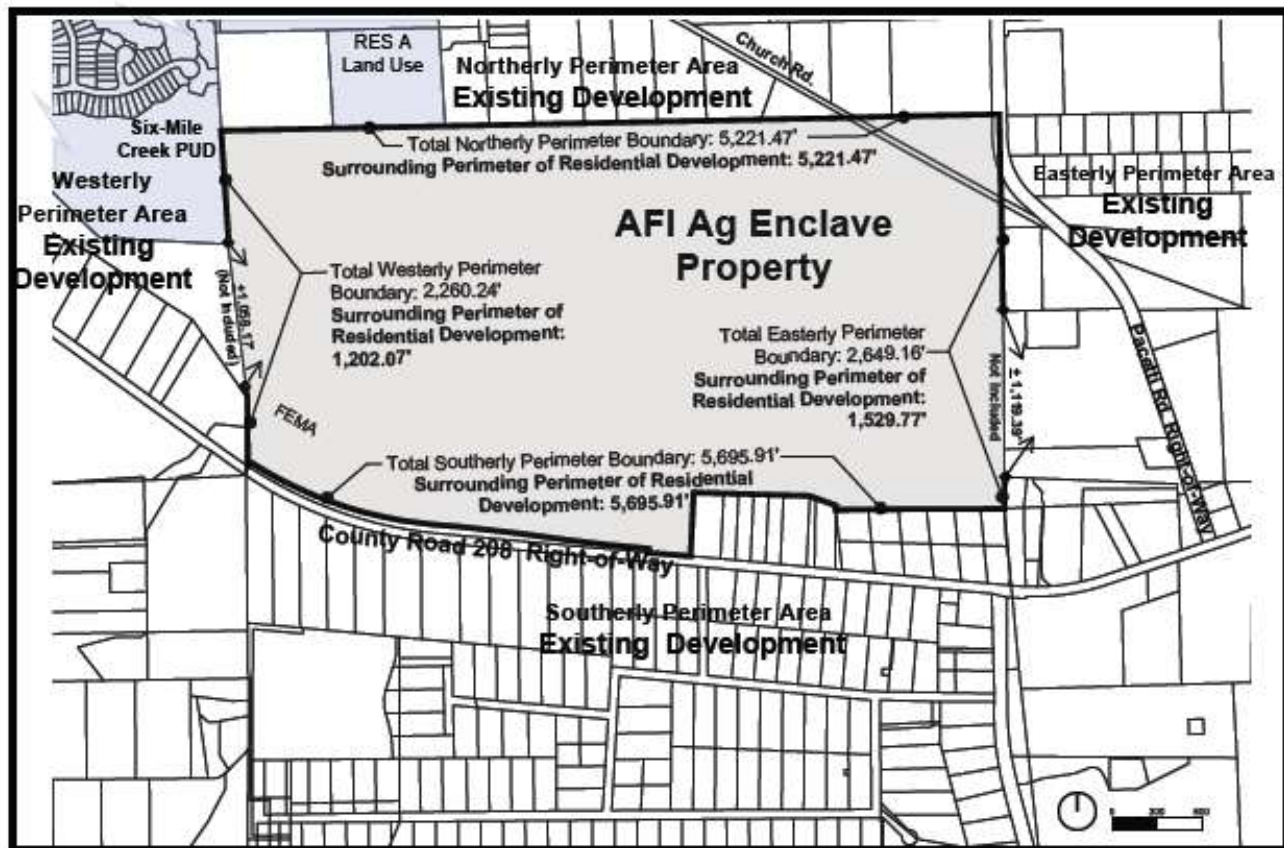
Luis D. Mattei
Comm.: HH 677400
Expires: Aug. 22, 2029
Notary Public - State of Florida

Luis D. Mattei
Print
Notary Public, State of Florida
Commission No.: HH 677400
My commission expires: Aug 22, 2029

(seal)

