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

10/20/2026

BCC MEETING DATE

TO: **Joy Andrews, County Administrator** **DATE:** **September 9, 2026**

FROM: **Justin Kelly, MPA, CNU-A, Principal Planner** **PHONE:** **904 209-0728**

SUBJECT OR TITLE: **MAJMOD 2026-01 Grand Oaks**

AGENDA TYPE: **Business Item, Ex Parte Communications, Ordinance, Public Hearing, Report**

BACKGROUND INFORMATION:

Request for a Major Modification to Grand Oaks Planned Unit Development (Ordinance 2018-40) to reduce the maximum number of residential units from 999 to 954, modify language within the Master Development Plan (MDP) text regarding traffic mitigation requirements, modify the MDP Map to revise site access, update phasing, and correct inconsistencies within the MDP Text. This request was heard before the Planning and Zoning Agency on Thursday, September 17, 2026, and was recommended for approval by a vote of 6-0.

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 enact Ordinance 2026-___, approving MAJMOD 2026-01 Grand Oaks, based upon six (6) Findings of Fact, as provided in the Staff Report.
DENY: Motion to deny MAJMOD 2026-01 Grand Oaks, based upon seven (7) Findings of Fact, as provided in the Staff Report.

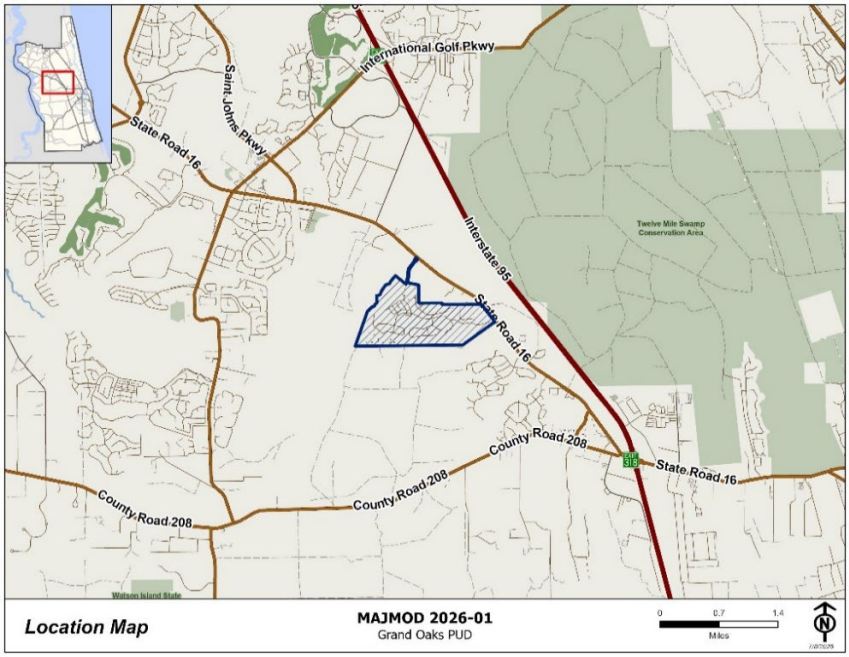
For Administration Use Only:
Legal: Lex Taylor 10/7/2026 **OMB: ARM 10/7/2026** **Admin: Brad Bradley 10/9/2026**

Growth Management Department
Planning Division Report
Application for Major Modification to PUD
MAJMOD 2026-01 Grand Oaks

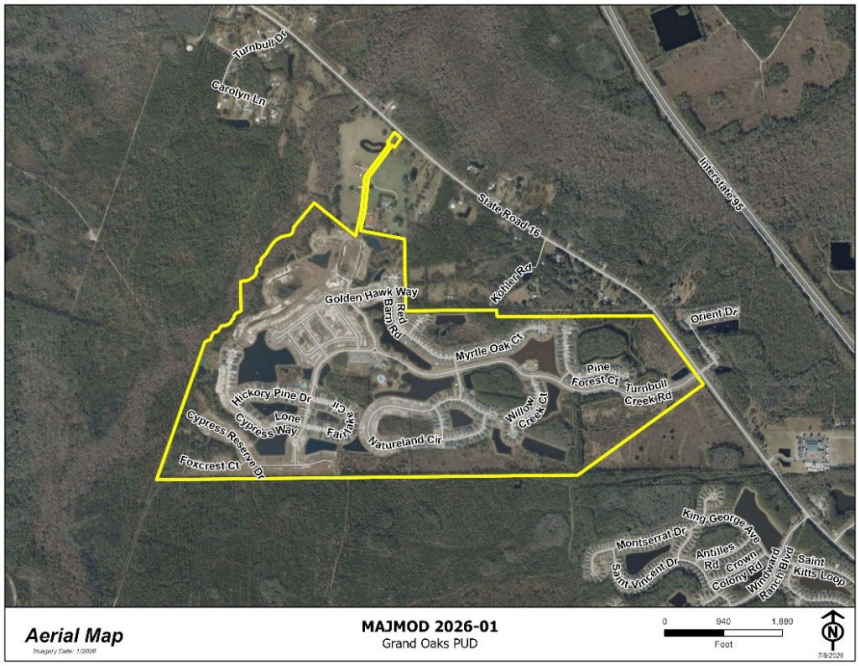
To:	Board of County Commissioners
Through:	Planning and Zoning Agency
From:	Justin Kelly, MPA, CNU-A, Principal Planner
Date:	September 18, 2026
Subject:	**MAJMOD 2026-01 Grand Oaks** a request for a Major Modification to Grand Oaks Planned Unit Development (Ordinance 2018-40) to reduce the maximum number of residential units from 999 to 954, modify language within the Master Development Plan (MDP) text regarding traffic mitigation requirements, modify the MDP Map to revise site access, update phasing, and correct inconsistencies within the MDP Text. This request was heard by the Planning and Zoning Agency at their regularly scheduled public hearing on Thursday, September 17th, and was recommended for approval by a vote of 6-0.
Applicant/ Representative:	Zach Miller, Esq.
Property Owners:	Pulte Home Company, LLC Homestead Investments, LLC Day Late Enterprises, Inc. Toll Southeast LP Company, Inc.
Hearing Dates:	Planning and Zoning Agency – September 17, 2026 Board of County Commissioners – October 20, 2026
Commissioner District:	District 2

MAP SERIES

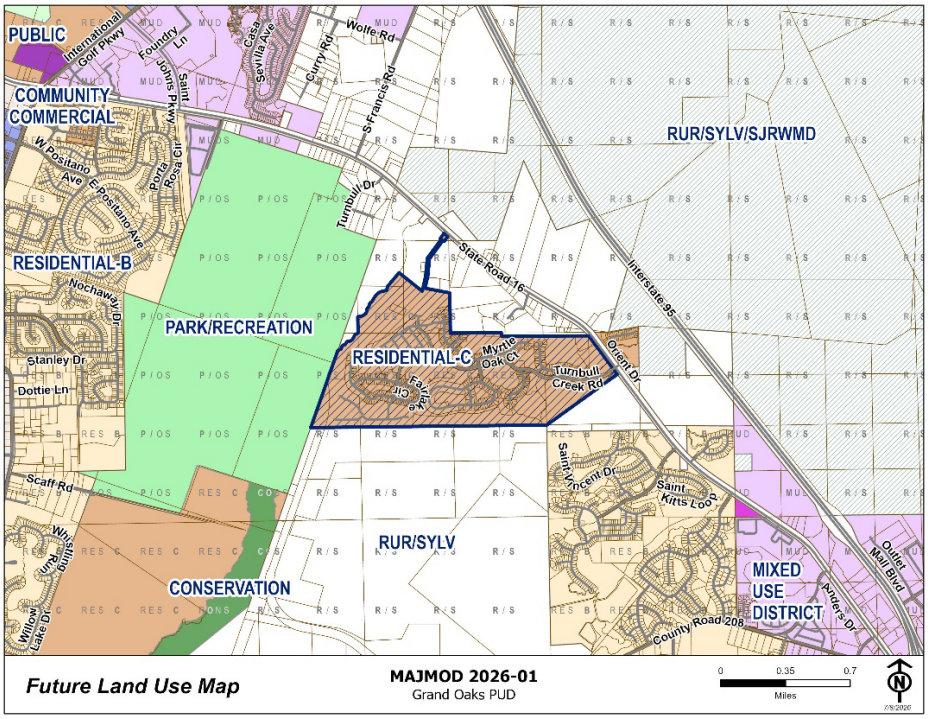
Location: The Grand Oaks PUD fronts along the south side of State Road 16 approximately two (2) miles west of the Interstate 95 interchange and two (2) miles east of the intersection of State Road 16 and International Golf Parkway.



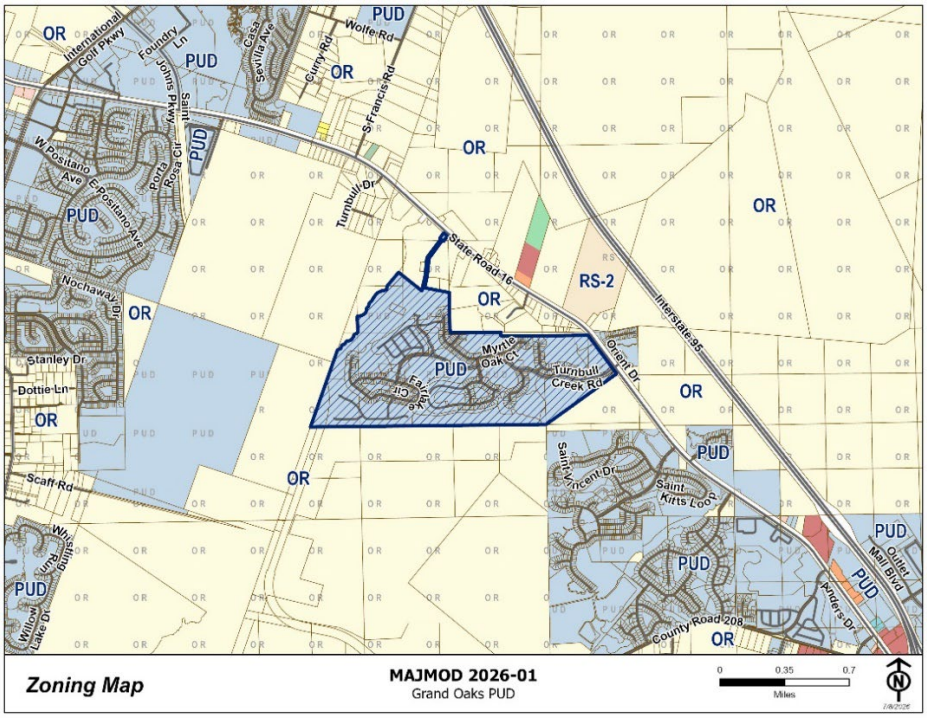
Aerial Imagery: The subject property encompasses approximately 524 acres, including approximately 93.5 acres of wetlands, with frontage along State Road 16 at two locations. To date, the PUD has been developed with approximately 437 residential units. The property is bounded by the Star-4 Mitigation Bank to the south and the St. Johns County Turnbull Creek Conservation Area to the west. Wetlands associated with the Twelve Mile Swamp Preservation Area and residential lots are located to the north, between the property's two State Road 16 frontages. The Windward Ranch and Whisper Ridge PUDs are located to the southeast. The Tomoka Pines PUD is located to the north, across State Road 16. The future County Road 2209 right-of-way is proposed along the western boundary.



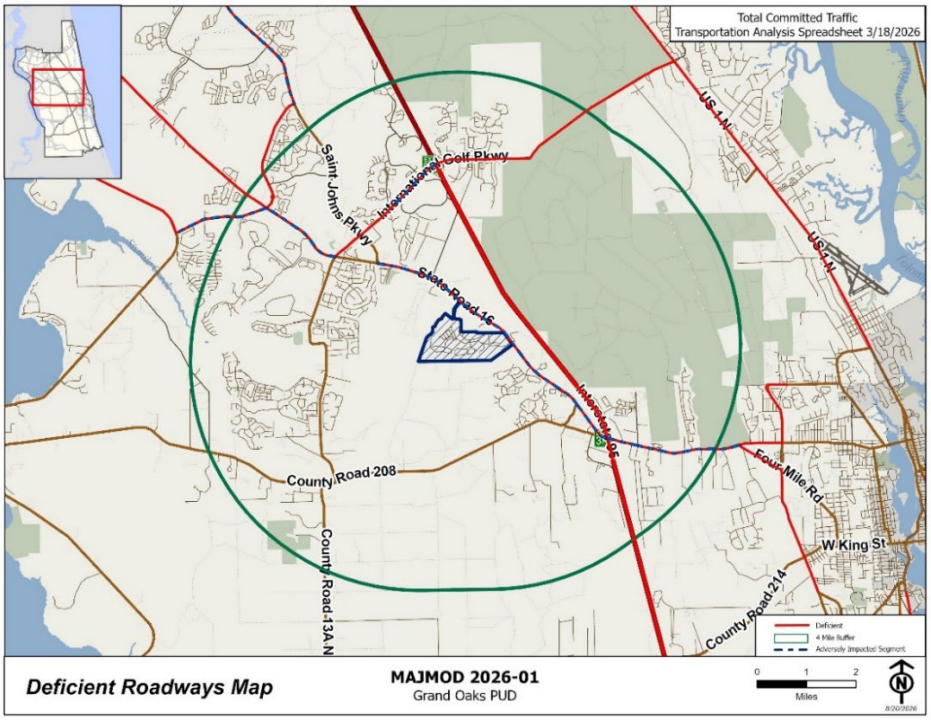
Future Land Use: The subject property is designated Residential-C on the Future Land Use Map with a recorded site-specific text amendment (Ordinance 2018-39) limiting residential development to a maximum 999 dwelling units, 50,000 square feet of office development, and 100,000 square feet of commercial. The majority of the surrounding land to the north, south, and east is designated Rural/Silviculture. Lands to the southeast are designated Residential-B. Lands to the west are designated Park/Recreation.



Zoning District: The subject property is zoned Planned Unit Development (PUD). The surrounding area is predominantly zoned Open Rural (OR). Several residential and mixed-use PUD developments are located to the west, in the vicinity of the International Golf Parkway/State Road 16 intersection, and to the east, near the Interstate 95 interchange.



Deficient Roadways Map: There are currently several deficient roadway segments within the four (4) mile radius study area; therefore, several adversely impacted roadway segments are anticipated. Adversely impacted segments are those roadway segments within the study area that are currently over 100% of capacity (Deficient) based on total committed traffic and are anticipated to be impacted by project traffic at 1% or greater of the approved maximum service volume.

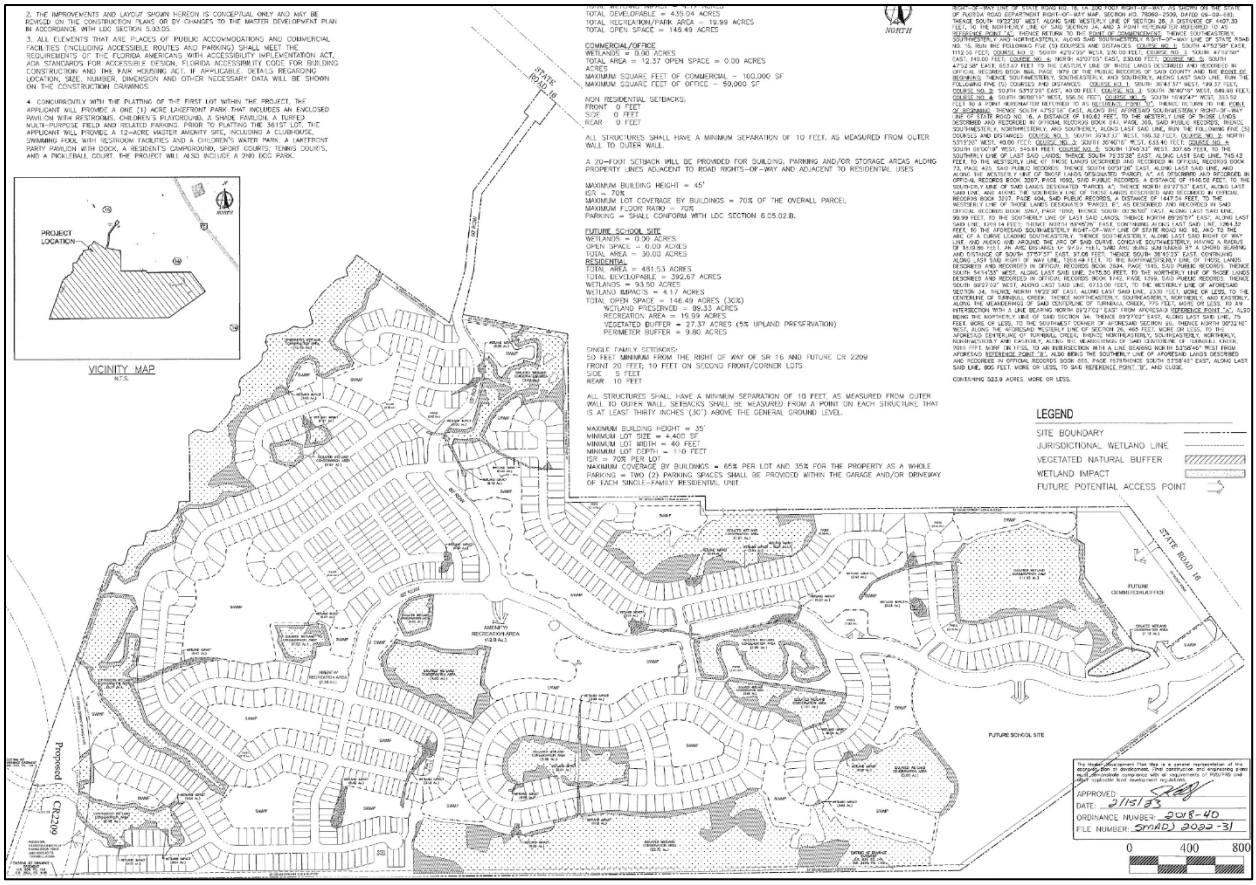


APPLICATION SUMMARY

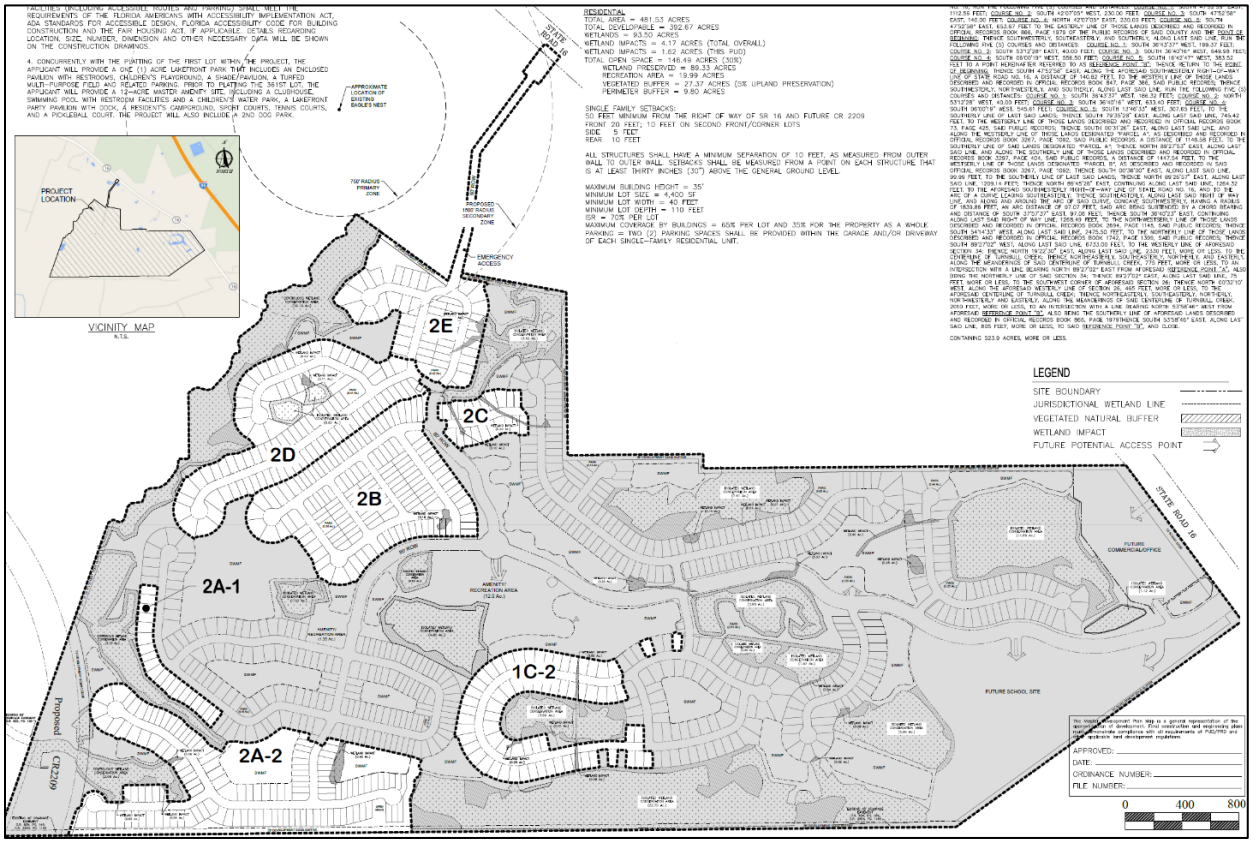
This is a request for a Major Modification to the Grand Oaks PUD (Ordinance 2018-40). The applicant is proposing several revisions to the previously approved Master Development Plan (MDP) Text and Map, which include the following:

- Reducing the number of remaining entitled dwelling units within the remaining phases from 556 to 512. Thus, reducing the maximum total dwelling units allowed within the PUD from 999 to 954.
- Revising the developer's requirement to widen/four-lane an approximately three (3) mile segment of State Road 16 from San Giacomo Road to the project entrance in lieu of a commitment to provide $20,000,000 in total proportionate fair share mitigation to alleviate transportation impacts of the proposed 512 dwelling units via a companion Development Agreement application. This amount is in addition to the $5,040,000 paid as mitigation for 442 platted lots.
- Revising the western access to the project along State Road 16 to an emergency access point only.
- Removing language regarding potential future connection to County Road 2209 from the MDP Text.
- Revising the overall MDP Map to reflect the proposed revisions and current conditions on site.
- Revising entrance and building storefront signage requirements within the PUD.
- Revises inconsistent language within the MDP text to accurately reflect PUD requirements that have been satisfied.

Recorded Overall MDP Map (PUD Drawing Book 47 Pages 10-11): The recorded MDP Map below depicts the current overall layout of the Grand Oaks PUD. As approved, the development includes two (2) access points along State Road 16 and also contemplates a potential connection to future County Road 2209 along its western boundary.



Proposed Overall MDP Map: The modified MDP Map submitted with this application illustrates the development phases in which the proposed 512 dwelling units will be located. There are no proposed changes to the layout of the residential phases. The revised map reclassifies the westernmost access point to State Road 16 as a 60' emergency access and removes the label along the southwestern property boundary indicating potential access to future County Road 2209, resulting in a single primary entrance and exit for the development. Additionally, the map now depicts the location of a nearby eagle's nest identified in 2022 and the required protection radius zones.



APPLICABLE CODE REGULATIONS

Land Development Code (LDC) Section 5.03.05 Changes In Approved Planned Unit Developments

Changes to approved PUDs may be made in one of three (3) ways: Small Adjustments, Minor Modifications and Major Modifications. The County Administrator is authorized to approve Small Adjustments in the approved plans of PUD districts, as long as they are in harmony with the originally approved PUD district but shall not have the power to approve changes that constitute a Minor Modification or a Major Modification. A Minor Modification shall require approval by the Planning and Zoning Agency pursuant to the requirements of Section 9.06.04 of this Code. A Major Modification shall require approval of the Board of County Commissioners and shall be handled in the same manner as the original approval pursuant to Section 9.06.04 of this Code.

C. Major Modification

The Board of County Commissioners may approve Major Modifications to approved PUDs, under the authority of these provisions upon application by the original Applicant or successors in interest, and upon making a finding that any of the following conditions are met:

1. The changes will result in an increase in density or intensity of Use, greater than two thousand (2,000) square feet of usable floor area, or an increase greater than ten (10) Dwelling Units, or an increase of more than five percent (5%) in the amount of outside land area devoted to sales, displays, or demonstrations over the entire PUD. In no case shall the overall intensity or density be increased over the maximum allowed by the Comprehensive Plan;
2. The changes will result in an increase in Structure height;
3. The changes will result in an addition or deletion of a Use from the specifically approved PUD Uses. Requests to allow a Special Use referenced in Section 2.03.00 on an individual Parcel may be processed as a Minor Modification. Such requests shall adhere to the criteria within Section 2.03.00. Deviations to the criteria may be considered as part of the Minor Modification application in accordance with the Land Development Code. Requests to allow for Special Uses within the entire PUD district shall be processed as a Major Modification.
4. The changes will result in a decrease in required Yards by more than ten percent (10%) other than for a single residential Lot;
5. The changes will result in an increase in the area allocated to any land Use type, except open space/recreation area, by more than five percent (5%);
6. The changes will result in a change to the location, number, or type of pedestrian or vehicular accesses, unless reconfiguration of internal pedestrian or vehicular accesses is determined by the County Administrator to be of a minor nature that may be approved as a Minor Modification;
7. The changes will result in an increase in traffic generation by more than five percent (5%);
8. The changes will result in a change in the location of specific land Use(s) by more than ten percent (10%) of the total land area of the specific land Use(s); and
9. The change is an extension of more than one (1) year in the commencement or completion term of the PUD.
10. The changes shall be in accordance with all applicable regulations currently in effect and the PUD regulations of this Code.

DEPARTMENTAL REVIEW

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no open comments.

Technical Division Review: All future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review process to ensure that the development has met all applicable local regulations and permitting requirements. No permits will be issued prior to compliance with all applicable regulations. Technical staff have reviewed the application and have no pending comments. Plans will be reviewed at the SUBCON submittal and must comply with all codes and standards.

Concurrency/Transportation Planning Review: The following assessment is a non-binding traffic impact analysis for the proposed Major Modification to the Grand Oaks PUD to assess for potential impact based solely upon the applicant's intent to reduce the maximum number of residential units from 999 to 954, to modify traffic mitigation requirements, and to revise access to the development from State Road 16.

Access: The development is currently accessed through the existing collector roadway, Turnbull Creek Road, located off of State Road 16. This modification seeks to redesignate the proposed future connection to State Road 16, located northwest of the current main access road, to an emergency access only. Further, the applicant seeks to remove references to proposed future connection to County Road 2209, of which future right-of-way runs adjacent to the western development boundary of the PUD. Other non-vehicular access to the Turnbull Creek Conservation Area, as well as future bicycle and pedestrian access to County Road 2209 are contemplated within the proposed PUD text.

Mitigation: A new traffic analysis and proportionate share calculation was submitted for review as part of DEVAGREE 2026-01. Staff calculates the proportionate share of transportation mitigation for this developer to be $12,850,449. The applicant is proposing to pay $20,000,000 in total mitigation for the transportation impacts for the proposed development of 512 single-family units, which is estimated to be $7,149,551 more than their proportionate share. This contribution is in addition to the $5,040,000 that has been paid as mitigation for the existing 442 platted lots. The Development Agreement application is a companion application to this request at the public hearings.

Office of the County Attorney Review: Southeast Development Partners, LLC & Southeast Land Ventures, LLC were ordered in US District Court via case 3:23-cv-00846-CRK-PDB to pay all costs for the State Road 16 improvements and found the corporations to be in breach of the Agreement. The order granted St. Johns County the ability to halt approval of additional plats and construction plans within the Grand Oaks PUD until and unless those corporations comply with terms and conditions in the Agreement. The Court also declared the "Per Unit Payments", held in a separate account as non-refundable to those corporations, shall be used by the County for road improvements in the area. The court also required the corporations to assign Road Design documents and any permits to St. Johns County, free of charge, within thirty (30) days of the judgment on September 13, 2024. On August 10, 2026, the County prevailed on appeal in Federal Court, but Southeast was granted 90 days to further appeal and that does not end until November 7, 2026.

The proposed changes to the Grand Oaks PUD or the new Development Agreement create a reduction in the position the County has won in court and is not consistent with the decision in the Southeast case. The burden of justifying the reduction in benefits to the County and the risk to the decision in the Southeast case are the burden of the Applicant to the Board. OCA staff have attempted to work with the Applicant to draft language that would reduce the risk of changes to the Southeast case decision should the Board ultimately decide to approve any of the amendments to the Grand Oaks PUD or the new Development Agreement proposed by

the Applicant; however, this should not be considered an endorsement of this application nor should it eliminate the possibility that modifying the existing PUD and creating a new Development Agreement would not cause a court to reconsider the awards the County has already been given in the Southeast case.

This application is subject to the general standards outlined in Board of County Commissioners of Brevard County v. Snyder, 627. So. 2d 468 (Fla. 1993). Pursuant to Section 5.03.05 of the Land Development Code, Major Modifications to Planned Unit Developments are handled in the same manner as the original approval and are considered rezonings. Applicant bears the initial burden of demonstrating that the proposed rezoning is (a) consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, and (b) complies with the procedural requirements of the Land Development Code. The Board of County Commissioners may still deny the application if there is evidence that maintaining the existing zoning serves a legitimate public purpose. A legitimate public purpose of keeping the existing zoning includes, but is not limited to, that the rezoning: produces an urban sprawl pattern of development; is spot zoning; produces an incompatibility or deviation from an established or developing logical and orderly development; produces significant adverse impact upon property values of the adjacent or nearby properties; or detracts from the character and quality of life in the neighborhood by creating excessive noise, lights, vibration, fumes, odors, dust, physical activities and other detrimental effects or nuisances, and impact on environmentally sensitive features.

Competent substantial evidence is testimony that is specific, reliable and fact-based. Examples of competent substantial evidence include, but are not limited to, factual statements concerning: the character of the neighborhood (quiet or noisy, residential or commercial, etc.); lot sizes, width, typical for the area; density of development (low density – spacious or high density crowded); building heights existing in the area (maximum, average). General statements of like or dislike, or the sheer number of persons in a petition or poll, do not by themselves constitute competent substantial evidence. Any statements that draw conclusions or opinions should be supported by evidence, expertise, experience, documentation, and testimony from competent and relevant persons and documents. Statements on a technical issue should have the speaker establish expertise in that technical field.

The record of the decision consists of all documents and exhibits submitted to the advisory board and/or the decision-making board, together with the minutes of the meeting(s) at which the application is considered. The record may include the application; staff report; photographs, plans, maps and diagrams; studies and reports prepared by the applicant; documents presented by opposing parties; video recordings and all of the testimony presented at the evidentiary hearing(s). Per LDC 10.02.03.B.4, the PUD ordinance must be amended to comply with the existing Code at the time any Major Modification or extension of the term of the PUD is approved by the County.

Planning and Zoning Division Review: The Grand Oaks PUD was approved in July of 2018 (Ordinance 2018-40) allowing a maximum 999 single family residential units (674 non-age-restricted units and 325 age-restricted); 100,000 SF of commercial uses; and 50,000 SF of office uses. As of the writing of this Staff Report, 442 single family residential lots have been platted. None of the commercial or office entitlements have been constructed to date.

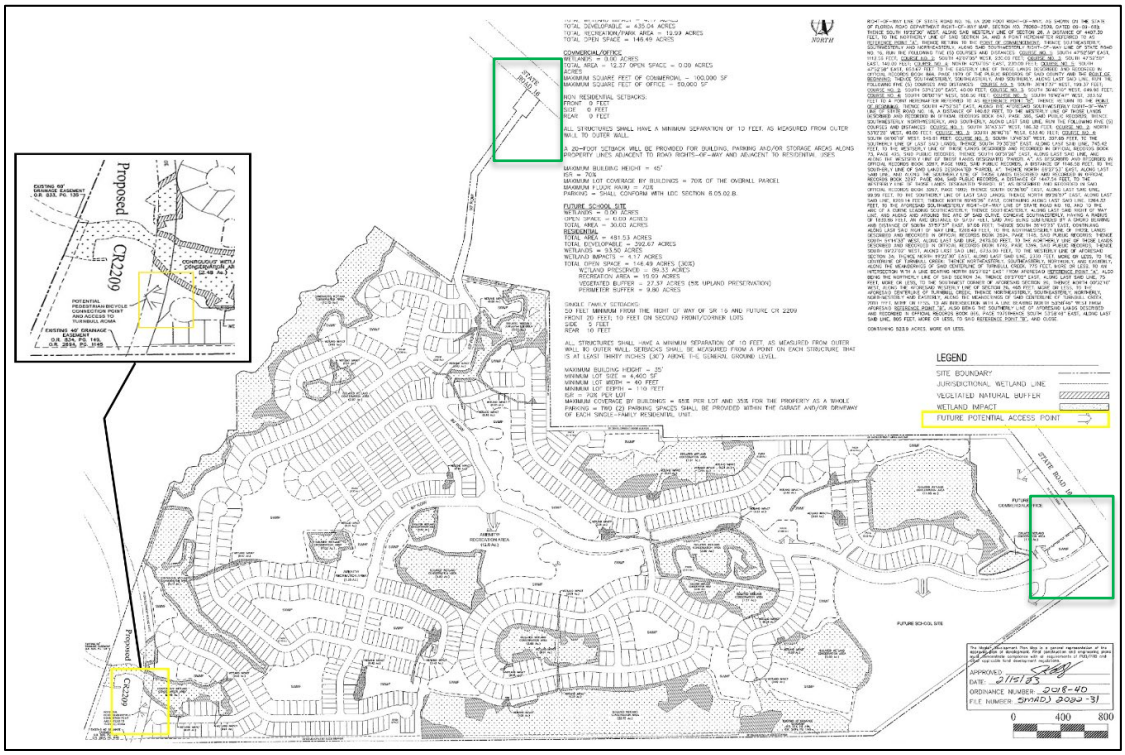
With this request, the applicant is seeking to reduce the maximum number of single family residential dwelling units permitted from 999 to 954, reducing the maximum number of non-age-restricted units from 674 to 648, and age-restricted units from 325 to 306. This would leave a remaining entitlement balance of 512 single family dwelling units. As part of this request, the applicant is seeking to mitigate for the transportation impacts caused by the development of the remaining 512 single family residential units via a separate Development Agreement (DEVAGREE 2026-01) and removing language from the current Master Development Plan (MDP) Text

regarding the requirement that the Developer four-lane a three (3) mile section of State Road 16 from the project's main entrance to San Giacomo Road. The applicant is instead proposing a payment of $20,000,000 in total mitigation for the transportation impacts of the proposed development of 512 single-family dwelling units. This contribution is in addition to the $5,040,000 that has been paid as mitigation for the existing 442 platted lots.

The applicant also seeks to modernize and correct several inconsistencies in the MDP Text to account for current conditions within the PUD and the modifications proposed as part of this request. This includes updated parks and recreation language to account for those conditions being met, revised phasing timelines, accounting for a newly discovered Bald Eagle Nest on the adjoining property to the west and revising required signage within Section G.2.g as a result of the changes in site access. Planning staff notes that a portion of the Grand Oak PUD is located within the 1,500 foot radial area of the Bald Eagle Nest, but development is not restricted since no portion of the Grand Oaks PUD is within 750 feet of the nest.

Finally, this request seeks to revise the MDP Text and Map to account for proposed changes in site access to the development. The applicant proposes to revise the "Western Collector Road" connecting to State Road 16 to a 60' Emergency Access right-of-way. The applicant is also seeking to remove language from Section H.2 of the recorded MDP Text regarding "potential future connection to the future County Road 2209" and removing the "Future Potential Access Point" label from the MDP Map in this location.

Future Potential County Road 2209 Access (Recorded MDP Map): The currently approved and recorded MDP Map for the overall development provides for two (2) access points from State Road 16 and contemplates future connectivity to County Road 2209 (highlighted in yellow below). The applicant for this request contends that the County Road 2209 connection was intended solely for pedestrian and bicycle access; however, statements made on the record by representatives of the previously approved Comprehensive Plan Amendment (COMPAMD 2016-08) and Rezoning (PUD 2017-02) applications during the June 7, 2018 PZA and July 17, 2018 BCC public hearings indicate that the connection was contemplated as a future vehicular access point to the development.



Planning staff have concerns regarding the proposed revisions to the site's access configuration. Specifically, the proposed reduction from two (2) roadway connections to a single primary entrance serving a substantial residential population has the potential to adversely affect traffic circulation and operational efficiency. These concerns may be further compounded by the planned location of a future public school in the vicinity of the remaining project entrance, which could increase traffic volumes and create additional traffic challenges during peak travel periods. While the applicant has demonstrated compliance with the applicable provisions of the LDC, and asserts the requested revision is to align more closely with FDOT policies and goals, the proposed reduction in roadway connectivity has the potential to limit the overall dependability by increasing dependence on a single primary access point that will serve a maximum of 954 single family dwelling units.

PLANNING AND ZONING AGENCY (PZA)

This request was heard by the PZA at their regularly scheduled public hearing on Thursday, September 15, 2026. Agency Members asked for clarification on a proposed traffic signal at the main entrance to the development, confirming with the applicant that a signal warrant analysis would not be completed by FDOT until half of the proposed maximum number of homes are constructed. Agency Members also inquired about potential future law suits and asked for clarification on whether Southeast Development Partners were part of this modification. The applicant clarified that they were not part of this modification and asserted that Southeast Development Partners were still bound to the original agreement. Agency Members inquired about the current financial burdens being placed on the residents due to the ongoing issues. The applicant noted that each residence is paying approximately $1,500 for operations and maintenance (O&M) costs through the CDD. Finally, Agency Members inquired about federal BUILD grants, and how they will be pursued if the proposed $20 million dollar contribution is approved. Several residents of the Grand Oaks community spoke in favor of the proposed modification, urging the County to approve the proposed Major Modification to help ease the financial issues that property owners within the development are currently experiencing, noting increased operational costs for the upkeep of the development, and declining home values due to the current legal situation. Agency Member Chuck Labanowski offered a motion to recommend approval that was seconded by Ms. Judy Spiegel. The motion passed by a vote of 6-0. Agency Member Greg Matovina was absent from the hearing.

NORTHWEST SECTOR COMMUNITY PARTICIPATION MEETING

The applicant conducted a community participation meeting in accordance with the requirements of Section 33, NW Sector Community Meeting Notice Procedures, of the St. Johns County Development Review Manual (DRM). The meeting was held on Wednesday, September 2, 2026, from 6:00 p.m. to 8:00 p.m. at the Grand Oaks Clubhouse, located at 1055 Turnbull Creek Road.

County staff notes that, pursuant to Sections 33.0.A.3 and 33.0.A.5 of the DRM, the applicant did not publish the required newspaper notice within 15 days of the meeting and did not post the required noticing signs on the subject property advertising the community meeting. Upon becoming aware of these deficiencies, the applicant made a good-faith effort to provide the required noticing as soon as possible. The newspaper advertisement ran on Monday, August 31st and notice signs were placed in the Grand Oaks neighborhood on Friday, August 28th. Despite the noticing deficiencies, the community meeting was attended by more than 150 residents. A summary of the community meeting is provided in *Attachment 3* of this Staff Report.

CORRESPONDENCE/PHONE CALLS

County staff have received several phone calls from residents requesting information on the proposed changes that are part of this request. These calls have been information in nature and there have been no stated positions of support or opposition. Staff have not received any further correspondence or phone calls as of the writing of this Staff Report.

FINDINGS/ACTION

Staff offer six (6) findings of fact to support a motion to approve or seven (7) findings of fact to deny. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

ATTACHMENTS

1. Recorded Documents Section
2. Application and Supporting Documents
3. Northwest Sector Community Meeting Documents

PROPOSED FINDINGS OF FACT
MAJMOD 2026-01 Grand Oaks

APPROVE	DENY
1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.	**1.** The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice as required by Florida law and the St. Johns County Land Development Code.
2. As modified, the **Grand Oaks PUD** is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.	**2.** The request is not consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the **Grand Oaks PUD** is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.	**3.** The request is not consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the **Grand Oaks PUD** is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.	**4.** The request is not consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Text and Map for the **Grand Oaks PUD** meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.	**5.** The modification to the Master Development Plan Map and Text does not meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the **Grand Oaks PUD** is consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.	**6.** The request is not consistent with Policy A.1.3.11 of the 2025 St. Johns County Comprehensive plan in that it adversely affects the orderly development of St. Johns County and is not compatible with the development trends of the surrounding area.
	7. Consistent with *Board of County Commissioners of Brevard County v. Snyder, 627 So. 2d 469*, the Board finds a legitimate public purpose in keeping the existing zoning.

ATTACHMENT 1

RECORDED DOCUMENTS SECTION

ORDINANCE NO. 2026 - _____

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE GRAND OAKS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2018-40, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

WHEREAS, the development of lands within this Major Modification shall proceed in accordance with the application dated January 7, 2026, in addition to the supporting documents and statements from the applicant which are a part of file **MAJMOD 2026-01 Grand Oaks**, for an amendment to the Grand Oaks Planned Unit Development, Ordinance Number 2018-40, as amended, and as approved by the Board of County Commissioners, and incorporated into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and the below special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 1. That development of lands within the Grand Oaks PUD, described in the attached Exhibit "A" (Legal), shall proceed in accordance with Ordinance Number 2018-140, as amended, including the application for Major Modification and attached hereto and made a part hereof as Exhibit "B" (MDP Text) and Exhibit "C" (MDP Map).

SECTION 2. That the need and justification for modification of the Palencia North PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing pursuant to the legal notice duly published as required by Florida law and the St. Johns County Land Development Code.

2. As modified, the Grand Oaks PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.

3. As modified, the Grand Oaks PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.

4. As modified, the Grand Oaks PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

5. The Master Development Plan Text and Map for the Grand Oaks PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.

6. As modified, the Grand Oaks PUD is consistent with Policy A.1.4.11 of the 2050 St. Johns County Comprehensive Plan in that it does not adversely affect the orderly development of St. Johns County and is compatible with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2018-40, as amended, not in conflict with the provision of this Ordinance, shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, Comprehensive Plan or any Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scriveners and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. That the terms of this modification to the Grand Oaks PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 7. This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS _____ DAY OF _____, 2026.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

BY: _____
Clay Murphy, Chair

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

BY: _____
Deputy Clerk

Effective Date: _____

Exhibit A: Legal Description of the Property

GRAND OAKS PHASES 2B-1 AND 2B-2

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT OF WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 78060-2509, DATED 09-09-1968); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26, AND ALONG THE WESTERLY LINE OF SECTION 27, SAID TOWNSHIP AND RANGE, 4407.30 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 27; THENCE NORTH 89°27'02" EAST, ALONG LAST SAID LINE, 411.82 FEET, TO THE SOUTHWESTERLY CORNER OF SAID SECTION 26, SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF AFORESAID SECTION 35; THENCE NORTH 89°27'41" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, ALSO BEING THE NORTHERLY LINE OF SAID SECTION 35, A DISTANCE OF 919.38 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 54°00'41" EAST, 634.07 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 65.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°13'39" EAST, 64.97 FEET; THENCE NORTH 84°48'19" EAST, 54.45 FEET; THENCE NORTH 66°16'07" EAST, 64.44 FEET; THENCE NORTH 89°47'19" EAST, 33.39 FEET; THENCE SOUTH 03°42'50" EAST, 183.13 FEET; THENCE SOUTH 10°15'38" WEST, 61.83 FEET; THENCE SOUTH 35°59'19" EAST, 577.68 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 169.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°59'40" EAST, 166.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°00'00" EAST, 118.54 FEET; THENCE NORTH 90°00'00" WEST, 336.86 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 331.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°23'03" WEST, 325.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 52°15'48" WEST, 60.98 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 193.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°58'21" WEST, 191.76 FEET; THENCE SOUTH 35°17'29" WEST, 54.87 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 25.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°27'47" WEST, 23.49 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 191.89 FEET, AN ARC DISTANCE OF 145.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°20'59" WEST, 142.39 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY,

HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 21.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°24'02" WEST, 20.44 FEET; THENCE NORTH 44°19'33" WEST, 34.59 FEET; THENCE NORTH 64°43'10" WEST, 65.36 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°34'13" WEST, 24.89 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 77.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°10'21" WEST, 77.22 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 34.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°57'23" WEST, 33.83 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°59'19" WEST, 169.19 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 79.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°15'48" WEST, 71.05 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 524.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°56'06" WEST, 360.97 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 32.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°24'40" EAST, 30.27 FEET; THENCE NORTH 52°32'46" EAST, 68.66 FEET; THENCE NORTH 68°27'26" EAST, 199.67 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 125.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°59'39" EAST, 125.08 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 54°00'41" EAST, 162.56 FEET, TO THE POINT OF BEGINNING.