EXHIBIT 6.1

Map of Surrounding Existing Development

EXHIBIT 6 MAP**Surrounding Existing Development**

Perimeter Boundary Segments and Total	Total Perimeter Boundary (See EXHIBIT 2)	Less land that is not Existing Development	Total Existing Development Perimeter
Northerly Perimeter Boundary	5,221.47'	-	5,221.47'
Southerly Perimeter Boundary	5,695.91'	-	5,695.91'
Westerly Perimeter Boundary	2,260.24'	1,058.17' ^A	1,202.07'
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Total AFI Ag Enclave Property Perimeter Boundary	15,826.78'		
Total AFI Ag Enclave Property Surrounding Perimeter of Existing Development			13,649.22'
Percentage of AFI Ag Enclave Property Perimeter Surrounded by Existing Development (13,649.22 ft. / 15,826.78 ft.)			86.2%
Note A - See Exhibit 2 Map, Line Summary Table, Line 1 (L1)			
Note B - See Exhibit 2 Map, Line Summary Table, Line 8 + Line 9 (L8 + L9)			

EXHIBIT 6.7

Affidavit of Surrounding/Existing Authorized Density and Proposed Development

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 6.7** 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 AFI Ag Enclave Property.

The Owner's requested density for the AFI Ag Enclave Property is 1.08 units per gross acre.

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 AFI Associates, Inc. (the "Owner"), which owns approximately 310 acres of real property in St. Johns County, Florida (the "AFI Ag Enclave Property"), to the St. Johns County Board of County Commissioners for certification of the AFI 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 9**.
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 **Exhibit 6 Map** to the Owner's Application and information below were prepared by the undersigned and/or under the supervision of the undersigned.

Testimony

11. The following table provides a summary of the existing authorized density of surrounding parcels adjacent to the AFI Ag Enclave Property as depicted on the **Exhibit 6 Map** to the Owner's Application.

SURROUNDING PERIMETER AREAS (MAP 6)	SOURCES OF AUTHORIZED DENSITIES	AUTHORIZED DENSITY
Westerly Perimeter Area	Six Mile Creek PUD (St John DRI), PUD Ordinance No. 2023-21 (Exhibit 6.2)	1.08 du/ac ¹
Northerly Perimeter Area	Indian Branch Farms CPA, Residential A (RES A) Land Use Designation, Ordinance 2021-45 (Exhibit 6.4)	0.18 du/ac ²
Perimeter Areas (Northerly, Southerly, Westerly & Easterly)	St John County Zoning Map, March 4, 2026 (Exhibit 6.6) and Open Rural (OR) Zoning District, St. John County LDC, Article VI, Table 6.01 (Exhibit 6.3)	1 du/ac ³

Supporting Calculations:

Note 1 - The Six Mile Creek PUD is approved for 4,811 total dwelling units (du) on approximately 4,469.61 acres resulting in a gross density of 1.08 du/acre ($4,811\text{ du} / 4,469.61\text{ ac} = 1.08\text{ du/ac.}$).

Note 2 - The Text Amendment for the Indian Branch Farms CPA limited the density to a maximum six (6) residential units on approximately 33.46 acres resulting in a gross density of 0.18 du/acre. ($6\text{ du} / 33.36\text{ acres} = 0.18\text{ du/ac.}$).

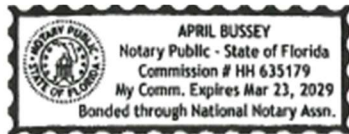
Note 3 - The St. John County Land Development Code (LDC) , Article VI, Table 6.01, establishes the minimum lot area for Open Rural (OR) Zoning at 1 acre resulting in an effective density of 1 du/acre.

FURTHER AFFIANT SAYETH NOT.

Dated: Aug. 4, 2026


Donald Fullerton
Affiant

Sworn to and subscribed before me this the 4th of August, 2026, by Donald Fullerton,
☒ who is personally known to me or ☐ who has produced his _____ as
identification and who has taken an oath.



(seal)


Print April Bussey
Notary Public, State of Florida
Commission No.: HH 635179
My commission expires: 3/23/2029

AFFIDAVIT OF SURROUNDING/EXISTING AUTHORIZED DENSITY

STATE OF FLORIDA

COUNTY OF DUVAL

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5. This affidavit is provided in support of an application by AFI Associates, Inc. (the "Owner"), which owns approximately 310 acres of real property in St. Johns County, Florida (the "AFI Ag Enclave Property"), to the St. Johns County Board of County Commissioners for certification of the AFI Ag Enclave Property as an agricultural enclave pursuant to Sections 163.3162 and 163.3164, Chapter 2026-34, Laws of Florida.
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based are of a type reasonably relied upon by experts in land use and zoning in the State of Florida.

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10. The **Exhibit 6 Map** to the Owner's Application and information below were prepared by the undersigned and/or under the supervision of the undersigned.

Testimony

11. The following table provides a summary of the existing authorized density of surrounding parcels adjacent to the AFI Ag Enclave Property as depicted on the **Exhibit 6 Map** to the Owner's Application.

SURROUNDING PERIMETER AREAS (MAP 6)	SOURCES OF AUTHORIZED DENSITIES	AUTHORIZED DENSITY
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Northerly Perimeter Area	Indian Branch Farms CPA, Residential A (RES A) Land Use Designation, Ordinance 2021-45 (<u>Exhibit 6.4</u>)	0.18 du/ac ²
Perimeter Areas (Northerly, Southerly, Westerly & Easterly)	St John County Zoning Map, March 4, 2026 (<u>Exhibit 6.6</u>) and Open Rural (OR) Zoning District, St. John County LDC, Article VI, Table 6.01 (<u>Exhibit 6.3</u>)	1 du/ac ³

Supporting Calculations:

Note 1 - The Six Mile Creek PUD is approved for 4,811 total dwelling units (du) on approximately 4,469.61 acres resulting in a gross density of 1.08 du/acre ($4,811\text{du} / 4,469.61\text{ ac} = 1.08\text{ du/ac.}$).

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FURTHER AFFIANT SAYETH NOT.

Dated: 8/24/26

Anthony Robbins
Anthony Robbins
Affiant

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Luis D. Mattei
Comm.: HH 677400
Expires: Aug. 22, 2029
Notary Public - State of Florida

Luis D. Mattei
Print Luis D. Mattei
Notary Public, State of Florida
Commission No.: HH 677400
My commission expires: Aug 22, 2029

(seal)

EXHIBIT 6.8

Plan of 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 AFI Associates, Inc., a Florida corporation (the “**Owner**”) for the real property described in **Exhibit 2** to the Application (the “**AFI 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 6** (including **Exhibits 6.1 through 6.7**) to the Application demonstrates that adjacent parcels have residential densities between 0.18 and 1.08 units per gross acre. The Owner’s proposed development of the AFI Ag Enclave Property will not exceed 1.08 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 7

Letters transmitted by the Owner to St. Johns County and the St. Johns County School District 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 7.1. and 7.2** 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 7.1

Owner's Offer Letter to St. Johns County as to All Public Facility Improvements

AFI Associates, Inc., 50 Silver Forest Drive, Suite 200, St. Augustine, FL 32092

July 30, 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

AFI Associates, Inc. (the “Owner”) is the owner of approximately 310 acres located west of Pacetti Road and north of County Road 208 in St. Johns County (the “AFI Ag Enclave Property”). The Owner has applied to have the AFI 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

Subsection 163.3180(2) establishes the requirements to satisfy concurrency for 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 certificate of occupancy or its functional equivalent.

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 facilities required for development of the AFI Ag Enclave Property in a manner consistent with subsections 163.3180(1) and (2). The Owner (including its successors and assigns) will pay for the installation of potable water and sanitary sewer facilities within the AFI 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 comply with applicable provisions of subsections 163.3180(1) and (4) and Comprehensive Plan Objective F.1.3 by paying applicable park impact fees, providing land within the AFI Ag Enclave Property for parks and recreational facilities, or some combination thereof.