CONTAINING 25.93 ACRES, MORE OR LESS.

PHASE 2A-1

TRACT 2A-10, AS SHOWN ON THE PLAT OF GRAND OAKS PHASE 2A UNIT 1, AS RECORDED IN MAP BOOK 114, PAGES 53 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL LYING IN SECTIONS 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

CONTAINING 3.37 ACRES, MORE OR LESS.

GRAND OAKS PHASE 2A (2)

A PORTION OF SECTIONS 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26 AND ALONG THE WESTERLY LINE OF SAID SECTION 34, A DISTANCE OF 7211.72 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1399 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°27'02" EAST, ALONG LAST SAID LINE, 517.33 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°27'02" EAST, ALONG LAST SAID LINE, 2390.98 FEET; THENCE NORTH 00°53'04" WEST, 202.63 FEET; THENCE NORTH 08°03'19" EAST, 60.85 FEET; THENCE NORTH 26°43'49" EAST, 64.02 FEET; THENCE NORTH 22°10'01" EAST, 51.05 FEET; THENCE NORTH 70°05'28" WEST, 43.63 FEET; THENCE NORTH 23°28'53" EAST, 125.24 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 11.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°00'17" EAST, 11.36 FEET; THENCE NORTH 70°40'14" WEST, 75.55 FEET; THENCE SOUTH 61°38'43" WEST, 10.50 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 19.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°34'27" WEST, 18.55 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 77°21'25" WEST, 428.47 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 18.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°50'37" WEST, 18.34 FEET; THENCE NORTH 22°57'20" WEST, 6.73 FEET; THENCE NORTH 77°17'42" WEST, 126.29 FEET; THENCE SOUTH 29°34'44" WEST, 70.54 FEET; THENCE NORTH 60°25'16" WEST, 60.00 FEET; THENCE NORTH 77°21'25" WEST, 54.75 FEET; THENCE NORTH 12°38'35" EAST, 50.00 FEET; THENCE NORTH 77°21'25" WEST, 60.75 FEET; THENCE SOUTH 63°20'29" WEST, 16.26 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 25.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°52'48" WEST, 24.86 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 77°21'25" WEST, 80.69 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 42.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°28'37" WEST, 40.94 FEET, TO THE

POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 54°18'39" WEST, 78.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 243.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°09'06" WEST, 235.37 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 33.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°35'01" WEST, 32.16 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°10'29" WEST, 5.31 FEET; THENCE NORTH 70°41'21" WEST, 35.95 FEET; THENCE SOUTH 31°06'31" WEST, 20.71 FEET; THENCE SOUTH 27°39'16" WEST, 24.12 FEET; THENCE SOUTH 29°15'02" WEST, 35.61 FEET; THENCE NORTH 62°25'07" WEST, 100.67 FEET; THENCE NORTH 37°17'02" WEST, 68.01 FEET; THENCE NORTH 52°01'14" WEST, 150.03 FEET; THENCE NORTH 38°43'19" WEST, 41.33 FEET; THENCE NORTH 54°53'04" WEST, 22.36 FEET; THENCE NORTH 61°34'02" WEST, 130.29 FEET; THENCE NORTH 74°02'14" WEST, 58.59 FEET; THENCE NORTH 66°57'05" WEST, 65.39 FEET; THENCE NORTH 56°14'28" WEST, 73.64 FEET; THENCE NORTH 42°09'31" WEST, 63.01 FEET; THENCE NORTH 50°45'51" WEST, 77.25 FEET; THENCE SOUTH 88°13'22" WEST, 51.73 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 546.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°13'23" WEST, 363.12 FEET; THENCE SOUTH 56°16'03" EAST, 59.73 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 37.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°24'02" EAST, 34.22 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 650.00 FEET, AN ARC DISTANCE OF 98.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°43'52" EAST, 98.05 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 69°03'24" EAST, 97.45 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 50.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°23'15" EAST, 50.39 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2409.49 FEET, AN ARC DISTANCE OF 25.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°00'57" EAST, 25.00 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 24.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°54'29" EAST, 23.78 FEET; THENCE NORTH 87°57'20" EAST, 6.36 FEET; THENCE SOUTH 67°10'37" EAST, 26.25 FEET; THENCE SOUTH 51°40'58" EAST, 13.59 FEET; THENCE SOUTH 52°23'13" EAST, 47.81 FEET; THENCE SOUTH 49°26'48" EAST, 13.31 FEET; THENCE SOUTH 44°21'33" EAST, 13.31 FEET; THENCE SOUTH 39°16'17" EAST, 13.31 FEET; THENCE SOUTH 35°27'09" EAST, 6.67 FEET; THENCE SOUTH 30°28'18" EAST, 85.96 FEET; THENCE SOUTH 30°14'04" EAST, 141.85 FEET;

THENCE SOUTH 59°45'56" WEST, 16.07 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 110.00 FEET, AN ARC DISTANCE OF 56.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°36'29" WEST, 56.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°27'02" WEST, 96.48 FEET; THENCE NORTH 00°32'58" WEST, 120.00 FEET; THENCE SOUTH 89°27'02" WEST, 310.00 FEET; THENCE SOUTH 00°32'58" EAST, 120.00 FEET; THENCE SOUTH 89°27'02" WEST, 99.95 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 26.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°05'02" WEST, 24.33 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 87.71 FEET, AN ARC DISTANCE OF 249.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°48'47" WEST, 173.53 FEET; THENCE SOUTH 10°50'52" WEST, 26.54 FEET; THENCE SOUTH 66°29'13" WEST, 10.16 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2475.00 FEET, AN ARC DISTANCE OF 203.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°06'08" WEST, 203.29 FEET, TO THE POINT OF BEGINNING.

CONTAINING 34.24 ACRES, MORE OR LESS.

GRAND OAKS POD 2C:

A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 104, AS SHOWN ON THE PLAT OF GRAND OAKS PHASE 1D UNIT 2, AS RECORDED IN MAP BOOK 111, PAGES 48 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE SOUTH 00°31'26" EAST, ALONG THE WESTERLY LINE OF SAID LOT 104, A DISTANCE OF 148.85 FEET, TO THE NORTHERLY LINE OF LOT 105, AS SHOWN ON SAID PLAT OF GRAND OAKS PHASE 1D UNIT 2; THENCE SOUTH 89°28'34" WEST, ALONG LAST SAID LINE, 63.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 54.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°02'21" WEST, 50.96 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°28'34" WEST, 48.48 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 28.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°55'29" WEST, 28.49 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 544.31 FEET, AN ARC DISTANCE OF 273.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°46'39" WEST, 270.80 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 46.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 31°32'18" WEST, 40.27 FEET; THENCE NORTH 46°11'30" WEST, 142.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 29.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°13'02" WEST, 29.11 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 54.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°01'17" EAST, 44.26 FEET; THENCE NORTH 03°42'50" WEST, 60.00 FEET; THENCE SOUTH 86°17'10"

WEST, 32.52 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°55'06" WEST, 35.84 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 210.00 FEET, AN ARC DISTANCE OF 5.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°19'24" WEST, 5.86 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°31'26" WEST, 90.19 FEET; THENCE NORTH 89°28'34" EAST, 28.80 FEET; THENCE NORTH 86°17'10" EAST, 60.00 FEET; NORTH 61°22'53" EAST, 33.81 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED CONSERVATION EASEMENT NO. 7, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5210, PAGE 1090, OF SAID PUBLIC RECORDS; THENCE EASTERLY AND NORTHEASTERLY ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1; SOUTH 87°08'35" EAST, 73.94 FEET; COURSE NO. 2; NORTH 82°36'22" EAST, 70.14 FEET; COURSE NO. 3; NORTH 67°32'59" EAST, 25.32 FEET; THENCE NORTH 47°21'06" EAST, 26.45 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED CONSERVATION EASEMENT NO. 8, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5210, PAGE 1090, OF SAID PUBLIC RECORDS; THENCE NORTH 27°08'53" EAST, ALONG LAST SAID LINE, 28.09 FEET; THENCE NORTH 76°55'53" EAST, 83.88 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 3.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°01'10" EAST, 3.41 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 209.86 FEET, AN ARC DISTANCE OF 52.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°20'07" EAST, 51.92 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 26.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°52'55" EAST, 25.65 FEET, TO THE WESTERLY LINE OF AFORESAID PLAT OF GRAND OAKS PHASE 1D UNIT 2; THENCE SOUTHEASTERLY, EASTERLY, SOUTHERLY, AND WESTERLY ALONG SAID WESTERLY LINE RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 27°01'09" EAST, 10.03 FEET; COURSE NO. 2: NORTH 89°28'34" EAST, 100.00 FEET; COURSE NO. 3: SOUTH 00°31'26" EAST, 120.00 FEET; COURSE NO. 4: SOUTH 89°28'34" WEST, 59.38 FEET; COURSE NO. 5: SOUTH 00°31'26" EAST, 60.00 FEET; COURSE NO. 6: NORTH 89°28'34" EAST, 97.93 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.08 ACRES, MORE OR LESS.

GRAND OAKS PHASE 2D

A PORTION OF SECTIONS 26, 34 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF LOT 99, AS SHOWN ON THE PLAT OF GRAND OAKS PHASE 2A UNIT 1, RECORDED IN MAP BOOK 114, PAGES 53 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, THENCE NORTH 55°02'01" WEST, ALONG THE NORTHEASTERLY LINE OF SAID TRACT 99, A DISTANCE OF 78.12 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 244.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°30'50" WEST, 226.14 FEET; THENCE NORTH 15°29'00" EAST, 21.00 FEET; THENCE NORTH 02°42'11" EAST, 14.35 FEET; THENCE NORTH 06°03'33" EAST, 14.35 FEET; THENCE NORTH 09°30'01" WEST, 29.21 FEET; THENCE NORTH 36°44'24" EAST, 30.19 FEET; THENCE NORTH 23°29'58" EAST, 23.02 FEET; THENCE NORTH 28°34'10" EAST, 22.64 FEET; THENCE NORTH 33°52'00" EAST, 22.64 FEET; THENCE NORTH 15°18'38" WEST, 53.19 FEET; THENCE NORTH 56°14'08" EAST, 80.31 FEET; THENCE SOUTH 72°53'28" EAST, 14.16 FEET; THENCE NORTH 87°24'11" EAST, 71.26 FEET; THENCE NORTH 79°43'55" EAST, 69.08 FEET; THENCE NORTH 66°57'14" EAST, 54.07 FEET; THENCE NORTH 33°15'15" EAST, 63.98 FEET; THENCE NORTH 84°59'52" EAST, 42.60 FEET; THENCE SOUTH 72°41'42" EAST, 27.64 FEET; THENCE NORTH 83°46'37" EAST, 26.05 FEET; THENCE NORTH 68°34'46" EAST, 65.00 FEET; THENCE NORTH 61°39'18" EAST, 68.23 FEET; THENCE NORTH 40°11'58" WEST, 46.42 FEET; THENCE SOUTH 81°38'50" WEST, 55.85 FEET; THENCE NORTH 73°03'00" WEST, 48.70 FEET; THENCE NORTH 75°54'38" WEST, 54.44 FEET; THENCE SOUTH 78°29'16" WEST, 68.08 FEET; THENCE SOUTH 71°15'33" WEST, 46.29 FEET; THENCE NORTH 53°55'23" WEST, 3.31 FEET; THENCE NORTH 33°49'02" EAST, 38.84 FEET; THENCE NORTH 56°08'41" EAST, 68.01 FEET; THENCE NORTH 52°36'26" EAST, 103.57 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 110.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°44'51" EAST, 109.17 FEET; THENCE NORTH 04°43'12" WEST, 23.71 FEET; THENCE NORTH 00°11'27" WEST, 23.71 FEET; THENCE NORTH 19°10'16" WEST, 50.96 FEET; THENCE NORTH 10°04'44" WEST, 65.47 FEET; THENCE NORTH 47°56'03" EAST, 68.93 FEET; THENCE NORTH 41°32'45" EAST, 82.85 FEET; THENCE NORTH 28°59'04" EAST, 14.91 FEET; THENCE SOUTH 70°40'42" EAST, 23.72 FEET; THENCE NORTH 58°21'31" WEST, 44.74 FEET; THENCE NORTH 31°38'30" EAST, 12.00 FEET; THENCE SOUTH 58°21'30" EAST, 54.67 FEET; THENCE NORTH 55°58'56" EAST, 23.69 FEET; THENCE NORTH 60°30'31" EAST, 23.69 FEET; THENCE NORTH 65°02'06" EAST, 23.69

FEET; THENCE NORTH 67°17'53" EAST, 95.98 FEET; THENCE NORTH 30°24'20" EAST, 60.57 FEET; THENCE NORTH 56°19'41" EAST, 72.90 FEET; THENCE NORTH 37°03'13" EAST, 26.12 FEET; THENCE NORTH 24°16'55" EAST, 2.46 FEET; THENCE NORTH 30°00'49" WEST, 30.79 FEET; THENCE NORTH 24°16'39" EAST, 77.88 FEET; THENCE NORTH 38°29'56" EAST, 79.95 FEET; THENCE NORTH 64°01'10" EAST, 73.00 FEET; THENCE SOUTH 63°48'31" EAST, 69.08 FEET; THENCE SOUTH 21°42'44" EAST, 48.55 FEET; THENCE SOUTH 11°09'22" WEST, 53.83 FEET; THENCE SOUTH 68°55'11" WEST, 16.27 FEET; THENCE SOUTH 00°21'49" EAST, 6.93 FEET; THENCE SOUTH 69°01'42" EAST, 60.81 FEET; THENCE NORTH 59°21'16" EAST, 3.64 FEET; THENCE NORTH 39°48'22" EAST, 14.48 FEET; THENCE NORTH 43°01'29" EAST, 22.26 FEET; THENCE NORTH 66°02'16" EAST, 32.06 FEET; THENCE NORTH 87°08'15" EAST, 15.82 FEET; THENCE NORTH 59°21'16" EAST, 12.83 FEET; THENCE NORTH 73°37'05" EAST, 113.52 FEET; THENCE SOUTH 52°16'50" EAST, 344.63 FEET; THENCE SOUTH 75°19'22" EAST, 123.55 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 45.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°54'58" EAST, 45.05 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 23.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°28'48" WEST, 22.38 FEET; THENCE SOUTH 23°25'54" EAST, 65.08 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 27.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°34'57" EAST, 26.14 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 24.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°58'10" EAST, 24.56 FEET; THENCE SOUTH 52°39'48" WEST, 58.98 FEET; THENCE SOUTH 37°20'12" EAST, 86.90 FEET; THENCE SOUTH 66°16'07" WEST, 64.44 FEET; THENCE SOUTH 84°48'19" WEST, 54.45 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 65.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°13'39" WEST, 64.97 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 54°00'41" WEST, 796.64 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 600.00

FEET, AN ARC DISTANCE OF 125.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°59'39" WEST, 125.08 FEET; THENCE SOUTH 68°27'26" WEST, 199.67 FEET; THENCE SOUTH 52°32'46" WEST, 68.66 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 32.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°37'59" WEST, 30.64 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 68°34'46" WEST, 135.14 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 62.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°53'41" WEST, 58.33 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 294.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°35'44" WEST, 263.54 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 38.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°33'24" WEST, 36.85 FEET, TO THE POINT OF BEGINNING.

CONTAINING 26.17 ACRES, MORE OR LESS.

GRAND OAKS PHASE 2E

A PORTION OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID SECTION 26; THENCE NORTH 89°27'40" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, A DISTANCE OF 1417.34 FEET; THENCE NORTH 00°32'20" WEST, 717.16 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 75°19'22" EAST, 123.55 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 42.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°26'34" EAST, 42.09 FEET; THENCE NORTH 79°50'32" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 98.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°41'39" EAST, 95.84 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 57°13'50" EAST, 85.28 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 34.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°22'56" EAST, 31.73 FEET; THENCE SOUTH 49°24'20" EAST, 69.65 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 65.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°04'19" EAST, 64.86 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57°32'57" EAST, 60.17 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 218.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 35°14'32" EAST, 212.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°56'06" EAST, 116.24 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 232.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°49'17" WEST, 225.60 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 34°34'40" WEST, 100.43 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC

OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 84.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°37'26" WEST, 83.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°40'12" WEST, 33.93 FEET; THENCE NORTH 13°46'33" EAST, 31.31 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 366, SAID PUBLIC RECORDS; THENCE NORTHERLY, NORTHEASTERLY, AND SOUTHEASTERLY, ALONG LAST LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 13°46'33" EAST, 307.65 FEET; COURSE NO. 2: NORTH 06°00'19" EAST, 545.61 FEET; COURSE NO. 3: NORTH 36°40'16" EAST, 633.40 FEET; COURSE NO. 4: SOUTH 53°12'28" EAST, 40.00 FEET; COURSE NO. 5: NORTH 36°43'37" EAST, 186.32 FEET; THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE NORTH 47°52'58" WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 140.62 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTHWESTERLY, SOUTHEASTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36°43'37" WEST, 199.37 FEET; COURSE NO. 2: SOUTH 53°12'28" EAST, 40.00 FEET; COURSE NO. 3: SOUTH 36°40'16" WEST, 649.98 FEET; COURSE NO. 4: SOUTH 06°00'19" WEST, 556.50 FEET; COURSE NO. 5: SOUTH 16°42'47" WEST, 383.52 FEET; COURSE NO. 6: NORTH 53°58'46" WEST, 580.55 FEET; THENCE SOUTH 21°22'05" WEST, 26.46 FEET; THENCE SOUTH 23°34'30" WEST, 60.83 FEET; THENCE SOUTH 51°20'53" WEST, 70.64 FEET; THENCE SOUTH 14°07'41" WEST, 127.13 FEET; THENCE SOUTH 52°12'33" WEST, 61.26 FEET; THENCE SOUTH 55°38'12" WEST, 97.50 FEET; THENCE SOUTH 36°48'55" WEST, 98.21 FEET; THENCE SOUTH 34°49'40" WEST, 61.39 FEET; THENCE SOUTH 29°56'24" EAST, 45.63 FEET; THENCE SOUTH 62°56'56" EAST, 79.28 FEET; THENCE SOUTH 31°56'55" EAST, 93.63 FEET; THENCE SOUTH 27°08'13" WEST, 28.28 FEET; THENCE SOUTH 52°16'50" EAST, 344.63 FEET, TO THE POINT OF BEGINNING.

CONTAINING 17.33 ACRES, MORE OR LESS.

PHASE 1C-2

A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE PLAT OF GRAND OAKS PHASE 1C UNIT 1, AS RECORDED IN MAP BOOK 104, PAGES 74 THROUGH 77, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTHERLY AND WESTERLY, ALONG THE WESTERLY LINE OF SAID PLAT OF GRAND OAKS PHASE 1C UNIT 1, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: THENCE NORTH 00°14'31" EAST, 123.00 FEET; COURSE NO. 2: NORTH 01°24'38" EAST, 85.90 FEET; COURSE NO. 3: NORTH 01°22'18" WEST, 94.81 FEET; COURSE NO. 4: NORTH 87°39'58" WEST, 125.20 FEET; THENCE SOUTH 02°07'43" WEST, 119.77 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1533.37 FEET, AN ARC DISTANCE OF 18.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°33'21" WEST, 18.18 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 197.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°57'42" WEST, 197.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 82°08'21" WEST, 122.61 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 71.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°40'40" WEST, 71.29 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 77°13'00" WEST, 66.92 FEET; THENCE NORTH 12°47'00" WEST, 120.00 FEET; THENCE SOUTH 77°13'00" WEST, 255.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.00 FEET, AN ARC DISTANCE OF 220.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°20'46" WEST, 185.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°05'28" EAST, 51.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 308.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°17'59" EAST, 278.91 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 79°29'29" EAST, 415.06 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY;

THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 213.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°53'18" EAST, 211.94 FEET, TO THE POINT OF TANGENCY OF SAID CURVE AND THE AFORESAID WESTERLY LINE OF THE PLAT OF GRAND OAKS PHASE 1C UNIT 1; THENCE EASTERLY, NORTHERLY, WESTERLY, NORTHEASTERLY AND NORTHWESTERLY, ALONG SAID WESTERLY LINE OF SAID PLAT OF GRAND OAKS PHASE 1C UNIT 1, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 72°53'07" EAST, 41.31 FEET; COURSE NO. 2: NORTH 21°58'50" WEST, 121.62 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 3: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 11.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°00'51" WEST, 11.46 FEET; COURSE NO. 4: NORTH 19°59'27" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 5: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 40.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°45'10" EAST, 40.08 FEET; COURSE NO. 6: NORTH 28°30'14" WEST, 120.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 102.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°00'08" WEST, 100.17 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 79°29'29" WEST, 415.06 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 771.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°17'59" WEST, 697.27 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°05'28" WEST, 73.96 FEET; THENCE SOUTH 09°50'07" WEST, 155.13 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°21'28" EAST, 35.66 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 286.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°37'42" EAST, 280.60 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 18.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°31'42" EAST, 18.07 FEET; THENCE NORTH 89°19'53" EAST, 24.96 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY,

ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 310.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°07'17" EAST, 302.69 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 77°13'00" EAST, 136.09 FEET; THENCE NORTH 84°15'26" EAST, 24.47 FEET; THENCE NORTH 77°13'00" EAST, 161.54 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 647.00 FEET, AN ARC DISTANCE OF 55.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°40'40" EAST, 55.57 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 82°08'21" EAST, 122.61 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 647.00 FEET, AN ARC DISTANCE OF 154.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°57'42" EAST, 153.72 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1716.37 FEET, AN ARC DISTANCE OF 166.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°59'13" EAST, 165.95 FEET, TO THE POINT OF BEGINNING.

GRAND OAKS
PLANNED UNIT DEVELOPMENT
EXHIBIT B
MDP TEXT

This application proposes a major modification to a portion of the property subject to the Grand Oaks Planned Unit Development **("PUD")** which is located south of State Road 16, west of Interstate 95, east of Pacetti Road and north of County Road 208 in unincorporated St. Johns County as more particularly described in the attached legal description (the **"Property").** Pulte Home Company, LLC, a Michigan limited liability company, ("Pulte") Homestead Investments, LLC., a Florida limited liability company, Day Late Enterprises, Inc., a Florida corporation and Toll Southeast LP Company, Inc, a Pennsylvania corporation are all owners of the Property. Pulte shall be the **"New Applicant**." This modification does not affect the rights of any other owners under the existing PUD not located within the Property. **The term "Project" refers to the entire PUD not just the Property.** References to development criteria and metrics within the Project are made in this modification. This modification:

- reduces the number of units allowed on the Property from 556 to 512 (thereby adjusting the total number of homes within the PUD from 999 to 954),
- 442 lots within the Project have been platted to date.
- sets forth future proportionate share mitigation for the units on the Property at $20,000,000.00,
- adjusts the access plan to the PUD, and
- corrects some inconsistencies in the PUD.

The Property subject to the PUD major modification will have a maximum of **512** single-family homes with related amenities. Several hundred homes have either been constructed or are planned for construction within the overall Project. The Property is approximately 126 acres.

This modification will reduce the maximum number of single-family homes in the entire Project to 954.

The existing Future Land Use Map **("FLUM")** designation of the Property is Residential C **("Res-C").**

A. A description related to the design, character and architectural style or theme of the development of the Property, which demonstrates an innovative, unified, cohesive and compatible plan of development for all uses included in the Project. Mixed Use PUDs that contain different uses or several development parcels must also demonstrate consistency in design and character and plan of development.

The New Applicant is seeking modification to the PUD to reduce the number of single-family homes on the Property to a maximum of **512**. The Property is currently entitled for up to **556** homes.

The Property is within the existing Development Area boundary and along State Road 16 west of the St. Augustine outlet malls and other businesses and near several existing residential communities. Several hundred homes have already been constructed in the PUD.

The New Applicant will provide $20,000,000.00 in total proportionate fair share mitigation to

mitigate for the impacts to transportation facilities for development of 512 single family homes. The New Applicant will enter into a Development Agreement with St. Johns County concurrently with the County Commission's approval of this PUD Ordinance to memorialize the details of the aforementioned mitigation.

All roads within Grand Oaks will be owned and maintained by either a homeowners' association **("HOA")** or community development district **("CDD").** Thus, the County will not be required to maintain project roads.

St. Johns County Fire Stations 4 (County Road 208) and 16 (Murabella) are both located within five (5) miles of the site, so the project will not result in a diminution of that public service in the area.

Water and sewer lines are currently available to the Project along State Road 16 to provide service to the development.

The MDP illustrates how the current project has taken steps to preserve a majority of the on-site wetlands, including wetlands associated with Turnbull Creek, by clustering development within upland portions of the site. Any development adjacent to wetlands will comply with St. Johns County Comprehensive Plan Policy E.2.2.4(a)(l)(a).

The MDP also shows site access (one access and one emergency access) onto State Road 16, drainage and open space.

A list of the project's public benefits includes:

1. Contribution of $20,000,000.00 in transportation proportionate fair share mitigation. This is in addition to the $5,040,000.00 which was paid as mitigation for the 442 platted lots.

2. Preservation of all specimen oak trees and other large oak trees within the site, pursuant to the applicable provisions in the LDC.

3. Commitment to water conservation.

4. Property taxes and other revenues generated will more than pay for public services for new residents.

A Large-Scale Comprehensive Plan Amendment application was approved which changed the FLUM designation of the Property from R/S to Residential C, with a text amendment that caps development of the Property to a maximum of 999 single-family residential units, a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space.

Density and intensity of proposed uses for the **entire** PUD/Project (not just the Property) will be:

Land Use	Units/Square Footage	Developable Acres	Wetland Acres	Net Density/intensity
Residential	954 units	393	89 (93 total, 4.17 impact)	2.43 units per acre
Commercial/Office	150,000 square feet	12.4	0	12,000 square feet per acre
Middle School Site		30	0	

The requested density and intensity are within the parameters of the Project's proposed Future Land Use designation of Residential C.

The Residential C FLUM designation allows for a maximum residential density of six (6) units per acre. The New Applicant is proposing a density of 2.43 units per acre, which density is consistent with the densities of the neighboring residential projects of Murabella, Windward Ranch and Whisper Ridge and developing community Tomoka Pines. FLUM designations for properties in close proximity include Residential B, Residential C and Rural/Silviculture to the north and east, Park/Recreation to the west and Rural/Silviculture to the south. FLUM designations of other nearby lands include Residential A, Residential B, Residential C and St. Johns DRI. Many of the contiguous and surrounding lands designated Rural/Silviculture and Park/Recreation are associated with the Turnbull Creek Conservation Area, Twelve Mile Swamp and Star 4 Mitigation Bank will be preserved in their natural state and will never be developed.

The PUD Modification and Project also meet the requirements of ***Comprehensive Plan Objective A.2.1.9,*** as follows:

1. **Development shall respect existing development patterns and provide for compatibility, quality and integrity of existing neighborhoods. Screening between neighborhoods shall have a vegetation component. The use of opaque fencing, walls and similar privacy fencing around the perimeter of neighborhoods shall also provide natural vegetation along the outside.**

   The New Applicant has proposed a residential density of 2.43 units per acre for the entire Project, which density is consistent with neighboring communities of Tomoka Pines, Gran Lake, Murabella, Windward Ranch and others. The New Applicant will provide the required development and scenic edges, as shown on the MDP for the Property. Existing natural vegetation should provide adequate screening around the perimeter of the neighborhood.

2. **Incompatibilities between existing neighborhoods shall be mitigated through architectural design, development edges and recreational trails, additional landscaping and similar types of screening. Proposed mitigation for neighborhood incompatibility shall be determined by the Board of County Commissioners. The burden of proof shall be upon the applicant to prove to the Board of County Commissioners that the proposed mitigation meets the intent of this policy.**

The New Applicant will comply with requirements of the Comprehensive Plan and Code to provide required buffering, development edges, screening and architectural design to eliminate any incompatibilities between existing neighborhoods and the proposed project.

3. **Development shall identify and incorporate into its plans measures to protect rural character, archeological, cultural, and historic sites, when these sites are deemed to be significant by St. Johns County or the State of Florida.**

   A cultural resources report was included with the companion Comprehensive Plan Amendment application package.

4. **Development shall avoid the creation of urban sprawl and strip development.**

   (a) the extent to which the proposed amendment is contiguous to an existing Development Area which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment:

   The Property is located within an existing PUD where several hundred homes have already been constructed. This modification reduces the number of homes allowed on the Property. The proposed residential density of 2.43 units per acre for the entire Project is consistent with residential densities of the nearby Murabella, Windward Ranch, Whisper Ridge and other developments which have densities of two (2) units per acre to six (6) units per acre and commercial/office/light industrial intensities at the interchanges of I-95/State Road 16 and I-95/International Golf Parkway.

   (b) the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

   The Property is located within an existing PUD. The proposed homes on the Property are less than what is currently entitled for the Property within said PUD.

   St. Johns County Fire Stations 4 (County Road 208) and 16 (Murabella) are both located within five (5) miles of the site, so the project will not result in a diminution of that public service in the area.

   Water and sewer lines are currently available to the site along State Road 16 to provide service to the development. Reclaimed water will be made available consistent with the SJCUD availability letter at the time of system design.

   The New Applicant will enter into a Development Agreement with St. Johns County concurrently with the County Commission's approval of this PUD Ordinance to memorialize the details of contribution of $20,000,000 in transportation mitigation for the 512 single-family residential units. This is in addition to the $5,040,000.00 paid for the 442 platted lots.

   This Project has been designed to minimize impacts to wetlands and endangered or threatened species by clustering development within upland portions of the site. By

providing upland buffers adjacent to contiguous wetlands, the New Applicant will preserve water quality within Turnbull Creek. In fact, water quality may be enhanced by the cessation of cattle operations within the Property.

In order to ensure the Project is compatible with the existing Turnbull Creek Conservation Area and Star 4 Mitigation Bank, the New Applicant will provide a minimum 35-foot undisturbed or landscaped development edge along all Property that constitutes the perimeter of the Project except along the secondary emergency access road. The Project will not be interconnected into either the Turnbull Creek Conservation Area or Star 4 Mitigation Bank lands to preserve them from intrusion. There are existing access roads into both the Turnbull Creek Conservation Area and Star 4 Mitigation Bank. The New Applicant will notify homeowners within the community of the possibility of prescribed burns and other land management activities that may occur within the Turnbull Creek Conservation Area and Star 4 Mitigation Bank, with such notice being included in recorded homeowners' association documents.

All roads within Grand Oaks will be owned and maintained by an HOA or CDD. Thus, no taxpayer dollars will be used to maintain, repair or replace community roads.

This major modification does not delete the previous requirement for donation of the 30-acre middle school site or the preservation of approximately 89-acres of wetlands.

All previous agreements with past parties within the Project are still enforceable against said past parties.

(c) the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization. (TPO) Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

Access to the Property is via State Road 16 by way of an existing, improved public road within the Project. The New Applicant proposes to develop and construct one emergency access to the Property and Project from State Road 16 as shown on the MDP.

(d) the extent to which the amendment will result in an efficient use of public funds needed for the provisions of new infrastructure and services related to it;

The residential parcels within the Property can be easily served by the existing State Road 16 for access. Existing SJCUD water and sewer lines are located adjacent to the site. The New Applicant will extend those lines to the Property (if not already extended). Therefore, no public funds are needed for the provision of new infrastructure or services for the project. The transportation mitigation proposed with this modification will help fund improvements to State Road 16.

(e) the extent to which the amendment will not result in a sprawl development pattern

as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing. Development Area Boundaries; and

Section 163.3177(6)(b), Florida Statutes, states that a Comprehensive Plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

1. **Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**

   The PUD major modification accomplishes by providing housing for County residents near the existing Development Area, and within the Development Area boundary once this application is approved, and preserving a majority of the existing on-site wetlands.

2. **Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**

   The modification is less units than is currently approved and is for construction of single-family homes in areas already zoned for single-family homes.

3. **Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.**

   The modification to the PUD requires vehicular and pedestrian interconnectivity within the Property and to other areas within the Project.

4. **Promotes conservation of water and energy.**

   The PUD major modification accomplishes by connecting to existing water and sewer systems owned by SJCUD within the existing Development Area boundary.

5. **Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.**

   Not applicable. No agricultural uses are proposed for the Property once fully developed.

6. **Preserves open space and natural lands and provides for public open space and recreation needs.**

   The Project accomplishes by preserving more than approximately 89 on-site wetlands by clustering development within upland areas of the site. Total amount of wetlands within the Property is 1.62 acres. This is included in the 4.17 acres

impacted in the entire Project.

7. **Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**

   This modification reduces the number of residential units in the PUD.

8. **Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in section 163.3164.**

   The PUD major modification provides for a reduction in the number of units for which the Property is currently entitled.
   The Property will be developed in the manner required by Section 163.3177(6)(b), Florida Statutes, and thus does not, by law, constitute urban sprawl. As shown in the Generalized Site Plan attached to this application, the New Applicant is proposing a maximum of single-family residences at an average density of 2.43 units per acre for the entire Project, which density is consistent and compatible with the densities of nearby communities of Windward Ranch and Tomoka Pines and nearby communities of Murabella, Gran Lake, Whisper Ridge and others.

(f) the extent to which the amendment will result in a sustainable development pattern through a balance of land used that is internally interrelated; demonstrates an efficient use of land; ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.

The New Applicant will provide roadway and sidewalk interconnectivity throughout the Property and to the Project, as shown on the MDP. Sidewalks shall be a minimum of four (4) feet in width for local roads.

5. **Development shall provide accessible open space in the form of squares, plazas, parks, greens and similar open space design. The extent, scale and size of these open space areas shall be submitted with the development plan. Where possible, areas used as open spaces shall consider the use of existing agricultural or rural silvicultural areas to help maintain the rural character of the sector.**

   The New Applicant will provide all parks, green space, development and scenic edges and other open space required by this PUD modification within the Property as shown on the MDP. The various open spaces and edges will contain existing vegetation where applicable.

6. **Residential, commercial, retail, office and other non-residential uses shall be provided in compact centers. Strip development shall be prohibited. Commercial, retail, office and other non-residential uses shall be interconnected with residential areas with vehicular, bike and**

pedestrian ways to assist in alleviating traffic congestion on other roadways.

This portion of the PUD does not include non-residential uses other than open space and amenities which complement the proposed residential uses.

7. **When determined appropriate, development shall provide a mixture of housing types and price ranges to provide housing opportunities for all residents of the Northwest and benefit the area's economy.**

   The homes within the Property will be similar in housing type to the homes already approved for the Property and the Project and the homes which have been constructed throughout the Project.

8. **Development shall provide a pedestrian friendly transportation system. Pedestrian sidewalks or bikeways shall be provided.**

   The New Applicant will provide sidewalks throughout the Property and provide pedestrian interconnectivity to other areas within the Project from the Property.

9. **When determined appropriate, development shall provide the location and proposed density/intensity of development of each neighborhood, as well as the demand, location and size of schools, civic sites and parks in accordance with the requirements of these policies.**

   The MDP shows the locations of proposed residential areas, amenity areas, open space and other improvements.

10. **Development shall identify major, minor collector roadways and limited access arterial roadways. Interconnectivity within the development and with surrounding development shall be provided.**

    The Property will connect to State Road 16, in the locations depicted on the MDP. The Property will be connected with neighborhoods to the southeast via State Road 16. The project cannot be connected with lands to the north, south or west due to the location of existing residences (north and south) and the location of contiguous wetland systems, including Turnbull Creek Conservation Area.

11. **Development shall identify bikeways and pedestrian ways. Bikeway and pedestrian interconnectivity within the development and with the surrounding area shall be provided, if feasible.**

    The New Applicant will construct a sidewalk within the Property as required by the applicable rules and regulations.

12. **Development shall identify the extent, type and location of natural features and vistas in the planned development.**

    A majority of the on-site wetlands will be preserved.

13. **Development shall identify existing land uses and prevalent development patterns within and surrounding the proposed development within the defined community.**

    The proposed development on the Property is the same as previously approved but with less units.

14. **Development shall identify development edges and recreational trails and other environmental features within and surrounding the proposed development within the defined community.**

    As shown on the MDP, this PUD major modification provides the required development edges and recreational trails, with pedestrian and vehicular connection to State Road 16 and its adjacent sidewalks/paths.

15. **Development shall identify the developable land area within the development.**

    Developable land within the Property is depicted on the MDP.

16. **When determined appropriate, Development shall identify public facilities and services available to the area, available capacity and any deficiencies.**

    The New Applicant has provided information about public facilities and services available to the area and available capacity. The New Applicant will mitigate any facility or capacity deficiencies as needed for residents of the new development on the Property.

17. **Development shall use underground utilities unless topography, drainage, or similar constraints cause underground utilities not to be feasible. This includes electric, water, sewer, cable, fiber optics, and phone lines that may be located in the development edges.**

    The Project will provide underground utilities unless infeasible. Development within the Property will provide underground utilities unless infeasible.

18. **Development shall provide a statement of the community goals and objectives (Vision) consistent with the goals, objectives and policies of the Northwest Sector Overlay and provide how the proposed development meets the intent of the Vision.**

    This narrative provides a statement of the community goals and objectives.

19. **Development shall identify the relationship to the surrounding defined community, neighborhoods, and commercial support areas.**

    The New Applicant has devised a MDP which shows the planned development on the Property in relation to the existing development within the Grand Oaks PUD.

20. **When determined appropriate, the Development shall identify the proposed locations for right-of-ways and reserve right-of-way for roadways depicted on the Northwest Sector Overlay Map.**

    The previous developer dedicated right-of-way necessary for the existing access road from SR16.

21. Development shall identify neighborhood support facilities that are projected to be needed to address the impacts of the proposed development, such as but not limited to, traffic circulation, water and wastewater treatment plants, solid waste transfer facilities, fire stations, emergency medical services, police stations, government buildings, libraries, civic/cultural places, public gathering places, parks, and schools.

The New Applicant will provide project roadway connection to State Road 16 in the locations depicted on the MDP (to the extent they do not already exist), and will extend existing SJCUD potable water and sanitary sewer lines to this Property (to the extent they have not already been extended). The New Applicant will work in conjunction with SJCUD to loop its potable water system in this area of the County. The New Applicant will also provide required parks and open space on the Property as shown on the MDP. The New Applicant does not propose to provide any solid waste transfer facilities, fire stations, emergency medical services, police stations, government buildings, libraries, civic/cultural places, public gathering places. As a part of the Project's build-out condition, the New Applicant will construct signalization, to the extent warranted, as well as approved and requested by FDOT and the County.

B. The total number of acres included within the Project as requested in the application.

The entire Project includes approximately 524 acres, as shown on the original PUD (Ordinance 2018-40). The Property is approximately 126 acres.

C. The total number of wetland acres included within the Project as requested in the application.

The entire Project included/includes approximately 93.5 acres of wetlands, including approximately 4.17 acres of wetland impacts.

D. The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of the Code.

There are approximately 435 developable acres (including approximately 4.17 acres of filled wetlands) within the entire Project. Approximately 89 acres of wetlands will be preserved within the entire Project.

E. The total number of residential dwelling units and density of the Project, proposed density bonuses, the projected population, and projected population of school age children that may reside within the Project.

The entire Project will include a maximum of 954 single-family residential units on approximately 481.5 gross acres and approximately 393 net developable acres. Of those units, a maximum of 648 will be non-age-restricted and a maximum of 306 will be age-restricted. The New Applicant will provide a declaration of restrictive covenant recorded against title to age-restricted lots, with approval of the St. Johns County School District. The requested density is within the parameters of the Property's Future Land Use designation of Residential C.

The proposed maximum of 954 units will result in a maximum project density of 2.43 units per acre net acre and 1.9 units per gross acre. The projected population within the Property is 2,438 residents, based on 2.44 residents in each of the maximum 954 homes. The projected population of school age children is 472 (674 units times 0.70 children per household).

For the Property, there can be a maximum of 145 age-restricted and a maximum of 367 non-age restricted single-family residential units.

F. The total square footage and intensity of non-residential development.

The entire Project will include a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space on approximately 12.4 acres. Non-residential uses within the Property may include Neighborhood Business and Commercial, General Business and Commercial, Cultural/Institutional, Office and Professional, Neighborhood Public Service, General Public Service, Regional Business and Commercial, and Mixed-Use Community Commercial, as those terms are defined in the Code, as a matter of right. Any Special Uses allowed in the Commercial General zoning district shall be permitted within Grand Oaks, subject to applicable development standards set forth in LDC Part 2.03.00. Sale of Alcoholic Beverages and Recreational Vehicle/Boat Storage facilities shall be allowed within the Property, subject to applicable development standards set forth in LDC Part 2.03.00.

Agricultural and silvicultural practices may continue in areas of the Property where construction has not commenced (except in upland buffers or preserved wetland areas) and so long as no requirements set forth herein or on the MDP are compromised. Agricultural and silvicultural operations would be subject to any applicable provisions of the Code.

G. The residential and non-residential structure setbacks, as measured from the property line, the minimum size of residential lots, the number of parking spaces for residential and non-residential uses, the use of signs and signage to serve the Project, including sign height, size and type, such as wall, ground or monument, pylon, etc., street lights or other required outdoor lighting within the Project, and the maximum height of all structures.

1. Single-Family Residential Criteria.

   a. Setbacks:

Front Yard:	20 Feet
Second Front Yard/Corner Lots:	10 feet
Rear Yard:	10 Feet
Side Yard:	5 Feet

All structures shall have a minimum separation of 10 feet, as measured from outer wall to outer wall. Projections will be permitted to encroach into side yard setbacks. See Section T for waiver. Setbacks shall be measured from a point on each structure that is at least thirty (30) inches above the general ground level. No air conditioning equipment, electrical equipment, masonry walls, masonry fences, concrete walkways, pools, pool decks, pool enclosures, buildings or eaves of any buildings shall be located within an underground utility or drainage easement.

b. Building height: Buildings shall not exceed 35 feet in height.

c. Minimum lot size: 4,400 square feet.

d. Minimum lot width: 40 feet; however, lots on cul-de-sacs or curves shall be a minimum of 25 feet where the side yards intersect the street line. In accordance with LDC Section 6.01.04.I, the minimum dimension of the buildable lot shall not be less than the required and minimum lot width at the front yard. In the case of lots not meeting the minimum dimension at the minimum required front yard, as defined in LDC Table 6.01, the front yard shall be extended to the point at which the minimum dimension is met.

e. Minimum lot depth: 110 feet.

f. Maximum impervious surface ratio: 70 percent per lot.

g. Maximum coverage by buildings: 65 percent per lot.

h. Parking: Two (2) parking spaces shall be provided within the garage and/or driveway of each single-family residential unit.

i. Signage: Any signage located within County right-of-way shall be permitted through the County's Engineering Office. For the purposes of signage, the Property shall be considered one premise.