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 AFI 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 AFI 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,



John G. Metcalf
Vice President
AFI Associates, Inc.

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
Neal Shinkre, Director, St. Johns County Utility Department

EXHIBIT 7.2

Owner's Offer Letter to St. Johns County School District as to School Improvements

AFI Associates, Inc., 50 Silver Forest Drive, Suite 200, St. Augustine, FL 32092

July 30, 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**

AFI Associates, Inc. (the “Owner”) is the owner of approximately 310 acres located west of Pacetti Road and north of County Road 208 in St. Johns County (the “AFI Ag Enclave Property”). The Owner has requested that St. Johns County certify the AFI Ag Enclave 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 pay its proportionate share for school mitigation, pursuant to subsection 163.3180(6).

Sincerely yours,



John G. Metcalf
Vice President
AFI Associates, Inc.

cc: County Administrator Joy Andrews
County Attorney Rich Komando, Esq.
Growth Management Director Michael Roberson

EXHIBIT 8

Affidavit submitted as evidence that the AFI Ag Enclave Property is located within a county with a population of 1.75 million or less, pursuant to Sections 186.901, Florida Statutes and Section 164.3164(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.

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.

EXHIBIT 8

Affidavit of St. Johns County Most Recent Population Estimate & Perimeter Evaluation Methodology

AFFIDAVIT OF POPULATION AND ADJACENCY

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 AFI Associates, Inc. (the "Owner"), which owns approximately 310 acres of real property in St. Johns County, Florida (the "AFI Enclave Property"), to the St. Johns County Board of County Commissioners for certification of the AFI 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 9**.
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.

Testimony

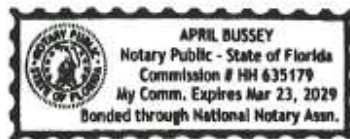
10. Pursuant to Section 186.901, Florida Statutes, the most recent official population estimate prepared by the Florida Office of Economic and Demographic Research (EDR) for St. Johns County is 348,336 persons (2025 estimate). See Exhibit 8.1.
11. As depicted on the maps for Exhibit 2 and Exhibit 6 to the Owner's Application, the County Road 208 right-of-way forms a portion of the southerly perimeter boundary of the AFI Ag Enclave Property. Accordingly, pursuant to the statutory provision referenced above, the evaluation of surrounding development conditions and authorized density is based on the parcels immediately across and adjacent to County Road 208 from the AFI Ag Enclave Property.

FURTHER AFFIANT SAYETH NOT.

Dated: Aug. 4, 2026


Donald Fullerton
Affiant

Sworn to and subscribed before me this the 4th of August, 2026, by Donald Fullerton, ☒ who is personally known to me or ☐ who has produced his _____ as identification and who has taken an oath.




April Bussey
Notary Public, State of Florida
Commission No: HH 635179
My Commission Expires 3/23/29

AFFIDAVIT OF POPULATION AND ADJACENCY

STATE OF FLORIDA

COUNTY OF DUVAL

Background

1. Before me this day personally appeared Anthony Robbins, AICP ("Affiant"), who being by me first duly sworn deposes and says:
2. I am currently an Associate Director, Planner at PRIME AE Group, a multidisciplinary planning, engineering and architectural firm based in Jacksonville, Florida.
3. I hold a bachelor's degree and a master's degree from the University of West Florida. I have nearly thirty 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, RiverTown, World Commerce Center, 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 AFI Associates, Inc. (the "Owner"), which owns approximately 310 acres of real property in St. Johns County, Florida (the "AFI Enclave Property"), to the St. Johns County Board of County Commissioners for certification of the AFI 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 9**.
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.

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 8.1.
11. As depicted on the maps for Exhibit 2 and Exhibit 6 to the Owner's Application, the County Road 208 right-of-way forms a portion of the southerly perimeter boundary of the AFI Ag Enclave Property. Accordingly, pursuant to the statutory provision referenced above, the evaluation of surrounding development conditions and authorized density is based on the parcels immediately across and adjacent to County Road 208 from the AFI Ag Enclave Property.