1. Ingress, egress and directional signs along the main collector road internal to the Property can be a maximum of 16 square feet in size and a maximum of five (5) feet in height. See Section T for waiver.

2. Temporary signs shall conform to the requirements of LDC Sections 7.02.02 and 7.02.03.

3. Various locational, directional, model home, wayfinding and traffic control signs shall be allowed on site to direct traffic and for identification of sales offices, recreation areas and others. Such signs shall comply with applicable requirements of LDC Section 7.02.06.

2. Non-Residential Criteria (for the Property this is limited to amenities and other ancillary uses to the residential uses). These changes do not apply to any Non-residential property located in the Project not located within the Property.

a. Setbacks: The minimum building setbacks are:

1. Setbacks are: Front Yard: 0 feet
Rear Yard: 0 feet
Side Yard: 0 feet

2. All structures shall have a minimum separation often (10) feet, as measured from outer wall to outer wall. Projections shall be permitted to encroach into side yards. See Section T for waiver. Setbacks shall be measured from a point on each structure that is at least 30 inches above the general ground level. No air conditioning equipment, electrical equipment, masonry walls, masonry fences, concrete walkways, buildings or eaves of any buildings shall be located within an underground utility or drainage easement.

3. A 20-foot setback will be provided for building, parking and/or storage areas along property lines adjacent to road rights-of-way and adjacent to residential uses, in accordance with LDC Section 5.03.03.B.2. Portions of the non-residential property may be sold as individual parcels, provided each parcel has shared property frontage for access/ingress/egress.

b. Building height: Buildings shall not exceed 45 feet in height. Structures over 35 feet in height shall be protected with automatic sprinkler systems designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code as adopted by the State of Florida and NFPA 13.

c. Maximum impervious surface ratio: 70 percent.

d. Maximum lot coverage by buildings: 65 percent of the overall parcel.

e. Maximum floor area ratio: 50 percent.

f. Parking: Individual parcels may share parking with other facilities pursuant to shared parking agreements, provided the uses sharing the parking areas do not result in a lack of required parking and are in conformance with LDC Section 6.05.02.B. The shared-parking shall be located within 300 feet of the public entrance to the structure or the land area containing the use for which such spaces are required. Off-site parking, which shall be located within the bounds of the non-residential areas of the Property, will be an allowable use for out-parcels with the Property.

g. Signage:

1. Along the project collector road, the New Applicant shall be permitted to have ground signs at each of the entrances into the commercial/office parcel and the school site, in the locations depicted on the MDP. Such signs will have maximum of 150 square feet of ADA each and a maximum height of 20 feet.

2. Temporary signs shall comply with applicable provisions of LDC Sections 7.02.02 and 7.02.03.

3. Various directional, location, model and traffic control signs shall be allowed on-site to direct traffic and for identification of sales offices, amenity areas and the like. Such signs shall comply with applicable requirements of LDC Section 7.02.06.

4. A project identity monument (without signage) will be allowed in the median of the eastern access road into the project from State Road 16, in the location depicted on the MDP. Such project identity monument shall not exceed 25 feet in

height. See Section T for waiver. The monument will meet all other applicable requirements of LDC Section 7.06.02.

5. For purposes of signage, the Property shall be considered one premise.

3. Overall Site Criteria

a. Lighting: Project lighting will comply with the provisions of LDC Sections 5.03.06.H.6 and 6.09.

b. Incremental Master Development- Plans. The MDP is included with this rezoning application. Due to the large size of the development parcels within the PUD, incremental MDPs **("IMDPs")** will be submitted for the remaining portions of the site in conjunction with submittal of final construction plans for the applicable portion of the PUD. These IMDP maps must demonstrate compliance with all sections of this MDP. Each IMDP shall include a notation that building locations are general and subject to final construction plan approval.

H. The type and location of infrastructure needed to serve the Project, including at a minimum, drainage facilities, vehicle and pedestrian access to the Project, internal vehicle and pedestrian access within the Project, interconnectivity access points to adjacent properties, potential new or expanded thoroughfare or right-of-way location, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the Project.

1. Drainage: A master stormwater management system shall be constructed and maintained by one or more property or homeowners associations and/or a CDD. The stormwater management system will be constructed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District **("District").** When feasible, the project will utilize the stormwater ponds as a source of irrigation to all common areas.

2. Site Access: Vehicular access within the Project and the Property is depicted on the MDP and connects off-site to State Road 16. A collector road (the **"Collector Road")** has been constructed through the Project from the eastern State Road 16 entrance as depicted on the MDP. Site access turn lanes have been constructed on SR 16 for build out and signalization or other intersection control will be constructed when warranted and approved by FDOT and the County.

Roads within the Project and the Property will be owned and maintained by a homeowners association or community development district.

An emergency access road shall be provided as shown on the MDP.

The emergency access road shall:

- If gated, have a Knox padlock or key switch.
- The access road must support 80,000 lbs.

- Have at least twenty (20) feet unobstructed width and 13.5 feet vertical clearance.

As transportation mitigation for development of the 512 single-family homes within the Property, the New Applicant will pay $20,00,000.00 **.** The details of this mitigation are set forth in more detail in the agreement between the New Applicant and the County approved by the County Commission concurrently with this PUD Ordinance.

Emergency access to the western portion of the site will be via the existing private road into the Project.

The Project will provide non-vehicular interconnection to the County's Turnbull Creek Conservation Area in the location depicted on the MDP. The Project cannot connect land to the south and southeast because they are part of the Star 4 Mitigation Bank.

As shown on previous MDPs for this PUD, the New Applicant will provide an area for potential bike/pedestrian access to CR2209 if requested by the County.

3. Pedestrian/Bicycle Circulation: Within the Property and where required by the applicable LDC provisions, pedestrian and bicycle circulation will be provided via a minimum four (4)-foot-wide sidewalk on one side of all interior roads; via a minimum five (5)-foot-wide sidewalk on both sides of collector roadways; via a minimum six (6)-foot-wide sidewalk adjacent to the proposed school site within the project; and within the project collector road as required by the Code. Sidewalks internal to the Property will be constructed concurrently with the adjacent roads. Sidewalks shall comply with Section 403.5.3 of the Florida Accessibility Code for Building Construction **("FACBC")** for "passing space". All pedestrian accessible routes shall meet the requirements of the FACBC and Americans Disability Act Accessibility Guidelines **("ADAAG")** established by Florida law and 28 CFR Part 36.

4. Parks, Open Space and Recreational Facilities:. The Project will have 2,328 residents (954 units x 2.44 persons per unit) and will provide approximately 19.9 acres of recreational area (approximately 2.2 acres more than the required 12.2 acres) in the locations depicted on the MDP. A minimum of sixty (60) percent of the required park acreage, or 7.9 acres; will consist of community parks (e.g., ballfields, multi-use fields).

The entire Project provides more than the required minimum of five (5) percent conservation of upland natural vegetation. There is no Significant Natural Communities Habitat on the Property. All specimen oak trees within the Property will be preserved, pursuant to applicable provisions of the Code. The entire Project provides approximately 147 acres of open space, which is approximately sixteen (16) acres more open space than required by LDC Section 5.03.03.A.1. All of the facilities and elements for each open space, recreational area and/or amenity center, or the like, shall meet the requirements of the FACBC, adopted pursuant to Section 553.503, Florida Statutes, based on the 2010 ADA Standards for Accessibility Design.

5. Fire Protection: Fire protection will be provided in accordance with the most current edition of the Florida Fire Prevention Code, as adopted by State of Florida.

6. Solid Waste Collection: Solid waste collection will be provided by a County-contracted waste collection company.

I. The amount of water/wastewater/reuse, based upon the projected population, and the public utility providers, if applicable.

Water and sewer services will be obtained from the SJCUD via central utility systems which will be extended serve the adjacent Steeplechase project. The New Applicant will extend water and sewer mains to serve the Property (as needed), subject to agreement and permitting by SJCUD and other applicable agencies. Water and sewer use will be as follows:

1. Water:

954 residential units	350 gallons per day/unit	333,900 gallons per day
100,000 square feet of commercial space	10 gpd/100 square feet	10,000 gallons per day
50,000 square feet of office space	15 gpd/100 square feet	7,500 gallons per day

2. Sewer:

954 residential units	350 gallons per day/unit	333,900 gallons per day
100,000 square feet of commercial space	10 gpd/100 square feet	10,000 gallons per day
50,000 square feet of office space	15 gpd/100 square feet	7,500 gallons per day

All on-site utility infrastructure will be public (but may be located on privately owned land) and will be installed underground to the extent feasible. All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the SJCUD to minimize impact to the existing infrastructure or to the existing level of service. Water and sewer lines that are to be dedicated to the SJCUD for ownership that are not in the public right-of-way shall require an easement/restoration agreement. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water, reuse, and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines. Reuse infrastructure for irrigation may be installed in anticipation of future service, as indicated in the SJCUD

availability letter. Lot irrigation systems may utilize soil moisture readers to reduce the amount of water used for irrigation and to better conserve water resources. Landscaped common areas shall be irrigated with stormwater from on-site retention/detention ponds as the primary (first) source. Reuse water, once available, will serve as a secondary (back up) supply for irrigating common areas. The New Applicant will maximize use of stormwater, surface water and reclaimed water for irrigation, as indicated in the SJCUD availability letter.

Any wells and septic systems located within the Property that are displaced by development shall be properly abandoned consistent with Florida Administrative Code and Environmental Health procedures prior to construction plan approval.

J. ***The type of underlying soils and their suitability of development of the proposed Project.***

Soils located within the Project include those listed in the environment report by Environmental Services, Inc. ("ESI") dated December 2016 (the "Environmental Report") as attached as Attachment "E." to the PUD as originally approved. The suitability of such soils for development of the proposed project is as follows:

1. St. Johns Fine Sand, depressional (05). St. Johns fine sand, depressional, is a very poorly drained, nearly level soil in depressions in the flatwoods. This soil is covered with standing water for periods of 6 to 12 months in most years. Typically, the surface layer is black fine sand about 13 inches thick. The subsurface layer is fine sand, which is about 12 inches thick. It is dark gray in the upper three inches and gray in the lower nine inches.

2. Pomona Fine Sand (09). Pomona fine sand is a poorly drained, nearly level soil is in broad areas in the flatwoods. The seasonal high water table is within 10 inches of the surface for one to three months and is at a depth of 10 to 40 inches for six months or more. During extended dry periods, the water table recedes to a depth of more than 40 inches. Typically, the surface layer is black to very dark gray fine sand about six inches thick. The subsurface layer, which is about 15 inches thick, is gray and light gray fine sand.

3. Ona fine sand (12). Ona fine sand is a nearly level, poorly drained sandy soil in flatwood areas. The seasonal high water table is at a depth of 10 to 40 inches for periods of four to six months during most years. It rises to a depth of less than 10 inches for periods of one to four months and may recede to a depth of more than 40 inches during very dry seasons. Typically, the surface layer, about eight inches thick, is very dark gray fine sand. The subsoil between depths of 8 and 16 inches. is black to dark brown fine sand.

4. Floridana fine sand, frequently flooded (18). Floridana fine sand is a very poorly drained, nearly level soil on flood plains and in broad, shallow drainageways. This Floridana soil is subject to flooding for one to three months during the rainy season. The water table is at a depth of less than 10 inches for more than six months during most years. Typically, the surface layer is black fine sand about 18 inches thick. The subsurface layer is grayish brown fine sand about 10 inches thick.

5. Manatee fine sandy loam, frequently flooded (22). Manatee fine sandy loam is a very poorly drained, nearly level soil on flood plains and in poorly defined drainageways. This soil has a water table within 10 inches of the surface for two to four months in most years.

It is subject to flooding for long periods during seasons of high rainfall. Typically, the surface layer is very dark gray and black fine sandy loam about 13 inches thick. The subsoil, which extends to a depth of 34 inches, is very dark gray fine sandy loam in the upper 12 inches and dark gray sandy clay loam in the next nine inches.

6. Wesconnett fine sand, frequently flooded (30). Wesconnett fine sand is a very poorly drained, nearly level soil in narrow to broad, weakly defined drainageways in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for 6 to 12 months during most years under natural conditions. It is subject to flooding during wet seasons. Typically, the surface layer is covered by partly decomposed leaves, roots, and twigs about three inches thick. The surface layer is black fine sand about eight inches thick.

7. Tocoi fine sand (34). Tocoi fine sand is a poorly drained, nearly level soil in broad flatwood areas. The seasonal high water table is at a depth of less than 10 inches for two to four months during rainy seasons. It is within a depth of 20 to 40 inches for six months or more during most years. Typically, the surface layer is black fine sand about 13 inches thick. The upper part of the subsoil consists of very dark brown and dark reddish brown fine sand, which extends to a depth of 23 inches.

8. Holopaw fine sand (46). Holopaw fine sand is a poorly drained, nearly level soil in low, broad areas in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for one to three months, but may recede to a depth of 10 to 40 inches for three to four months in most years. Typically, the surface layer is covered with partly decomposed litter and organic matter about one inch thick. It is mixed very dark gray and grayish brown fine sand in the upper seven inches, and it is dark gray fine sand in the lower six inches. The subsurface layer, which extends to a depth of about 53 inches, is light gray to gray fine sand.9.Holopaw fine sand, frequently flooded (47). Holopaw fine sand, frequently flooded, is a very poorly drained, nearly level sandy soil in broad, shallow drainageways. This soil is flooded for more than one month during most years. The water table is within 10 inches of the soil surface for two to six months annually. Typically, the surface layer is black fine sand about six inches thick. The subsurface layer, about 44 inches thick, is grayish brown and gray fine sand. 10. Winder fine sand, frequently flooded (48). Winder fine sand is a poorly drained, nearly level soil that formed in loamy marine materials. The seasonal high water table is within a depth of 10 inches for two to six months during most years. The soil is subject to flooding for periods up to three months during times of high rainfall in most years. Typically, the surface layer is dark gray fine sand about three inches thick. The subsurface layer is light gray fine sand about eight inches thick.

9. EauGallie fine sand (58). EauGallie fine sand is a poorly drained, nearly level soil on low knolls and ridges, adjacent to depressions and drainageways in the flatwoods. The water table is within 10 inches of the surface for a period of one to from months and within 40 inches for more than six months. Typically, the surface layer is black fine sand about six inches thick that contains many uncoated sand grains. The subsurface layer, about 11 inches thick, consists of gray and light gray fine sand.

10. Riviera fine sand, depressional (61). Riviera fine sand, depressional, is a very poorly drained, nearly level soil in depressional areas and in the flatwoods. The water table is• above the surface for more than six months in most years. Typically, the surface layer

consists of about six inches of dark gray fine sand. The subsurface layer is grayish brown fine sand, which extends to a depth of 25 inches.

11. Placid fine sand (63). Placid fine sand is a very poorly drained, nearly level soil on broad, low, flat areas. This soil has a seasonal high water table within a depth of 10 inches for more than six months in most years. During extended dry periods, the water table may recede to a depth of more than 40 inches. Typically, the surface layer is black fine sand about 12 inches thick. The subsurface layer is fine sand, which extends to a depth of 51 inches. It is dark gray in the upper part and grayish brown, light gray, and dark grayish brown below.

K. The type and extent of upland forest and wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and wetland vegetation shall be provided with the application.

The Property includes the Florida Land Use Cover and Classification System **("FLUCCS")** areas shown on the FLUCCS map contained in the Environmental Report attached to the original PUD application

Turnbull Creek runs north and south along the western border of the Property/Project. The preservation of Turnbull Creek will allow for the perpetual protection of contiguous wetland/tributary systems from this Property north to the County's Turnbull Creek Conservation Area to the Twelve Mile Swamp.

L. The type and extent of any Significant Natural Communities Habitat as defined by the Code. Listed Species information including locations, densities and extent of habitat.

Please see attached information on Bald Eagle Nest SJ-921. The County's ID of "SJ-921" is the temporary ID given to an eagle nest when it is discovered. Once the nest is verified, it receives a permanent ID. The temporary numbering system will show a first digit of "9", a second digit for the year it was discovered (it was discovered in 2022) and a 3rd/4th digit for the specific ID (so, if our eagle was the 14th eagle discovered in 2022, the temporary ID would be "SJ-9214"). The map enclosed identifies the nest as SJ056. No Significant Natural Communities Habitat exists within the Property. The Bald Eagle Nest is not located within the Property. A portion of the development is within the 1500 foot radial area. No portion of the development is within the 750 foot radial area, thus those restrictions do not apply. The applicant will comply with Section 4.01.10.B.2 as to the "Secondary Zone" requirements.

M. Identification of known or observed Historic Resources as defined by the Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of the Code shall apply.

The original applicant had a cultural resources analysis done of the Property and no such resources were located. A copy of the analysis was provided to the County and is included in the file for this application.

N. The type and extent of buffering, landscaping, tree removal, tree protection and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy.

1. Buffers: A 10-foot natural/landscaped buffer will be provided where the Property includes the Project perimeter, as depicted on the MDP. Portions of the Property located adjacent to the future County Road 2209 will have 50-foot buffers along such road rights-of-way and shall include Type "B" screening as required in LDC Section 6.06.04.B.6. An average 25-foot upland buffer (minimum ten (10) feet) will be provided adjacent to contiguous wetlands. The upland buffer shall be measured from the State jurisdictional wetland line, pursuant to LDC Section 4.01.06.B. The requirement of LDC Section 4.01.06.B.2 for a 25-foot setback from the upland buffer shall not be required for residential lots adjacent to contiguous wetlands when the required upland buffer is not included as area or acreage within the platted lots.

2. Development Edges: A 35-foot development edge will be provided where the Property includes the perimeter of the Project, as depicted on the MDP; provided, however, that a 10-foot development edge shall be provided within the right-of-way of the emergency access road. See Section T for waiver.

Other project development edges may be left in a natural state or landscaped. Where edges have little or no vegetation, they will be planted with native vegetation consistent with LDC Sections 6.06.02.G.1 and 6.06.02.H.1.

Development edges may include signs, multi-purpose paths, trails and stormwater ponds designed as amenities (for example with fountains, gazebos, benches and similar improvements). Development edges may include natural walking paths that can be used by residents. Such paths shall be owned and maintained by a homeowners association. No development edge is required where a scenic edge is provided.

3. Scenic Edges: A 75-foot scenic edge will be provided where the Property is adjacent to proposed County Road 2209 rights-of-way, as depicted on the MDP. Scenic edges may be left in a natural state or landscaped. Where edges have little or no vegetation, they will be planted according to the following landscape requirements (See Section T for waiver):

a. Native evergreen canopy trees planted every 20 to 30 feet on center.
b. Non-canopy trees shall be planted every 10 to 20 feet on center, except that the spacing may be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 50 feet.
c. Shrubs shall be planted between every three (3) to 15 feet on center and appropriately staggered.
d. Groundcover shall be planted every two (2) to five (5) feet on center.
e. Breaks in the scenic edge may be allowed in otherwise continuous edges to allow for access and associated entrance features, and provide view corridors to parks, scenic areas and other publicly accessible areas. The spacing may also be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 50 feet.

At the reasonable discretion of County staff, roads, signs, drainage, utility or access easements,

multi-purpose paths, and drainage outfalls may be located within the scenic edge. Breaks in the scenic edge are allowed in otherwise continuous edges to allow for access and associated entrance features, including signage and fencing incorporated into entry features, and to provide views corresponding to parks, scenic areas and other publicly accessible areas. Tree mitigation and landscaping will comply with applicable provisions of the Code at the time of permitting.

4. Use of Native Vegetation: The Project will use native vegetation around stormwater ponds to create wildlife habitat and passive recreation areas, consistent with Comprehensive Plan Policies D.3.2.6 and E.2.6.8.

O. PUDs located in Special Districts as defined by Article III of this Code shall include a statement identifying the particular Special District and refe1·encing the requirements to comply with the provisions of such Special District.

The Property is not subject to any Special District requirements.

P. The use, location and duration of temporary uses, including construction trailers, sales units, model homes and temporary signage related to construction of the Project.

Development of the site and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage and temporary access. The location of these uses will be depicted on construction plans. Temporary construction and sales trailers will be removed no later than 30 days following the issuance of a certificate of occupancy for the last home constructed on the Property. The New Applicant shall be permitted to erect temporary on-site construction and real estate signage within the Property and the Project, in conformance with LDC Sections 7.03.01.B and C. The New Applicant may also construct model homes within the Property. Model homes may consist of no more than ten (10) percent of the total number of lots within individual, approved construction plans. No certificates of occupancy shall be released until a final plat has been recorded and as-builts have been approved by the County.

Q. The use and location of Access01y Uses for residential and non-residential structures, including guest houses, AJC units and related heating/cooling units, setbacks, swimming pools, fencing and similar uses.

Accessory Uses such as private garages, mother-in-law suites, guest houses and storage buildings; Home Offices, pursuant to LDC Section 2.02.04.B.9; Home Occupations, pursuant to LDC Section 2.03.07 (including the requirement to obtain homeowners association approval of a Home Occupation); model homes; guardhouses; air conditioning units and related heating/cooling units; swimming pools and pool equipment; Household Animals; fences, walls or hedges; gaze) and other open-air structures; boardwalks, docks, and other similar uses shall be permitted within the Property, all as subject to the applicable standards set forth in LDC Section 2.02.04.B and 6.04.06.F.7.d, however, they may be located within the setbacks for the single-family residential homes. Setbacks for accessory structures will meet all applicable requirements of LDC Sections 2.02.04.B.8 and 5.03.03.B.1.d. Accessory structures such as home offices and the like may receive the

public as long as such structures comply with all appropriate Florida Building Codes, life safety issues and FACBC requirements. No air conditioning equipment, electrical equipment, masonry walls, masonry fences, concrete walkways, pools, pool decks, pool enclosures, buildings or eaves of buildings shall be' located within an underground utility or drainage easement.

R. ***A phasing schedule, which shall include the amount of residential and non-residential development to be completed within a specified phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phasing of the PUD may be obtained by:....(2) the provision of number of residential units or non-residential square footage that comprise a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred (JOO) dwelling units, a park shall be provided). The phasing schedule shall also provide for a PUD Progress Report as required by Section 5.03.07.***

The project will be developed in one (1), ten (10)-year phase. Development within the PUD has commenced. Completion shall occur no later than ten (10) years following approval of this modification. Completion shall be defined as approval of as-builts by the County. Construction phasing and construction accessibility routes shall be determined in cooperation with the County prior to the release of approved construction plans.

S. ***The projected impact of the Project upon St. Johns County and an explanation of the Project's benefit to the County, as compared to existing zoning or other zoning district, and justification for the Project.***

The New Applicant is seeking this rezoning to reduce the number of homes approved for the Property, set forth new transportation mitigation requirements and make alterations to the access as shown on the MDP. The Property is near the Tomoka Pines project and near the Whisper Ridge, Windward Ranch, Murabella, Gran Lake and other communities, as well as the outlet malls at the interchange of Interstate 95 and State Road 16. Thus, the PUD major modification is a natural extension of compatible development. The project will preserve wetlands associated with Turnbull Creek. The Property may have a community development district.

T. ***A description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of the Code shall be provided to justify the need for such waivers.***

The New Applicant is requesting the following waivers from the provisions of the Land Development Code for the Property (this does not impact any waivers in the existing PUD as it applies to property in the Project which does not include in the Property):

LDC Section 6.01.03.E.3 Front Yards on Corner Lots
This waiver is requested to allow for a 10-foot front yard setback on the secondary road of corner lots. The primary front yard setback will be 20 feet, as provided for in Section G.1 hereof. The

second front yard setback will be 10 feet, and no driveway shall be located within the secondary front yard. The reduction of second front yards will only be allowed when there are no impacts to site distance and/or visibility.

LDC Section 6.03.01 Fire Protection Regulations/Building Setbacks
This waiver is requested to allow the minimum separation of 10 feet between structures to be measured from outer wall to outer wall since the New Applicant will provide a fire protection system designed and installed in accordance with NFPA 13; or the required fire hydrants shall be capable of providing an additional 500 gallons per minute at 20 psi for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18.

LDC Section 6.04.07.A.2 Construction Access
This waiver is requested to allow temporary access for construction traffic to be provided to each phase of the Grand Oaks development. The New Applicant shall be permitted to use the existing project entrance road to State Road 16 for construction access. Additionally, the New Applicant shall be permitted to use local roads to provide access for horizontal construction traffic to future phases within residential development areas. Construction phasing and construction accessibility routes shall be determined in cooperation with the County prior to the release of approved construction plans.

LDC Section 6.04.07.C Right-of-Way Requirements

This waiver is requested to allow a reduced right-of-way width for the emergency access road as shown on the MDP, which provides a secondary emergency access to State Road 16 in the location depicted on the MDP. The typical section includes a 60-foot-wide right-of-way which shall transition to a 65 foot-wide right-of-way in lieu of 80 feet. Except as provided herein, the New Applicant agrees to construct the roadway for emergency access in the same configuration as provided in the original PUD, provided that applicable municipal or county codes, ordinances, or design standards have not changed since that time in a manner that would require additional right-of-way width beyond what is currently available.

LDC Section 6.06.02.G Northwest Sector Scenic Edges
This waiver is requested to allow some non-native landscaping within the scenic edges where the Property borders CR2209 in order to have such edge landscaping more appropriately blend into landscaping within the Project. The New Applicant will provide the same number and type of landscaping required by the Code (e.g., trees, groundcover), except that some of those plants may be non-native. The request is for gaps not exceeding 50' as opposed to 30' for Scenic Edge for the scenic edge.

LDC Section 6.06.02.H Northwest Sector Development Edges
This waiver is requested in order to reduce the development edge within the emergency access road. The emergency access road includes 60 feet of right-of-way, which is not adequate in width to include 35-foot development edges on both sides of the parcel. The New Applicant is proposing to plant landscaping consistent with LDC Section 6.06.02.H within the development edge to provide buffering to adjacent properties. Such landscaping will be modified slightly from the Code in order to avoid interference with utilities within the road right-of-way. The request is also for a 10' wide development edge within the right-of-way of the emergency access road

LDC Section 7.02.06.B Directional Signs
This waiver is requested to allow ingress, egress and direction signs along the primary collector road within Grand Oaks to be larger than three (3) square feet in size and no more than three (3) feet in height. The project will include commercial and office parcels, a school, park sites and a number of individual neighborhoods, which may require larger directional signage.

U. A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the MDP.

The New Applicant, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The New Applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners with respect to this Planned Unit Development rezoning application.

V. When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and wetland acres for each Land Use designation.

The Future Land Use designation of the Property is Residential C.

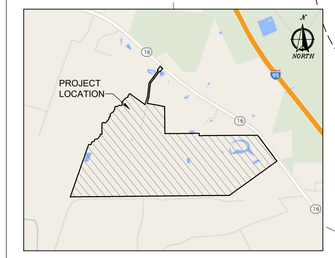
GENERAL NOTES:

1. ALL PRESERVED WETLANDS SHALL BE DESIGNATED CONSERVATION AREA ON ALL PLANS AND PLATS.

2. THE IMPROVEMENTS AND LAYOUT SHOWN HEREON IS CONCEPTUAL ONLY AND MAY BE REVISED ON THE CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT PLAN IN ACCORDANCE WITH LDC SECTION 5.03.05.

3. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA AMERICANS WITH ACCESSIBILITY IMPLEMENTATION ACT, ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION AND THE FAIR HOUSING ACT, IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.

4. CONCURRENTLY WITH THE PLATTING OF THE FIRST LOT WITHIN THE PROJECT, THE APPLICANT WILL PROVIDE A ONE (1) ACRE LAKEFRONT PARK THAT INCLUDES AN ENCLOSED PAVILION WITH RESTROOMS, CHILDREN'S PLAYGROUND, A SHADE/PAVILION, A TURFED MULTI-PURPOSE FIELD AND RELATED PARKING. PRIOR TO PLATTING THE 361ST LOT, THE APPLICANT WILL PROVIDE A 12-ACRE MASTER AMENITY SITE, INCLUDING A CLUBHOUSE, SWIMMING POOL WITH RESTROOM FACILITIES AND A CHILDREN'S WATER PARK, A LAKEFRONT PARTY PAVILION WITH DOCK, A RESIDENT'S CAMPGROUND, SPORT COURTS, TENNIS COURTS, AND A PICKLEBALL COURT. THE PROJECT WILL ALSO INCLUDE A 2ND DOG PARK.



VICINITY MAP
N.T.S.

DEVELOPMENT ANALYSIS

MAXIMUM DWELLING UNITS – 954 UNITS
TOTAL PROJECT ACREAGE – 523.9 ACRES
TOTAL PROJECT WETLANDS – 93.50 ACRES
TOTAL WETLAND IMPACT – 4.17 ACRES
TOTAL DEVELOPABLE = 435.04 ACRES
TOTAL RECREATION/PARK AREA = 19.99 ACRES
TOTAL OPEN SPACE = 146.49 ACRES

ZONING: PUD

RESIDENTIAL
TOTAL AREA = 481.53 ACRES
TOTAL DEVELOPABLE = 392.67 ACRES
WETLANDS = 93.50 ACRES
WETLAND IMPACTS = 4.17 ACRES (TOTAL OVERALL)
WETLAND IMPACTS = 1.62 ACRES (THIS PUD)
TOTAL OPEN SPACE = 146.49 ACRES (30%)
WETLAND PRESERVED = 89.33 ACRES
RECREATION AREA = 19.99 ACRES
VEGETATED BUFFER = 27.37 ACRES (5% UPLAND PRESERVATION)
PERIMETER BUFFER = 9.80 ACRES

SINGLE FAMILY SETBACKS:
50 FEET MINIMUM FROM THE RIGHT OF WAY OF SR 16 AND FUTURE CR 2209
FRONT 20 FEET; 10 FEET ON SECOND FRONT/CORNER LOTS
SIDE 5 FEET
REAR 10 FEET

ALL STRUCTURES SHALL HAVE A MINIMUM SEPARATION OF 10 FEET, AS MEASURED FROM OUTER WALL TO OUTER WALL. SETBACKS SHALL BE MEASURED FROM A POINT ON EACH STRUCTURE THAT IS AT LEAST THIRTY INCHES (30") ABOVE THE GENERAL GROUND LEVEL.

MAXIMUM BUILDING HEIGHT = 35'
MINIMUM LOT SIZE = 4,400 SF
MINIMUM LOT WIDTH = 40 FEET
MINIMUM LOT DEPTH = 110 FEET
ISR = 70% PER LOT
MAXIMUM COVERAGE BY BUILDINGS = 65% PER LOT AND 35% FOR THE PROPERTY AS A WHOLE
PARKING = TWO (2) PARKING SPACES SHALL BE PROVIDED WITHIN THE GARAGE AND/OR DRIVEWAY OF EACH SINGLE-FAMILY RESIDENTIAL UNIT.

NORTH

PARCEL

A PORTION OF SECTIONS 26, 34, 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 4407.30 FEET, TO THE NORTHERLY LINE OF SAID SECTION 34, AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF COMMENCEMENT; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 47°52'58" EAST, 1112.56 FEET; COURSE NO. 2: SOUTH 42°07'05" WEST, 230.00 FEET; COURSE NO. 3: SOUTH 47°52'58" EAST, 140.00 FEET; COURSE NO. 4: NORTH 42°07'05" EAST, 230.00 FEET; COURSE NO. 5: SOUTH 47°52'58" EAST, 653.67 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, SOUTHEASTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36°43'37" WEST, 199.37 FEET; COURSE NO. 2: SOUTH 53°12'28" EAST, 40.00 FEET; COURSE NO. 3: SOUTH 36°40'16" WEST, 649.98 FEET; COURSE NO. 4: SOUTH 06°00'19" WEST, 556.50 FEET; COURSE NO. 5: SOUTH 16°42'47" WEST, 383.52 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "B"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 47°52'58" EAST, ALONG THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 140.62 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 366, SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36°43'37" WEST, 186.32 FEET; COURSE NO. 2: NORTH 53°12'28" WEST, 40.00 FEET; COURSE NO. 3: SOUTH 36°40'16" WEST, 633.40 FEET; COURSE NO. 4: SOUTH 06°00'19" WEST, 545.61 FEET; COURSE NO. 5: SOUTH 13°46'33" WEST, 307.65 FEET, TO THE SOUTHERLY LINE OF SAID LANDS; THENCE SOUTH 79°35'28" EAST, ALONG LAST SAID LINE, 745.42 FEET, TO THE WESTSERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 73, PAGE 425, SAID PUBLIC RECORDS; THENCE SOUTH 00°31'26" EAST, ALONG LAST SAID LINE, AND ALONG THE WESTSERLY LINE OF THOSE LANDS DESIGNATED "PARCEL A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3267, PAGE 1092, SAID PUBLIC RECORDS, A DISTANCE OF 1146.58 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESIGNATED "PARCEL A"; THENCE NORTH 89°27'53" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3297, PAGE 404, SAID PUBLIC RECORDS, A DISTANCE OF 1447.54 FEET, TO THE WESTSERLY LINE OF THOSE LANDS DESIGNATED "PARCEL B", AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 3267, PAGE 1092; THENCE SOUTH 00°36'00" EAST, ALONG LAST SAID LINE, 99.99 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°26'57" EAST, ALONG LAST SAID LINE, 1209.14 FEET; THENCE NORTH 89°45'26" EAST, CONTINUING ALONG LAST SAID LINE, 1264.32 FEET, TO THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, AND TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID RIGHT OF WAY LINE, AND ALONG AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1839.86 FEET, AN ARC DISTANCE OF 97.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°57'37" EAST, 97.06 FEET; THENCE SOUTH 36°40'23" EAST, CONTINUING ALONG LAST SAID RIGHT OF WAY LINE, 1268.49 FEET, TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2694, PAGE 1145, SAID PUBLIC RECORDS; THENCE SOUTH 54°14'33" WEST, ALONG LAST SAID LINE, 2475.50 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1398, SAID PUBLIC RECORDS; THENCE SOUTH 89°27'02" WEST, ALONG LAST SAID LINE, 6733.00 FEET, TO THE WESTERLY LINE OF AFORESAID SECTION 34; THENCE NORTH 19°22'30" EAST, ALONG LAST SAID LINE, 2330 FEET, MORE OR LESS, TO THE CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 775 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 89°27'02" EAST FROM AFORESAID REFERENCE POINT "A", ALSO BEING THE NORTHERLY LINE OF SAID SECTION 34; THENCE 89°27'02" EAST, ALONG LAST SAID LINE, 75 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF AFORESAID SECTION 26; THENCE NORTH 00°32'10" WEST, ALONG THE AFORESAID WESTERLY LINE OF SECTION 26, 465 FEET, MORE OR LESS, TO THE AFORESAID CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, NORTHWESTERLY AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 2010 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 53°58'46" WEST FROM AFORESAID REFERENCE POINT "B", ALSO BEING THE SOUTHERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979THENCE SOUTH 53°58'46" EAST, ALONG LAST SAID LINE, 805 FEET, MORE OR LESS, TO SAID REFERENCE POINT "B", AND CLOSE.

CONTAINING 523.9 ACRES, MORE OR LESS.

LEGEND

SITE BOUNDARY
JURISDICTIONAL WETLAND LINE
VEGETATED NATURAL BUFFER
WETLAND IMPACT
FUTURE POTENTIAL ACCESS POINT

The Master Development Plan Map is a general representation of the appropriate location of development. Final construction and engineering plans must demonstrate compliance with all requirements of PUD/PRD and other applicable land development regulations.

APPROVED: _____
DATE: _____
ORDINANCE NUMBER: _____
FILE NUMBER: _____

0 400 800

FOR: PULTEGROUP, INC

GRAND OAKS
OVERALL SITE PLAN

No.	REVISION	DATE	BY
1	SJC COUNTY SUBMITTAL – MAJMOD	03/19/26	MsB
2	SJC COUNTY SUBMITTAL – COUNTY COMMENTS	03/19/26	MsB

PLANNERS AND ENGINEERS
C.A. No. 26821

LATEST DATE HEREON
DOMINION ENGINEERING GROUP, INC
3003 CLAIRE LANE, SUITE 201
JACKSONVILLE, FLORIDA 32223
PHONE: (904) 854-4500
www.dom-eng.com

DESIGN ENGINEER:
WILLIAM E SCHAEFER II
FLORIDA REGISTRATION NUMBER:
40229
SEAL

INCREMENTAL MASTER DEVELOPMENT PLAN EXHIBIT C

MsB	DESIGN	SCALE	
MsB	DRAWN	1	
WES	CHECKED	SHEET 1 OF 4	
03/19/26	DATE	2144.011 PROJ No.	FILE NAME

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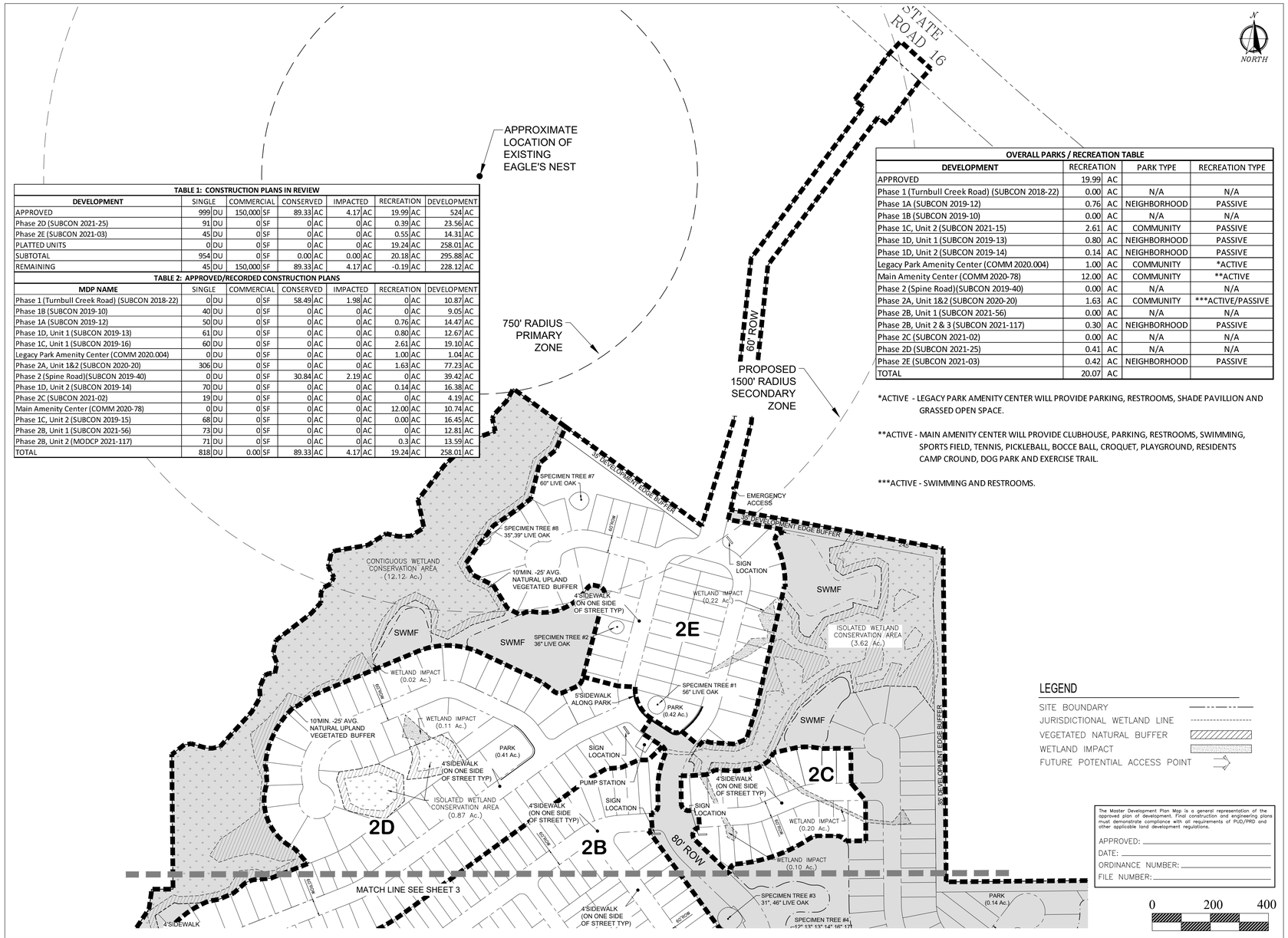


TABLE 1: CONSTRUCTION PLANS IN REVIEW

DEVELOPMENT	SINGLE	COMMERCIAL	CONSERVED	IMPACTED	RECREATION	DEVELOPMENT
APPROVED	999 DU	150,000 SF	89.33 AC	4.17 AC	19.99 AC	524 AC
Phase 2D (SUBCON 2021-25)	91 DU	0 SF	0 AC	0 AC	0.39 AC	23.56 AC
Phase 2E (SUBCON 2021-03)	45 DU	0 SF	0 AC	0 AC	0.55 AC	14.31 AC
PLATTED UNITS	0 DU	0 SF	0 AC	0 AC	19.24 AC	258.01 AC
SUBTOTAL	954 DU	0 SF	0.00 AC	0.00 AC	20.18 AC	295.88 AC
REMAINING	45 DU	150,000 SF	89.33 AC	4.17 AC	-0.19 AC	228.12 AC

TABLE 2: APPROVED/RECORDED CONSTRUCTION PLANS

MDP NAME	SINGLE	COMMERCIAL	CONSERVED	IMPACTED	RECREATION	DEVELOPMENT
Phase 1 (Turnbull Creek Road) (SUBCON 2018-22)	0 DU	0 SF	58.49 AC	1.98 AC	0 AC	10.87 AC
Phase 1B (SUBCON 2019-10)	40 DU	0 SF	0 AC	0 AC	0 AC	9.05 AC
Phase 1A (SUBCON 2019-12)	50 DU	0 SF	0 AC	0 AC	0.76 AC	14.47 AC
Phase 1D, Unit 1 (SUBCON 2019-13)	61 DU	0 SF	0 AC	0 AC	0.80 AC	12.67 AC
Phase 1C, Unit 1 (SUBCON 2019-16)	60 DU	0 SF	0 AC	0 AC	2.61 AC	19.10 AC
Legacy Park Amenity Center (COMM 2020.004)	0 DU	0 SF	0 AC	0 AC	1.00 AC	1.04 AC
Phase 2A, Unit 1&2 (SUBCON 2020-20)	306 DU	0 SF	0 AC	0 AC	1.63 AC	77.23 AC
Phase 2 (Spine Road)(SUBCON 2019-40)	0 DU	0 SF	30.84 AC	2.19 AC	0 AC	39.42 AC
Phase 1D, Unit 2 (SUBCON 2019-14)	70 DU	0 SF	0 AC	0 AC	0.14 AC	16.38 AC
Phase 2C (SUBCON 2021-02)	19 DU	0 SF	0 AC	0 AC	0 AC	4.19 AC
Main Amenity Center (COMM 2020-78)	0 DU	0 SF	0 AC	0 AC	12.00 AC	10.74 AC
Phase 1C, Unit 2 (SUBCON 2019-15)	68 DU	0 SF	0 AC	0 AC	0.00 AC	16.45 AC
Phase 2B, Unit 1 (SUBCON 2021-56)	73 DU	0 SF	0 AC	0 AC	0 AC	12.81 AC
Phase 2B, Unit 2 (MODCP 2021-117)	71 DU	0 SF	0 AC	0 AC	0.3 AC	13.59 AC
TOTAL	818 DU	0.00 SF	89.33 AC	4.17 AC	19.24 AC	258.01 AC

OVERALL PARKS / RECREATION TABLE

DEVELOPMENT	RECREATION		PARK TYPE	RECREATION TYPE
APPROVED	19.99	AC		
Phase 1 (Turnbull Creek Road) (SUBCON 2018-22)	0.00	AC	N/A	N/A
Phase 1A (SUBCON 2019-12)	0.76	AC	NEIGHBORHOOD	PASSIVE
Phase 1B (SUBCON 2019-10)	0.00	AC	N/A	N/A
Phase 1C, Unit 2 (SUBCON 2021-15)	2.61	AC	COMMUNITY	PASSIVE
Phase 1D, Unit 1 (SUBCON 2019-13)	0.80	AC	NEIGHBORHOOD	PASSIVE
Phase 1D, Unit 2 (SUBCON 2019-14)	0.14	AC	NEIGHBORHOOD	PASSIVE
Legacy Park Amenity Center (COMM 2020.004)	1.00	AC	COMMUNITY	*ACTIVE
Main Amenity Center (COMM 2020-78)	12.00	AC	COMMUNITY	**ACTIVE
Phase 2 (Spine Road)(SUBCON 2019-40)	0.00	AC	N/A	N/A
Phase 2A, Unit 1&2 (SUBCON 2020-20)	1.63	AC	COMMUNITY	***ACTIVE/PASSIVE
Phase 2B, Unit 1 (SUBCON 2021-56)	0.00	AC	N/A	N/A
Phase 2B, Unit 2 & 3 (SUBCON 2021-117)	0.30	AC	NEIGHBORHOOD	PASSIVE
Phase 2C (SUBCON 2021-02)	0.00	AC	N/A	N/A
Phase 2D (SUBCON 2021-25)	0.41	AC	N/A	N/A
Phase 2E (SUBCON 2021-03)	0.42	AC	NEIGHBORHOOD	PASSIVE
TOTAL	20.07	AC		

*ACTIVE - LEGACY PARK AMENITY CENTER WILL PROVIDE PARKING, RESTROOMS, SHADE PAVILLION AND GRASSED OPEN SPACE.