FURTHER AFFIANT SAYETH NOT.

Dated: 8/24/26

Anthony Robbins
Anthony Robbins
Affiant

Sworn to and subscribed before me this the 24 of August, 2026, by Anthony Robbins, ☒ 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
[Signature]

Exhibit 8.1

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).

← → ↻ edr.state.fl.us/Content/population-demographics/data/index-floridaproducts.cfm

New Tab Govt. Adobe Acrobat

EDR Office of Economic & Demographic Research

Expand All Collapse All

Consensus Estimating Conferences
Conference Notices
Revenues
Long-Range Financial Outlook
Economy
Population & Demographics
Resource Demand
Local Government
Return on Investment
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State Data Center & Census Products
Presentations
Special Research Projects
Constitutional Amendments
Statenwide Policy Analysis Tools
Conferences Support

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Population and Demographic Data - Florida Products

Data

- Population: April 1, 2025 Estimate
 - Counties and Municipalities [\[xls\]](#) [\[pdf\]](#)
 - Metropolitan Statistical Areas [\[pdf\]](#)
 - Report with Tables and Maps [\[pdf\]](#)
- Based on 2025 Estimates:
 - Populations: 1970-2050
 - County [\[pdf\]](#)
 - Populations: 2025, 2030, 2035, 2040, 2045 & 2050
 - County [\[pdf\]](#)
 - Based on 2024 Estimates:
 - Populations: 1970-2050
 - County [\[pdf\]](#)
 - Populations: 2024, 2025, 2030, 2035, 2040, 2045 & 2050
 - County [\[pdf\]](#)
 - Based on 2023 Estimates:
 - Populations: 1970-2050
 - County [\[pdf\]](#)
 - Populations: 2023, 2025, 2030, 2035, 2040, 2045 & 2050
 - County [\[pdf\]](#)
 - Populations: 2025, 2030, 2035, 2040, 2045 & 2050
 - County by Age, Race, Sex, and Hispanic Origin [\[pdf\]](#)
 - Populations: 1960-2050
 - Statewide by Age [\[pdf\]](#)
 - Historical
 - County
 - Revised Intercensal Estimates: 2010-2020 [\[pdf\]](#)
 - Revised Intercensal Estimates: 2000-2010 [\[pdf\]](#)
 - Countywide, Unincorporated and Incorporated Totals - Census Counts and Intercensal Estimates: 1972-2023 [\[xls\]](#)
 - Census Counts: 1830-2020 [\[xls\]](#)
 - Municipalities
 - Intercensal Estimates: 1979-2025 [\[xls\]](#)
 - Census Counts: 1890-2020 [\[xls\]](#)
 - Population Estimates Used for Revenue-Sharing Purposes
 - Florida Counties and Municipalities: 1999-2025 [\[xls\]](#)

Supporting Documents

 - Methodology
 - Estimates of Total Population for Counties and Subcounty Areas in Florida, October 2025 [\[pdf\]](#)
 - Estimates of Total Population for Counties and Subcounty Areas in Florida, October 2024 [\[pdf\]](#)
 - Population Projections by County: 2030-2050, with Estimates for 2025 [\[pdf\]](#)
 - Population Projections by County: 2025-2050, with Estimates for 2024 [\[pdf\]](#)
 - Population Projections by County: 2025-2050, with Estimates for 2023 [\[pdf\]](#)
 - Population Projections by Age, Sex, Race and Hispanic Origin for Florida and Its Counties, 2025-2050, with Estimates for 2023 [\[pdf\]](#)

EDR: REVISED: June 21, 2025

Consensus Estimating Conferences | Conference Notices | Revenues | Long-Range Financial Outlook | Economy | Population & Demographics | Resource Demand | Local Government | Return on Investment | Natural Resources & Infrastructure | State Data Center & Census Products | Presentations | Special Research Projects | Constitutional Amendments | Statenwide Policy Analysis Tools | Conferences Support

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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	29,802	4,339	25,463	0	29,802
UNINCORPORATED	298,476	24,327	274,149	4	298,472

EXHIBIT 9

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. and AFI Associates, Inc. affiants in affidavits submitted herein and other Prime AE Group, Inc. staff who participated in the analysis under the supervision of the Prime AE 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 Aeronautics 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 / Cargill

JOHN G. METCALF
50 Silver Forest Drive, Suite 200
St. Augustine, Florida 32092
jmetcalf@hutsoncompanies.com
(904) 429-9965

EMPLOYMENT

HUTSON COMPANIES

Jacksonville and St. Augustine, Florida
Vice President and Corporate Counsel

2013 – Present

During my 45 years as an attorney in real estate and land use law, I represented the owners and developers of many of the areas premier developments of regional impact including, Sawgrass, Julington Creek Plantation, Marsh Landing, World Golf Village, Palencia, Aberdeen, Durbin Crossing, OakLeaf, Rivertown and SilverLeaf.

GUNSTER LAW

Jacksonville, Florida
Attorney

2011 - 2013

I was a partner with Gunster until I joined the Hutson Companies in 2013.

PAPPAS METCALF JENKS & MILLER

Jacksonville, Florida
Attorney

1982 - 2011

I was a partner in the law firm Pappas, Metcalf, Jenks, & Miller until it merged with Gunster Law Firm in 2011.

MAHONEY ADAMS & HADLOW

Jacksonville, Florida
Attorney

1981 – 1982

LOUISIANA STATE UNIVERSITY

Baton Rouge, Louisiana
Economics Instructor
Principles of Economics and Money and Banking

1975 - 1977

EDUCATION

University of Missouri

Bachelor of Arts in Economics, 1971

Virginia Polytechnic Institute and State University MA

Master of the Arts in Economics and all but dissertation in Economics, 1974
(Scaife Family Fellowship; Erhard Fellowship)

University of Miami JD

(Magna Cum Laude), 1981 (JM Olin Foundation Fellowship)

BAR ASSOCIATION MEMBERSHIP

- **The Florida Bar, Section Memberships:**
 - Environmental & Land Use Law
 - Real Property, Probate and Trust Law

PROFESSIONAL & COMMUNITY INVOLVEMENT

- Board of Directors for the National Alliance on Mental Illness in Jacksonville, FL.



Years with PRIME AE: 4
Total Years of Experience: 29

Education:

Bachelor of Science,
Environmental Resource
Management & Planning,
University of West Florida

Master of Public Administration
Coastal Zone Studies,
University of West Florida

Registrations:

American Planning Association,
Member No. 119701,
1998-Present

American Institute of
Certified Planners,
Member No. 017756, 2002

Memberships:

APA Federal Planning Division,
Treasurer, 2025-Present

KingSoutel Crossing CRA
Advisory Board, 2021-Present

First Coast Section APA Florida
Chair, 2000-2003, 2011-2015

Northeast Florida Regional
Leadership Academy, 2013

Jacksonville Planning
Commission, 2010 to 2016
(Chair 2013-2014)

Greater Arlington / Beaches
Citizen Planning Advisory Board
(2001-2004)

Jacksonville Municipal Code
Enforcement Board, Dist. 2
(2003-2006)

General Qualifications

Tony Robbins has proudly and dutifully served the public for the past 29 years as planning consultant to several local governments in northeast Florida. He is highly regarded for work with community engagement for rezonings, comprehensive plan amendments, large-scale master plans, redevelopment plans, charrettes, evaluation and appraisal reports, and annexations. He has served as an expert witness in comprehensive planning and growth management.

Robbins routinely appears before local governing bodies representing public and private sector clients. He is very comfortable facilitating large gatherings of citizens, is adept at managing adversarial comments and heightened tensions during contentious discussions, and he shows respect for all public input in order to reach compromise solutions. He has hosted countless community forums and meetings, and recently participated in his 590th local government public hearing.