**ACTIVE - MAIN AMENITY CENTER WILL PROVIDE CLUBHOUSE, PARKING, RESTROOMS, SWIMMING, SPORTS FIELD, TENNIS, PICKLEBALL, BOCCE BALL, CROQUET, PLAYGROUND, RESIDENTS CAMP CROUND, DOG PARK AND EXERCISE TRAIL.

***ACTIVE - SWIMMING AND RESTROOMS.

LEGEND

- SITE BOUNDARY
- JURISDICTIONAL WETLAND LINE
- VEGETATED NATURAL BUFFER
- WETLAND IMPACT
- FUTURE POTENTIAL ACCESS POINT

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of PUD/PRD and other applicable land development regulations.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

0 200 400

FOR: SOUTHEAST DEVELOPMENT
GRAND OAKS

No.	REVISION	DATE	BY
1	SJC COUNTY SUBMITTAL – MAJMOD	03/02/26	MsB
2	SJC COUNTY SUBMITTAL – COUNTY COMMENTS	03/19/26	MsB

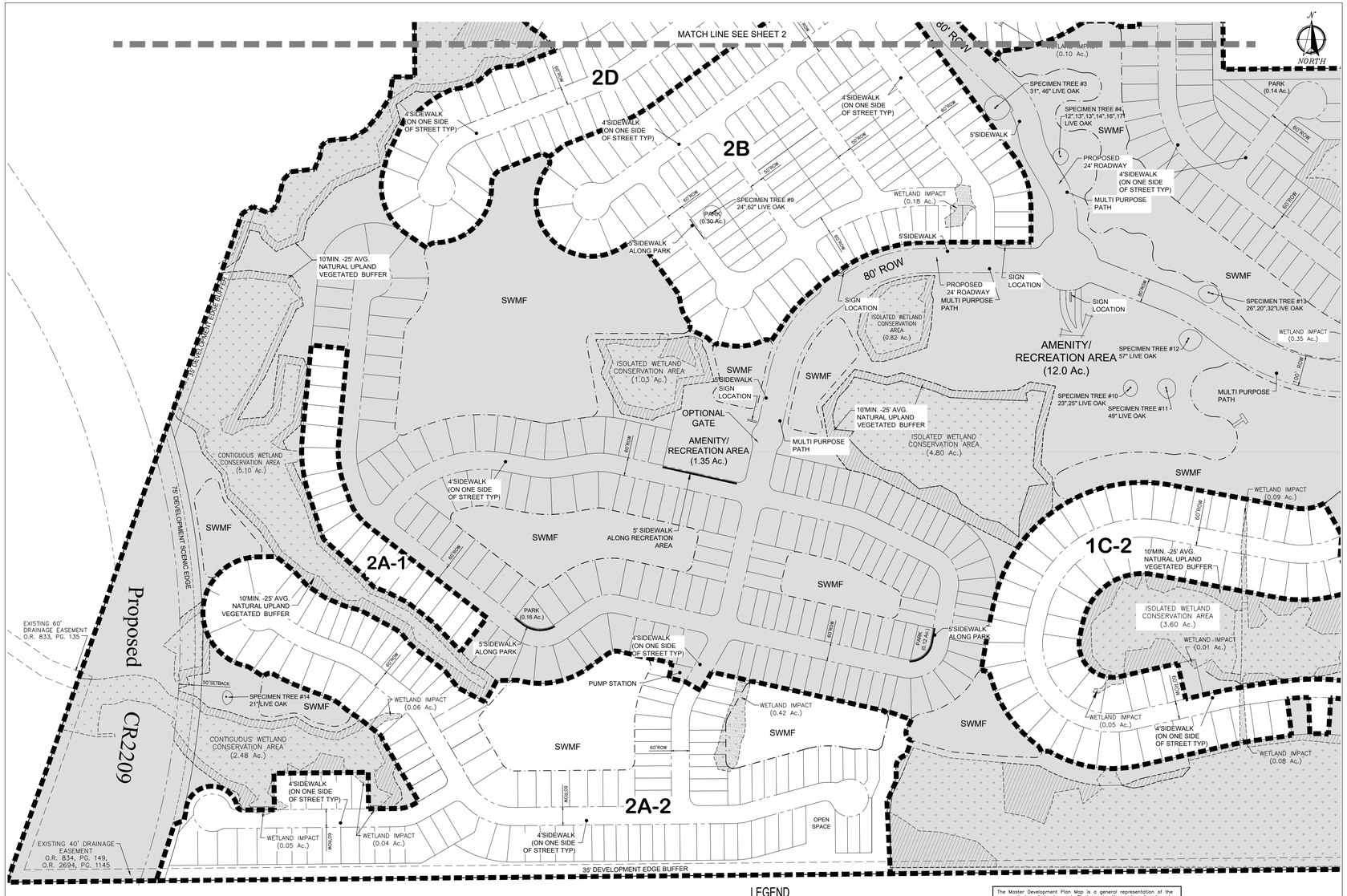
PLANNERS AND ENGINEERS
C.A. No. 26821

LATEST DATE HEREON
DOMINION ENGINEERING GROUP, INC.
3003 CLAIRE LANE, SUITE 201
JACKSONVILLE, FLORIDA 32223
PHONE: (904) 854-4500
www.dom-eng.com

DESIGN ENGINEER:
WILLIAM E SCHAEFER II
FLORIDA REGISTRATION NUMBER:
40229
SEAL

INCREMENTAL MASTER DEVELOPMENT PLAN EXHIBIT C

MsB	DESIGN	SCALE	
MsB	DRAWN	2	
WES	CHECKED	SHEET 2 OF 4	
03/19/26	DATE	2116.002 PROJ No.	FILE NAME



LEGEND

- SITE BOUNDARY
- JURISDICTIONAL WETLAND LINE
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The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of PUD/PRD and other applicable land development regulations.

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FILE NUMBER: _____

0 200 400

FOR: SOUTHEAST DEVELOPMENT
GRAND OAKS

No.	REVISION	DATE	BY
1	SJC COUNTY SUBMITTAL – MAJMOD	03/02/26	MsB
2	SJC COUNTY SUBMITTAL – COUNTY COMMENTS	03/19/26	MsB

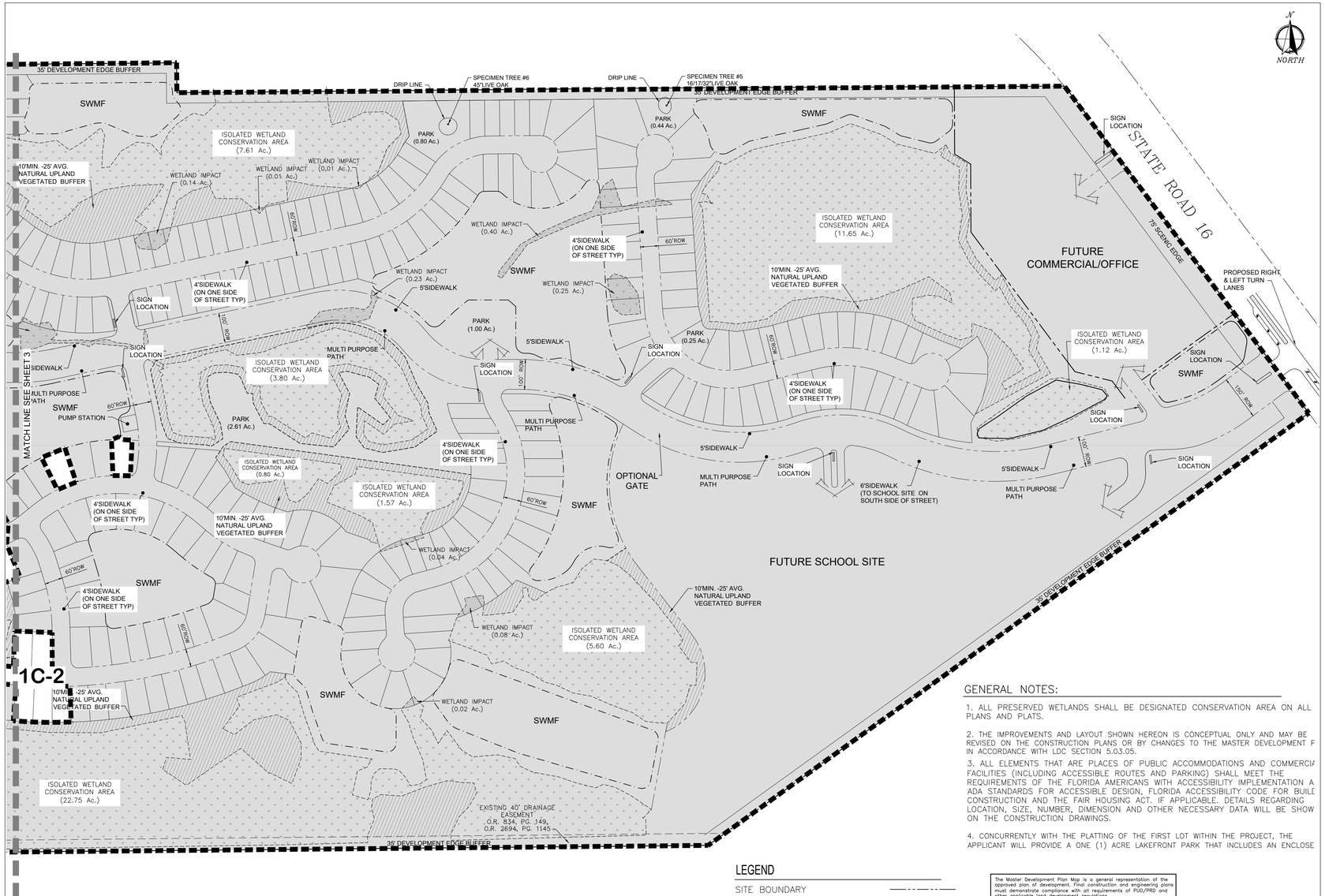
PLANNERS AND ENGINEERS
C.A. No. 26821

LATEST DATE HEREON
DOMINION ENGINEERING GROUP, INC.
3003 CLAIRE LANE, SUITE 201
JACKSONVILLE, FLORIDA 32223
PHONE: (904) 854-4500
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DESIGN ENGINEER:
WILLIAM E SCHAEFER II
FLORIDA REGISTRATION NUMBER:
40229
SEAL

INCREMENTAL MASTER DEVELOPMENT PLAN EXHIBIT C

MsB DESIGN	SCALE	
MsB DRAWN	3	
WES CHECKED	SHEET 3 OF 4	
03/19/26 DATE	2116.002 PROJ No.	FILE NAME



GENERAL NOTES:

1. ALL PRESERVED WETLANDS SHALL BE DESIGNATED CONSERVATION AREA ON ALL PLANS AND PLATS.

2. THE IMPROVEMENTS AND LAYOUT SHOWN HEREON IS CONCEPTUAL ONLY AND MAY BE REVISED ON THE CONSTRUCTION PLANS OR BY CHANGES TO THE MASTER DEVELOPMENT F IN ACCORDANCE WITH LDC SECTION 5.03.05.

3. ALL ELEMENTS THAT ARE PLACES OF PUBLIC ACCOMMODATIONS AND COMMERCIA FACILITIES (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA AMERICANS WITH ACCESSIBILITY IMPLEMENTATION A ADA STANDARDS FOR ACCESSIBLE DESIGN, FLORIDA ACCESSIBILITY CODE FOR BUILI CONSTRUCTION AND THE FAIR HOUSING ACT. IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOW ON THE CONSTRUCTION DRAWINGS.

4. CONCURRENTLY WITH THE PLATTING OF THE FIRST LOT WITHIN THE PROJECT, THE APPLICANT WILL PROVIDE A ONE (1) ACRE LAKEFRONT PARK THAT INCLUDES AN ENCLOSE

LEGEND

- SITE BOUNDARY
- JURISDICTIONAL WETLAND LINE
- VEGETATED NATURAL BUFFER
- WETLAND IMPACT
- FUTURE POTENTIAL ACCESS POINT

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering plans must demonstrate compliance with all requirements of PUD/PRD and other applicable land development regulations.

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DATE: _____

ORDINANCE NUMBER: _____

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FOR: SOUTHEAST DEVELOPMENT
GRAND OAKS

No.	REVISION	DATE	BY
1	SJC COUNTY SUBMITTAL – MAJMOD	03/02/26	MsB
2	SJC COUNTY SUBMITTAL – COUNTY COMMENTS	03/19/26	MsB

DEC PLANNERS AND ENGINEERS
C.A. No. 26821

LATEST DATE HEREON
DOMINION ENGINEERING GROUP, INC
3003 CLAIRE LANE, SUITE 201
JACKSONVILLE, FLORIDA 32223
PHONE: (904) 854-4500
www.dom-eng.com

DESIGN ENGINEER:
WILLIAM E SCHAEFER II
FLORIDA REGISTRATION NUMBER:
40229
SEAL

INCREMENTAL MASTER DEVELOPMENT PLAN EXIHIBIT C

MsB DESIGN	SCALE	
MsB DRAWN	4	
WES CHECKED	SHEET 4 OF 4	
03/19/26 DATE	2116.002 PROJ No.	FILE NAME

END OF RECORDED DOCUMENTS SECTION

ATTACHMENT 2
SUPPORTING DOCUMENTS

St. Johns County Growth Management Department

Application for: PUD/PRD Major Modification

Date: 1/7/26

Property Tax ID No: 0274200008; 0274200001; 0272700001; 0273700000; 0274200007; 0272700010

Project Name: Grand Oaks PUD

Property Owner(s): Day Late Enterprises, Inc, Pulte Home Company, LLC, Toll Southeast LP Company, Inc.. Homestead Investments, Inc.

Phone Number: 904-651-8958

Address: 124 Del Webb Parkway

Fax Number:

City: PVB State: FL Zip Code: 32081 e-mail: zwmillerlaw@gmail.com

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

Applicant/Representative: Zach Miller, Esq.

Phone Number: 904-651-8958

Address: 3203 Old Barn Court

Fax Number:

City: PVB State: FL Zip Code: 32082 e-mail: zwmillerlaw@gmail.com

Property Location: South of SR16

Major Access: SR16 Size of Property: See attached Cleared Acres (if applicable):

Zoning Class: PUD No. of lots (if applicable): 511 Overlay District (if applicable):

Water & Sewer Provider: SJCUD Future Land Use Designation: RES C

Present Use of Property: Cleared Proposed Bldg. S.F.:

Project Description (use separate sheet if necessary)

Revisions to existing PUD to amend transportation mitigation requirements for remaining entitled but undeveloped single family homes (511 homes)

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: DEVAGREE 26-000001

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: Zach Miller

Printed or typed name(s): Zach Miller, Esq.

Revised August 24, 2015

Owner's Authorization Form

Zach Miller, Esq is hereby authorized TO ACT ON BEHALF OF

Toll Southeast LP Company, 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: Development Agreement/PUD Major Mod

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

(Identify what document)

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

Signature of Owner

Print Name Nathan Beidle

Signature of Owner

Print Name

Telephone Number 904-217-3852

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 23 day of December, 2025, by Nathan Beidle as Vice President for Toll Southeast LP Company, Inc.

KRISTEN DIETZMAN
Notary Public-State of Florida
Commission # HH 432716
My Commission Expires
August 13, 2027

Notary Public, State of Florida
Name: Kristen Dietzman
My Commission Expires: 08-13-27
My Commission Number is: HH432716

Personally Known X OR Produced Identification ____

Type of Identification Produced ____

Revised August 30, 2011

Instr #2021122826 BK: 5417 PG: 1029, Filed & Recorded: 11/12/2021 8:49 AM #Pgs:5
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $44.00 Doc. D $10,948.00

Prepared By and Return To:
Jesse E. Graham, Jr., Esq.
GRAHAM LEGAL GROUP, PLLC
3208C E. Colonial Drive, Suite 292
Orlando, Florida 32803

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 10th day of November, 2021, by **DAY LATE ENTERPRISES, INC.**, a Florida corporation, whose mailing address is 4185 State Road 16, St. Augustine, Florida 32092 (hereinafter referred to as the "**Grantor**"), to **TOLL SOUTHEAST LP COMPANY, INC.**, a Delaware corporation, whose mailing address is 250 Gibraltar Road, Horsham, PA 19044 (hereinafter referred to as the "**Grantee**"):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St. Johns** County, Florida, to wit:

See *Exhibit "A"* attached hereto and incorporated herein by reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by or through or under the Grantor, but none others whatsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021, which are not yet due and payable, and easements, restrictions, conditions, covenants of records, if any; however, reference herein does not operate to reimpose same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of the following witnesses:

Print Name: Sharon L. Phillips

Print Name: John D. Bailey Jr.

GRANTOR:

DAY LATE ENTERPRISES, INC., a Florida corporation

By: _____
Dennis M. Smith, Jr.
As its: President

{CORPORATE SEAL}

COPY

STATE OF FL
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization this 4th day of November, 2021, by Dennis M. Smith, Jr., as President of Day Late Enterprises, Inc., a Florida corporation, on behalf of the corporation. He ✓ is personally known to me or ____ did produce _____ as identification.

NOTARY SEAL:

_____
Notary Public

SHARON L. PHILLIPS
MY COMMISSION # GG 310592
EXPIRES: April 17, 2023
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

LEGAL DESCRIPTION

PHASE 1C-2

A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE PLAT OF GRAND OAKS PHASE 1C UNIT 1, AS RECORDED IN MAP BOOK 104, PAGES 74 THROUGH 77, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTHERLY AND WESTERLY, ALONG THE WESTERLY LINE OF SAID PLAT OF GRAND OAKS PHASE 1C UNIT 1, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: THENCE NORTH 00°14'31" EAST, 123.00 FEET; COURSE NO. 2: NORTH 01°24'38" EAST, 85.90 FEET; COURSE NO. 3: NORTH 01°22'18" WEST, 94.81 FEET; COURSE NO. 4: NORTH 87°39'58" WEST, 125.20 FEET; THENCE SOUTH 02°07'43" WEST, 119.77 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1533.37 FEET, AN ARC DISTANCE OF 18.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°33'21" WEST, 18.18 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 197.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°57'42" WEST, 197.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 82°08'21" WEST, 122.61 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 71.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°40'40" WEST, 71.29 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 77°13'00" WEST, 66.92 FEET; THENCE NORTH 12°47'00" WEST, 120.00 FEET; THENCE SOUTH 77°13'00" WEST, 255.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.00 FEET, AN ARC DISTANCE OF 220.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°20'46" WEST, 185.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°05'28" EAST, 51.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 308.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°17'59" EAST, 278.91 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 79°29'29" EAST, 415.06 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY;

SAMPLE

THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 213.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°53'18" EAST, 211.94 FEET, TO THE POINT OF TANGENCY OF SAID CURVE AND THE AFORESAID WESTERLY LINE OF THE PLAT OF GRAND OAKS PHASE 1C UNIT 1; THENCE EASTERLY, NORTHERLY, WESTERLY, NORTHEASTERLY AND NORTHWESTERLY, ALONG SAID WESTERLY LINE OF SAID PLAT OF GRAND OAKS PHASE 1C UNIT 1, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 72°53'07" EAST, 41.31 FEET; COURSE NO. 2: NORTH 21°58'50" WEST, 121.62 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 3: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 11.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°00'51" WEST, 11.46 FEET; COURSE NO. 4: NORTH 19°59'27" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 5: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 40.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°45'10" EAST, 40.08 FEET; COURSE NO. 6: NORTH 28°30'14" WEST, 120.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 102.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°00'08" WEST, 100.17 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 79°29'29" WEST, 415.06 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 771.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°17'59" WEST, 697.27 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°05'28" WEST, 73.96 FEET; THENCE SOUTH 09°50'07" WEST, 155.13 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°21'28" EAST, 35.66 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 286.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°37'42" EAST, 280.60 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 18.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°31'42" EAST, 18.07 FEET; THENCE NORTH 89°19'53" EAST, 24.96 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY,

ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 310.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°07'17" EAST, 302.69 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 77°13'00" EAST, 136.09 FEET; THENCE NORTH 84°15'26" EAST, 24.47 FEET; THENCE NORTH 77°13'00" EAST, 161.54 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 647.00 FEET, AN ARC DISTANCE OF 55.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°40'40" EAST, 55.57 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 82°08'21" EAST, 122.61 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 647.00 FEET, AN ARC DISTANCE OF 154.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°57'42" EAST, 153.72 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1716.37 FEET, AN ARC DISTANCE OF 166.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°59'13" EAST, 165.95 FEET, TO THE POINT OF BEGINNING.

COPY

Owner's Authorization Form

Zach Miller, Esq is hereby authorized TO ACT ON BEHALF OF

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

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

(identify what document)

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

Signature of Owner Dennis M Smith Jr, President + CEO

Print Name DENNIS M. SMITH, JR., PRESIDENT & CEO

Signature of Owner

Print Name

Telephone Number (904) 412-4853

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 18TH day of DECEMBER, 2025 by DENNIS M. SMITH, JR. as PRESIDENT & CEO for HOMESTEAD INVESTMENTS, LLC.

JAMES DOCHERTY
Notary Public-State of Florida
Commission # HH 413067
My Commission Expires
June 21, 2027

Notary Public, State of Florida
Name: James Docherty
My Commission Expires: June 21 2027
My Commission Number is: HH 413067

Personally Known X OR Produced Identification ____

Type of Identification Produced ____

Revised August 30, 2011

Instr #2025029053 BK: 6131 PG: 155, Filed & Recorded: 4/15/2025 9:27 AM #Pgs:4 Doc. D $0.70
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $35.50

Recording: $_____
Doc. stamps: $_____
Int. tax: $_____
TOTAL: $_____

THIS INSTRUMENT WAS PREPARED BY AND,
AFTER RECORDING, RETURN TO:
Joel B. Giles, Esquire
Florida Bar No.: 0350591
CARLTON FIELDS, P.A.
4221 West Boy Scout Boulevard, Suite 1000
Tampa, Florida 33607
(813) 223-7000
(813) 229-4133 (Facsimile)
JGiles@carltonfields.com

Grantee's TIN: _____
Parcel No.: _____

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is given this 3rd day of April, 2025, by **DENNIS M. SMITH, JR., and JULIA B. SMITH,** husband and wife, of (and whose mailing address is) 191 Surfside Avenue, St. Augustine, Florida 32084, (collectively, "Grantor") to **HOMESTEAD INVESTMENTS, LLC**, a limited liability company organized and existing under the laws of the State of Florida with its principal place of business at (and the mailing address of which is) 191 Surfside Avenue, St. Augustine, Florida 32084, ("Grantee").

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and legal sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, all of the real property in St. Johns County, Florida, described in Exhibit "A," which is attached hereto and, by this reference, made a part hereof, (the "Property");

TOGETHER with (i) all and singular, the benefits, rights, privileges, easements, tenements, hereditaments, and other appurtenances pertaining to the Property, if any, and (ii) all improvements of whatever kind, character, or description to or on the Property, if any;

SUBJECT TO ad valorem taxes for the year 2025 and any other taxes or assessments levied or assessed against the Property subsequent to the date hereof and easements, covenants, conditions, restrictions, and other such matters of record (collectively, the "Permitted Exceptions");

TO HAVE AND TO HOLD the same in fee simple forever; and

This conveyance of unencumbered real property is made for no consideration and, under Rule 12B-4.014(2)(b) of the Rules of the Florida Department of Revenue, requires only the payment of the minimum documentary stamp tax.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that, subject to the Permitted Exceptions, it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but against no others.

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

WITNESSES:

(Sign on this line)
JORGE REYES
(Print name legibly on this line.)
413 Standing Oak Ct
(Street Address)
Jax, FL 32259
(City, State, Zip Code)

(Sign on this line)
James Docherty
(Print name legibly on this line.)
10966 Reading Rd
(Street Address)
Jacksonville, FL 32257
(City, State, Zip Code)

DENNIS M. SMITH, JR.

COPY

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3rd day of April, 2025, by DENNIS M. SMITH, JR., who is personally known to me or has produced 0 as identification.

(Sign on this line)
James Docherty
(Legibly print name on this line)

NOTARY PUBLIC, State of Florida
COMMISSION NO.:
EXPIRATION DATE:

(SEAL)

JAMES DOCHERTY
Notary Public-State of Florida
Commission # HH 413067
My Commission Expires
June 21, 2027

WITNESSES:

(Sign on this line.)

JONOE MAYES
(Print name legibly on this line.)

413 Strawberry Oak Ct
(Street Address)

Jax, FL. 32259
(City, State, Zip Code)

(Sign on this line.)

James Docherty
(Print name legibly on this line.)

10966 Reading Rd
(Street Address)

Jacksonville, FL 32257
(City, State, Zip Code)

Julia B Smith
JULIA B. SMITH.

COPY

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3rd day of April, 2025, by JULIA B. SMITH., who is personally known to me or has produced _____ as identification.

(Sign on this line)

James Docherty
(Legibly print name on this line)

NOTARY PUBLIC, State of Florida
COMMISSION NO.:
EXPIRATION DATE:

(SEAL)

JAMES DOCHERTY
Notary Public-State of Florida
Commission # HH 413067
My Commission Expires
June 21, 2027

EXHIBIT "A"

A PART OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 26, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #16, HAVING A RIGHT OF WAY WIDTH OF 200'; THENCE SOUTHERLY ALONG SAID SOUTHERLY RIGHT OF WAY FOR THE NEXT 5 COURSES, 1) SOUTH 47°53'20" EAST, 1112.56', 2) SOUTH 42°06'40" WEST, 230.00', 3) SOUTH 47°53'20" EAST, 140.00', 4) NORTH 42°06'40" EAST, 230.00', 5) SOUTH 47°53'20" EAST, 652.52' ALONG SAID SOUTHERLY RIGHT OF WAY; THENCE SOUTH 36°37'23" WEST, 198.98'; THENCE SOUTH 53°26'46" EAST, 40.00'; THENCE SOUTH 36°37'23" WEST, 650.11'; THENCE SOUTH 05°58'32" WEST, 557.21'; THENCE SOUTH 16°41'41" WEST, 382.92; THENCE SOUTH 38°38'02" WEST, 700.04' TO THE POINT OF BEGINNING; THENCE SOUTH 23°14'55" WEST, 193.99; THENCE NORTH 66°44'14" WEST, 439.07'; THENCE NORTH 23°16'00" EAST, 194.00; THENCE SOUTH 66°44'10" EAST, 439.01' TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS & UTILITIES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 26, WITH THE SOUTHERLY RIGHT- OF-WAY LINE OF STATE ROAD #16, HAVING A RIGHT OF WAY WIDTH OF 200'; THENCE SOUTHERLY ALONG SAID SOUTHERLY RIGHT OF WAY FOR THE NEXT 5 COURSES, 1) SOUTH 47°53'20" EAST, 1112.56', 2)SOUTH 42°06'40" WEST, 230.00', 3) SOUTH 47°53'20" EAST, 140.00', 4) NORTH 42°06'40" EAST, 230.00', 5) SOUTH 47°53'20" EAST, 652.52' TO THE POINT OF BEGINNING; THENCE SOUTH 36°37'23" WEST, 198.98; THENCE SOUTH 53°26'46" EAST, 40.00'; THENCE SOUTH 36°37'23" WEST, 650.11; THENCE SOUTH 05°58'32" WEST, 557.21; THENCE SOUTH 16°41'41" WEST, 382.92'; THENCE SOUTH 38°38'02" WEST, 700.04'; THENCE SOUTH 23°14'55" WEST, 193.99; THENCE SOUTH 66°45'05" EAST, 60.00; THENCE NORTH 23°14'55" EAST, 185.89; THENCE NORTH 38°38'02" EAST, 752.09; THENCE NORTH 13°45'18" EAST, 356.37'; THENCE NORTH 05°58'32" EAST, 545.65'; THENCE NORTH 36°37'23" EAST, 633.62; THENCE SOUTH 53°22'37" EAST, 40.00; THENCE NORTH 36°37'23" EAST, 185.54' TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD #16; THENCE NORTH 47°53'20" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 140.64' TO THE POINT OF BEGINNING.

Owner's Authorization Form

Zach Miller, Esq is hereby authorized TO ACT ON BEHALF OF

Day Late Enterprises, 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: Development Agreement/PUD Major Mod

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

(Identify what document)

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

Signature of Owner Dennis M Smith Jr, President

Print Name DENNIS M. SMITH, JR., PRESIDENT

Signature of Owner

Print Name Dennis M Smith, Jr, President

Telephone Number (904) 412-4853

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or ☐ online notarization, this 18TH day of DECEMBER, 20 25, by DENNIS M. SMITH, JR. as PRESIDENT for DAY LATE ENTERPRISES, INC.

JAMES DOCHERTY
Notary Public-State of Florida
Commission # HH 413067
My Commission Expires
June 21, 2027

James Docherty

Notary Public, State of Florida
Name: James Docherty
My Commission Expires: June 21 2027
My Commission Number is: HH 413067
HH413067

Personally Known X OR Produced Identification ____

Type of Identification Produced ____

Revised August 30, 2011

Recorded in Public Records St. Johns County, FL
Clerk # 94034352 O.R. 1077 PG 1902 03:07PM 10-18-94
Recording 13.00 Surcharge 2.00 Doc Stamp 6,160.00

Prepared by: Fred L. Ahern, Jr.
Buschman, Ahern & Persons
Post Office Box 50006
Jacksonville Beach, Florida 32240
94-685

RETURN TO GRANTEE

REC. 13.00
DOC. 6,160.00

CORPORATE WARRANTY DEED

THIS INDENTURE, made this 4th day of October, 1994, between CAPITAL ADVANCEMENT, INC., a Delaware corporation, whose post office address is 12440 Park Avenue, Windermere, Florida 34786, a corporation existing under the laws of the State of Delaware, hereinafter called grantor, and DAY LATE ENTERPRISES, INC., a Florida corporation, whose post office address is 5852 Clifton Avenue, Jacksonville, Florida 32211, tax identification #_____-_____, hereinafter called the grantee:

WITNESSETH, that the grantor, for and in consideration of the sum of TEN & No/100 Dollars to it in hand paid by the said grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

COPY

See Exhibit "A" attached

15.00

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S) UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR(S) NOR ANY MEMBER OF THE HOUSEHOLD OF GRANTOR(S) RESIDE THEREON.

Parcel Identification # 027270-0000; 027400-0000; 027420-0000; 027370-0000 and 027440-0010

SUBJECT TO covenants, restrictions, easements of record and also to taxes for 1994 and subsequent years.

AND the said grantor does hereby fully warrant the title to said land, and will defend the same agains the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in our presence:

Sign Judy L. Blackwell
Print JUDY BLACKWELL

Sign
Print
FRED L. AHERN, JR.

CAPITAL ADVANCEMENT, INC., a Delaware corporation

By:
DAVID W. HALL, Its Attorney In Fact, pursuant to Special Power of Attorney recorded at Clerks Number _____, of the public records of St. Johns, County, Florida.

94-685 6,160.00

O.R. 1077 PG 1903

STATE OF FLORIDA
COUNTY OF DUVAL

I hereby certify that on this day before me personally appeared David W. Hall, as Attorney In Fact for CAPITAL ADVANCEMENT, INC., a Delaware corporation, pursuant to Special Power of Attorney recorded at Clerks Number_____, of the public records of St. Johns County, Florida, to me known to be the person described in and who executed the foregoing instrument as such Attorney In Fact, and he acknowledged before me that he executed the same for the uses and purposes therein expressed and same is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of October, 1994.

Judy L. Blackwell
Notary Public

(SEAL)



Notary Public, State of Florida
JUDY L. BLACKWELL
My Comm. Exp. May 4, 1996
Comm. No. CC 198443

COPY

ALL OF THAT PORTION OF THE FOLLOWING DESCRIBED LAND WHICH LIES SOUTHERLY OF STATE ROAD #16, ST. JOHNS COUNTY, FLORIDA BEING GOVERNMENT LOTS 4, 7 AND 8 AND THE EAST ONE HALF OF THE SOUTHWEST ONE QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, TOGETHER WITH GOVERNMENT LOTS 1 AND 2, SECTION 34, TOWNSHIP 6 SOUTH, RANGE 28 EAST, THE NORTH ONE HALF OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST AND THE NORTH ONE HALF OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, EXCEPTING THEREFROM THOSE PARCELS OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 843, PAGE 1296, OFFICIAL RECORD BOOK 847, PAGE 366 AND OFFICIAL RECORD BOOK 834, PAGE 149, ALSO EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED AS PARCEL "C" IN OFFICIAL RECORD BOOK 871, PAGE 324, ALL RECORDED IN THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

MEMO: Legibility of writing, typing or printing unsatisfactory in this document

O.R. 1077 PG 1904

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE EAST LINE OF SECTION 38 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #16, A 200 FOOT WIDE RIGHT-OF-WAY; THENCE SOUTH 19 DEGREES 21 MINUTES 08 SECONDS WEST, 3198.04 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 53 SECONDS EAST, 1136.89 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 31 SECONDS WEST, 411.58 FEET; THENCE SOUTH 19 DEGREES 21 MINUTES 08 SECONDS WEST, 2804.51 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 40 SECONDS EAST, 6733.00 FEET; THENCE NORTH 54 DEGREES 13 MINUTES 47 SECONDS EAST, 2474.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #16; THENCE NORTH 36 DEGREES 41 MINUTES 43 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 1268.65 FEET TO A POINT OF CURVATURE, SAID CURVE HAVING A DELTA OF 03 DEGREES 04 MINUTES 06 SECONDS, RADIUS OF 1839.86 FEET AND TANGENT OF 49.28 FEET; THENCE ALONG THE ARC OF SAID CURVE 98.53 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, 1261.08 FEET (DEED -1268.31 FEET); THENCE SOUTH 89 DEGREES 26 MINUTES 31 SECONDS WEST, 1210.84 FEET (DEED - 1209.02 FEET); THENCE NORTH 00 DEGREES 33 MINUTES 29 SECONDS WEST, 100.00 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 31 SECONDS WEST, 1447.60 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 53 SECONDS WEST, 1146.68 FEET; THENCE NORTH 79 DEGREES 36 MINUTES 30 SECONDS WEST, 745.89 FEET (DEED - 748.43 FEET); THENCE NORTH 13 DEGREES 45 MINUTES 18 SECONDS EAST, 307.87 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 32 SECONDS EAST, 545.65 FEET; THENCE NORTH 36 DEGREES 37 MINUTES 23 SECONDS EAST, 633.62 FEET; THENCE SOUTH 53 DEGREES 22 MINUTES 37 SECONDS EAST, 40.00 FEET; THENCE NORTH 36 DEGREES 37 MINUTES 23 SECONDS EAST, 185.54 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD #16; THENCE NORTH 47 DEGREES 53 MINUTES 20 SECONDS WEST, 140.64 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 36 DEGREES 37 MINUTES 23 SECONDS WEST, 198.98 FEET; THENCE SOUTH 53 DEGREES 26 MINUTES 46 SECONDS EAST, 40.00 FEET; THENCE SOUTH 36 DEGREES 37 MINUTES 23 SECONDS WEST, 650.11 FEET; THENCE SOUTH 05 DEGREES 58 MINUTES 32 SECONDS WEST, 557.21 FEET; THENCE SOUTH 16 DEGREES 41 MINUTES 41 SECONDS WEST, 382.92 FEET; THENCE NORTH 54 DEGREES 01 MINUTES 00 SECONDS WEST, 818.2 FEET (DEED - 809.15 FEET) MORE OR LESS TO THE CENTERLINE OF A CREEK; THENCE MEANDER IN A NORTHERLY DIRECTION ALONG SAID CENTERLINE OF A CREEK2228.5 FEET MORE OR LESS TO THE RIGHT-OF-WAY LINE OF SAID STATE ROAD #16; THENCE NORTH 47 DEGREES 53 MINUTES 20 SECONDS WEST, 22 FEET MORE OR LESS; THENCE NORTH 42 DEGREES 06 MINUTES 40 SECONDS EAST, 230.00 FEET; THENCE NORTH 47 DEGREES 53 MINUTES 20 SECONDS WEST, 1112.56 FEET TO THE POINT OF BEGINNING AND THE LAST CALL OF THIS DESCRIPTION.

TOGETHER WITH A 40 FOOT WIDE DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 833, PAGE 135, A 60 FOOT WIDE DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 833, PAGE 135, A 100 FOOT DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 871, PAGE 324 PARCEL "C", A 50 FOOT WIDE DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 843, PAGE 1296 AND A DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 847 PAGE 366, ALL RECORDED IN THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

SUBJECT TO A 40 FOOT WIDE NON-EXCLUSIVE DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 834, PAGE 149 AND A 10 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT AS PER OFFICIAL RECORD BOOK 562, PAGE 762 (SEE NOTES), ALL RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Owner's Authorization Form

Zach Miller, Esq is hereby authorized TO ACT ON BEHALF OF

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

Development Agreement/PUD Major Mod

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

(Identify what document)

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

Signature of Owner

Print Name JUSTIN DUDLEY

Signature of Owner

Print Name

Telephone Number 904-778-6321

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of December, 2025, by JUSTIN DUDLEY as VP of LAND Acq for Pulte Home Company LLC.

CHRISTINA LASTRAGLIO
Notary Public - State of Florida
Commission # HH 479382
My Comm. Expires Jan 10, 2028
Bonded through National Notary Assn.

Christina Lastraglio
Notary Public, State of Florida
Name: Christina Lastraglio
My Commission Expires: JAN 10 2028
My Commission Number is: HH479382

Personally Known ✓ OR Produced Identification ____

Type of Identification Produced ____

Revised August 30, 2011

Instr #2021138353 BK: 5451 PG: 1540, Filed & Recorded: 12/22/2021 3:45 PM #Pgs:7
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $61.00 Doc. D $30,527.00

Prepared By and Return To:
Jesse E. Graham, Jr., Esq.
GRAHAM LEGAL GROUP, PLLC
3208C E. Colonial Drive, Suite 292
Orlando, Florida 32803

Parcel Identification Nos: 027370-0000 and 027420-0001

Consideration: $4,361,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 22nd day of December, 2021, by **DAY LATE ENTERPRISES, INC.**, a Florida corporation, whose post office address is 191 Surfside Avenue , St. Augustine , Fla. 32084 (hereinafter referred to as the "**Grantor**"), to **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose post office address is 124 Del Webb Parkway, Ponte Vedra, Florida 32081 (hereinafter referred to as the "**Grantee**"):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St. Johns** County, Florida, to wit:

See *Exhibit "A"* attached hereto and incorporated herein by reference.

WITHOUT RE-IMPOSING THE SAME, this conveyance is subject to the following:

See *Exhibit "B"* attached hereto and incorporated herein by this reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of

said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by or through or under the Grantor, but none others whatsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of the following witnesses:

Julia B. Smith

Print Name: Dennis M. Smith
Julia B. Smith

Joseph John Ghiglia

Print Name: Joseph John Ghiglia

GRANTOR:

DAY LATE ENTERPRISES, INC., a Florida corporation

By: _____
Dennis M. Smith, Jr.
As its: President

{CORPORATE SEAL}

COPY

STATE OF ~~FLORIDA~~ COLORADO
COUNTY OF ~~ST. JOHNS~~ ROUTT

The foregoing instrument was acknowledged before me by means of ~~X~~ physical presence or ____ online notarization this 27 day of May, 2021, by Dennis M. Smith, Jr., as President of Day Late Enterprises, Inc., a Florida corporation, on behalf of the corporation. He ____ is personally known to me or ____ did produce FL DL as identification.

NOTARY SEAL:

Joseph John Ghiglia
Notary Public

JOSEPH JOHN GHIGLIA JR.
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20164019473
MY COMMISSION EXPIRES MAY 20, 2024

EXHIBIT "A"

LEGAL DESCRIPTION

GRAND OAKS PHASE 2B

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT OF WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 78060-2509, DATED 09-09-1968); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26, AND ALONG THE WESTERLY LINE OF SECTION 27, SAID TOWNSHIP AND RANGE, 4407.30 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 27; THENCE NORTH 89°27'02" EAST, ALONG LAST SAID LINE, 411.82 FEET, TO THE SOUTHWESTERLY CORNER OF SAID SECTION 26, SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF AFORESAID SECTION 35; THENCE NORTH 89°27'41" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, ALSO BEING THE NORTHERLY LINE OF SAID SECTION 35, A DISTANCE OF 919.38 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 54°00'41" EAST, 634.07 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 65.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°13'39" EAST, 64.97 FEET; THENCE NORTH 84°48'19" EAST, 54.45 FEET; THENCE NORTH 66°16'07" EAST, 64.44 FEET; THENCE NORTH 89°47'19" EAST, 33.39 FEET; THENCE SOUTH 03°42'50" EAST, 183.13 FEET; THENCE SOUTH 10°15'38" WEST, 61.83 FEET; THENCE SOUTH 35°59'19" EAST, 577.68 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 169.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°59'40" EAST, 166.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°00'00" EAST, 118.54 FEET; THENCE NORTH 90°00'00" WEST, 336.86 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 331.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°23'03" WEST, 325.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 52°15'48" WEST, 60.98 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 193.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD

BEARING AND DISTANCE OF SOUTH 42°58'21" WEST, 191.76 FEET; THENCE SOUTH 35°17'29" WEST, 54.87 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 25.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°27'47" WEST, 23.49 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 191.89 FEET, AN ARC DISTANCE OF 145.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°20'59" WEST, 142.39 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 21.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°24'02" WEST, 20.44 FEET; THENCE NORTH 44°19'33" WEST, 34.59 FEET; THENCE NORTH 64°43'10" WEST, 65.36 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°34'13" WEST, 24.89 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 77.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°10'21" WEST, 77.22 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 34.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°57'23" WEST, 33.83 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°59'19" WEST, 169.19 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 79.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°15'48" WEST, 71.05 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 524.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°56'06" WEST, 360.97 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 32.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°24'40" EAST, 30.27 FEET; THENCE NORTH 52°32'46" EAST, 68.66 FEET; THENCE NORTH 68°27'26" EAST, 199.67 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE

NORTHWESTERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 125.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°59'39" EAST, 125.08 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 54°00'41" EAST, 162.56 FEET, TO THE POINT OF BEGINNING.

CONTAINING 25.93 ACRES, MORE OR LESS.

COPY

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

2. Notice of Establishment of the Grand Oaks Community Development District recorded September 6, 2018 in Official Records Book 4608, Page 784.

3. Ordinance Number 2018-40 with the County of St. Johns, Florida for Planned Unit Development described as Grand Oaks PUD recorded September 24, 2018 in Official Records Book 4615, Page 1848 as affected by Concurrency and Impact Fee Credit Agreement by and between Southeast Development Partners, LLC and St. Johns County recorded September 28, 2018 in Official Records Book 4618, Page 1451 and Small Adjustment to the Grand Oaks PUD recorded September 24, 2020 in Book 5051, Page 834.

4. Assignment of Development Rights by and between Southeast Development Partners, LLC, a Florida limited liability company (Assignor) and Southeast Land Ventures, LLC, a Florida limited liability company (Assignee) recorded October 5, 2018 in Official Records Book 4623, Page 98.

5. Final Judgment Validating Grand Oaks Community Development District Special Assessments Revenue Bonds recorded November 2, 2018 in Official Records Book 4635, Page 1665.

6. School Concurrency Proportionate Share Mitigation Agreement SCD #2018-17 Grand Oaks Planned Unit Development by and between The County of St. Johns; The School Board of St. Johns County and Southeast Land Ventures, LLC, a Florida limited liability company recorded January 29, 2019 in Official Records Book 4672, Page 1740.

7. Disclosure of Public Financing and Maintenance of Improvements to Real Property undertaken by the Grand Oaks Community Development District recorded November 19, 2019, in Official Records Book 4837, Page 545.

8. Final Judgment recorded January 9, 2020 in Official Records Book 4863, Page 1677.

9. Easement to Florida Power & Light Company recorded November 29, 1982 in Book 562, Page 762 (Affects Section 35).

10. Terms and conditions for Temporary, Non-Exclusive Access, Utilities and Signage Easement Agreement by and between Day Late Enterprises, Inc., a Florida corporation, Grand Oaks Community Development District, and Pulte Home Company, LLC, a Michigan limited liability company recorded _____ __, 2021 in Book ____, Page ____.

11. Grant of Easement in favor of Grand Oaks Enterprises, LLC recorded September 6, 2019 in Book 4790, Page 15, as amended by First Amendment to Grant of Easement recorded September 20, 2021 in Book 5372, Page 1961.

12. Grant of Easement in favor of Hotwire Communications, Ltd. recorded September 6, 2019 in Book 4790, Page 45, as amended by First Amendment to Grant of Easement recorded September 20, 2021 in Book 5373, Page 1.

13. Notice of Series 2020 Special Assessments securing Special Assessment Revenue Bonds, Series 2020 Grand Oaks Community Development District recorded May 14, 2021 in Official Records Book 5265, Page 265 and Declaration of Consent Special Assessments securing Special Assessment Revenue Bonds, Series 2020 Grand Oaks Community Development District recorded May 14, 2021 in Official Book 5265, Page 275, together with True-Up of Special Assessment Revenue Bonds, Series 2020 recorded May 14, 2021 in Official Records Book 5265, Page 282.

NOTE: All recording references herein are to the Public Records of St. Johns County, Florida.

COPY

Prepared by and return to:
Scott Clements
Area General Counsel
Pulte Home Company, LLC
2301 Lucien Way, Suite 155
Maitland, Florida 32751

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned officer authorized to administer oaths, on this day personally appeared **Scott M. Clements**, who upon being duly sworn, deposes and says:

1. He is over the age of eighteen (18) years and has personal knowledge of the facts stated herein.

2. He is Area General Counsel, Vice President, and Assistant Secretary of **Pulte Home Company, LLC**, a Michigan limited liability company (the "**LLC**"), successor by conversion of **Pulte Home Corporation**, a Michigan corporation, which has never been dissolved.

3. The individuals identified below have been duly authorized to execute documents on behalf of the LLC in accordance with the Signing Power Resolutions adopted by the LLC as of January 1, 2017, currently in effect and attached hereto in pertinent part as Exhibit "A" (the "Signing Powers Resolution"), and such documents, properly executed by the individuals identified below, on behalf of the LLC are binding upon the LLC:

Richard McCormick	Area President (Southeast Area)
Brian Yonaley	Area Vice President – Finance (Southeast Area)
Justin Cook	Division President (Northeast Florida)
Kathryn Burrell	Vice President – Finance (Northeast Florida)
Daniel Bryce Langen	Vice President – Finance and Treasurer
Gregory S. Rives	Assistant Secretary and Assistant Treasurer
Dan Reynolds	Vice President – Construction Operations (Northeast Florida)
Matthew Henson	Director – Construction Operations (Northeast Florida)
Matthew Olive	Director – Construction Operations (Northeast Florida)
Jennifer Ghioto	Vice President – Sales (Northeast Florida)
Justin Dudley	Vice President – Land Acquisition (Northeast Florida)
David Crosby	Director – Land Development (Northeast Florida)
Zachary Decker	Director – Land Development (Northeast Florida)
Nate Friesen	Director of Product (Southeast Area)
Taylor Larza	Vice President -- Purchasing (Northeast Florida)
Scott Clements	Vice President, Assistant Secretary
Joshua S. Graeve	Assistant Secretary (Northeast Florida, Central Florida, West Florida, Southeast Florida, and Southwest Florida)
Craig Russo	Assistant Secretary (Northeast Florida, Central Florida, West Florida, Southeast Florida, and Southwest Florida)
Michael Blake Lapinsky	Assistant Secretary (Northeast Florida, Central Florida, West Florida, Southeast Florida, and Southwest Florida)
Torrey Michael Spilman	Assistant Secretary (Northeast Florida, Central Florida, West Florida, Southeast Florida, and Southwest Florida)
Jennifer Ghioto	Assistant Secretary (Northeast Florida, Central Florida, West Florida, Southeast Florida, and Southwest Florida)

4. The Signing Powers Resolution, Paragraph C., RESOLUTIONS, I-V, VII, and VIII, identifies certain titles in the Division Specific Signing Power sections, which titles are clarified and shall correspond as set forth below:

   A. Omission of the words "Southeast," "Florida" "Gulf Coast," "Central Florida," "North Florida," "Northeast Florida," "Southeast Florida," "Southwest Florida" or "West Florida" after an officer's name does not constitute improper, incomplete or incorrect execution and does not affect or limit the authority of the otherwise duly authorized officer in any way;
   B. Division VP/Director of Finance shall mean either a Division-level (i.e., Northeast Florida-level) Vice President – Finance or a Director of Finance;

C. Division VP/Director of Land Development/Acquisition shall mean either a Division-level (i.e., a Northeast Florida-level) Vice President -- Land Development or Vice President – Land Acquisition; or either a Director of Land Development or a Director of Land Acquisition;
D. Division VP/Director of Construction Operations shall also mean either a Division-level (i.e., Northeast Florida-level) Vice President -- Construction Operations or a Director of Construction Operations;
E. Division VP/Director of Procurement or Purchasing shall also mean either a Division-level (i.e., West Florida-level) Vice President – Procurement or Purchasing or Director/Manager – Procurement or Purchasing or Procurement or Purchasing Manager;
F. Division/Project Controller shall also mean either Division Controller or Project Controller;
G. Division VP of Sales shall also mean Vice President – Sales.

5. Additionally and specifically, **Shannon Burns, Kayla Mills, Nathan Rowicki,** and **Shammy Lewis**, in their respective capacities as **Closing/Homebuyer Coordinator,** have been duly authorized to execute (i) contracts for the sale of residential homes or lots to consumers (not to another business), and (ii) deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents, on behalf of the LLC, and such documents, properly executed by them on behalf of the LLC are binding upon the LLC.

6. Additionally and specifically, Daniel Bryce Langen, as **Vice President – Finance** and **Treasurer**, and **Gregory S. Rives**, as **Assistant Secretary** and **Assistant Treasurer** each have been and are duly authorized to execute loan agreements, security agreements, promissory notes, mortgages, and bonds and any other bond-related documents on behalf of the LLC, and such documents, properly executed on behalf of the Company are binding upon the LLC.

7. The LLC is not now and has never been a debtor in a bankruptcy proceeding during the existence of the LLC and is not a single member LLC.

8. This Affidavit is given for the purpose of evidencing incumbency and authority of the employees named above.

Scott M. Clements

Sworn to and subscribed before me by means of ✓ physical presence or ___ online notarization this 10th day of November, 2025, by Scott M. Clements, Area General Counsel, Vice President and Assistant Secretary of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the LLC, who is personally known to me.

Print Name: Kelly V. Costantino
Notary Public, State of Florida
Commission No.: HH457863
Commission Expires: 01/23/2028

KELLY V. COSTANTINO
Commission # HH 457863
Expires January 23, 2028

EXHIBIT A
SIGNING POWER RESOLUTIONS

CERTIFIED RESOLUTIONS
OF THE BOARD OF DIRECTORS OF
PULTE HOME COMPANY, LLC

I, Scott M. Clements, herby certify that I am a duly elected and acting Assistant Secretary of PULTE HOME COMPANY, LLC, a limited liability company authorized and existing under the laws of the State of Michigan; that attached is a true copy of the resolutions adopted by the Board of Directors of the limited liability company to be effective January 1, 2017; and that such resolutions have not been rescinded or modified, and do not contravene any provisions of the Articles of Organization or Operating Agreement of said limited liability company.

IN WITNESS WHEREOF, I have here unto set my hand this 3rd day of January, 2017.

Scott M. Clements, Assistant Secretary

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

On January 3, 2017, before me, Kelly V. Costantino, a Notary Public in and for said State, personally appeared Scott M. Clements, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Kelly V. Costantino, Notary Public
Orange County, Florida
My Commission Expires: 01/23/2020

KELLY V. COSTANTINO
Commission # FF 942099
Expires January 23, 2020

EXHIBIT A

PULTE HOME COMPANY, LLC SIGNING

POWER RESOLUTIONS

A. DEFINITIONS.

As used in these resolutions:

"signing power" means the power and authority to execute and deliver an agreement, instrument or other document.

"General Signing Power" means signing power relating to the ordinary course of business of PULTE HOME COMPANY, LLC (the "Company") generally, without restriction to a particular Division or project, both in the Company's own capacity and in any instances where it is the managing partner or managing member of a joint venture (the "Partnership").

"Division Specific Signing Power" means signing power relating only to the ordinary course of business of a Division over which the officer, manager, or employee in question has management responsibility, both in the Company's own capacity and as managing partner or managing member of the Partnership.

B. PURPOSE.

The purpose of these resolutions is to establish the signing power of certain employees of the Company, both in the Company's own capacity and as managing partner or managing member of the Partnership. Copies of these resolutions may be delivered to title companies and other parties who require evidence of the signing power of an employee. No employee of the Company may subdelegate his or her signing power except as expressly provided in these resolutions by use of the words: "Other title(s) or person(s) designated in writing by . . .".

C. RESOLUTIONS.

RESOLVED, that the following officers, managers, or employees of the Company shall have the General Signing Power or the Division Specific Signing Power , as indicated in the charts below:

EXHIBIT A

Development of Real Property

I. General Development. Applications, tentative and final subdivision plats and maps, development agreements, land development agreements, amenity contractor agreements and all other documents that are relevant or incident to the development of real property in which the Company or the Partnership has any interest, other than documents contemplated in part VI below:

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director of Land Development/Acquisition

House Construction Agreements. Contractor agreements, construction agreements, contracts, purchase orders, pricing schedules, scopes of work and all other documents that are relevant or incident to the construction of residential homes and amenities thereto in which the Company or the Partnership has any interest, other than documents contemplated in the paragraph immediately above this one:

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Construction Operations
Executive Vice President	Area Purchasing Director
Senior Vice President	Division President
Vice President	Division VP/Director Finance
	Division VP/Director of Construction Operations
	Division Purchasing Director/Manager

Storm Water Management

II. Notices of intent, notices of termination, storm water pollution prevention plans, reports, certifications or other documentation that is relevant or incident to storm water

EXHIBIT A

management and erosion control in the development of real property and/or construction of homes in which the Company or the Partnership has any interest.

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director of Land Development/Acquisition
	Division Storm Water Compliance Representative

Sale and Closing of Residential Homes or Lots

III. Contracts for the sale of residential homes or lots to consumers (not to another business).

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Division President
Executive Vice President	Division VP/Director Finance
Senior Vice President	Division Controller
Vice President	Division VP of Sales
	General Sales Manager
	Closing/Homebuyer Coordinator
	Any of the following employees of either Pulte Mortgage LLC: Vice President, Branch Manager and Assistant Secretary
	Any of the following employees of either Sun City Title Agency, Inc. or PGP Title, Inc. or PGP Title of Florida, Inc.: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer

EXHIBIT A

	Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance

IV. Deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents.

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Division President
Executive Vice President	Division VP/Director Finance
Senior Vice President	Division Controller
Vice President	Division VP of Sales
	General Sales Manager
	Closing/Homebuyer Coordinator
	Any of the following employees of either Pulte Mortgage LLC: Vice President and Branch Manager
	Any of the following employees of either Sun City Title Agency, Inc. or PGP Title, Inc. or PGP Title of Florida, Inc.: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer
	Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance

Closing of the Purchase and Sale of Real Property

V. Contracts, deeds and all other closing documents for the purchase or sale of real property (other than the sale and closing of residential homes or lots to consumers).

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land

EXHIBIT A

Executive Vice President	Division President
Senior Vice President and General Counsel	Division VP/Director of Finance
Other title(s) or person(s) designated in writing by resolution(s) of the Board of Directors	Division VP of Land Development/Acquisition

Real Property Financing and Land Banking Transactions

VI. Documents related to any of the following real property financings and land banking transactions:

a. Traditional Financing. Loan agreements, security agreements, promissory notes, deeds of trust and all other documents that are relevant or incident to the financing of the purchase and/or development of real property.

b. Special Taxing District Financing. Loan agreements, security agreements, promissory notes, deeds of trust and all other documents under which the Company or the Partnership is a party that are relevant or incident to a Special Taxing District Financing (defined below), other than documents contemplated in Guarantees and Environmental Indemnities.

"Special Taxing District Financing" means a financing through the issuance of bonds by a community development district, community facilities district, municipal utility district, county or municipal improvement district, tax incremental district or other similar special purpose unit of local government.

c. Guarantees and Environmental Indemnities. Guarantees of payment or performance of the obligations of another entity (whether in the form of a payment guaranty, indemnity or other document), maintenance or remargining guarantees and environmental indemnities in connection with development financing.

d. Land Banking Transactions. Assignments of contracts to purchase real property, options to purchase real property, development agreements and other documents evidencing arrangements with an intermediary, such as a land banker, to purchase or develop real property.

General Signing Power	*Division Specific Signing Power*
Chief Financial Officer of the publicly traded ultimate parent	
Treasurer of the publicly traded ultimate parent	

EXHIBIT A

Licenses

VII. Documents necessary to obtain licenses and department of real estate public reports or similar documents in California and other states (such as, without limitation, Arizona and Nevada).

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director of Finance
Vice President	Division VP/Director Sales
	Division VP of Construction Operations
	Area VP/Division VP/Director Land Acquisition/Development

CC&Rs

VIII. Restrictive covenants, conditions, restrictions, easements and other similar rights or restrictions, commonly known as CC&Rs, affecting real property or improvements on real property, and documents relating to CC&Rs, such as the organizational documents for the related homeowners' or property owners' association.

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director Land Acquisition/Development

RESOLVED FURTHER, that all lawful acts specifically described in the immediately preceding resolution, undertaken prior to the adoption of these resolutions, in the Company's own capacity or as managing partner or managing member of the Partnership, are hereby ratified, confirmed and adopted by the Company.

EXHIBIT A

RESOLVED FURTHER, that any Signing Power Resolutions or Powers of Attorney and Grants of Agency previously issued or adopted by the Company are hereby terminated, revoked and superseded in their entirety by these resolutions.

Effective as of January 1, 2017.

* * * * *

Instr #2021122826 BK: 5417 PG: 1029, Filed & Recorded: 11/12/2021 8:49 AM #Pgs:5
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $44.00 Doc. D $10,948.00

Prepared By and Return To:
Jesse E. Graham, Jr., Esq.
GRAHAM LEGAL GROUP, PLLC
3208C E. Colonial Drive, Suite 292
Orlando, Florida 32803

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 10th day of November, 2021, by **DAY LATE ENTERPRISES, INC.**, a Florida corporation, whose mailing address is 4185 State Road 16, St. Augustine, Florida 32092 (hereinafter referred to as the "**Grantor**"), to **TOLL SOUTHEAST LP COMPANY, INC.**, a Delaware corporation, whose mailing address is 250 Gibraltar Road, Horsham, PA 19044 (hereinafter referred to as the "**Grantee**"):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St. Johns** County, Florida, to wit:

See *Exhibit "A"* attached hereto and incorporated herein by reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by or through or under the Grantor, but none others whatsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021, which are not yet due and payable, and easements, restrictions, conditions, covenants of records, if any; however, reference herein does not operate to reimpose same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of the following witnesses:

Print Name: Sharon L. Phillips

Print Name: John D. Bailey Jr.

GRANTOR:

DAY LATE ENTERPRISES, INC., a Florida corporation

By: _____
Dennis M. Smith, Jr.
As its: President

{CORPORATE SEAL}

COPY

STATE OF FL
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ____ online notarization this 4th day of November, 2021, by Dennis M. Smith, Jr., as President of Day Late Enterprises, Inc., a Florida corporation, on behalf of the corporation. He ✓ is personally known to me or ____ did produce _____ as identification.

NOTARY SEAL:

_____
Notary Public

SHARON L. PHILLIPS
MY COMMISSION # GG 310592
EXPIRES: April 17, 2023
Bonded Thru Notary Public Underwriters

EXHIBIT "A"

LEGAL DESCRIPTION

PHASE 1C-2

A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE PLAT OF GRAND OAKS PHASE 1C UNIT 1, AS RECORDED IN MAP BOOK 104, PAGES 74 THROUGH 77, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTHERLY AND WESTERLY, ALONG THE WESTERLY LINE OF SAID PLAT OF GRAND OAKS PHASE 1C UNIT 1, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: THENCE NORTH 00°14'31" EAST, 123.00 FEET; COURSE NO. 2: NORTH 01°24'38" EAST, 85.90 FEET; COURSE NO. 3: NORTH 01°22'18" WEST, 94.81 FEET; COURSE NO. 4: NORTH 87°39'58" WEST, 125.20 FEET; THENCE SOUTH 02°07'43" WEST, 119.77 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1533.37 FEET, AN ARC DISTANCE OF 18.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°33'21" WEST, 18.18 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 197.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°57'42" WEST, 197.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 82°08'21" WEST, 122.61 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 71.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°40'40" WEST, 71.29 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 77°13'00" WEST, 66.92 FEET; THENCE NORTH 12°47'00" WEST, 120.00 FEET; THENCE SOUTH 77°13'00" WEST, 255.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.00 FEET, AN ARC DISTANCE OF 220.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°20'46" WEST, 185.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°05'28" EAST, 51.57 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 308.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°17'59" EAST, 278.91 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 79°29'29" EAST, 415.06 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY;

COPY

THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 213.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°53'18" EAST, 211.94 FEET, TO THE POINT OF TANGENCY OF SAID CURVE AND THE AFORESAID WESTERLY LINE OF THE PLAT OF GRAND OAKS PHASE 1C UNIT 1; THENCE EASTERLY, NORTHERLY, WESTERLY, NORTHEASTERLY AND NORTHWESTERLY, ALONG SAID WESTERLY LINE OF SAID PLAT OF GRAND OAKS PHASE 1C UNIT 1, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTH 72°53'07" EAST, 41.31 FEET; COURSE NO. 2: NORTH 21°58'50" WEST, 121.62 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 3: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 11.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°00'51" WEST, 11.46 FEET; COURSE NO. 4: NORTH 19°59'27" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 5: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 40.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°45'10" EAST, 40.08 FEET; COURSE NO. 6: NORTH 28°30'14" WEST, 120.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 102.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°00'08" WEST, 100.17 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 79°29'29" WEST, 415.06 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 771.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°17'59" WEST, 697.27 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°05'28" WEST, 73.96 FEET; THENCE SOUTH 09°50'07" WEST, 155.13 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°21'28" EAST, 35.66 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 286.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°37'42" EAST, 280.60 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 18.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°31'42" EAST, 18.07 FEET; THENCE NORTH 89°19'53" EAST, 24.96 FEET, TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY,

ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 310.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°07'17" EAST, 302.69 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 77°13'00" EAST, 136.09 FEET; THENCE NORTH 84°15'26" EAST, 24.47 FEET; THENCE NORTH 77°13'00" EAST, 161.54 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 647.00 FEET, AN ARC DISTANCE OF 55.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°40'40" EAST, 55.57 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 82°08'21" EAST, 122.61 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 647.00 FEET, AN ARC DISTANCE OF 154.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°57'42" EAST, 153.72 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1716.37 FEET, AN ARC DISTANCE OF 166.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°59'13" EAST, 165.95 FEET, TO THE POINT OF BEGINNING.

COPY

Instr #2025029053 BK: 6131 PG: 155, Filed & Recorded: 4/15/2025 9:27 AM #Pgs:4 Doc. D $0.70
Brandon J. Patty,Clerk of the Circuit Court and County Comptroller St. JohnsCounty FL Recording $35.50

Recording: $_____
Doc. stamps: $_____
Int. tax: $_____
TOTAL: $_____

THIS INSTRUMENT WAS PREPARED BY AND,
AFTER RECORDING, RETURN TO:
Joel B. Giles, Esquire
Florida Bar No.: 0350591
CARLTON FIELDS, P.A.
4221 West Boy Scout Boulevard, Suite 1000
Tampa, Florida 33607
(813) 223-7000
(813) 229-4133 (Facsimile)
JGiles@carltonfields.com

Grantee's TIN: _____
Parcel No.: _____

COPY

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is given this 3rd day of April, 2025, by **DENNIS M. SMITH, JR., and JULIA B. SMITH,** husband and wife, of (and whose mailing address is) 191 Surfside Avenue, St. Augustine, Florida 32084, (collectively, "Grantor") to **HOMESTEAD INVESTMENTS, LLC**, a limited liability company organized and existing under the laws of the State of Florida with its principal place of business at (and the mailing address of which is) 191 Surfside Avenue, St. Augustine, Florida 32084, ("Grantee").

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and legal sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, all of the real property in St. Johns County, Florida, described in Exhibit "A," which is attached hereto and, by this reference, made a part hereof, (the "Property");

TOGETHER with (i) all and singular, the benefits, rights, privileges, easements, tenements, hereditaments, and other appurtenances pertaining to the Property, if any, and (ii) all improvements of whatever kind, character, or description to or on the Property, if any;

SUBJECT TO ad valorem taxes for the year 2025 and any other taxes or assessments levied or assessed against the Property subsequent to the date hereof and easements, covenants, conditions, restrictions, and other such matters of record (collectively, the "Permitted Exceptions");

TO HAVE AND TO HOLD the same in fee simple forever; and

This conveyance of unencumbered real property is made for no consideration and, under Rule 12B-4.014(2)(b) of the Rules of the Florida Department of Revenue, requires only the payment of the minimum documentary stamp tax.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that, subject to the Permitted Exceptions, it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but against no others.

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

WITNESSES:

(Sign on this line)
JORGE REYES
(Print name legibly on this line.)
413 Standing Oak Ct.
(Street Address)
Jax, FL 32259
(City, State, Zip Code)

(Sign on this line)
James Docherty
(Print name legibly on this line.)
10966 Reading Rd
(Street Address)
Jacksonville, FL 32257
(City, State, Zip Code)

DENNIS M. SMITH, JR.

COPY

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3rd day of April, 2025, by DENNIS M. SMITH, JR., who is personally known to me or has produced 0 as identification.

(Sign on this line)
James Docherty
(Legibly print name on this line)

NOTARY PUBLIC, State of Florida
COMMISSION NO.:
EXPIRATION DATE:

(SEAL)

JAMES DOCHERTY
Notary Public-State of Florida
Commission # HH 413067
My Commission Expires
June 21, 2027

WITNESSES:

(Sign on this line.)

JONOE MAYES

(Print name legibly on this line.)

413 strawberry oak ct

(Street Address)

Jax, FL. 32259

(City, State, Zip Code)

(Sign on this line.)

James Docherty

(Print name legibly on this line.)

10966 Reading Rd

(Street Address)

Jacksonville, FL 32257

(City, State, Zip Code)

JULIA B. SMITH.

COPY

STATE OF FLORIDA)
COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3rd day of April, 2025, by JULIA B. SMITH., who is personally known to me or has produced _____ as identification.

(Sign on this line)

James Docherty

(Legibly print name on this line)

NOTARY PUBLIC, State of Florida
COMMISSION NO.:
EXPIRATION DATE:

(SEAL)

JAMES DOCHERTY
Notary Public-State of Florida
Commission # HH 413067
My Commission Expires
June 21, 2027

EXHIBIT "A"

A PART OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 26, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #16, HAVING A RIGHT OF WAY WIDTH OF 200'; THENCE SOUTHERLY ALONG SAID SOUTHERLY RIGHT OF WAY FOR THE NEXT 5 COURSES, 1) SOUTH 47°53'20" EAST, 1112.56', 2) SOUTH 42°06'40" WEST, 230.00', 3) SOUTH 47°53'20" EAST, 140.00', 4) NORTH 42°06'40" EAST, 230.00', 5) SOUTH 47°53'20" EAST, 652.52' ALONG SAID SOUTHERLY RIGHT OF WAY; THENCE SOUTH 36°37'23" WEST, 198.98'; THENCE SOUTH 53°26'46" EAST, 40.00'; THENCE SOUTH 36°37'23" WEST, 650.11'; THENCE SOUTH 05°58'32" WEST, 557.21'; THENCE SOUTH 16°41'41" WEST, 382.92; THENCE SOUTH 38°38'02" WEST, 700.04' TO THE POINT OF BEGINNING; THENCE SOUTH 23°14'55" WEST, 193.99; THENCE NORTH 66°44'14" WEST, 439.07'; THENCE NORTH 23°16'00" EAST, 194.00; THENCE SOUTH 66°44'10" EAST, 439.01' TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS & UTILITIES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 26, WITH THE SOUTHERLY RIGHT- OF-WAY LINE OF STATE ROAD #16, HAVING A RIGHT OF WAY WIDTH OF 200'; THENCE SOUTHERLY ALONG SAID SOUTHERLY RIGHT OF WAY FOR THE NEXT 5 COURSES, 1) SOUTH 47°53'20" EAST, 1112.56', 2)SOUTH 42°06'40" WEST, 230.00', 3) SOUTH 47°53'20" EAST, 140.00', 4) NORTH 42°06'40" EAST, 230.00', 5) SOUTH 47°53'20" EAST, 652.52' TO THE POINT OF BEGINNING; THENCE SOUTH 36°37'23" WEST, 198.98; THENCE SOUTH 53°26'46" EAST, 40.00'; THENCE SOUTH 36°37'23" WEST, 650.11; THENCE SOUTH 05°58'32" WEST, 557.21; THENCE SOUTH 16°41'41" WEST, 382.92'; THENCE SOUTH 38°38'02" WEST, 700.04'; THENCE SOUTH 23°14'55" WEST, 193.99; THENCE SOUTH 66°45'05" EAST, 60.00; THENCE NORTH 23°14'55" EAST, 185.89; THENCE NORTH 38°38'02" EAST, 752.09; THENCE NORTH 13°45'18" EAST, 356.37'; THENCE NORTH 05°58'32" EAST, 545.65'; THENCE NORTH 36°37'23" EAST, 633.62; THENCE SOUTH 53°22'37" EAST, 40.00; THENCE NORTH 36°37'23" EAST, 185.54' TO THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD #16; THENCE NORTH 47°53'20" WEST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 140.64' TO THE POINT OF BEGINNING.

Recorded in Public Records St. Johns County, FL
Clerk # 94034352 O.R. 1077 PG 1902 03:07PM 10-18-94
Recording 13.00 Surcharge 2.00 Doc Stamp 6,160.00

Prepared by: Fred L. Ahern, Jr.
Buschman, Ahern & Persons
Post Office Box 50006
Jacksonville Beach, Florida 32240
94-685

RETURN TO GRANTEE

CORPORATE WARRANTY DEED

THIS INDENTURE, made this 4th day of October, 1994, between CAPITAL ADVANCEMENT, INC., a Delaware corporation, whose post office address is 12440 Park Avenue, Windermere, Florida 34786, a corporation existing under the laws of the State of Delaware, hereinafter called grantor, and DAY LATE ENTERPRISES, INC., a Florida corporation, whose post office address is 5852 Clifton Avenue, Jacksonville, Florida 32211, tax identification #_____-_____, hereinafter called the grantee:

WITNESSETH, that the grantor, for and in consideration of the sum of TEN & No/100 Dollars to it in hand paid by the said grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

COPY

See Exhibit "A" attached

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S) UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR(S) NOR ANY MEMBER OF THE HOUSEHOLD OF GRANTOR(S) RESIDE THEREON.

Parcel Identification # 027270-0000; 027400-0000; 027420-0000; 027370-0000 and 027440-0010

SUBJECT TO covenants, restrictions, easements of record and also to taxes for 1994 and subsequent years.

AND the said grantor does hereby fully warrant the title to said land, and will defend the same agains the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in our presence:

Sign Judy L. Blackwell
Print JUDY BLACKWELL

Sign
Print FRED L. AHERN, JR.

CAPITAL ADVANCEMENT, INC., a Delaware corporation

By: _____
DAVID W. HALL, Its Attorney In Fact, pursuant to Special Power of Attorney recorded at Clerks Number _____, of the public records of St. Johns, County, Florida.

94-685

O.R. 1077 PG 1903

STATE OF FLORIDA
COUNTY OF DUVAL

I hereby certify that on this day before me personally appeared David W. Hall, as Attorney In Fact for CAPITAL ADVANCEMENT, INC., a Delaware corporation, pursuant to Special Power of Attorney recorded at Clerks Number_____, of the public records of St. Johns County, Florida, to me known to be the person described in and who executed the foregoing instrument as such Attorney In Fact, and he acknowledged before me that he executed the same for the uses and purposes therein expressed and same is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of October, 1994.

Judy L. Blackwell
Notary Public

(SEAL)



Notary Public, State of Florida
JUDY L. BLACKWELL
My Comm. Exp. May 4, 1996
Comm. No. CC 198443

COPY

ALL OF THAT PORTION OF THE FOLLOWING DESCRIBED LAND WHICH LIES SOUTHERLY OF STATE ROAD #16, ST. JOHNS COUNTY, FLORIDA BEING GOVERNMENT LOTS 4, 7 AND 8 AND THE EAST ONE HALF OF THE SOUTHWEST ONE QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, TOGETHER WITH GOVERNMENT LOTS 1 AND 2, SECTION 34, TOWNSHIP 6 SOUTH, RANGE 28 EAST, THE NORTH ONE HALF OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST AND THE NORTH ONE HALF OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, EXCEPTING THEREFROM THOSE PARCELS OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 843, PAGE 1296, OFFICIAL RECORD BOOK 847, PAGE 366 AND OFFICIAL RECORD BOOK 834, PAGE 149, ALSO EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED AS PARCEL "C" IN OFFICIAL RECORD BOOK 871, PAGE 324, ALL RECORDED IN THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

MEMO: Legibility of writing, typing or printing unsatisfactory in this document

O.R. 1077 PG 1904

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE EAST LINE OF SECTION 38 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #16, A 200 FOOT WIDE RIGHT-OF-WAY; THENCE SOUTH 19 DEGREES 21 MINUTES 08 SECONDS WEST, 3198.04 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 53 SECONDS EAST, 1136.89 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 31 SECONDS WEST, 411.58 FEET; THENCE SOUTH 19 DEGREES 21 MINUTES 08 SECONDS WEST, 2804.51 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 40 SECONDS EAST, 6733.00 FEET; THENCE NORTH 54 DEGREES 13 MINUTES 47 SECONDS EAST, 2474.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #16; THENCE NORTH 36 DEGREES 41 MINUTES 43 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 1268.65 FEET TO A POINT OF CURVATURE, SAID CURVE HAVING A DELTA OF 03 DEGREES 04 MINUTES 06 SECONDS, RADIUS OF 1839.86 FEET AND TANGENT OF 49.28 FEET; THENCE ALONG THE ARC OF SAID CURVE 98.53 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, 1261.08 FEET (DEED -1268.31 FEET); THENCE SOUTH 89 DEGREES 26 MINUTES 31 SECONDS WEST, 1210.84 FEET (DEED - 1209.02 FEET); THENCE NORTH 00 DEGREES 33 MINUTES 29 SECONDS WEST, 100.00 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 31 SECONDS WEST, 1447.60 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 53 SECONDS WEST, 1146.68 FEET; THENCE NORTH 79 DEGREES 36 MINUTES 30 SECONDS WEST, 745.89 FEET (DEED - 748.43 FEET); THENCE NORTH 13 DEGREES 45 MINUTES 18 SECONDS EAST, 307.87 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 32 SECONDS EAST, 545.65 FEET; THENCE NORTH 36 DEGREES 37 MINUTES 23 SECONDS EAST, 633.62 FEET; THENCE SOUTH 53 DEGREES 22 MINUTES 37 SECONDS EAST, 40.00 FEET; THENCE NORTH 36 DEGREES 37 MINUTES 23 SECONDS EAST, 185.54 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD #16; THENCE NORTH 47 DEGREES 53 MINUTES 20 SECONDS WEST, 140.64 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 36 DEGREES 37 MINUTES 23 SECONDS WEST, 198.98 FEET; THENCE SOUTH 53 DEGREES 26 MINUTES 46 SECONDS EAST, 40.00 FEET; THENCE SOUTH 36 DEGREES 37 MINUTES 23 SECONDS WEST, 650.11 FEET; THENCE SOUTH 05 DEGREES 58 MINUTES 32 SECONDS WEST, 557.21 FEET; THENCE SOUTH 16 DEGREES 41 MINUTES 41 SECONDS WEST, 382.92 FEET; THENCE NORTH 54 DEGREES 01 MINUTES 00 SECONDS WEST, 818.2 FEET (DEED - 809.15 FEET) MORE OR LESS TO THE CENTERLINE OF A CREEK; THENCE MEANDER IN A NORTHERLY DIRECTION ALONG SAID CENTERLINE OF A CREEK2228.5 FEET MORE OR LESS TO THE RIGHT-OF-WAY LINE OF SAID STATE ROAD #16; THENCE NORTH 47 DEGREES 53 MINUTES 20 SECONDS WEST, 22 FEET MORE OR LESS; THENCE NORTH 42 DEGREES 06 MINUTES 40 SECONDS EAST, 230.00 FEET; THENCE NORTH 47 DEGREES 53 MINUTES 20 SECONDS WEST, 1112.56 FEET TO THE POINT OF BEGINNING AND THE LAST CALL OF THIS DESCRIPTION.

TOGETHER WITH A 40 FOOT WIDE DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 833, PAGE 135, A 60 FOOT WIDE DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 833, PAGE 135, A 100 FOOT DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 871, PAGE 324 PARCEL "C", A 50 FOOT WIDE DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 843, PAGE 1296 AND A DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 847 PAGE 366, ALL RECORDED IN THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

SUBJECT TO A 40 FOOT WIDE NON-EXCLUSIVE DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 834, PAGE 149 AND A 10 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT AS PER OFFICIAL RECORD BOOK 562, PAGE 762 (SEE NOTES), ALL RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Instr #2021138353 BK: 5451 PG: 1540, Filed & Recorded: 12/22/2021 3:45 PM #Pgs:7
Brandon J. Patty,Clerk of the Circuit Court and Comptroller St. Johns County FL Recording $61.00 Doc. D $30,527.00

Prepared By and Return To:
Jesse E. Graham, Jr., Esq.
GRAHAM LEGAL GROUP, PLLC
3208C E. Colonial Drive, Suite 292
Orlando, Florida 32803

Parcel Identification Nos: 027370-0000 and 027420-0001

Consideration: $4,361,000.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 22nd day of December, 2021, by **DAY LATE ENTERPRISES, INC.**, a Florida corporation, whose post office address is 191 Surfside Avenue , St. Augustine , Fla. 32084 (hereinafter referred to as the "**Grantor**"), to **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose post office address is 124 Del Webb Parkway, Ponte Vedra, Florida 32081 (hereinafter referred to as the "**Grantee**"):

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in **St. Johns** County, Florida, to wit:

See *Exhibit "A"* attached hereto and incorporated herein by reference.

WITHOUT RE-IMPOSING THE SAME, this conveyance is subject to the following:

See *Exhibit "B"* attached hereto and incorporated herein by this reference.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of

said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by or through or under the Grantor, but none others whatsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of the following witnesses:

Julia B. Smith

Print Name: Dennis M. Smith, Julia B. Smith

Print Name: Joseph John Ghiglia

GRANTOR:

DAY LATE ENTERPRISES, INC., a Florida corporation

By: _____
Dennis M. Smith, Jr.
As its: President

{CORPORATE SEAL}

COPY

STATE OF ~~FLORIDA~~ COLORADO
COUNTY OF ~~ST. JOHNS~~ ROUTT

The foregoing instrument was acknowledged before me by means of ~~X~~ physical presence or ____ online notarization this 27 day of May, 2021, by Dennis M. Smith, Jr., as President of Day Late Enterprises, Inc., a Florida corporation, on behalf of the corporation. He ____ is personally known to me or ____ did produce FL DL as identification.

NOTARY SEAL:

_____
Notary Public

JOSEPH JOHN GHIGLIA JR.
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20164019473
MY COMMISSION EXPIRES MAY 20, 2024

EXHIBIT "A"

LEGAL DESCRIPTION

GRAND OAKS PHASE 2B

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT OF WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 78060-2509, DATED 09-09-1968); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26, AND ALONG THE WESTERLY LINE OF SECTION 27, SAID TOWNSHIP AND RANGE, 4407.30 FEET, TO THE SOUTHERLY LINE OF SAID SECTION 27; THENCE NORTH 89°27'02" EAST, ALONG LAST SAID LINE, 411.82 FEET, TO THE SOUTHWESTERLY CORNER OF SAID SECTION 26, SAID CORNER ALSO BEING THE NORTHWESTERLY CORNER OF AFORESAID SECTION 35; THENCE NORTH 89°27'41" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 26, ALSO BEING THE NORTHERLY LINE OF SAID SECTION 35, A DISTANCE OF 919.38 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 54°00'41" EAST, 634.07 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 65.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°13'39" EAST, 64.97 FEET; THENCE NORTH 84°48'19" EAST, 54.45 FEET; THENCE NORTH 66°16'07" EAST, 64.44 FEET; THENCE NORTH 89°47'19" EAST, 33.39 FEET; THENCE SOUTH 03°42'50" EAST, 183.13 FEET; THENCE SOUTH 10°15'38" WEST, 61.83 FEET; THENCE SOUTH 35°59'19" EAST, 577.68 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 169.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°59'40" EAST, 166.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°00'00" EAST, 118.54 FEET; THENCE NORTH 90°00'00" WEST, 336.86 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 510.00 FEET, AN ARC DISTANCE OF 331.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°23'03" WEST, 325.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 52°15'48" WEST, 60.98 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 193.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD

BEARING AND DISTANCE OF SOUTH 42°58'21" WEST, 191.76 FEET; THENCE SOUTH 35°17'29" WEST, 54.87 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 25.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°27'47" WEST, 23.49 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 191.89 FEET, AN ARC DISTANCE OF 145.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°20'59" WEST, 142.39 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 21.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°24'02" WEST, 20.44 FEET; THENCE NORTH 44°19'33" WEST, 34.59 FEET; THENCE NORTH 64°43'10" WEST, 65.36 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°34'13" WEST, 24.89 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 77.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°10'21" WEST, 77.22 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET, AN ARC DISTANCE OF 34.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°57'23" WEST, 33.83 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 35°59'19" WEST, 169.19 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 79.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°15'48" WEST, 71.05 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 524.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°56'06" WEST, 360.97 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 32.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°24'40" EAST, 30.27 FEET; THENCE NORTH 52°32'46" EAST, 68.66 FEET; THENCE NORTH 68°27'26" EAST, 199.67 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE

NORTHWESTERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 125.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°59'39" EAST, 125.08 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 54°00'41" EAST, 162.56 FEET, TO THE POINT OF BEGINNING.

CONTAINING 25.93 ACRES, MORE OR LESS.

COPY

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.

2. Notice of Establishment of the Grand Oaks Community Development District recorded September 6, 2018 in Official Records Book 4608, Page 784.

3. Ordinance Number 2018-40 with the County of St. Johns, Florida for Planned Unit Development described as Grand Oaks PUD recorded September 24, 2018 in Official Records Book 4615, Page 1848 as affected by Concurrency and Impact Fee Credit Agreement by and between Southeast Development Partners, LLC and St. Johns County recorded September 28, 2018 in Official Records Book 4618, Page 1451 and Small Adjustment to the Grand Oaks PUD recorded September 24, 2020 in Book 5051, Page 834.

4. Assignment of Development Rights by and between Southeast Development Partners, LLC, a Florida limited liability company (Assignor) and Southeast Land Ventures, LLC, a Florida limited liability company (Assignee) recorded October 5, 2018 in Official Records Book 4623, Page 98.

5. Final Judgment Validating Grand Oaks Community Development District Special Assessments Revenue Bonds recorded November 2, 2018 in Official Records Book 4635, Page 1665.

6. School Concurrency Proportionate Share Mitigation Agreement SCD #2018-17 Grand Oaks Planned Unit Development by and between The County of St. Johns; The School Board of St. Johns County and Southeast Land Ventures, LLC, a Florida limited liability company recorded January 29, 2019 in Official Records Book 4672, Page 1740.

7. Disclosure of Public Financing and Maintenance of Improvements to Real Property undertaken by the Grand Oaks Community Development District recorded November 19, 2019, in Official Records Book 4837, Page 545.

8. Final Judgment recorded January 9, 2020 in Official Records Book 4863, Page 1677.

9. Easement to Florida Power & Light Company recorded November 29, 1982 in Book 562, Page 762 (Affects Section 35).

10. Terms and conditions for Temporary, Non-Exclusive Access, Utilities and Signage Easement Agreement by and between Day Late Enterprises, Inc., a Florida corporation, Grand Oaks Community Development District, and Pulte Home Company, LLC, a Michigan limited liability company recorded _____ __, 2021 in Book ____, Page ____.