Tony Robbins is exceptionally adept at making complex planning elements and the associated legislative processes understandable to the public-at-large. He shows extreme deference to all points of view and assures that everyone participating is respected. Robbins maximizes the time citizens expend when attending a workshop or charrette. He is a past Chairman and Member of the Jacksonville Planning Commission (2010-2016) and currently serves the City of Jacksonville on the KingSoutel Crossing CRA Advisory Board.

Public Sector Experience

City of Macclenny Continuing Planning Service Contracts

St. Johns County Continuing Service Contracts

Town of Orange Park Continuing Planning Service Contracts

Jacksonville Aviation Authority

St. Johns County School Board

Naval Facilities Engineering Systems Command Southeast IDIQ

Naval Facilities Engineering Systems Command Mid-Atlantic IDIQ

PLANNING PROJECT EXPERIENCE

ST. JOHNS COUNTY, FL

Beachwalk (fka Twin Creeks)

Caballos del Mar DRI (Marsh Landing, Sawgrass Players Club)

Durbin Park

Julington Creek Plantation DRI

Lincolnvillle Community Redevelopment Plan

Palencia (fka Marshall Creek DRI)

RiverTown DRI

Stillwater (fka Greenbriar Downs)

Villages of Seloy

World Commerce Center DRI

JACKSONVILLE, FL

Deerwood Park DRI

Downtown Jacksonville Community Redevelopment Plans

Jacksonville International Airport Expansion

KingSoutel Crossing Community Redevelopment Plan

Mayo Clinic Jacksonville Master Plan

Old San Jose

One Riverside

Park Street Road Diet

Town Center Vision Plans (10)

Avondale • Lakewood • North Main Street • St. Nicholas

McDuff Avenue • Murray Hill • Myrtle Avenue • Rogero Road

University Boulevard • Stockton Street

Windsor Parke Master Plan

NASSAU COUNTY, FL

American Beach CRA Finding of Necessity

HCA Florida Healthcare Nassau Campus

Tributary (fka Three Rivers DRI)

CLAY COUNTY, FL

Clay County Evaluation and Appraisal Review-Based Amendments

Lake Asbury Master Development Plan

Town of Orange Park Evaluation and Appraisal Review-Based Amendments

DEPARTMENT OF DEFENSE

Crane Army Ammunition Activity Countermeasures Production Charrette

Joint Base Charleston Concept Plans

Naval Station Guantanamo Bay Installation Development Plan Update Naval

Air Station JRB New Orleans Installation Development Plan

Naval Station Newport Area Development Plans

Naval Support Activity Crane Installation Development Plan

Naval Foundry and Propeller Center Space Optimization Study

Norfolk Naval Shipyard Commercial Vehicle Inspection Station Charrette

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AFFIDAVIT OF PUBLICATION

Ellen Avery-Smith, Esq.
Ellen Avery-Smith, Esq.
Rogers Towers Attorneys At Law
100 Whetstone PL
St Augustine FL 32086-5774

STATE OF WISCONSIN, COUNTY OF BROWN

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

SAG St Augustine Record 09/04/2026

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

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 09/04/2026

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

**NOTICE OF A REQUEST FOR AGRICULTURAL
ENCLAVE CERTIFICATION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on **09/15/2026 at 9:00 am**, or as soon thereafter as may be heard, before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to determine whether an application complies with the statutory requirements for certification of the subject property as an Agricultural Enclave under Sections 163.3162 and 163.3164, Florida Statutes as amended by Chapter 2026-34, Laws of Florida. This certification request is identified as ENCERT 2026-08 Agricultural Enclave Certification (AFI Property) and includes approximately 310 acres. The subject property is located West of Pacetti Road and North of County Road 208. See attached map (Exhibit A).

This file and the proposed application are maintained in the Planning and Zoning Division 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 requested certification.

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

**BOARD OF COUNTY COMMISSIONERS ST. JOHNS
COUNTY, FLORIDA
CLAY MURPHY, CHAIR
FILE NUMBER: ENCERT 2026-08
PROJECT NAME: AFI Agricultural Enclave**