COPY

11. Grant of Easement in favor of Grand Oaks Enterprises, LLC recorded September 6, 2019 in Book 4790, Page 15, as amended by First Amendment to Grant of Easement recorded September 20, 2021 in Book 5372, Page 1961.

12. Grant of Easement in favor of Hotwire Communications, Ltd. recorded September 6, 2019 in Book 4790, Page 45, as amended by First Amendment to Grant of Easement recorded September 20, 2021 in Book 5373, Page 1.

13. Notice of Series 2020 Special Assessments securing Special Assessment Revenue Bonds, Series 2020 Grand Oaks Community Development District recorded May 14, 2021 in Official Records Book 5265, Page 265 and Declaration of Consent Special Assessments securing Special Assessment Revenue Bonds, Series 2020 Grand Oaks Community Development District recorded May 14, 2021 in Official Book 5265, Page 275, together with True-Up of Special Assessment Revenue Bonds, Series 2020 recorded May 14, 2021 in Official Records Book 5265, Page 282.

NOTE: All recording references herein are to the Public Records of St. Johns County, Florida.

COPY

Prepared by and return to:
Scott Clements
Division General Counsel
Centex Homes
2301 Lucien Way, Suite 155
Maitland, Florida 32751

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ORANGE

BEFORE ME, the undersigned officer authorized to administer oaths, on this day personally appeared **Scott M. Clements**, who upon being duly sworn, deposes and says:

1. He is over the age of eighteen (18) years and has personal knowledge of the facts stated herein.

2. He is Vice President, Division General Counsel, and Assistant Secretary of **Centex Real Estate Company, LLC**, a Nevada limited liability company (the "LLC"), successor by conversion of Centex Real Estate Corporation, a Nevada corporation, and the LLC is the sole Managing Partner of **Centex Homes**, a Nevada general partnership (the "**Partnership**"). The LLC has full authority to execute instruments on behalf of the Partnership and to fully bind the Partnership on such instruments.

3. The Partnership was formed under that certain Sixth Amended and Restated Partnership Agreement dated December 31, 2016 (the "**Partnership Agreement**").

4. The Partnership Agreement has not been changed or amended and is currently in full force and effect.

5. The individuals identified below have been duly authorized to execute documents on behalf of the LLC, as sole Managing Partner of the Partnership, in accordance with the Signing Power Resolutions adopted by the LLC as of January 1, 2017, currently in effect and attached hereto in pertinent part as Exhibit "A" (the "Signing Powers Resolution"), and such documents, properly executed by the individuals identified below, on behalf of the LLC, as sole Managing Partner of the Partnership, are binding upon the LLC and Partnership:

Richard McCormick	Area President (Southeast Area)
Brian Yonaley	Area Vice President – Finance (Southeast Area)
Justin Cook	Division President (Northeast Florida)
Kathryn Burrell	Vice President – Finance (Northeast Florida)
Daniel Bryce Langen	Vice President – Finance and Treasurer
Gregory S. Rives	Assistant Secretary and Assistant Treasurer
Dan Reynolds	Vice President – Construction Operations (Northeast Florida)
Matthew Henson	Director – Construction Operations (Northeast Florida)
Matthew Olive	Director – Construction Operations (Northeast Florida)
Jennifer Ghioto	Vice President – Sales (Northeast Florida)
Justin Dudley	Vice President – Land Acquisition (Northeast Florida)
David Crosby	Director – Land Development (Northeast Florida)
Zachary Decker	Director – Land Development (Northeast Florida)
Nate Friesen	Director of Product (Southeast Area)
Taylor Larza	Vice President – Purchasing (Northeast Florida)
Scott Clements	Vice President, Assistant Secretary

6. The Signing Powers Resolution, Paragraph C., RESOLUTIONS, I-V, VII, and VIII, identifies certain titles in the Division Specific Signing Power sections, which titles are clarified and shall correspond as set forth below:

   A. Omission of the words "Southeast," "Florida" "Gulf Coast," "Central Florida," "North Florida," "Northeast Florida," "Southeast Florida," "Southwest Florida" or "West Florida" after an officer's name does not constitute improper, incomplete or incorrect execution and does not affect or limit the authority of the otherwise duly authorized officer in any way;
   B. Division VP/Director of Finance shall mean either a Division-level (i.e., Northeast Florida-level) Vice President – Finance or a Director of Finance;
   C. Division VP/Director of Land Development/Acquisition shall mean either a Division-level (i.e., a Northeast Florida-level) Vice President -- Land Development or Vice President – Land Acquisition; or either a Director of Land Development or a Director of Land Acquisition;

D. Division VP/Director of Construction Operations shall also mean either a Division-level (i.e., Northeast Florida-level) Vice President -- Construction Operations or a Director of Construction Operations;
E. Division VP/Director of Procurement or Purchasing shall also mean either a Division-level (i.e., West Florida-level) Vice President – Procurement or Purchasing or Director/Manager – Procurement or Purchasing or Procurement or Purchasing Manager;
F. Division/Project Controller shall also mean either Division Controller or Project Controller;
G. Division VP of Sales shall also mean Vice President – Sales.

7. Additionally and specifically, **Shannon Burns, Kayla Mills, Nathan Rowicki,** and **Shammy Lewis,** in their respective capacities as **Closing/Homebuyer Coordinator,** have been duly authorized to execute (i) contracts for the sale of residential homes or lots to consumers (not to another business), and (ii) deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents, on behalf of the LLC, and such documents, properly executed by them on behalf of the LLC are binding upon the LLC.

8. Additionally and specifically, **Daniel Bryce Langen**, as **Vice President – Finance** and **Treasurer**, and **Gregory S. Rives**, as **Assistant Secretary** and **Assistant Treasurer** have been and are duly authorized to execute bonds and any other bond-related documents on behalf of the LLC and Partnership, and such documents, properly executed on behalf of the LLC and Partnership are binding upon the LLC and Partnership.

9. The names of all of the general partners of the Partnership (being all of the general partners of the Partnership now existing) are as follows:

A. Centex Real Estate Company, LLC, a Nevada limited liability company and Managing Partner;
B. Nomas LLC, a Nevada limited liability company; and
C. Centex International II, LLC, a Nevada limited liability company.

9. Neither the Partnership nor any of its partners have been debtors in a bankruptcy proceeding during the existence of the Partnership.

10. Neither the LLC nor any corporate general partners of the Partnership have been dissolved.

11. This Affidavit is given to evidence incumbency and authority of the employees named above and for identifying the partners in the Partnership.

Scott M. Clements

Sworn to and subscribed before me by means of ✓ physical presence or ___ online notarization this 10th day of November, 2025, by Scott M. Clements, Vice President, Division General Counsel, and Assistant Secretary of Centex Real Estate Company, LLC, a Nevada limited liability company, on behalf of the LLC, sole Managing Partner of Centex Homes, a Nevada general partnership, on behalf of the Partnership, who is personally known to me.

Print Name: Kelly V. Costantino
Notary Public, State of Florida
Commission No.: HH457863
Commission Expires: 01/23/2028

KELLY V. COSTANTINO
Commission # HH 457863
Expires January 23, 2028

EXHIBIT A
SIGNING POWER RESOLUTIONS

CERTIFIED RESOLUTIONS
OF THE BOARD OF DIRECTORS OF
CENTEX REAL ESTATE COMPANY, LLC

I, Scott M. Clements, herby certify that I am a duly elected and acting Assistant Secretary of CENTEX REAL ESTATE COMPANY, LLC, a limited liability company authorized and existing under the laws of the State of Nevada, as Managing Partner of Centex Homes; that attached is a true copy of the resolutions adopted by the Board of Directors of the limited liability company to be effective January 1, 2017; and that such resolutions have not been rescinded or modified, and do not contravene any provisions of the Articles of Organization or Operating Agreement of said limited liability company.

IN WITNESS WHEREOF, I have here unto set my hand this 3rd day of January, 2017.

Scott M. Clements, Assistant Secretary

STATE OF FLORIDA)
)
COUNTY OF ORANGE)

On January 3, 2017, before me, Kelly V. Costantino, a Notary Public in and for said State, personally appeared Scott M. Clements, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Kelly V. Costantino, Notary Public
Orange County, Florida
My Commission Expires: 01/23/2020

KELLY V. COSTANTINO
Commission # FF 942099
Expires January 23, 2020

EXHIBIT A

CENTEX REAL ESTATE COMPANY, LLC

SIGNING POWER RESOLUTIONS

A. DEFINITIONS.

As used in these resolutions:

"signing power" means the power and authority to execute and deliver an agreement, instrument or other document.

"General Signing Power" means signing power relating to the ordinary course of business of CENTEX REAL ESTATE COMPANY, LLC (the "Company") generally, without restriction to a particular Division or project, both in the Company's own capacity and in any instances where it is the managing partner or managing member of a joint venture (the "Partnership").

"Division Specific Signing Power" means signing power relating only to the ordinary course of business of a Division over which the officer, manager, or employee in question has management responsibility, both in the Company's own capacity and as managing partner or managing member of the Partnership.

B. PURPOSE.

The purpose of these resolutions is to establish the signing power of certain employees of the Company, both in the Company's own capacity and as managing partner or managing member of the Partnership. Copies of these resolutions may be delivered to title companies and other parties who require evidence of the signing power of an employee. No employee of the Company may subdelegate his or her signing power except as expressly provided in these resolutions by use of the words: "Other title(s) or person(s) designated in writing by . . .".

C. RESOLUTIONS.

RESOLVED, that the following officers, managers, or employees of the Company shall have the General Signing Power or the Division Specific Signing Power , as indicated in the charts below:

EXHIBIT A

Development of Real Property

I. General Development. Applications, tentative and final subdivision plats and maps, development agreements, land development agreements, amenity contractor agreements and all other documents that are relevant or incident to the development of real property in which the Company or the Partnership has any interest, other than documents contemplated in part VI below:

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director of Land Development/Acquisition

House Construction Agreements. Contractor agreements, construction agreements, contracts, purchase orders, pricing schedules, scopes of work and all other documents that are relevant or incident to the construction of residential homes and amenities thereto in which the Company or the Partnership has any interest, other than documents contemplated in the paragraph immediately above this one:

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Construction Operations
Executive Vice President	Area Purchasing Director
Senior Vice President	Division President
Vice President	Division VP/Director Finance
	Division VP/Director of Construction Operations
	Division Purchasing Director/Manager

EXHIBIT A

Storm Water Management

II. Notices of intent, notices of termination, storm water pollution prevention plans, reports, certifications or other documentation that is relevant or incident to storm water management and erosion control in the development of real property and/or construction of homes in which the Company or the Partnership has any interest.

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director of Land Development/Acquisition
	Division Storm Water Compliance Representative

Sale and Closing of Residential Homes or Lots

III. Contracts for the sale of residential homes or lots to consumers (not to another business).

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Division President
Executive Vice President	Division VP/Director Finance
Senior Vice President	Division Controller
Vice President	Division VP of Sales
	General Sales Manager
	Closing/Homebuyer Coordinator
	Any of the following employees of either Pulte Mortgage LLC: Vice President, Branch Manager and Assistant Secretary

EXHIBIT A

	Any of the following employees of either Sun City Title Agency, Inc. or PGP Title, Inc. or PGP Title of Florida, Inc.: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer
	Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance

IV. Deeds of conveyance and all other documents that are relevant or incident to the sale and closing of residential homes or lots to consumers (not to another business), including any mortgage-related documents, such as buydown agreements or other relevant documents.

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Division President
Executive Vice President	Division VP/Director Finance
Senior Vice President	Division Controller
Vice President	Division VP of Sales
	General Sales Manager
	Closing/Homebuyer Coordinator
	Any of the following employees of either Pulte Mortgage LLC: Vice President and Branch Manager
	Any of the following employees of either Sun City Title Agency, Inc. or PGP Title, Inc. or PGP Title of Florida, Inc.: Vice President, Escrow Manager, Escrow Supervisor, Director-Closing Services, and Title Officer
	Other title(s) or person(s) designated in writing by either the Area President or Area VP Finance

EXHIBIT A

Closing of the Purchase and Sale of Real Property

V. Contracts, deeds and all other closing documents for the purchase or sale of real property (other than the sale and closing of residential homes or lots to consumers).

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President and General Counsel	Division VP/Director of Finance
Other title(s) or person(s) designated in writing by resolution(s) of the Board of Directors	Division VP of Land Development/Acquisition

Real Property Financing and Land Banking Transactions

VI. Documents related to any of the following real property financings and land banking transactions:

a. Traditional Financing. Loan agreements, security agreements, promissory notes, deeds of trust and all other documents that are relevant or incident to the financing of the purchase and/or development of real property.

b. Special Taxing District Financing. Loan agreements, security agreements, promissory notes, deeds of trust and all other documents under which the Company or the Partnership is a party that are relevant or incident to a Special Taxing District Financing (defined below), other than documents contemplated in Guarantees and Environmental Indemnities.

"Special Taxing District Financing" means a financing through the issuance of bonds by a community development district, community facilities district, municipal utility district, county or municipal improvement district, tax incremental district or other similar special purpose unit of local government.

c. Guarantees and Environmental Indemnities. Guarantees of payment or performance of the obligations of another entity (whether in the form of a payment guaranty, indemnity or other document), maintenance or remargining guarantees and environmental indemnities in connection with development financing.

EXHIBIT A

d. Land Banking Transactions. Assignments of contracts to purchase real property, options to purchase real property, development agreements and other documents evidencing arrangements with an intermediary, such as a land banker, to purchase or develop real property.

General Signing Power	*Division Specific Signing Power*
Chief Financial Officer of the publicly traded ultimate parent	
Treasurer of the publicly traded ultimate parent	

Licenses

VII. Documents necessary to obtain licenses and department of real estate public reports or similar documents in California and other states (such as, without limitation, Arizona and Nevada).

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director of Finance
Vice President	Division VP/Director Sales
	Division VP of Construction Operations
	Area VP/Division VP/Director Land Acquisition/Development

EXHIBIT A

CC&Rs

VIII. Restrictive covenants, conditions, restrictions, easements and other similar rights or restrictions, commonly known as CC&Rs, affecting real property or improvements on real property, and documents relating to CC&Rs, such as the organizational documents for the related homeowners' or property owners' association.

General Signing Power	*Division Specific Signing Power*
Chairman of the Board	Area President
Chief Executive Officer	Area VP Finance
President	Area VP Land
Executive Vice President	Division President
Senior Vice President	Division VP/Director Finance
Vice President	Division VP/Director Land Acquisition/Development

RESOLVED FURTHER, that all lawful acts specifically described in the immediately preceding resolution, undertaken prior to the adoption of these resolutions, in the Company's own capacity or as managing partner or managing member of the Partnership, are hereby ratified, confirmed and adopted by the Company.

RESOLVED FURTHER, that any Signing Power Resolutions or Powers of Attorney and Grants of Agency previously issued or adopted by the Company are hereby terminated, revoked and superseded in their entirety by these resolutions.

Effective as of January 1, 2017.

* * * * *

GRAND OAKS
PLANNED UNIT DEVELOPMENT

~~MASTER DEVELOPMENT PLAN~~MDP TEXT

This application proposes to rezone ~~approximately 524 acres~~a portion of the property subject to the Grand Oaks Planned Unit Development which is located south of State Road 16, west of Interstate 95, east of Pacetti Road and north of County Road 208 in unincorporated St. Johns County as more particularly described in the attached legal description (the **"Property")** from Planned Unit Development to Planned Unit Development **("PUD").** Pulte Home Company, LLC, a Michigan limited liability company~~.~~ ("Pulte") Homestead Investments, LLC., a Florida limited liability company, Day Late Enterprises, Inc., a Florida corporation and Toll Southeast LP Company, Inc, a Pennsylvania corporation ~~**("Applicant"), is the owner of a portion**~~ are all owners of the Property~~ more particularly described on the attached (the "Applicant's Property").~~ Pulte shall be the **"New Applicant**." This modification does not affect the rights of any other owners under the existing PUD~~.~~ not located within the Property. **The term "Project" refers to the entire PUD not just the Property.** References to development criteria and metrics within the Project are made in this modification. This modification:

~~The Applicant is proposing~~

- reduces the ~~development of a mixed use project with a maximum~~number of units allowed on the Property from 556 to 512 (thereby adjusting the total number of ~~954~~homes within the PUD from 999 to 954),
- 442 lots within the Project have been platted to date.
- sets forth future proportionate share mitigation for the units on the Property at $20,000,000.00,
- adjusts the access plan to the PUD, and
- corrects some inconsistencies in the PUD.

The Property subject to the PUD Modification will have a maximum of **512** single-family homes with related amenities. Several hundred homes have either been constructed or are planned for construction within the overall Project. The Property is approximately 126 acres.

This~~, a~~modification will reduce the maximum ~~of 100,000 square feet~~number of ~~commercial space and a maximum of 50,000 square feet of office space.~~ single-family homes to 954.

The existing Future Land Use Map **("FLUM")** designation of the Property is Residential C **("Res-C").**

~~**The term "Applicant" as used in herein may refer to previous developers within the Project with respect to previous improvements made, land donations and mitigation provided.**~~

A. A description related to the design, character and architectural style or theme of the ~~Project~~development of the Property, which demonstrates an innovative, unified, cohesive and compatible plan of development for all uses included in the Project. Mixed Use PUDs that contain different uses or several development parcels must also demonstrate consistency in design and character and plan of development.

~~*The Applicant is seeking modification to an existing mixed-use development which allows up to a maximum of 954 single-family residential units and related amenities, a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space on the Property. Of the residential units, a maximum of 674 will be non-age-restricted*~~

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~~*and a maximum of 325 will be age-restricted. The architectural design of homes and businesses within the project will be in character with residences in surrounding communities.*~~

The New Applicant is seeking modification to the PUD to reduce the number of single-family homes on the Property to a maximum of **512**. The Property is currently entitled for up to **556** homes.

The Property is within the existing Development Area boundary and along State Road 16 west of the St. Augustine outlet malls and other businesses and near several existing residential communities. ~~The existing Windward Ranch and Whisper Ridge neighborhoods and the developing community of Tomoka Pines lie to the east of the Property; existing single family residences and wetlands associated with the Twelve Mile Swamp preservation area owned by the St. Johns River Water Management District lie to the north of the site; the County's Turnbull Creek Conservation Area and the existing Murabella residential community lie to the west of the site; and the Star 4 Mitigation Bank is situated to the south of the Property. Thus, the proposed Grand Oaks community is near existing and approved businesses and single family residences, State Road 16 and the Twelve Mile Swamp preservation area to the east; Turnbull Creek and the County's Turnbull Creek Conservation Area, the future County Road 2209 and the Murabella community to the west; and the Star 4 Mitigation Bank and other lands owned by Star IV Investors to the south. Lands associated with the Turnbull Creek Conservation Area, Twelve Mile Swamp and Star 4 Mitigation Bank will be preserved in their natural state and will never be developed~~Several hundred homes have already been constructed in the PUD.

~~Residential, commercial, office and school parcels within the Property will be interconnected via roadways and sidewalks. The project will also be interconnected with adjacent lands via State Road 16. A public transit stop will be provided within the commercial/office parcel along State Road 16.~~

The New Applicant will provide $20,000

~~The~~Applicant will provide ~~$19,960~~,000.00 in total proportionate fair share mitigation to mitigate for the impacts to transportation facilities for development of ~~511~~512 single family homes. The New Applicant will enter into a Concurrency and Impact Fee Credit Agreement with St. Johns County concurrently with the County Commission's approval of this PUD Ordinance to memorialize the details of the aforementioned mitigation.

~~Right-of-way for the future County Road 2209 within the project boundaries has been dedicated.~~

All roads within Grand Oaks will be owned and maintained by either a homeowners' association **("HOA")** or community development district **("CDD").** Thus, the County will not be required to maintain project roads.

St. Johns County Fire Stations 4 (County Road 208) and 16 (Murabella) are both located within five (5) miles of the site, so the project will not result in a diminution of that public service in the area.

Water and sewer lines are currently available to the Project along State Road 16 to provide service to the development.

The ~~Water and sewer lines are currently available to the site along State Road 16 to provide service to the development. However, the St. Johns County Utility Department **("SJCUD")** has identified the need to loop the potable water infrastructure in this area of the County. In order to assist the SJCUD in this endeavor, the lines have been installed to loop a potable water system needed for SJCUD's utility systems to be hydraulically and financially feasible, at no cost to the SJCUD. The~~

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~~line installed to facilitate the potable water loop is approximately four (4) miles, including the construction of a 20 inch potable water transmission line within the right of way of the future County Road 2209 to serve future development within the central and western areas of St. Johns County. The estimated cost (design, engineering, installation, inspection, etc.) of the oversizing of the potable water transmission is estimated to be approximately $2.8 million. The final amount of the oversizing and the details thereof will be memorialized in a Utility Memorandum of Understanding and a Potable Water Refund Agreement to be approved by the St. Johns County Commission concurrently with this PUD Ordinance. Thus, the net public benefit is estimated to be $2.8 million. Reclaimed water will be made available consistent with the SJCUD availability letter at the time of system design.~~

~~The~~ ~~Master Development Plan, **Exhibit "C" ("**~~MDP~~")~~ illustrates how the ~~Applicant~~current project has taken steps to preserve a majority of the on-site wetlands, including wetlands associated with Turnbull Creek, by clustering development within upland portions of the site. Any development adjacent to wetlands will comply with St. Johns County Comprehensive Plan Policy E.2.2.4(a)(l)(a). ~~By providing upland buffers adjacent to contiguous wetlands, the Applicant~~

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~~will preserve water quality within Tumbull Creek. In fact, water quality may be enhanced by the cessation of cattle operations within the Property.~~

~~A 30-acre middle school site has been donated to the St. Johns County School District to serve students in this area of the county.~~

~~The project will provide a number of recreational fields to serve residents of the community. The Master Development Plan~~

The MDP also shows site access (one access and one emergency access) onto State Road 16, drainage and open space.

A list of the project's public benefits includes:

~~Commitment to private (community development district) ownership and private maintenance~~

~~1.~~ Contribution of ~~the streets.~~

~~2. Donation of a 30 acre middle school site to the St. Johns County School Board.~~

~~3. Donation $19,960~~$20,000,000.00 in transportation proportionate fair share mitigation.

~~4.~~1. ~~Dedication of right-of-way~~ This is in addition to the $5,040,000.00 which was paid as mitigation for ~~future construction of County Road 2209~~the 442 platted lots.

~~5. Installation of an oversized potable water transmission line within the right-of-way of the future County Road 2209 to serve the project and future developments in the area, at a net public benefit of approximately $2.8 million~~

~~6. Preservation of approximately 89 acres of wetlands associated with Turnbull Creek.~~

~~7.~~2. Preservation of all specimen oak trees and other large oak trees within the site, pursuant to the applicable provisions in the LDC.

~~8.~~3. Commitment to water conservation.

~~9. Provision of landing pads for commercial and office space, which will generate jobs and increase the County's non-residential tax base.~~

~~10.~~4. Property taxes and other revenues generated will more than pay for public services for new residents.

A Large-Scale Comprehensive Plan Amendment application was approved which changed the FLUM designation of the Property from R/S to Residential C, with a text amendment that caps development of the Property to a maximum of ~~954~~999 single-family residential units, a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space.

Density and intensity of proposed uses ~~are~~for the **entire** PUD (not just the Property) will be:

Land Use	Units/Square Footage	Developable Acres	Wetland Acres	Net Density/intensity

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Residential	954 units	393	~~89~~89 (93 total, 4.17 impact)	2.~~54~~43 units per acre
Commercial/Office	150,000 square feet	12.4	0	12,000 square feet per acre
Middle School Site		30	0	

The requested density and intensity are within the parameters of the Property's proposed Future Land Use designation of Residential C.

The Residential C FLUM designation allows for a maximum residential density of six (6) units per acre. The New Applicant is proposing a density of 2.~~54~~43 units per acre, which density is consistent with the densities of the neighboring residential projects of Murabella, Windward Ranch and Whisper Ridge and developing community Tomoka Pines. FLUM designations for properties in close proximity include Residential B, Residential C and Rural/Silviculture to the north and east, Park/Recreation to the west and Rural/Silviculture to the south. FLUM designations of other nearby lands include Residential A, Residential B, Residential C and St. Johns DRI. Many of the contiguous and surrounding lands designated Rural/Silviculture and Park/Recreation are associated with the Turnbull Creek Conservation Area, Twelve Mile Swamp and Star 4 Mitigation Bank will be preserved in their natural state and will never be developed.

~~The Residential C FLUM designation allows for a maximum non-residential intensity of 12,000 square feet per acre. The Applicant is proposing a commercial and office intensity of a maximum of 12,000 square feet per acre, which intensity is consistent with the commercial intensity at Murabella and less than the intensities existing at the St. Augustine Outlet Mall and other commercial parcels along State Road 16 near Interstate 95 and at the I-95/International Golf Parkway interchange. The proposed commercial and office uses will be primarily Community Commercial and Neighborhood Commercial, as those terms are defined in the Comprehensive Plan and St. Johns County Land Development Code ("Code") or ("LDC").~~

The project also meets the requirements of ***Comprehensive Plan Objective A.2.1.9,*** as follows:

~~1.~~ **Development shall respect existing development patterns and provide for compatibility, quality and integrity of existing neighborhoods. Screening between neighborhoods shall have a vegetation component. The use of opaque fencing, walls**

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1. **and similar privacy fencing around the perimeter of neighborhoods shall also provide natural vegetation along the outside.**

The New Applicant has proposed a residential density of 2.~~54~~43 units per acre, which density is consistent with neighboring communities of Tomoka Pines, Gran Lake, Murabella, Windward Ranch and others. The New Applicant will provide the required development and scenic edges, as shown on the ~~Master Development Plan~~MDP for the Property. Existing natural vegetation should provide adequate screening around the perimeter of the neighborhood.

2. **Incompatibilities between existing neighborhoods shall be mitigated through architectural design, development edges and recreational trails, additional landscaping and similar types of screening. ~~-~~Proposed mitigation for neighborhood incompatibility shall be determined by the Board of County Commissioners. The burden of proof shall be upon the applicant to prove to the Board of County Commissioners that the proposed mitigation meets the intent of this policy.**

The New Applicant will comply with requirements of the Comprehensive Plan and Code to provide required buffering, development edges, screening and architectural design to eliminate any incompatibilities between existing neighborhoods and the proposed project.

3. **Development shall identify and incorporate into its plans measures to protect rural character, archeological, cultural, and historic sites, when these sites are deemed to be significant by St. Johns County or the State of Florida.**

~~The Applicant has not identified any potential archaeological, cultural or historic sites within the Property.~~ A cultural resources report was included with the companion Comprehensive Plan Amendment application package.

4. **Development shall avoid the creation of urban sprawl and strip development.**

   (a) **the extent to which the proposed amendment is contiguous to an existing Development Area which has developed in a manner providing a compact, contiguous development pattern with the proposed amendment~~;~~:**

   The Property is located ~~across State Road 16 from the~~ within an existing ~~Development Area boundary that was recently extended to~~PUD where several hundred homes have already been constructed. This modification reduces the number of homes allowed on the ~~Tomoka Pines community, and the Applicant has requested to include the site within said boundary.~~Property. The proposed residential density of 2.~~54~~43 units per acre ~~and non-residential intensity of 12,000 square feet per acre are~~is consistent with residential densities of the nearby Murabella, Windward Ranch, Whisper Ridge and other developments which have densities of two (2) units per acre to six (6) units per acre and commercial/office/light industrial intensities at the interchanges of I-95/State Road 16 and I-95/International Golf Parkway.

~~The Property is one of the last parcels along State Road 16 between Interstate 95 and International Golf Parkway/Pacetti Road that is not developed, approved for development or used as a mitigation or conservation bank preserved under conservation easement. The~~

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~~Windward Ranch and Whisper Ridge communities and the St. Augustine outlet malls and~~

~~other businesses are located to the east, and the proposed Tomoka Pines residential project is located to the north. The County's Turnbull Creek Conservation Area lies to the west of the site. The Star 4 Mitigation Bank lies to the south of the site. The St. Johns River Water Management District's Twelve Mile Swamp Conservation Area lies to the north of the site. Thus, the Property is almost entirely surrounded by lands that are being used for wetland preservation and are preserved from development by conservation easements.~~

(b) the extent to which population growth and development trends warrant an amendment, including an analysis of vested and approved but unbuilt development;

~~The Property is one of the last parcels along State Road 16 between Interstate 95 and International Golf Parkway/Pacetti Road that is not developed, approved for development or used as a mitigation or conservation bank preserved under conservation easements. The St. Augustine outlet malls and other businesses and the Windward Ranch and Whisper Ridge communities are located to the east, and the proposed Tomoka Pines residential project is located to the north. The County's Turnbull Creek Conservation Area lies to the west of the site. The Star 4 Mitigation Bank lies to the south of the site. The St. Johns River Water Management District's Twelve Mile Swamp Conservation Area lies to the north of the site. Thus, the Property is almost entirely surrounded by lands that are being used for wetland preservation and are preserved from development by conservation easements.~~

~~The Property's location among the aforementioned mitigation areas, coupled with its preservation of a majority of wetlands and all specimen trees within the site, will allow for the preservation of sensitive lands, the creation of a special feel within the community and diffusion of visual impacts of development along State Road 16. The Applicant has agreed to cluster homes within upland areas of the site to preserve as many wetlands as possible and to preserve the beautiful tree canopies within the Property.~~

~~**Grand Oaks will provide additional residential development to support existing and growing businesses in this area of the County. It also prov1des expanded commercial and employment opportunities for residents of the communities already planned or developed in the I-95/State Road 16 corridor and the I-95/International Golf Parkway corridor.**~~

The Property is located within an existing PUD. The proposed homes are less than what is currently entitled.

St. Johns County Fire Stations 4 (County Road 208) and 16 (Murabella) are both located within five (5) miles of the site, so the project will not result in a diminution of that public service in the area.

Water and sewer lines are currently available to the site along State Road 16 to provide service to the development. ~~However, the St. Johns County Utility Department ("SJCUD") identified the need to loop the potable water infrastructure in this area of the County. In order to assist the SJCUD in this endeavor, the lines necessary to loop a potable water system needed for SJCUD's utility systems to be hydraulically and financially feasible were installed at no cost to the SJCUD. The line installed to facilitate the potable water loop is approximately four (4) miles, including the construction of a 20-inch potable water transmission line within the right-of-way of the future County Road 2209 to serve future development within the central and western areas of St. Johns County. The estimated cost (design, engineering, installation, inspection, etc.) of the oversizing of the~~

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~~potable water transmission is estimated to be approximately $2.8 million. The final amount of the oversizing and the details thereof was memorialized in a Utility Memorandum of Understanding and a Potable Water Refund Agreement approved by the St. Johns County Commission with the original PUD Ordinance. Thus, the net public benefit is estimated to be $2.8 million.~~ Reclaimed water will be made available consistent with the SJCUD availability letter at the time of system design.

The ~~The Applicant has donated, free of charge, a 30 acre middle school site within the Property to the St. Johns County School Board. The School Board has approved the site donation, subject to the County Commission's adoption of the pending Comprehensive Plan Amendment and PUD rezoning applications for the Property. The Applicant will also provide a number of recreational fields to serve project residents.~~

~~The~~New Applicant will enter into a Concurrency and Impact Fee Credit Agreement with St. Johns County concurrently with the County Commission's approval of this PUD Ordinance to memorialize the details of contribution of $~~19,960~~20,000~~.00~~,000 in transportation mitigation for the 512 single-family residential units. This is in addition to the $5,040,000.00 paid for the 442 platted lots.

~~The Applicant has dedicated approximately nine (9) acres of right of way for the future construction of County Road 2209, which is slated to run through the western portion of the Property. The project will provide a potential future connection to County Road 2209.~~

This Project has been designed to minimize impacts to wetlands and endangered or threatened species by clustering development within upland portions of the site. ~~The Applicant will preserve approximately 89 acres of wetlands which will add to the County's environmental preservation efforts with the adjacent St. Johns County Turnbull Creek Conservation Area. Any development adjacent to wetlands will comply with Comprehensive Plan Policy E.2.2.4(a)(l)(a).~~ By providing upland buffers adjacent to contiguous wetlands, the New Applicant will preserve water quality within Turnbull Creek. In fact, water quality may be enhanced by the cessation of cattle operations within the Property.

In order to ensure the Project is compatible with the existing Turnbull Creek Conservation Area and Star 4 Mitigation Bank, the New Applicant will provide a minimum 35-foot undisturbed or landscaped development edge along all Property ~~perimeters~~that constitutes the perimeter of the Project except along the secondary emergency access road. The Project will not be interconnected into either the Turnbull Creek Conservation Area or Star 4 Mitigation Bank lands to preserve them from intrusion. There are existing access roads into both the Turnbull Creek Conservation Area and Star 4 Mitigation ~~Ban1e~~Bank. The New Applicant will notify homeowners within the community of the possibility of prescribed burns and other land management activities

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that may occur within the Turnbull Creek Conservation Area and Star 4 Mitigation Bank, with such notice being included in recorded ~~homeowners~~homeowners' association documents.

All roads within Grand Oaks will be owned and maintained by an HOA or CDD. Thus, no taxpayer dollars will be used to maintain, repair or replace community roads.

(c) the extent to which adequate infrastructure to accommodate the proposed amendment exists, or is programmed and funded through an adopted Capital Improvement Schedule, such as the County Capital Improvement Program, the Florida Department of Transportation Five-Year Work Program, the North Florida Transportation Planning Organization. (TPO) Transportation Improvement Program, or will be privately financed through a binding executed agreement, or will otherwise be provided at the time of development impacts as required by law;

Access to the Property is via State Road 16~~, which is~~ by way of an existing, improved public road~~.~~ within the Project. The New Applicant ~~has proposed one full access point~~proposes to develop and construct one emergency access ~~point~~ to the Property from State Road 16~~. The Applicant will provide any required turn-lane improvements from State Road 16 into the project site.~~ as shown on the MDP.

(d) the extent to which the amendment will result in an efficient use of public funds needed for the provisions of new infrastructure and services related to it;

The residential parcels within the Property can be easily served by the existing State Road 16 for access. Existing SJCUD water and sewer lines are located adjacent to the site. The New Applicant will extend those lines to the Property~~.~~ (if not already extended). Therefore, no public funds are needed for the provision of new infrastructure or services for the project. The transportation mitigation proposed with this modification will help fund improvements to State Road 16.

(e) the extent to which the amendment will not result in a sprawl development pattern as determined by Chapter 163, Florida Statutes, and will not discourage infilling of more appropriate areas available for development within existing~~—~~. Development Area Boundaries; and

~~(e)~~

Section 163.3177(6)(b), Florida Statutes, states that a Comprehensive Plan amendment shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

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1. **Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**

   Project accomplishes by providing housing for County residents near the existing Development Area, and within the Development Area boundary once this application is approved, and preserving a majority of the existing on-site wetlands.

2. **Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**
   ~~Project accomplishes by using the existing roadway network of State Road 16, as well as potential connections to proposed water and sewer lines located within the adjacent projects.~~
   The modification is less units than is currently approved and is for construction of single-family homes in areas already zoned for single-family homes.

3. **Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.**

   ~~**Project accomplishes by requiring**~~
   The modification to the PUD requires vehicular and pedestrian interconnectivity within the Property and to ~~off-site~~other areas~~. The Applicant will provide a sidewalk~~ within ~~portions of the site adjacent to State Road 16 that will provide interconnection with adjacent projects~~the Project.

4. **Promotes conservation of water and energy.**

   Project accomplishes by connecting to existing water and sewer systems owned by SJCUD within the existing Development Area boundary.

5. **Preserves agricultural areas and activities, including silviculture, and dormant, unique, and ~~'prime~~ prime farmlands and soils.**

   Not applicable. No agricultural uses are proposed for the Property once fully developed.

6. **Preserves open space and natural lands and provides for public open space and recreation needs.**

   Project accomplishes by preserving more than approximately 89 ~~acres of~~ on-site wetlands by clustering development within upland areas of the site. Total amount of wetlands within the Property is 1.62 acres. This is included in the 4.17 acres impacted in the entire Project~~ also accomplishes by providing two (2) amenity centers, swimming pool, recreational fields, a dog park, nature trail and other active recreational facilities for residents.~~.

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7. **Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.**

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~~Project accomplishes by providing single family residential housing in an area where the County is currently issuing the most building permits. The project will provide a 30 acre middle school site and several park sites, and will preserve more than approximately 89 acres of on site wetlands.~~

~~**The Applicant is proposing a maximum of 150,000 square feet of commercial and office space within the Project, which would consist of the uses set forth in Section F hereof. These uses would complement the higher intensity commercial uses at the St. Augustine Outlet Mall to the east and the existing community and neighborhood commercial uses to the west at Murabella.**~~

This modification reduces the number of residential units in the PUD.

8. Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in section 163.3164.

~~Project accomplishes by providing a proposed residential density and non-residential intensity consistent with that in the nearby outlet malls and other businesses within the Interstate 95/State Road 16 and Interstate 95/International Golf Parkway corridors and nearby projects of Murabella, Gran Lake, Whisper Ridge, Windward Ranch and others. Commercial development within the I-95/State Road 16 and I-95/International Golf Parkway corridors has increased in recent years, spurring other commercial growth and the need for additional housing in this area. Grand Oaks can provide such housing.~~

~~Also, the County's construction of County Road 2209 along the western border of the Property will bring higher traffic volumes to the area of the county west of Interstate 95. The project will provide housing and commercial and office space within this new roadway corridor.~~

Project is a reduction in the number of units for which the Property is currently entitled. The Property will be developed in the manner required by Section 163.3177(6)(b), Florida Statutes, and thus does not, by law, constitute urban sprawl. As shown in the Generalized Site Plan attached to this application, the New Applicant is proposing a maximum of single-family residences at an average density of 2.~~54~~43 units per acre ~~and non-residential intensity of 12,000 square feet per acre~~a, which density ~~and intensity are~~is consistent and compatible with the densities of nearby communities of Windward Ranch and Tomoka Pines and nearby communities of Murabella, Gran Lake, Whisper Ridge and others.

(f) the extent to which the amendment will result in a sustainable development pattern through a balance of land used that is internally interrelated; demonstrates an efficient use of land; ~~ensures~~ensures compatible development adjacent to agriculture lands; protects environmental qualities and characteristics; provides interconnectivity of roadways; supports the use of non-automobile modes of transportation; and appropriately addresses the infrastructure needs of the community.

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The ~~Applicant has devised a Master Development Plan in order to illustrate how the proposed FLUM change is consistent and compatible with the FLUM designations of surrounding lands. The~~New Applicant will provide roadway and sidewalk interconnectivity throughout the ~~site~~Property, as shown on the ~~Master Development Plan. The Applicant will also provide sidewalk interconnectivity with contiguous lands along State Road 16. The Applicant will use existing State Road 16 for site access and will connect to water, sewer and reclaimed water lines available within State Road 16.~~

~~Residential, commercial, office and school parcels within the Property will~~MDP. Sidewalks shall be ~~interconnected via roadways and sidewalks. The project will also be interconnected with adjacent lands via State Road 16. The Applicant, its successors and assigns, will construct sidewalks~~ a minimum of ~~five (5~~four (4) feet in width ~~on at least one (1) side of the neighborhood streets. Neighborhood streets will connect to the spine road which will have a 5-foot sidewalk on both sides of the roadway. The spine road sidewalks will connect residential areas and parks to the elementary school site and commercial/office. The commercial/office site will have a sidewalk along State Road 16 in front of the property for future connectivity. A public transit stop will be provided in the commercial/office parcel along State Road 16.~~for local roads.

5. **Development shall provide accessible open space in the form of squares, plazas, parks, greens and similar open space design. The extent, scale and size of these open space areas shall be submitted with the development plan. Where possible, areas used as open spaces shall consider the use of existing agricultural or rural silvicultural areas to help maintain the rural character of the sector.**

The ~~project~~New Applicant will provide all ~~required~~ parks, green space, development and scenic edges and other open space~~. Those areas are depicted~~ required by this PUD modification within the Property as shown on the ~~Master Development Plan enclosed with this application.~~MDP. The various open ~~space~~spaces and edges will contain existing vegetation where applicable.

6. **Residential, commercial, retail, office and other non-residential uses shall be provided in compact centers. Strip development shall be prohibited. Commercial, retail, office and other non-residential uses shall be interconnected with residential areas with vehicular, bike and pedestrian ways to assist in alleviating traffic congestion on other roadways.**

~~The proposed commercial and office uses shall be provided in compact centers. The proposed residential use is provided interior to the Property and is adequately screened and buffered from surrounding lands by the required green space and development and scenic edges. The project will provide pedestrian/bicycle and vehicular interconnection with adjacent lands via connections along State Road 16.~~

This portion of the PUD does not include non-residential uses other than open space and amenities which complement the proposed residential uses.

7. **When determined appropriate, development shall provide a mixture of housing types and price ranges to provide housing opportunities for all residents of the Northwest and benefit the area's economy.**

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~~Homes in Grand Oaks will achieve a much greater level of self-sufficiency in terms of paying for and offsetting costs of County services than the average home.~~

The homes within the Property will be similar in housing type to the homes already approved for the Property and which have been constructed throughout the Project.

8. **Development shall provide a pedestrian friendly transportation system. Pedestrian sidewalks or bikeways shall be provided.**

   The New Applicant will provide sidewalks throughout the Property and ~~along State Road 16 adjacent~~provide pedestrian interconnectivity to other areas within the Project from the Property~~, as depicted on the Master Development Plan.~~.

9. **When determined appropriate, development shall provide the location and proposed density/intensity of development of each neighborhood, as well as the demand, location and size of schools, civic sites and parks in accordance with the requirements of these policies.**

   The ~~Master Development Plan~~MDP shows the locations of proposed residential areas, ~~middle school site, park sites,~~ amenity areas, open space and other improvements.

10. **Development shall identify major, minor collector roadways and limited access arterial roadways. Interconnectivity within the development and with surrounding development shall be provided.**

    The project will connect to State Road 16, in the locations depicted on the ~~Master Development Plan~~MDP. The project will be connected with neighborhoods to the southeast via State Road 16. The project cannot be connected with lands to the north, south or west due to the location of existing residences (north and south) and the location of contiguous wetland systems, including ~~Tumbull~~Turnbull Creek Conservation Area.

11. **Development shall identify bikeways and pedestrian ways. Bikeway and pedestrian interconnectivity within the development and with the surrounding area shall be provided, if feasible.**

    The New Applicant will construct a sidewalk ~~along~~within the ~~west side of State Road 16 to provide pedestrian~~Property as required by the applicable rules and ~~bicycle interconnection with surrounding communities.~~regulations.

12. **Development shall identify the extent, type and location of natural features and vistas in the planned development.**

    ~~The Applicant has engaged an environmental consultant to identify the extent, type and location of natural features within the Property.~~

    A majority of the on-site wetlands will be preserved.

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13. **Development shall identify existing land uses and prevalent development patterns within and surrounding the proposed development within the defined community.**

~~**The Property is located across from and adjacent to land with FLUM designations of Residential C, Rural/Silviculture and Park/Recreation and near lands with FLUM designations of Residential B, Residential A, Residential C and St. Johns DRI. The site is adjacent to State Road 16. Nearby developments include single family residences in densities ranging from less than two (2) units per acre to six (6) units per acre. Nearby commercial, office and light industrial businesses located near the interchanges of I-95/State Road 16 and I-95/International Golf Parkway have intensities greater than 10,000 square feet per acre.**~~The proposed development on the Property is the same as previously approved but with less units.

14. **Development shall identify development edges and recreational trails and other environmental features within and surrounding the proposed development within the defined community.**

As shown on the ~~Master Development Plan~~MDP, the ~~Applicant has provided~~Project provides the required development edges and recreational trails, with pedestrian and vehicular connection to State Road 16 and its adjacent sidewalks/paths. ~~The Applicant will preserve a majority of on-site wetlands.~~

15. **Development shall identify the developable land area within the development.**

Developable land within the Property is depicted on the ~~Master Development Plan~~MDP.

16. **When determined appropriate, Development shall identify public facilities and services available to the area, available capacity and any deficiencies.**

The New Applicant has provided information about public facilities and services available to the area and available capacity ~~as an exhibit to the rezoning application f01m enclosed.~~ The New Applicant will mitigate ~~for~~ any facility or capacity deficiencies as needed for residents of the new development on the Property.

17. **Development shall use underground utilities unless topography, drainage, or similar constraints cause underground utilities not to be feasible. This includes electric, water, sewer, cable, fiber optics, and phone lines that may be located in the development edges.**

The Project will provide underground utilities unless infeasible.

18. **Development shall provide a statement of the community goals and objectives (Vision) consistent with the goals, objectives and policies of the Northwest Sector Overlay and provide how the proposed development meets the intent of the Vision.**

This narrative provides a statement of the community goals and objectives.

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19. Development shall identify the relationship to the surrounding defined community, neighborhoods, and commercial support areas.

~~The Applicant has devised a Master Development Plan in order to illustrate how the proposed FLUM change will be consistent and compatible with development in the surrounding area. The proposed residential density of 2.54 units per acre and non-residential intensity of 12,000 square feet per acre are an efficient and compact land use pattern that provides overall densities and adequate land uses to support balanced growth in this area of the County, where residential densities range from two (2) units per acre to six (6) units per acre and non-residential intensities are 10,000 square feet and higher per acre.~~

The New Applicant has devised a MDP which shows the planned development in relation to the existing development within the Grand Oaks PUD.

20. When determined appropriate, the Development shall identify the proposed locations for right-of-ways and reserve right-of-way for roadways depicted on the Northwest Sector Overlay Map.

The ~~Applicant has~~previous developer dedicated ~~any~~ right-of-way necessary ~~to provide turn lanes if required from State Road 16 into the Property. The Applicant has dedicated right-of-way within the project boundaries necessary~~ for the ~~construction of County Road 2209~~existing access road from SR16.

21. Development shall identify neighborhood support facilities that are projected to be needed to address the impacts of the proposed development, such as but not limited to, traffic circulation, water and wastewater treatment plants, solid waste transfer facilities, fire stations, emergency medical services, police stations, government buildings, libraries, civic/cultural places, public gathering places, parks, and schools.

The New Applicant will provide project roadway connection to State Road 16 in the locations depicted on the ~~Master Development Plan,~~MDP (to the extent they do not already exist), and will extend existing SJCUD potable water and sanitary sewer lines to this ~~site.~~Property (to the extent they have not already been extended). The New Applicant will work in conjunction with SJCUD to loop its potable water system in this area of the County. The New Applicant will also provide required parks and open space~~.~~ on the Property as shown on the MDP. The New Applicant does not propose to provide any solid waste transfer facilities, fire stations, emergency medical services, police stations, government buildings, libraries, civic/cultural places, public gathering places. ~~The Applicant is providing a much needed 30 acre middle school site to the St Johns County School District~~

B. The total number of acres included within the Project as requested in the application.

The ~~Property~~entire Project includes approximately 524 acres, as ~~described in **Exhibit "A"** and as~~ shown on the ~~Master Development Plan **("MDP")** attached hereto as **Exhibit "C"**~~original PUD (Ordinance 2018-40). The Property is approximately 126 acres.

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C. The total number of wetland acres included within the Project as requested in the application.

The ~~Property~~ entire Project included/includes approximately 93.5 acres of wetlands, including ~~apprpximately five (5)~~approximately 4.17 acres of wetland impacts.

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~~*D. The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed use and the total number of wetland acres to be preserved for each land use. Each developable parcel shall be limited to one use classification, as provided in Article II of the Code.*~~

There are approximately 435 developable acres (including approximately ~~five (5)~~4.17 acres of filled wetlands) within the ~~Property.~~entire Project. Approximately 89 acres of wetlands will be preserved~~.~~ within the entire Project.

~~E.~~D. ***The total number of residential dwelling units and density of the Project, proposed density bonuses, the projected population, and projected population of school age children that may reside within the Project.***

The ~~Property~~entire Project will include a maximum of 954 single-family residential units on approximately 481.5 gross acres and approximately 393 net developable acres. Of those units, a maximum of ~~649~~648 will be non-age-restricted and a maximum of ~~325~~306 will be age-restricted. The New Applicant will provide a declaration of restrictive covenant recorded against title to age-restricted lots, with approval of the St. Johns County School District. The requested density is within the parameters of the Property's ~~proposed~~ Future Land Use designation of Residential C.

The proposed maximum of ~~954units~~954 units will result ~~of~~in a maximum project density of 2.~~54~~43 units per acre net acre and ~~2.~~1.9 units per gross acre. The projected population within the Property is 2,438 residents, based on 2.44 residents in each of the maximum 954 homes. The projected population of school age children is 472 (674 units times 0.70 children per household).

For the Property, there can be a maximum of 145 age-restricted and a maximum of 367 non-age restricted single-family residential units.

~~F.~~E. ***The total square footage and intensity of non-residential development.***

The ~~Property~~entire Project will include a maximum of 100,000 square feet of commercial space and a maximum of 50,000 square feet of office space on approximately 12.4 acres. Non-residential uses within the Property may include Neighborhood Business and Commercial, General Business and Commercial, Cultural/Institutional, Office and Professional, Neighborhood Public Service, General Public Service, Regional Business and Commercial, and Mixed~~-~~Use Community Commercial, as those terms are defined in the Code, as a matter of right. Any Special Uses allowed in the Commercial General zoning district shall be permitted within Grand Oaks, subject to applicable development standards set forth in LDC Part 2.03.00. Sale of Alcoholic Beverages and Recreational Vehicle/Boat Storage facilities shall be allowed within the Property, subject to applicable development standards set forth in LDC Part 2.03.00.
~~Much of the Property has been and will continue to be used for agricultural and silvicultural purposes.~~
Agricultural and silvicultural practices may continue in areas of the Property where construction has not commenced (except in upland buffers or preserved wetland areas) and so long as no requirements set forth herein or on the MDP ~~□re~~are compromised. Agricultural and silvicultural operations would be subject to any applicable provisions of the Code.

~~G.~~F. ***The residential and non-residential structure setbacks, as measured from the property line, the***

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minimum size of residential lots, the number of parking spaces for residential and non-residential uses, the use of signs and signage to serve the Project, including sign height, size and type, such as wall, ground or monument, pylon, etc., ~~street lights~~street lights or other required outdoor lighting within the Project, and the maximum height of all structures.

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~~*or other required outdoor lighting within the Project, and the maximum height of all structures.*~~

1. Single-Family Residential Criteria.

a. Setbacks:

~~1. Residential lots will be set back a minimum of 50 feet from the right-of-way of State Road 16, which is a Major Collector roadway, and a minimum of 50 feet from the right-of-way of future County Road 2209, pursuant to LDC Section 5.03.03.B.5.~~

~~Lot setbacks are:~~

~~2.~~ Front Yard: 20 ~~20 feet~~

~~10 feet~~

Feet

~~10 feet~~

Second Front ~~Corner~~ Yard/Corner Lots: 10 feet ~~5 feet~~

Rear Yard: 10 Feet

Side Yard: 5 Feet

~~3.~~ All structures shall have a minimum separation of 10 feet, as measured from outer wall to outer wall. Projections will be permitted to encroach into side yard setbacks. See Section T for waiver. Setbacks shall be measured from a point on each structure that is at least thirty (30) inches above the general ground level. No air conditioning equipment, electrical equipment, masonry walls, masonry fences, concrete walkways, pools, pool decks, pool enclosures, buildings or eaves of any buildings shall be located within an underground utility or drainage easement.

b. Building height: Buildings shall not exceed 35 feet in height.

c. Minimum lot size: 4,400 square feet.

~~c.~~

d. Minimum lot width: 40 feet; however, lots on cul-de-sacs or curves shall be a minimum of 25 feet where the side yards intersect the street line. In accordance with LDC Section 6.01.04.I, the minimum dimension of the buildable lot shall not be less than the required and minimum lot width at the front yard. In the case of lots not meeting the minimum dimension at the minimum required front yard, as defined in LDC Table 6.01, the front yard shall be extended to the point at which the minimum dimension is met.

e. Minimum lot depth: 110 feet.

f. Maximum impervious surface ratio: 70 percent per lot.

g. Maximum coverage by buildings: 65 percent per lot ~~and 35 percent for the Property as a whole.~~

~~g.~~

h. Parking: Two (2) parking spaces shall be provided within the garage and/or driveway of each single-family residential unit.

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i. Signage: Any signage located within County right-of-way shall be permitted through the County's Engineering Office. For the purposes of signage, the Property shall be considered one premise.

~~1. Each of the two (2) residential entrances along State Road 16 shall be allowed one (1) double-faced or two (2) single-faced sign located and erected at or near the subdivision entrance. Such sign may be internally or externally illuminated and shall not exceed 32 square feet of advertising display area ("ADA"). The heights of sign structures shall not exceed 25 feet and the heights of ADA on such structures shall not exceed 15 feet. Entry signs shall be designed as monument or ground signs and may be incorporated into a wall, fence or other structure. The general locations of subdivision entrance signs are shown on the Master Development Plan. See Section T for waiver.~~

~~2.~~1. Ingress, egress and directional signs along the main collector road internal to the Property can be a maximum of 16 square feet in size and a maximum of five (5) feet in height. See Section T for waiver.

~~3.~~2. Temporary signs shall ~~confo1m~~conform to the requirements of LDC Sections 7.02.02 and 7.02.03.

~~4.~~3. Various locational, directional, model home, wayfinding and traffic control signs shall be allowed on site to direct traffic and for identification of sales offices, recreation areas and others. Such signs shall comply with applicable requirements of LDC Section 7.02.06.

~~2. Non-Residential Criteria~~

2. Non-Residential Criteria (for the Property this is limited to amenities and other ancillary uses to the residential uses). These changes to no apply to any Non-residential property located in the Project not located within the Property.

a. Setbacks: The minimum building setbacks are:

1. Setbacks are: Front Yard: 0 feet
   Rear Yard: 0 feet
   Side Yard: 0 feet

2. All structures shall have a minimum separation often (10) feet, as measured from outer wall to outer wall. Projections shall be permitted to encroach into side yards. See Section T for waiver. Setbacks shall be measured from a point on each structure that is at least 30 inches above the general ground level. No air conditioning equipment, electrical equipment, masonry walls, masonry fences, concrete walkways, buildings or eaves of any buildings shall be located within an underground utility or drainage easement.

3. A 20-foot setback will be provided for building, parking and/or storage areas along property lines adjacent to road rights-of-way and adjacent to residential uses, in accordance with LDC Section 5.03.03.B.2. Portions of the non-

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residential property may be sold as individual parcels, provided each parcel has shared property frontage for access/ingress/egress.

b. Building height: Buildings shall not exceed 45 feet in height. Structures over 35 feet in height shall be protected with automatic sprinkler systems designed and installed in accordance with the latest edition adopted by the Florida Fire Prevention Code as adopted by the State of Florida and NFPA 13.

c. Maximum impervious surface ratio: ~~75~~70 percent.

d. Maximum lot coverage by buildings: ~~70~~65 percent of the overall parcel.

e. Maximum floor area ratio: ~~70~~50 percent.

f. Parking: Individual parcels may share parking with other facilities pursuant to shared parking agreements, provided the uses sharing the parking areas do not result in a lack of required parking and are in conformance with LDC Section 6.05.02.B. The shared parking shall be located within 300 feet of the public entrance to the structure or the land area containing the use for which such spaces are required. Off-site parking, which shall be located within the bounds of the non-residential are of the PUD, will be an allowable use for out-parcels with the Property.

g. Signage:

~~1. Along State Road 16, the Applicant shall be permitted two (2) ground signs, with a maximum of 150 square feet of ADA each. The heights of sign structures shall not exceed 25 feet. See Section T for waiver. The general locations of these signs are depicted on the Master Development Plan.~~

~~2.~~1. ~~Along~~ the project collector road, the New Applicant shall be permitted to have ground signs at each of the entrances into the commercial/office parcel and the school site, in the locations depicted on the MDP. Such signs will have maximum of 150 square feet of ADA each and a maximum height ~~of20~~of 20 feet.

~~3. Building storefront signs shall be allowed one and one-half (1.5) square feet per linear foot of frontage for each unit, with no individual sign exceeding 150 square feet of advertising display area. Each building will be allowed a maximum of 200 square feet of signage related to building frontage per business.~~

~~4.~~2. Temporary signs shall comply with applicable provisions of LDC Sections 7.02.02 and 7.02.03.

~~5.~~3. Various directional, location, model and traffic control signs shall be allowed on-site to direct traffic and for identification of sales offices, amenity areas and the like. Such signs shall comply with applicable requirements of LDC Section 7.02.06.

~~6.~~4. A project identity monument (without signage) will be allowed in the median of the eastern access road into the project from State Road 16, in the location depicted on the ~~Master Development Plan.~~MDP. Such project identity monument shall not exceed 25 feet in height. See Section T for waiver. The monument will meet all other applicable requirements of LDC Section 7.06.02.

~~7.~~5. For purposes of signage, the Property shall be considered one premise.

3. Overall Site Criteria

a. Lighting: Project lighting will comply with the provisions of LDC Sections 5.03.06.H.6 and 6.09.

b. Incremental Master Development- Plans. The ~~Master Development Plan~~MDP is included with this rezoning application. Due to the large size of the development parcels within the PUD, incremental MDPs **("IMDPs")** will be submitted for the remaining portions of the site in conjunction with submittal of final construction plans for the applicable portion of the PUD. These IMDP maps must demonstrate compliance with all sections of this MDP. Each IMDP shall include a notation that building locations are general and subject to final construction plan approval.

~~H.~~ **G. The type and location of infrastructure needed to serve the Project, including at a minimum, drainage facilities, vehicle and pedestrian access to the Project, internal vehicle and pedestrian access within the Project, interconnectivity access points to adjacent properties, potential new or expanded thoroughfare or right-of-way location, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the Project.**

1. Drainage: A master stormwater management system shall be constructed and maintained by one or more property or homeowners associations and/or a CDD. The stormwater management system will be constructed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District **("District").** When feasible, the project will utilize the stormwater ponds as a source of irrigation to all common areas.

2. Site Access: Vehicular access within the ~~Property~~Project is depicted on the ~~Master Development Plan~~MDP and connects off-site to State~~.~~ Road 16. ~~The Applicant has provided right and left turn lanes into the project entrances from State Road 16, in the locations depicted on the MDP, if required by the Florida Department of Transportation (**"FDOT"**) or the Code.~~ A collector road (the **"Collector Road")** ~~will be provided~~ has been constructed through the ~~project.~~Project from the eastern State Road 16 entrance ~~and connecting to the western State Road 16 emergency entrance,~~ as depicted on the MDP. ~~The portion of the Collector Road that connects to the western State Road 16 entrance (the **"Western Collector Road")** shall be constructed within a 60 foot wide right of way, in the configuration depicted on **Exhibit "D"** attached hereto. A waiver related to the typical section for the Western Collector Road is included in Section T. The other portions of the Collector Road will be constructed to applicable Code standards. The Collector Road will be constructed in conformance with applicable Code requirements except as set forth in this paragraph.~~

~~2.~~ Roads within the ~~Property~~Project will be owned and maintained by a homeowners association or community development district.

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An emergency access road shall be provided as shown on the MDP.

The emergency access road shall:

- If gated, have a Knox padlock or key switch.
- The access road must support 80,000 lbs.
- Have at least twenty (20) feet unobstructed width and 13.5 feet vertical clearance.

As transportation mitigation for ~~the project, the~~development of the 512 single-family homes within the Property, the New Applicant will pay $~~19,960,000.~~20,00,000.00 **.** The details of this mitigation are set forth in more detail in the agreement between the New Applicant and the County approved by the County Commission concurrently with this PUD Ordinance.

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Emergency access to the western portion of the site will be via the existing private road into the ~~Property until such time as the Collector Road is constructed to the western project entrance. Signalization at the eastern project entrance on State Road 16 is anticipated to be warranted based on the project's build-out condition. The Applicant will install such a temporary signal if warranted and approved by FDOT. The signal is temporary as FDOT will want its own signal after the road is widened. The Applicant has also dedicated approximately nine (9) acres of right-of-way for the future County Road 2209 within the project boundaries.~~Project.

The ~~project~~Project will provide non-vehicular interconnection to the County's Turnbull Creek Conservation Area in the location depicted on the MDP. The ~~project~~Project cannot connect ~~to lands~~land to the south and southeast because they are part of the Star 4 Mitigation Bank.

3. Pedestrian/Bicycle Circulation: ~~Pedestrian~~Within the Property and where required by the applicable LDC provisions, pedestrian and bicycle circulation will be provided via a minimum four (4)-foot-wide sidewalk on one side of all interior roads; via a minimum five (5)-foot-wide sidewalk on both sides of collector roadways; via a minimum six (6)-foot-wide sidewalk adjacent to the proposed school site within the project; and within the project collector road as required by the Code. ~~If approved by FDOT, the Applicant will construct a sidewalk along State Road 16 within the project boundaries.~~ Sidewalks internal to the Property will be constructed concurrently with the adjacent roads. Sidewalks shall comply with Section 403.5.3 of the Florida Accessibility Code for Building Construction **("FACBC")** for "passing space". All pedestrian accessible routes shall meet the requirements of the FACBC and Americans Disability Act Accessibility Guidelines **("ADAAG")** established by Florida law and 28 CFR Part 36.

4. Parks, Open Space and Recreational Facilities:. The ~~project~~Project will have 2,328 residents (954 units x 2.44 persons per unit) and will provide approximately ~~14.4~~19.9 acres of recreational area (approximately 2.2 acres more than the required 12.2 acres) in the locations depicted on the ~~Master Development Plan~~MDP. A

minimum of sixty (60) percent of the required park acreage, or 7.9 acres; will consist of community parks (e.g., ballfields, multi-use fields). ~~The Applicant will construct two (2) amenity centers, a swimming pool, recreational fields, a dog park, nature trail and other active recreational facilities for residents. Concurrently with the platting of the first lot within the project, the Applicant will provide a one (1) acre lakefront park that includes an enclosed pavilion with restrooms, children's playground, a shade pavilion, a turfed multi-purpose field and related parking.~~

~~Prior to platting the 361st lot, the Applicant will provide a 12 acre master amenity site, including a clubhouse, swimming pool with restroom facilities and a children's water park, a children's playground, a lakefront party pavilion with dock, a resident's campground, sport courts, tennis courts and a pickle ball court. The project will also include a second dog park. The recreational facilities will be owned and maintained by an HOA or CDD. Recreational facilities owned by a CDD shall be open for use by members of the public, for a fee. The project may provide passive recreational opportunities, including walking paths, picnic tables and other park areas.~~

The Project will provide more than the required minimum of five (5) percent conservation of upland natural vegetation. There is no Significant Natural Communities Habitat on the Property. All specimen oak trees within the Property will be preserved, pursuant to applicable provisions of the Code~~. The Applicant has shown the locations of specimen oak trees within the Property on the Master Development Plan.~~ The Project will provide approximately ~~140~~147 acres of open space, which is approximately ~~nine (9~~sixteen (16) acres more open space than required by LDC Section 5.03.03.A.1. All of the facilities and elements for each open space, recreational area and/or amenity center, or the like, shall meet the requirements of the FACBC, adopted pursuant to Section 553.503, Florida Statutes, based on the 2010 ADA Standards for Accessibility Design.

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5. Fire Protection: Fire protection will be provided in accordance with ~~LDC Section 6.03.00~~the most current edition of the Florida Fire Prevention Code, as adopted by State of Florida.

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6. Solid Waste Collection: Solid waste collection will be provided by a County-contracted waste collection company.

L The amount of water/wastewater/reuse, based upon the projected population, and the public utility providers, if applicable.

Water and sewer services will be obtained from the SJCUD via central utility systems which will be extended serve the adjacent Steeplechase project. The New Applicant will extend water and sewer mains to serve the ~~Project,~~Property (as needed), subject to agreement and permitting by SJCUD and other applicable agencies. Water and sewer use will be as follows:

1. Water:

954 residential units	350 gallons per day/unit	333,900 gallons per day
100,000 square feet of commercial space	10 gpd/100 square feet	10,000 gallons per day
50,000 square feet of office space	15 gpd/100 square feet	7,500 gallons per day

2. Sewer:

954 residential units	350 gallons per day/unit	333,900 gallons per day
100,000 square feet of commercial space	10 gpd/100 square feet	10,000 gallons per day
50,000 square feet of office space	15 gpd/100 square feet	7,500 gallons per day

All on-site ~~utilities~~utility infrastructure will be public (but may be located on privately owned land) and will be installed underground to the extent feasible. All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review. Utility connection points shall be installed as listed in the availability letter or as directed otherwise by the SJCUD to minimize impact to the existing infrastructure or to the existing level of service. Water and sewer lines that are to be dedicated to the SJCUD for ownership that are not in the public right-of-way shall require an easement/restoration agreement. No improvements such as pavement, sidewalks, and/or concrete walks are to be placed on top of water, reuse, and/or sewer pressurized mains unless otherwise approved by SJCUD. Landscaping trees and landscaping buffers shall be placed at a minimum of 7.5 feet away from the centerline of utility pipelines. Reuse infrastructure for irrigation may be installed in anticipation of future service, as indicated in the SJCUD availability letter. Lot irrigation systems may utilize soil moisture readers to reduce the amount of water used for irrigation and to better conserve water resources. Landscaped common areas shall be irrigated with stormwater from on-site retention/detention ponds as the primary (first) source. Reuse water, once available, will serve as a secondary (back up) supply for irrigating common areas. The New Applicant will maximize use of stormwater, surface water and reclaimed water for irrigation, as indicated in the SJCUD availability letter.

Any wells and septic systems located within the Property that are displaced by development shall be properly abandoned consistent with Florida Administrative Code and Environmental Health procedures prior to construction plan approval.

~~J.~~ ***The type of underlying soils and their suitability of development of the proposed Project.***

J. Soils located ~~on~~within the ~~Property~~Project include those listed in the environment report by Environmental Services, Inc. ("ESI") dated December 2016 (the "Environmental Report") as attached ~~hereto~~ as Attachment "E"." to the PUD as originally approved. The suitability of such soils for development of the ~~prop?sed~~proposed project is as follows:

~~1.~~ St. Johns Fine Sand, depressional (05). St. Johns fine sand, depressional, is a very poorly drained, nearly level soil in depressions in the flatwoods. This soil is covered with standing water for periods of 6 to 12 months in most years. Typically, the surface layer is black fine

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sand about 13 inches thick. The subsurface layer is ~~fine~~fine sand, which is about

1. 12 inches thick. It is dark gray in the upper three inches and gray in the lower nine inches.

2. Pomona Fine Sand (09). Pomona fine sand is a poorly drained, nearly level soil is in broad areas in the flatwoods. The seasonal high water table is within 10 inches of the surface for one to three months and is at a depth of 10 to 40 inches for six months or more. During extended dry periods, the water table recedes to a depth of more than 40 inches. Typically, the surface layer is black to very dark gray fine sand about six inches thick. The subsurface layer, which is about 15 inches thick, is gray and light gray fine sand.

3. Ona fine sand (12). Ona fine sand is a nearly level, poorly drained sandy soil in flatwood areas. The seasonal high water table is at a depth of 10 to 40 inches for periods of four to six months during most years. It rises to a depth of less than 10 inches for periods of one to four months and may recede to a depth of more than 40 inches during very dry seasons. Typically, the surface layer, about eight inches thick, is very dark gray fine sand. The subsoil between depths of 8 and 16 inches. is black to dark brown fine sand.

4. Floridana fine sand, frequently flooded (18). Floridana fine sand is a very poorly drained, nearly level soil on flood plains and in broad, shallow drainageways. This Floridana soil is subject to flooding for one to three ~~monthsduring~~months during the rainy season. The water table is at a depth of less than 10 inches for more than six months during most years. Typically, the surface layer is black fine sand about 18 inches thick. The subsurface layer is grayish brown fine sand about 10 inches thick.

5. Manatee fine sandy loam, frequently flooded (22). Manatee fine sandy loam is a very poorly drained, nearly level soil on flood plains and in poorly defined drainageways. This soil has a water table within 10 inches of the surface for two to four months in most years. It is subject to flooding for long periods during seasons of high rainfall. Typically, the surface layer is very dark gray and black fine sandy loam about 13 inches thick. The subsoil, which extends to a depth of 34 inches, is very dark gray fine sandy loam in the upper 12 inches and dark gray sandy clay loam in the next nine inches.

6. Wesconnett fine sand, frequently flooded (30). Wesconnett fine sand is a very poorly drained, nearly level soil in narrow to broad, weakly defined drainageways in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for 6 to 12 months during most years under natural conditions. It is subject to flooding during wet seasons. Typically, the surface layer is covered by partly decomposed leaves, roots, and twigs about three inches thick. The surface layer is black fine sand about eight inches thick.

~~7.~~ Tocoi fine sand (34). Tocoi fine sand is a poorly drained, nearly level soil in broad flatwood areas. The seasonal high water table is at a depth of less than 10 inches for two to four months during rainy seasons. It is within a depth of 20 to 40 inches for six months or more during most years. Typically, the surface layer is black fine sand about 13 inches

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7. thick. The upper part of the subsoil consists of very dark brown and dark reddish brown fine sand, which extends to a depth of 23 inches.

~~8.~~ Holopaw fine sand (46). Holopaw fine sand is a poorly drained, nearly level soil in low, broad areas in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for one to three months, but may recede to a depth of 10 to 40 inches for three to four months in most years. Typically, the surface layer is covered with partly decomposed litter and organic matter about one inch thick. It is mixed very dark gray and grayish brown fine sand in the upper seven inches, and it is dark gray fine sand in the lower six inches. The subsurface layer, which extends to a depth of about 53 inches, is light gray to gray fine sand.

~~9.~~8. 9. Holopaw fine sand, frequently flooded (47). Holopaw fine sand, frequently flooded, is a very poorly drained, nearly level sandy soil in broad, shallow drainageways. This soil is flooded for more than one month during most years. The water table is within 10 inches of the soil ~~smface~~surface for two to six months annually. Typically, the surface layer is black fine sand about six inches thick. The ~~subsmface~~subsurface layer, about 44 inches thick, is grayish brown and gray fine sand. 10. Winder fine sand, frequently flooded (48). Winder fine sand is a poorly drained, nearly level soil that formed in loamy marine materials. The seasonal high water table is within a depth of 10 inches for two to six months ~~dming~~during most years. The soil is subject to flooding for periods up to three months during times of high rainfall in most years. Typically, the surface layer is dark gray fine sand about three inches thick. The subsurface layer is light gray fine sand about eight inches thick.

~~10.~~9. EauGallie fine sand (58). EauGallie fine sand is a poorly drained, nearly level soil on low knolls and ridges, adjacent to depressions and drainageways in the flatwoods. The water table is within 10 inches of the surface for a period of one to ~~fom~~from months and within 40 inches for more than six months. Typically, the surface layer is black fine sand about six inches thick that contains many uncoated sand grains. The subsurface layer, about 11 inches thick, consists of gray and light gray fine sand.

~~11.~~10. Riviera fine sand, depressional (61). Riviera fine sand, depressional, is a very poorly drained, nearly level soil in depressional areas and in the flatwoods. The water table is• above the surface for more than six months in most years. Typically, the surface layer consists of about six inches of dark gray fine sand. The subsurface layer is grayish brown fine sand, which extends to a depth of 25 inches.

~~12.~~11. Placid fine sand (63). Placid fine sand is a very poorly drained, nearly level soil on broad, low, flat areas. This soil has a seasonal high water table within a depth of 10 inches for more than six months in most years. During extended dry periods, the water table may recede to a depth of more than 40 inches. Typically, the surface layer is black fine sand about 12 inches thick. The subsurface layer is fine sand, which extends to a depth of 51 inches. It is dark gray in the upper part and grayish brown, light gray, and dark grayish brown below.

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K. ***The type and extent of upland forest and wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and wetland vegetation shall be provided with the application.***

The Property includes the Florida Land Use Cover and Classification System **("FLUCCS")** areas shown on the FLUCCS map contained in the Environmental Report attached ~~hereto as~~ **~~Attachment "E"~~** to the original PUD application

Turnbull Creek runs north and south along the western border of the Property. The preservation of Turnbull Creek will allow for the perpetual protection of contiguous wetland/tributary systems from this Property north to the County's Turnbull Creek Conservation Area to the Twelve Mile Swamp.

L. ***The type and extent of any Significant Natural Communities Habitat as defined by the Code. Listed Species information including locations, densities and extent of habitat.***

~~There is no Significant Natural Communities Habitat within the Property. There are no listed species within the Property, according to the Environmental Report.~~

Please see attached information on Bald Eagle Nest SJ-921.The map enclosed identifies the nest as SJ056.

M. ***Identification of known or observed Historic Resources as defined by the Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of the Code shall apply.***

The ~~Applicant~~original applicant had a cultural resources analysis done of the Property and no such resources were located. A copy of the analysis ~~has~~was provided to the County and is included in the file for this application.

N. ***The type and extent of buffering, landscaping, tree removal, tree protection and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy.***

1. Buffers: A 10-foot natural/landscaped buffer will be provided ~~around~~where the ~~project~~Property includes the Project perimeter, as depicted on the MDP. Portions of the Property located adjacent to ~~State Road 16 and~~ the future County Road 2209 will have 50-foot buffers along such road rights-of-way and shall include Type "B" screening as required in LDC Section 6.06.04.B.6. An average 25-foot upland buffer (minimum ten (10) feet) will be provided adjacent to contiguous wetlands. The upland buffer shall be measured from the State jurisdictional wetland line, pursuant to LDC Section 4.01.06.B. The requirement of LDC Section 4.01.06.B.2 for a 25-foot setback from the upland buffer shall not be required for residential lots adjacent to contiguous wetlands when the required upland buffer is not included as area or acreage within the platted lots.

2. Development Edges: A 35-foot development edge will be provided ~~around~~where the ~~project~~Property includes the perimeter of the Project, as depicted on the MDP; provided, however,

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that a 10-foot development edge shall be provided within the right-of-way of the ~~Western Collector Road.~~emergency access road. See Section T for waiver.

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~~for waiver. The Applicant will provide enhanced landscaping within the Western Collector Road right-of-way development edges, including the following (See Section T for waiver):~~

~~a. On the side of the right-of-way where no utilities are present and where little or no native vegetation exists, buffers will be landscaped as follows:~~

~~i. Native evergreen canopy trees planted every 20 to 30 feet on center.~~

~~ii. Native non-canopy trees shall be planted every ten (10) to 20 feet on center.~~

~~iii. Shrubs shall be of native species and be planted between every five (5) to 15 feet on center and appropriately staggered.~~

~~iv. Native groundcover shall be planted every three (3) to five (5) feet on center.~~

~~v. Breaks in the development edge may be allowed in otherwise continuous edges to allow for access and associated entrance features, and provide view corridors to parks, scenic areas and other publicly accessible areas. The spacing may also be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 50 feet.~~

~~b. On the right-of-way side where utility and/or drainage easements are present, buffers will be landscaped as follows:~~

~~i. Shrubs shall be of native species and be planted between every five (5) to 15feet on center and appropriately staggered.~~

~~ii. Native groundcover shall be planted every three (3) to five (5) feet on center.~~

~~iii. Breaks in the development edge may be allowed in otherwise continuous edges to allow for access and associated entrance features, and provide view corridors to parks, scenic areas and other publicly accessible areas. The spacing may also be modified through the clustering of the required shrubs provided the same number of shrubs is planted.~~

Other project development edges may be left in a natural state or landscaped. Where edges have little or no vegetation, they will be planted with native vegetation consistent with LDC Sections 6.06.02.G.l and 6.06.02.H.1.

Development edges may include signs, multi-purpose paths, trails and stormwater ponds designed as amenities (for ~~exampfo\~~example with fountains, gazebos, benches and similar improvements). Development edges may include natural walking paths that can be used by residents. Such paths shall be owned and maintained by a homeowners association. No development edge is required where a scenic edge is provided.

3. Scenic Edges: A 75-foot scenic edge will be provided where the Property is adjacent to ~~the State Road 16 and~~ proposed County Road 2209 rights-of-ways, as depicted on the ~~MOP, except that the scenic edge may be 30 feet adjacent to the proposed commercial and office parcels along State Road 16, as depicted on the MOP~~MDP. Scenic edges may be left in a natural state or landscaped. Where edges have little or no vegetation, they will be planted according to the following landscape requirements (See Section T for waiver):

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a. Native evergreen canopy trees planted every 20 to 30 feet on center.
b. Non-canopy trees shall be planted every 10 to 20 feet on center, except that the spacing may be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 50 feet.
c. Shrubs shall be planted between every three (3) to 15 feet on center and appropriately staggered.
d. Groundcover shall be planted every two (2) to five (5) feet on center.
e. Breaks in the scenic edge may be allowed in otherwise continuous edges to allow for access and associated entrance features, and provide view corridors to parks, scenic areas and other publicly accessible areas. The spacing may also be modified through the clustering of the required trees provided the same number of trees is planted and the gap between the trees cannot exceed 50 feet.

At the reasonable discretion of County staff, roads, signs, drainage, utility or access easements, multi-purpose paths, and drainage outfalls may be located within the scenic edge. Breaks in the scenic edge are allowed in otherwise continuous edges to allow for access and associated entrance features, including signage and fencing incorporated into ~~ently~~entry features, and to provide views corresponding to parks, scenic areas and other publicly accessible areas. Tree mitigation and landscaping will comply with applicable provisions of the Code at the time of permitting.

4. Use of Native Vegetation: The Project will use native vegetation around stormwater ponds to create wildlife habitat and passive recreation areas, consistent with Comprehensive Plan Policies D.3.2.6 and E.2.6.8.

~~0.~~

O. ***PUDs located in Special Districts as defined by Article III of this Code shall include a statement identifying the particular Special District and refe1·encing the requirements to comply with the provisions of such Special District.***

The Property is not subject to any Special District requirements.

~~Tlte~~

P. ***The use, location and duration of temporary uses, including construction trailers, sales units, model ~~!tomes~~homes and temporary signage related to construction ~~ofltle~~of the Project.***

Development of the site and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage and temporary access. The location of these uses will be depicted on construction plans. Temporary construction and sales trailers will be removed no later than 30 days following the issuance of a certificate of occupancy for the last home constructed on the Property. The New Applicant shall be permitted to erect temporary on-site construction and real estate signage ~~on~~within the ~~Property~~Project, in conformance with LDC Sections 7.03.01.B and C. The New Applicant may also construct model homes within the Property. Model homes may consist of no more than ten (10) percent of the total number of lots within individual, approved construction plans. No certificates of occupancy shall be released until a ~~final~~final plat has been recorded and as-builts have been approved by the County.

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Q. ***The use and location of Access01y Uses for residential and non-residential structures, including guest houses, AJC units and related heating/cooling units, setbacks, swimming pools, fencing and similar uses.***

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Accessory Uses such as private garages, mother-in-law suites, guest houses and storage buildings; Home Offices, pursuant to LDC Section 2.02.04.B.9; Home Occupations, pursuant to LDC Section 2.03.07 (including the requirement to obtain homeowners association approval of a Home Occupation); model homes; guardhouses; air conditioning units and related heating/cooling units; swimming pools and pool equipment; Household Animals; fences, walls or hedges; gaze)~~Jos~~ and other open-air structures; boardwalks, docks, and other similar uses shall be permitted within the Property, all as subject to the applicable standards set forth in LDC Section 2.02.04.B and 6.04.06.F.7.d~~.~~, however, they may be located within the setbacks for the single-family residential homes. Setbacks for accessory structures will meet all applicable requirements of LDC Sections 2.02.04.B.8 and 5.03.03.B.1.d. Accessory structures such as home offices and the like may receive the public as long as such structures comply with all appropriate Florida Building Codes, life safety issues and FACBC requirements. No air conditioning equipment, electrical equipment, masonry walls, masonry fences, concrete walkways, pools, pool decks, pool enclosures, buildings or eaves of buildings shall be' located within an underground utility or drainage easement.

R. ***A phasing schedule, which shall include the amount of residential and non-residential development to be completed within a specified phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phasing of the PUD may be obtained by:....(2) the provision of number of residential units or non-residential square footage that comprise a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred (JOO) dwelling units, a park shall be provided). The phasing schedule shall also provide for a PUD Progress Report as required by Section 5.03.07.***

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The project will be developed in one (1), ten (10)-year phase. Development within the PUD has commenced. Completion shall occur no later than ten (10) years following approval of this modification. Completion shall be defined as approval of as-builts by the County. Construction phasing and construction accessibility routes shall be determined in cooperation with the County prior to the release of approved construction plans.

S. ***The projected impact of the Project upon St. Johns County and an explanation of the Project's benefit to the County, as compared to existing zoning or other zoning district, and justification for the Project.***

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The New Applicant is seeking this rezoning in order to ~~develop single family residences~~reduce the number of homes approved for the Property, set forth new transportation mitigation requirements and ~~related amenities~~make alterations to the access as shown on the ~~Property~~MDP. The Property is ~~adjacent to~~near the Tomoka Pines project and near the Whisper Ridge, Windward Ranch, Murabella, Gran Lake and other communities, as well as the outlet malls at the interchange of Interstate 95 and State Road

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16. Thus, the project is a natural extension of compatible development. The project will preserve wetlands associated with Turnbull Creek. The project may have a community development district.

T. ***A description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of the Code shall be provided to justify the need for such waivers.***

The New Applicant is requesting the following waivers from the provisions of the Land Development Code~~:~~ for the Property:

LDC Section 6.01.03.E.3 Front Yards on Corner Lots

This waiver is requested to allow for a 10-foot front yard setback on the secondary road of corner lots. The primary front yard setback will be 20 feet, as provided for in Section G.1 hereof. The second front yard setback will be 10 feet, and no driveway shall be located within the secondary front yard. The reduction of second front yards will only be allowed when there are ~~not~~no impacts to site distance and/or visibility.

LDC Section 6.03.01 Fire Protection Regulations/Building Setbacks
This waiver is requested to allow the minimum separation of 10 feet between structures to be measured from outer wall to outer wall since the New Applicant will provide a fire protection system designed and installed in accordance with NFPA 13; or the required fire hydrants shall be capable of providing an additional 500 gallons per minute at 20 psi for two (2) hours. Such fire flow shall be in addition to that required by NFPA 1, Chapter 18.

LDC Section 6.04.07.A.2 Construction Access
This waiver is requested to allow temporary access for construction traffic to be provided to each phase of the Grand Oaks development. The New Applicant shall be permitted to use the ~~southern~~existing project entrance road~~, which will be a collector that connects~~ to State Road 16 for construction access. Additionally, the New Applicant shall be permitted to use local roads to provide access for horizontal construction traffic to future phases within residential development areas ~~as long as the Applicant does not plat lots along such local roads.~~. Construction phasing and construction accessibility routes shall be determined in cooperation with the County prior to the release of approved construction plans.

LDC Section 6.04.07.C Right-of-Way Requirements

This waiver is requested to allow a reduced right-of-way width for the ~~Western Collector Road~~emergency access road as shown on the MDP, which provides a secondary emergency access to State Road 16 in the location depicted on the MDP. ~~The Applicant has proposed a typical section for the Western Collector Road attached as Exhibit "D".~~ The typical section includes a 60-foot-wide right-of-way which shall transition to a 65 foot-wide right-of-way in lieu of 80 feet. ~~It also includes 11-foot travel lanes with no bicycle lanes. The~~ Except as provided herein, the New Applicant ~~will~~agrees to construct ~~a five (5) foot sidewalk on one side of the Western Collector Road and a 12-foot multi-purpose path on~~ the ~~other to provide pedestrian and bicycle circulation~~roadway for emergency access in the same configuration as provided in the original PUD, provided that applicable municipal or county codes, ordinances, or design standards have not changed since that time in a manner that would

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require additional right-of-way width beyond what is currently available.

LDC Section 6.06.02.G Northwest Sector Scenic Edges

This waiver is requested to allow some non-native landscaping within the scenic edges ~~along State Road 16~~where the Property borders CR2209 in order to have such edge landscaping more appropriately blend into landscaping within the ~~project~~Project. The New Applicant will provide the same number and type of landscaping required by the Code (e.g., trees, groundcover), except that some of those plants may be non-native.

LDC Section 6.06.02.H Northwest Sector Development Edges

This waiver is requested in order to reduce the development edge within the ~~Western Collector Road *from* 35 feet to 10 feet. The Western Collector Road~~emergency access road. The emergency access road includes 60 feet of right-of-way, which is not adequate in width to include 35-foot development edges on both sides of the parcel. The New Applicant is proposing to plant landscaping consistent with LDC Section 6.06.02.H within the development edge to provide buffering to adjacent properties. ~~–~~Such landscaping will be modified slightly from the Code in order to avoid interference with utilities ~~and sidewalks~~ within the road right-of-way.

LDC Section 7.02.06.B Directional Signs

This waiver is requested to allow ingress, egress and direction signs along the primary collector road within Grand Oaks to be larger than three (3) square feet in size and no more than three (3) feet in height. The project will include commercial and office parcels, a school, park sites and a number of individual neighborhoods, which may require larger directional signage.

~~**LDC Section 7.06.01 – Subdivision and Project Entrance Signs**~~

~~This waiver is requested to allow two (2) project and subdivision entrance signs located along State Road 16 to be a maximum of 25 feet in height The project has two (2) entrances from State Road 16, so larger identification signs are necessary in order to provide project visibility to passersby along State Road 16.~~

~~LDC Section 11.09.07.B.2 – Time for Proportionate Share Improvement/Payment~~

~~This waiver is requested to allow the Applicant to provide its transportation proportionate share pursuant to a Concurrency and Impact Fee Credit Agreement approved by the St. Johns County Commission on the date of the Board's adoption of this PUD rezoning ordinance. The schedule for the Applicant's pond site acquisition, design, permitting and construction of the widening of an approximately three (3) mile segment of State Road 16 from two (2) lanes to four (4) lanes is set forth in the Concurrency and impact Fee Credit Agreement.~~

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U. ***A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the ~~Master Development Plan~~MDP.***

The New Applicant, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD~~.~~ ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The New Applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners with respect to this Planned Unit Development rezoning application.

V. ***When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and wetland acres for each Land Use designation.***

The Future Land Use designation of the Property is ~~Rural/Silviculture. The Applicant has filed a Large Scale Comprehensive Plan Amendment application to change the Future Land Use Designation of the Property to~~ Residential C.

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EXHIBIT "A"

Legal Description of the Property

EAST PARCEL

A PORTION OF SECTIONS 26, 34, 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 4407.30 FEET, TO THE NORTHERLY LINE OF SAID SECTION 34, AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF COMMENCEMENT; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 47°52'58" EAST, 1112.56 FEET; COURSE NO. 2: SOUTH 42°07'05" WEST, 230.00 FEET; COURSE NO. 3: SOUTH 47°52'58" EAST, 140.00 FEET; COURSE NO. 4: NORTH 42°07'05" EAST, 230.00 FEET; COURSE NO. 5: SOUTH 47°52'58" EAST, 653.67 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, SOUTHEASTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36□43'37" WEST, 199.37 FEET; COURSE NO. 2: SOUTH 53°12'28" EAST, 40.00 FEET; COURSE NO. 3: SOUTH 36°40'16" WEST, 649.98 FEET; COURSE NO. 4: SOUTH 06°00'19" WEST, 55□.50 FEET; COURSE NO. 5: SOUTH 16°42'47" WEST, 383.52 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "B"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 47°52'58" EAST, ALONG THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 140.62 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 366, SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36°43'37" WEST, 186.32 FEET; COURSE NO. 2: NORTH 53°12'28" WEST, 40.00 FEET; COURSE NO. 3: SOUTH 36°40'16" WEST, 633.40 FEET; COURSE NO. 4: SOUTH 06°00'19" WEST, 545.61 FEET; <'.::OURSE NO. 5: SOUTH 13°46'33" WEST, 307.65 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 79°35'28" EAST, ALONG LAST SAID LINE, 745.42 FEET, TO THE WESTSERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 73, PAGE 425, SAID PUBLIC RECORDS; THENCE SOUTH 00°31'26" EAST, ALONG LAST SAID LINE, AND ALONG THE WESTSERLY LINE OF THOSE LANDS DESIGNATED "PARCEL A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3267, PAGE 1092, SAID PUBLIC RECORDS, A DISTANCE OF 1146.58 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESIGNATED "PARCEL A"; THENCE NORTH 89°27'53" EAST, ALONG LAST SAID LINE, AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3297, PAGE 404, SAID PUBLIC RECORDS, A DISTANCE OF 1447.54 FEET, TO THE WESTSERLY LINE OF THOSE LANDS DESIGNATED "PARCEL B", AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 3267, PAGE 1092; THENCE SOUTH 00°36'00" EAST, ALONG LAST SAID LINE, 99.99 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°26'57" EAST, ALONG LAST SAID LINE, 1209.14'FEET; THENCE NORTH 89°45'26" EAST, CONTINUING ALONG LAST SAID LINE, 1264.32 FEET, TO THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, AND TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID RIGHT-OF-WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1839.86 FEET, AN ARC DISTANCE OF 97.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°57'37" EAST, 97.06 FEET; THENCE SOUTH 36°40'23" EAST, CONTINUING ALONG LAST SAID RIGHT-OF-WAY LINE, 1268.49 FEET, TO THE

NORTHWESTSERL Y LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2694, PAGE 1145, SAID PUBLIC RECORDS; THENCE SOUTH 54°14'33" WEST, ALONG LAST SAID LINE, 2475.50 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1399, SAID PUBLIC RECORDS; THENCE SOUTH 89°27'02"
WEST, ALONG LAST SAID LINE, 6733.00 FEET, TO THE WESTERLY LINE OF AFORESAID SECTION 34; THENCE NORTH 19°22'30" EAST, ALONG LAST SAID LINE, 2330 FEET, MORE OR LESS, TO THE CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY,
AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 775 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 89°27'02" EAST FROM AFORESAID REFERENCE POINT "A", ALSO BEING THE NORTHERLY LINE OF SAID SECTION 34; THENCE 89°27'02" EAST, ALONG LAST SAID LINE, 75 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF AFORESAID SECTION 26; THENCE NORTH 00°32'10" WEST, ALONG THE AFORESAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 465 FEET, MORE OR LESS, TO THE AFORESAID CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, NORTHWESTERLY AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 2010 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 53°58'46" WEST FROM AFORESAID REFERENCE POINT "B", ALSO BEING THE SOUTHERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979; THENCE SOUTH 53°58'46" EAST, ALONG LAST SAID LINE, 805 FEET, MORE OR LESS, TO SAID REFERENCE POINT "B", AND CLOSE.

CONTAINING 523.9 ACRES, MORE OR LESS.

ATTACHMENT 3

NORTHWEST SECTOR COMMUNITY MEETING

St. Johns County Growth Management Department
Planning & Zoning Division
4040 Lewis Speedway
St. Augustine, Florida 32084
Phone: (904) 209-0675 Fax: (904) 209-0576
E-mail: plandept@sjcfl.us

COMMUNITY MEETING NOTICING AFFIDAVIT

Date: 9/3/26

I hereby certify that the Community Planning Public Participation Meeting noticing procedures outlined in Development Review Manual Section 33.0, and as required by Comprehensive Plan Policy A.2.1.7, have been properly completed for application number MAJMOD 2026-01 for a Community Meeting held on 9/2/26. I understand that the Community Meeting must be held at least 15 days prior to the Planning and Zoning Agency hearing, and that this affidavit must be completed and returned within three business days of the community meeting with a summary of the discussion or the item may be continued to the next available hearing date.

Notice Requirement	Date and Initials
☒ Adjacent Property Owner Notice sent 15 days prior to scheduled meeting	9-3-26
☐ Sign(s) Posted 15 days prior to scheduled meeting	
☐ Published Notice with copy to Planning and Zoning 15 days prior to scheduled meeting	
☒ Signs posted at location meeting	9-3-26
☒ Flyers posted within Northwest sector (optional)	9-3-26

Applicant Signature

9-3-26
Date

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of September, 2026, by Justin Dudley as VP of Land Acquisition for Pulte Home Company, LLC.

ANNA KUCZKOWSKI
Notary Public - State of Florida
Commission # HH 474445
My Comm. Expires Dec 18, 2027
Bonded through National Notary Assn.

Notary Public, State of Florida
Name: Anna KUCZKOWSKI
My Commission Expires: DEC. 18, 2027
My Commission Number is: HH 474445

Personally Known X OR Produced Identification ____
Type of Identification Produced _____

NOTICE OF COMMUNITY MEETING

Wednesday, September 2, 2026, at 6:00 P.M.
Grand Oaks Club House
1055 Turnbull Creek Rd, St. Augustine, FL 32092

NOTICE OF NORTHWEST SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING REGARDING a Major Modification to the Grand Oaks Planned Unit Development (MAJMOD 2026-01), which requests to modify the Master Development Plan (MDP) Text and Master Development Plan (MDP) Map to reduce the maximum number of single-family units permitted in the undeveloped portions of the PUD, and set forth revised traffic mitigation requirements for said units.

NOTICE IS HEREBY GIVEN THAT a community meeting will be held at the Grand Oaks Clubhouse, located at 1055 Turnbull Creek Road, St. Augustine, FL 32092, to discuss the proposed application on Wednesday, September 2nd, 2026, at 6:00 P.M. The public is welcome to attend and participate. For questions regarding this community meeting, please contact Zach Miller, Esq. at (904)651-8958 or zwmillerlaw@gmail.com.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact Vicky Williams at (904) 824-0879. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than five (5) days prior to the date of the community meeting.



MEMORANDUM

TO: Justin Kelly, Senior Planner

Date: September 4, 2026

RE: **Grand Oaks | MAJMOD 20216 | NWS Community Meeting Summary**

Pursuant to application MAJMOD 2026-01; a Northwest Sector Community Meeting was held at the Grand Oaks Clubhouse on September 2, 2026, at 6pm. Approximately 180 people were in attendance that primarily included residents of Grand Oaks, along with other residents within the Northwest Sector . Attached to this memorandum is a copy of the sign-in sheet provided at the entrance of the meeting room.

In attendance to represent the application on behalf of Pulte Home Company, LLC were Justin Dudley, Vice President of Land, and Zach Miller, Esq., counsel for the applicant.

Justin began the meeting by acknowledging the various parties involved in the history of Grand Oaks, including the project team, existing residents, St. Johns County, the landowner, Day Late, the Community Development District (CDD), Toll Brothers, and Southeast Land Ventures/Development Partners.

Justin then provided background information regarding the history of Grand Oaks and the current status of applications MAJMOD 2026-01 and DEVAGREE 2026-01. The presentation included a historical timeline of the project and an overview of Pulte's efforts to address the outstanding development and transportation issues affecting the community. Justin explained the purpose of each application, the relationship between the applications and the existing agreements associated with Southeast, and the applicant's position that the proposed resolutions provide a path forward for the community, the County, and the remaining development.

The presentation included a discussion of the proposed $20 million contribution associated with DEVAGREE 2026-01. Justin reviewed the history of Southeast's obligations, its subsequent default, and the litigation that followed. He explained that the transportation solutions associated with the prior developer commitments are unlikely to be met by any future applicant or developer in their current form regarding State Road 16.

Justin reviewed the support obtained by the County for the BUILD grant application and explained that the proposed $20 million contribution would provide the local funding component necessary to strengthen the County's application for funding.

Justin further discussed the anticipated implications of the proposed applications for the County, the CDD, and the existing and future residents of Grand Oaks. The presentation also included his contact information, the contact information for the county commissioners, and dates, times, and locations of the upcoming Planning and Zoning Agency hearing and Board of County Commissioners meetings.

The applicant then opened the floor for questions and comments. A significant portion of the resident discussion focused on the history of the project and the obligations associated with the previous developer, Southeast. Several residents questioned why the existing community should be affected by commitments or decisions made under the prior developer. Justin explained that Pulte, in its capacity as the current applicant, would establish a new framework for moving the project forward that did not impose additional cost or debt onto the residents.

Residents also asked questions regarding the proposed emergency-only access. Justin reiterated that the secondary access is intended solely for emergency and fire access and is not proposed to function as a general-purpose entrance. He discussed the applicant's coordination with FDOT and explained that FDOT's preference is for the secondary access to be an emergency-only connection. Justin also stated that a Land Development Traffic Analysis (LDTA) has been submitted to the County and that the analysis confirms the sufficiency of the primary entrance.

Residents raised additional questions regarding the timing of future signalization and the ability of the primary entrance to accommodate additional homes. Justin explained that the traffic analysis anticipates the need for signalization approximately halfway through the remaining build-out, although the timing could change depending on actual traffic generation. He further explained that the PUD provides for signalization when required by the County and that the timing would be supported by traffic counts and the applicable signal warrant analysis.

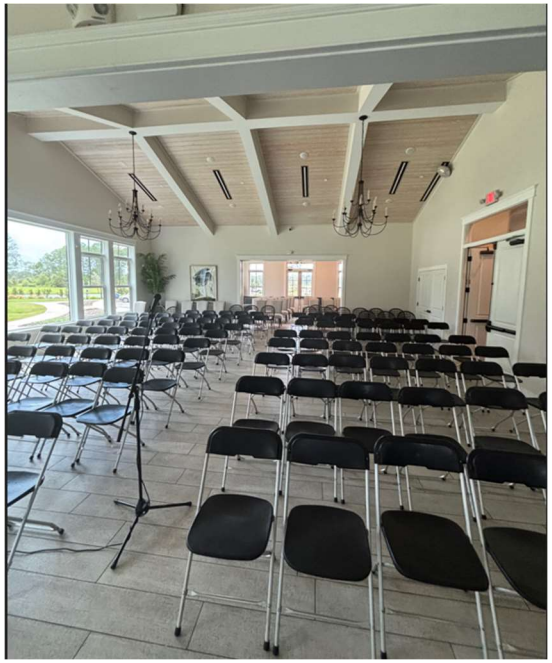
Residents also questioned what would occur if the applications are not approved by the Board of County Commissioners in October. Justin stated that the most significant consequence would be that the builders would likely walk from the project if platting is unable to resume and the CDD bondholders would be forced into foreclosure of the remaining lands. He stated that, at this point, he could not predict who would ultimately be involved in a future resolution, what form that resolution would take, or when another opportunity to resolve the outstanding issues would arise. Justin further stated that Pulte could not continue carrying the financial burden associated with their portions of the property indefinitely.

The meeting also included discussion regarding the CDD's financial position, including outstanding operations and maintenance obligations, the potential impact of foreclosure, and the importance of resolving the existing transportation and development issues to allow the remaining phases of the community to proceed. As part of the resolution by the applicant, and Pulte's acquisition of the remaining lands, Justin mentioned that the three years of unpaid O&M payments by the landowner would be paid to the CDD for the benefit of the residents.

Commissioner Murphy was in attendance and expressed his support for Pulte's efforts and the applications presented as a means of reaching a resolution to the outstanding issues affecting Grand Oaks and advancing the improvements to State Road 16.

The meeting concluded at approximately 8:00 p.m. with a round of applause.


1055
NOTICE OF NORTHWEST SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING
Grand Oaks Club House
1055 Turnbull Creek Rd.
St. Augustine, FL 32092
Wednesday, September 2nd, 2026
6:00 P.M.






NOTICE OF NORTHWEST SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING
REGARDING a Major Modification to the Grand Oaks Planned Unit Development (MAJMOD 2026-01), which requests to modify the Master Development Plan (MDP) Text and Master Development Plan (MDP) Map to reduce the maximum number of single-family units permitted in the undeveloped portions of the PUD, and set forth revised traffic mitigation requirements for said units.
Grand Oaks Club House
1055 Turnbull Creek Rd,
St. Augustine, FL 32092
Wednesday, September 2nd, 2026
6:00 P.M.
NOTICE
A Public Hearing Concerning
MAJOR MODIFICATION
DWELLING UNIT
REDUCTION
PZA: SEPT 17, BCC: OCT 20
Call - (904) 209-0675 EXT 2
For Information On MAJMOD 2026-01
NOTICE
A Public Hearing Concerning
GRAND OAKS
DEVELOPMENT
AGREEMENT
BCC: OCT 6 & OCT 20
Call - (904) 209-0675
For Information On DEVAGREE 2026-


Community Meeting
Grand Oaks
Grand Oaks Development Agreement 2026-1
Grand Oaks PUD Modification 2026-1
September 2, 2026
Please be seated where you can read this font size.
Grand Oaks

Grand Oaks

SIGN IN SHEET | NWS COMMUNITY MEETING
WEDNESDAY, SEPTEMBER 2ND 2026

	NAME	ADDRESS (STREET #, STREET NAME AND ZIP CODE IS SUFFICIENT)
1	Becky Letcher	131 Fairlake Cir St. Aug. FL 32092
2	BRIAN AHEARN	180 HICKORY PINE DR. " "
3	RICHARD SEALANDER	192 HICKORY PINE DR. " "
4	Earle & Judy Chisholm	264 Fairlake Cir St. Augustine, FL 32092
5	Debra Garcia	174 Fairlak Circle
6	Linda CRUZ	135 Oak knoll Ct.
7	Chuck & CAROL CABANOWSKI	1748 N CAMPBELL
8	Debi Williams	661 Natureland Cir
9	Frank Singer	20 Lone Cypress Way
10	Jon + Theresa Pair	185 Hickory Pine Dr.
11	Marcia Lamb	419 Lone Cypress Way
12	Dave+Kathy Barnett	101 LONE CYPRESS WAY
13	Christina Page	307 Fairlake Circle
14	Matt & Christine Tully	59 Natureland Cir
15	Mike & Kathy Condello	231 Fairlake Cir
16	C. Page	101 Quail Hurst Rd
17	MIRNA C. McNab	31 Fairlake Circle.
18	Percy McNab	726 Natureland Circle
19	Ilala Boyd	10 Arc Forest Ct. 32092
20	Lori + Mike Philips	91 Fairlake cir
21	Matt Biagetti	475 W. Town Place
22	Jill Mickel	116 FAIRLAKE CIR.
23	Jim and Cheryl Burr	166 Lone Cypress Way
24	ALEX WYSOCKI + BILL MOORE	630 NATURELAND DR.
25	Wards	49 Lone Cypress Way Summer Bay

Grand Oaks

SIGN IN SHEET | NWS COMMUNITY MEETING
WEDNESDAY, SEPTEMBER 2ND 2026

	NAME	ADDRESS (STREET #, STREET NAME AND ZIP CODE IS SUFFICIENT)
26	FRED Greenley Kim Hosler	224 Willow Creek Court
27	Zachary & Jen Thompson	162 Pine Forest Ct
28	David Boersner	122 Hickory Pine Dr. Summer Bay.
29	Mike + ERIN LEWIS	4195 ST Rd 16
30	ALLAN + CAMILLA ROBERTS	4175 S.R. 16 ST. AUG. 32092
31	Anne Hart	23 Myrtle Oak Ct
32	Michael Bray	418 Lone Cypress Way
33	Barbara Stang	211 Fairlake Circle
34	NICHOLAS KIRKCALDY	279 FAIRLAKE CIRCLE
35	ROBERT CONLON	111 QUAILHURST ROAD
36	JEFFREY KRAFT	205 FAIRLAKE CIR
37	Karen Look	46 Fairlake Cir
38	Richard MacDonald	15 Orient Dr.
39	ED DI SANTO	315 FAIRLAKE CIR
40	Steve Marzocca	159 Hickory Pine Dr
41	Linda Marzocca	159 Hickory Pine Dr
42	Monica Arias Pollock	625 Nature land Cir.
43	Brian Latsch	41 Myrtle Oak Ct
44	Kym Latsch	41 Myrtle Oak Ct.
45	Rob Pearce	240 Fairlake Cr
46	RHOD + DIANE GRIERSON	534 NATURELAND CIRCLE, LAKEVIEW
47	Elizabeth Graziano	246 Lone Cypress Way Summer Bay
48	Josh McFarlin	43 Pine Forest Ct
49	Sandra Najar	323 Fairlake Cir
50	THOMAS JENNINGS	133 PINE FOREST CT

Grand Oaks

SIGN IN SHEET | NWS COMMUNITY MEETING
WEDNESDAY, SEPTEMBER 2ND 2026

	NAME	ADDRESS (STREET #, STREET NAME AND ZIP CODE IS SUFFICIENT)
1	Christina Fierro	246 Hickory Pine DR 32092
2	Pam Trowbridge	396 Lone Cypress Way 32092
3	Catherine Corcoran	388 Lone Cypress Way 32092
4	DICK TRAYBRIDGE	396 Lone Cypress Way 32092
5	ASHOK PATEL	52 oak knoll Ct 32092
6	Jim + Deb McKinnell	88 - Willa Creek Ct.
7	Maggie Wagner	62 - Garden Court 32092
8	Lily Minukhin	70 - red barn rd. 32092
9	Lily Wagner	62 - Garden Court 32092
10	TOM & BEVERLY CERINO	272 FAIRLAKE CIR 32092
11	Debby Vander Sluis	409 Lone Cypress Way 32092
12	Margaretann Doherty	379 Lone Cypress Way 32092
13	Frank + JoAnn Grillo	155 Lone Cypress Way 32092
14	PATRICK + JOELLE BRADLEY	198 LONE CYPRESS WAY 32092
15	Denise & John Higgins	34 Red Barn Rd, St. 32092
16	Michael & Diane Kiley	54 Fairlake Cr St Au 32092
17	Jim Oliver	205 Pinehurst Pt 32092
18	Maria & Mark Roach	218 Lone Cypress Wy "
19	DAVID FOLKENING	71 FAIRLAKE CIR 32092
20	Lisa Caffey	152 Hickory Pine Dr 32092
21	Mr & Mrs L. PASSARO	94 FAIRLAKE Cr 32092
22	Lori + Jim DePalma	176 Lone Cypress Way 32092
23	JOE & CINDY WYRZBICKI	23 Golden Hawk Dr 32092
24	Kim Mantanona	255 Fairlake Cir 32092
25	ROGER WALLS	54 LONE CYPRESS WAY 32092

Grand Oaks

SIGN IN SHEET | NWS COMMUNITY MEETING
WEDNESDAY, SEPTEMBER 2ND 2026

	NAME	ADDRESS (STREET #, STREET NAME AND ZIP CODE IS SUFFICIENT)
26	William Vernier	86 Fairlake Circle 32092
27	James Tiele	193 Fairlake Cir 32092
28	[illegible]	50 Lone Cypress Way
29	Laurie Lazorchak	186 Lone Cypress Way
30	Robert Turnell / Julie Turnell	314 Red Barn
31	Darlene Oliver	284 Fairlake Circle
32	Justin Kelly	4540 Lewis Speedway
33	Joe Navarro	688 Waterlands Cir
34	Maria Navarro	688 Waterlands Cir
35	Pat Velgouez	62 Cannon Trail Way
36	Kristi Crosby	34 Oak Knoll Ct.
37	David Crosby	
38	Kuna/ Pamela	42 Myrtle Oak
39	Wanda Fontaine / Dina Grace	97 Red Barn Rd
40	Angelina Kevish Ripplinger	22 Myrtle Court
41	Dan Macaniello	128 Oakhurst Ct
42	William Ramos	113 Pine Forest Ct.
43	Clay Murphy	
44	Pam Murphy	
45	Brandon Allison	87 Red Barn Rd.
46	[illegible]	286 Fairlake Circle
47	Jennifer Campbell	299 Myrtle Oak Ct
48	Robert Mertes	131 Willow Creek Ct
49	Marcia Blake	105 Oak Knoll Ct
50	Frank Alvarado	270 + 294 Myrtle Oak Ct

Grand Oaks

SIGN IN SHEET | NWS COMMUNITY MEETING
WEDNESDAY, SEPTEMBER 2ND 2026

	NAME	ADDRESS (STREET #, STREET NAME AND ZIP CODE IS SUFFICIENT)
51	Marie-Gerry Paradine	91 Hickory Pine Dr 32092
52	Nate & Jacinda Moore	146 Myrtle Oak Ct. 32092 (904.485.0985-Nate) & (904.955.8664-Jacinda)
53	M & M. KELLY	123 LONE CYPRESS WAY, 32092
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ADJACENT PROPERTY OWNERS LIST
REQUEST FORM

(Complete this form and return it to the technician handling your application or email it directly to the attention of the GIS Division at gisaddress@sjcfl.us)

Date Requested: 7/15/26

Date Needed By *(3 day minimum)*: 7/20/26

Project Name: Grand Oaks

Applicant Name: Pulte Home Company, LLC

(address that "Adjacent Property Owners List" will be mailed to)

Address: 12724 Gran Bay Parkway, STE 140

Phone Number: 904-861-8050

City: Jacksonville

State: FL

Zip Code: 32258

Application Type: PUD/PRD Major Modification

Hearing Date: 9/17/26 *if applicable*

Application Number *(if available)*: MAJMOD 2026-01

(Example: PUD2004000012; REZ2004000035, MINMOD2004000026)

Parcel Number(s): 0274200001; 0274000001; 0274200001; 0272700001; 0272700010; 0273700000; 0274200001; 0274000001

Legal Description *(may be an attachment)*: See attached

Format *(please check one)*

- (•) Digital Format — email: vdostie@pulte.com *(email address required for digital format delivery)*
- ( ) Hard Copy printout ready for copying onto standard mailing labels

For the purpose of notice requirements to adjoining Owners within three hundred (300) feet, the names and addresses may be provided by the St. Johns County Administrator to the Applicant, which list shall include said information obtained from the St. Johns County Property Appraiser records within ninety (90) days prior to the last date that such ten (10) day notice must be mailed.

NOTE: This information is provided to you by the St. Johns County Geographic Information Systems Division. This list complies with the St. Johns County Land Development Code Section 9.06.04 Notice of Hearings which sets forth adjoining owners within 300 feet of subject property be notified. If you have any questions, inlcuding the status of your request, please contact GIS Addressing by email at gisaddress@sjcfl.us .

For County Departmental Use Only:

Date:

File Name:

Comments:

Revised October 29, 2019

From: Jennifer Gutt
To: Jennifer Gutt
Bcc: "presidentfccpoa.com" <pclay0947@bellsouth.net>; "wfp2014@gmail.com" <paulnicolson@hotmail.com>; "readuadb@comcast.net" <jennifer9200@yahoo.com>; "bethstatelcpoa@icloud.com" <magnusonflyestaproperty services.com>; "patience@markair.net" <Jennifer@impptjohns.com>; "elt3@att.net" <terence@comcast.net>; "CaballeroL4@netscape.net" <dragcar@bellsouth.net>; "transvital@gmail.com" <pilotgransen0112@gmail.com>; "ajnolph@comcast.net" <hlacey@realcr.org>; "paulken@stmarymt.com" <SLPHALLABMANGT.CCM>; "KevinSHPBOD@gmail.com" <Commissioner Christian Whitehurst>; "bethfb@aol.com" <Commissioner Sarah Arnold>; "mpdriver1@live.com" <thomas.ingram@sj-law.com>; "mpdriver1@live.com" <thomas.ingram@sj-law.com>; "bcrStaylor@sjcfl.us" <mpdriver1@live.com>; "thomas.ingram@sj-law.com" <angiemc@live.com>; "cynthia.H.Hurrell@johns.k12.fl.us" <savefruitcove@gmail.com>; "sdmcgyoy@gmail.com" <tuweetcheek@aol.com>; "orangedalecat@comcast.net" <lakeviewfarm@ymail.com>; "ScottDCampbell1st@gmail.com" <jmbutler3@bellsouth.net>; "alabbatt@comcast.net" <alabbatt@comcast.net>; "alabbatt@comcast.net" <jpagre@mayresort.com>; "kimlkendall@gmail.com" <hoa.lgibbons@icloud.com>; "clmcgover@aol.com" <news@historicity.com>; "alabbatt@comcast.net" <jpradley@nefla.com>; "jarickla@nefla.com" <stjohnsdemocratparty@gmail.com>; "joemcarney@yahoo.com" <tbcbaug@aol.com>; "dendorC@etminc.com" <jbgarden63@gmail.com>; "justin.dudley@suite.com" <stjohnsaudubonsociety@gmail.com>; "jklear@vestapropertyservices.com" <dave@landpartnerfl.com>; "kevinSHPBOD@gmail.com" <Commissioner Christian Whitehurst>; "bethfb@aol.com" <Commissioner Sarah Arnold>; "mpdriver1@live.com" <thomas.ingram@sj-law.com>; "bcrStaylor@sjcfl.us" <mpdriver1@live.com>; "thomas.ingram@sj-law.com" <angiemc@live.com>; "cynthia.H.Hurrell@johns.k12.fl.us" <savefruitcove@gmail.com>; "sdmcgyoy@gmail.com" <tuweetcheek@aol.com>; "orangedalecat@comcast.net" <lakeviewfarm@ymail.com>; "ScottDCampbell1st@gmail.com" <jmbutler3@bellsouth.net>; "alabbatt@comcast.net" <alabbatt@comcast.net>; "jpagre@mayresort.com" <kimlkendall@gmail.com>; "hoa.lgibbons@icloud.com" <clmcgover@aol.com>; "news@historicity.com" <alabbatt@comcast.net>; "jpradley@nefla.com" <jarickla@nefla.com>; "stjohnsdemocratparty@gmail.com" <joemcarney@yahoo.com>; "tbcbaug@aol.com" <dendorC@etminc.com>; "jbgarden63@gmail.com" <justin.dudley@suite.com>; "stjohnsaudubonsociety@gmail.com" <jklear@vestapropertyservices.com>; "dave@landpartnerfl.com" <Peyton@coastalrealtyfl.com>; "angiewoodman@aol.com" <mariat@coastalrealtyfl.com>; "KensingtonRC@gmail.com" <jaynelkon@nationrealtycorp.com>; "mariat@coastalrealtyfl.com" <kwilliard@landmanagment.com>; "sharley@live.com" <jaltabury@sovereign.jacobs.com>; "lari.pate410@gmail.com" <cedric.arnold@yahoo.com>; "jlacby@outlook.com" <jlacby@outlook.com>; "jaskaken@aol.com" <mpdriver1@live.com>; "angiewoodman@aol.com" <mariat@coastalrealtyfl.com>; "jp-brown@comcast.net" <jarias@vestapropertyservices.com>; "clare.m.olson@gmail.com" <president@nefla.com>; "bill.rogers2009@outlook.com" <whitney@coastalrealtyfl.com>; "joan.jackson@coastalrealtyfl.com" <info@tatuquoth.com>; "jarrisael@icloud.com" <pilotgransen0112@gmail.com>; "megan.anderson@coastalrealtyfl.com" <gloria.rader@yahoo.com>; "corsmgra79@yahoo.com" <bobbrie@gmail.com>; "maria.armesto@coastalrealtyfl.com" <hoagoal@bellsouth.net>; "KevinSHPBOD@gmail.com" <davidcrimead@gmail.com>; "Commissioner Christian Whitehurst" <beth@daries.org>; "mpdriver1@live.com" <thomas.ingram@sj-law.com>; "Commissioner Sarah Arnold" <mpdriver1@live.com>; "thomas.ingram@sj-law.com" <bcrSmurphy@sjcfl.us>; "purrfectkittens@aol.com" <jaynelkon@nationrealtycorp.com>; "jaynelkon@nationrealtycorp.com" <jaltabury@sovereign.jacobs.com>; "sdmcgyoy@gmail.com" <jlacby@outlook.com>; "Commissioner Krista Joseph" <mpdriver1@live.com>; "thomas.ingram@sj-law.com" <bcrStaylor@sjcfl.us>; "mpdriver1@live.com" <thomas.ingram@sj-law.com>; "daniella_anderson@scenica1a.org" <Shartley@thegolfhorse.us>; "ja.ransom@floridadep.gov" <kathyn.Dietz@dep.state.fl.us>; "candace.Killam@FloridaDEP.gov" <scott.Eastman@dep.state.fl.us>; "kathchackett1@icloud.com" <sachamartin@mp.com>; "place301@gmail.com" <RMCareVilano@gmail.com>; "scommonmurgen@mac.com" <sarmbescol@icloud.com>; "sachamartin@mp.com" <dickwms@comcast.net>; "evansjaynyo@gmail.com" <hoa.lgibbons@icloud.com>; "clmcgover@aol.com" <news@historicity.com>; "jarickla@nefla.com" <jpradley@nefla.com>; "janickla@nefla.com" <wmsmith@tl-ea.com>; "sallie_ohara@vilanobeachfl.com" <linda_lacerva@vilanobeachfl.com>; "taylaurafreeman@gmail.com" <james.tripp@gmail.com>; "alabbatt@comcast.net" <jaspere@mayresort.com>; "kimlkendall@gmail.com" <hoa.lgibbons@icloud.com>; "clmcgover@aol.com" <news@historicity.com>; "alabbatt@comcast.net" <jpradley@nefla.com>; "janickla@nefla.com" <stjohnsdemocratparty@gmail.com>; "joemcarney@yahoo.com" <tbcbaug@aol.com>; "dendorC@etminc.com" <jbgarden63@gmail.com>; "justin.dudley@suite.com" <jklear@vestapropertyservices.com>; "dave@landpartnerfl.com" <info@tatuquoth.com>; "Secretary@BartramDowns1to3.org" <flaglerstatpscra@gmail.com>; "amcfee@mayresort.com" <info@themeadowspwp.com>; "mkrugman@themeadowspwp.com" <keysandassociates@gmail.com>; "mdavis@allancern.biz" <dmcgyver@aol.com>; "suewilson@watsonrealtycorp.com" <RiverParkNews@gmail.com>; "riversedgeplantation@gmail.com" <douglas@vestapropertyservices.com>; "pottsh@gmail.com" <amibassold@gmail.com>; "jpias401@gmail.com" <myhitarwater2108@gmail.com>; "jschorn1@att.net" <Wanda.Gartman@Presidential.com>; "bawabrouer@yahoo.com" <belynda.tharp@Presidential.com>; "jeffcrakbha@gmail.com" <ccw@stmymgt.com>; "jimlkendall@gmail.com" <hoa.lgibbons@icloud.com>; "KevinSHPBOD@gmail.com" <kathcf1ck@yahoo.com>; "angelmans6@gmail.com" <heffea@inframark.com>; "mbfdbtb@gmail.com" <amcfee@mayresort.com>; "oliver@mpsf.com" <susanbarley@bellsouth.net>; "KevinSHPBOD@gmail.com" <Commissioner Christian Whitehurst>; "beth@daries.org" <mpdriver1@live.com>; "thomas.ingram@sj-law.com" <Commissioner Sarah Arnold>; "mpdriver1@live.com" <thomas.ingram@sj-law.com>; "bcc3murphy@sjcfl.us" <jenfleetz@aol.com>; "osprylanding22@gmail.com" <mpdriver1@live.com>; 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"dave@landpartnerfl.com"
Subject: NBR: NW Sector Community Meeting: MAJMOD 2026-01 Grand Oaks PUD
Date: Friday, July 24, 2026 1:38:00 PM
Attachments: image001.png
NOTICE OF COMMUNITY MEETING.pdf

Dear NBR recipients for Districts 1, 2 and 5:

Project Name: **MAJMOD 2026-01 Grand Oaks PUD**
Meeting Date and Time: **Wednesday September 02, 2026 at 6:00PM**
Meeting Location: **Grand Oaks Club House**
1055 Turnbull Creek Rd
St. Augustine, FL 32092

PROPOSED PROJECT SITE

You have received this email because you have opted into the St. Johns County Neighborhood Bill of Rights notification list. This electronic transmission and any documents accompanying it contain public information intended for the individual or entity to which it is addressed. This information will be made available to the public upon request (Florida Statute 119.01).

Please read the content carefully as it may individually cite specific provisions in the law or local regulations. The provisions of the St. Johns County Land Development Code, Comprehensive Plan and any applicable state or federal statutes prevail regardless of any statements herein. Opinions, conclusions, and other information expressed in this message are not given or endorsed by the County unless otherwise authorized pursuant to the St. Johns County Land Development Code. No Development shall be undertaken without prior authorization pursuant to the St. Johns County Land Development Code. Any misrepresentation or the withholding of material facts may invalidate the information supplied for the individual or entity to which it is addressed.

To avoid future notifications from St. Johns County, please reply to this email with the word "UNSUBSCRIBE" as the subject line of your message and please be advised that size limitations for responses are active on this email account. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing. Thank you.

Jen Gutt
Planning Coordinator
Growth Management Department
St. Johns County Board of County Commissioners
4040 Lewis Speedway
St. Augustine, FL 32084
www.sjcfl.us

WARNING: St Johns County will never ask you to wire transfer money.
For more information see: St. Johns County Issues Urgent Warning Over Wire Transfer Scam - St. Johns County

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the St. Johns County Board of County Commissioners and employees regarding public business are public records available to the public and media through a request. Your e-mail communications may be subject to public disclosure.

NOTICE OF NORTHWEST SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING

REGARDING a Major Modification to the Grand Oaks Planned Unit Development (MAJMOD 2026-01), which requests to modify the Master Development Plan (MDP) Text and Master Development Plan (MDP) Map to reduce the maximum number of single-family units permitted in the undeveloped portions of the PUD, and set forth revised traffic mitigation requirements for said units.

NOTICE IS HEREBY GIVEN THAT a community meeting will be held at the Grand Oaks Clubhouse, located at 1055 Turnbull Creek Road, St. Augustine, FL 32092, to discuss the proposed application on Wednesday, September 2nd, 2026, at 6:00 P.M. The public is welcome to attend and participate. For questions regarding this community meeting, please contact Zach Miller, Esq. at (904)651-8958 or zwmillerlaw@gmail.com.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact Vicky Williams at (904) 824-0879. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than five (5) days prior to the date of the community meeting.

Publication Dates

LSAR0585408

Classifieds

To Advertise, visit our website: **Classifieds.staugustine.com**
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- Business & Services email: **StAugustineBusServ@gannett.com**
- To post job openings, visit: **Staugustine.com/jobs**

TO ADVERTISE
Visit Our Website:
Classifieds.staugustine.com

All classified ads are subject to the applicable rate card, copies of which are available from our Advertising Dept. All ads are subject to approval before publication. The St. Augustine Record reserves the right to edit, refuse, reject, classify or cancel any ad at any time. Errors must be reported in the first day of publication. The St. Augustine Record shall not be liable for any loss or expense that results from an error in or omission of an advertisement. No refunds for early cancellation of order.

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RENTALS

PUBLISHER'S NOTICE
All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity basis.

Apartments

CASA DEL MAR APARTMENTS
accepting applications for 1, 2 & 3 bedroom units.
Rental Assistance if qualified.
Call
904-471-2444•TDD:711
1575 A1A So.
St. Augustine, Fl 32080

Apartments

CASA DEL MAR APARTMENTS
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Rental Assistance if qualified.
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904-471-2444•TDD:711
1575 A1A So.
St. Augustine, Fl 32080

Rooms For Rent

St Augustine Room For Rent in My Beautiful Home. Available Now! Fully Furnished, shared bathroom. $750/month with $200 security deposit. Located on off US 1 South. Close to the I-95, 206 and 207 exits. Call for additional details and appointment for in-person showing. Sandy 904-501-4717

PUBLIC NOTICES

Foreclosure / Sheriff Sales

IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR ST. JOHNS COUNTY, FLORIDA

CIVIL DIVISION: CASE NO.: CA26-0463
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff,
vs.
JEFFREY D. BARRETT A/K/A JEFFREY DONALD BARRETT; UNKNOWN SPOUSE OF JEFFREY D. BARRETT A/K/A JEFFREY DONALD BARRETT
Defendants.

NOTICE OF FORECLOSURE SALE
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), BRANDON PATTY as the Clerk of the Circuit Court for ST. JOHNS County shall sell to the highest and best bidder for cash electronically at www.saintjohns.realforeclose.com at, 12:00 PM on the 17 day of September, 2026, the following described property as set forth in said Final Judgment, to wit:
LOT 75, OF RESERVE AT GREENBRIAR - PHASE TWO A, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN MAP BOOK 77, PAGES 1 THROUGH 7, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
PROPERTY ADDRESS: 145 AUTUMN BLISS DR, SAINT JOHNS, FL 32259
IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Court Administration -ADA Coordinator, 1769 E. Moody Blvd., Bldg. 1, 2nd floor, Bunnell FL 32110, (386) 257-6096, ADARequest@circuit7.org, at least 7 days before your scheduled court appearance, or immediately on receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.
Dated this 25 day of August 2026.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
August 31, September 14 2026
LSAR0584315

Foreclosure / Sheriff Sales

IN THE CIRCUIT COURT OF THE 7TH JUDICIAL CIRCUIT, IN AND FOR ST. JOHNS COUNTY, FLORIDA

CIVIL DIVISION: CASE NO.: CA26-0463
U.S. BANK NATIONAL ASSOCIATION,
Plaintiff,
vs.
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By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
August 31, September 14 2026
LSAR0584315

Notice To Creditors

IN THE CIRCUIT COURT FOR SAINT JOHNS COUNTY, FLORIDA
PROBATE DIVISION
File No. CP26-0533, Division 46
IN RE: Estate of Linda Stefan Donnelly

NOTICE TO CREDITORS
The administration of the estate of Linda Stefan Donnelly, deceased, whose date of death was January 13, 2026, is pending in the Circuit Court for Saint Johns County, Florida, Probate Division, the address of which is 4010 Lewis Speedway, Saint Augustine, FL 32084. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211. The written demand must be filed with the clerk.
The date of first publication of this notice is August 24, 2026.

Attorney for Personal Representative:
Contessa N. Pulsfus
Rusty Law, LLC
100 Southpark Blvd, Suite 100
Saint Augustine, Florida 32086
(904) 829-6600 Telephone
(888) 398-5034 Facsimile
Email: service@rustylaw.com

Personal Representative:
John T. Donnelly
5118 Cypress Links Boulevard
Elkton, Florida, 32033-4045
August 24, 31 2026
LSAR0580994

Notice To Creditors

IN THE CIRCUIT COURT FOR SAINT JOHNS COUNTY, FLORIDA
PROBATE DIVISION
File No. CP26-0533, Division 46
IN RE: Estate of Linda Stefan Donnelly

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Rusty Law, LLC
100 Southpark Blvd, Suite 100
Saint Augustine, Florida 32086
(904) 829-6600 Telephone
(888) 398-5034 Facsimile
Email: service@rustylaw.com

Personal Representative:
John T. Donnelly
5118 Cypress Links Boulevard
Elkton, Florida, 32033-4045
August 24, 31 2026
LSAR0580994

Public Notices

NOTICE OF AGENCY ACTION TAKEN BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
Notice is given that the following permit # 48247-3 was issued on July 23, 2026 to Wiles, LLC of 520 Dunlawton Ave. Port Orange, FL 32127-4339. The project is located in St. Johns County, Section 8, Township 7(S) South, Range 29(E) East. The permit authorizes a surface water management system on 4.92 acres for Construction and Operation of a Storm Water Management System known as Atlantic Marine as per plans received by the district on June 2, 2026. The receiving body is Red House Branch.
August 30, 31, September 1 2026
LSAR0583303

PUBLIC NOTICES

PUBLIC NOTICES

PUBLIC NOTICES

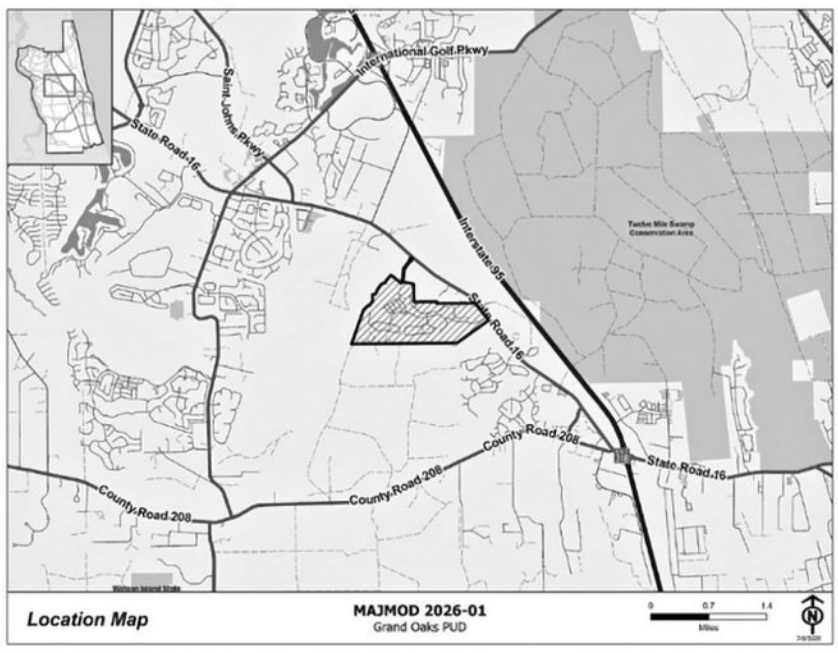
NOTICE OF COMMUNITY MEETING

Wednesday, September 2nd, 2026, at 6:00 P.M.
Grand Oaks Club House, 1055 Turnbull Creek Rd, St. Augustine, FL 32092

NOTICE OF NORTHWEST SECTOR COMMUNITY PLANNING PUBLIC PARTICIPATION MEETING REGARDING a Major Modification to the Grand Oaks Planned Unit Development (MAJMOD 2026-01), which requests to modify the Master Development Plan (MDP) Text and Master Development Plan (MDP) Map to reduce the maximum number of single-family units permitted in the undeveloped portions of the PUD, and set forth revised traffic mitigation requirements for said units.

NOTICE IS HEREBY GIVEN THAT a community meeting will be held at the Grand Oaks Clubhouse, located at 1055 Turnbull Creek Road, St. Augustine, FL 32092, to discuss the proposed application on Wednesday, September 2nd, 2026, at 6:00 P.M. The public is welcome to attend and participate. For questions regarding this community meeting, please contact Zach Miller, Esq. at (904)651-8958 or zwmillerlaw@gmail.com.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact Vicky Williams at (904) 824-0879. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than five (5) days prior to the date of the community meeting.





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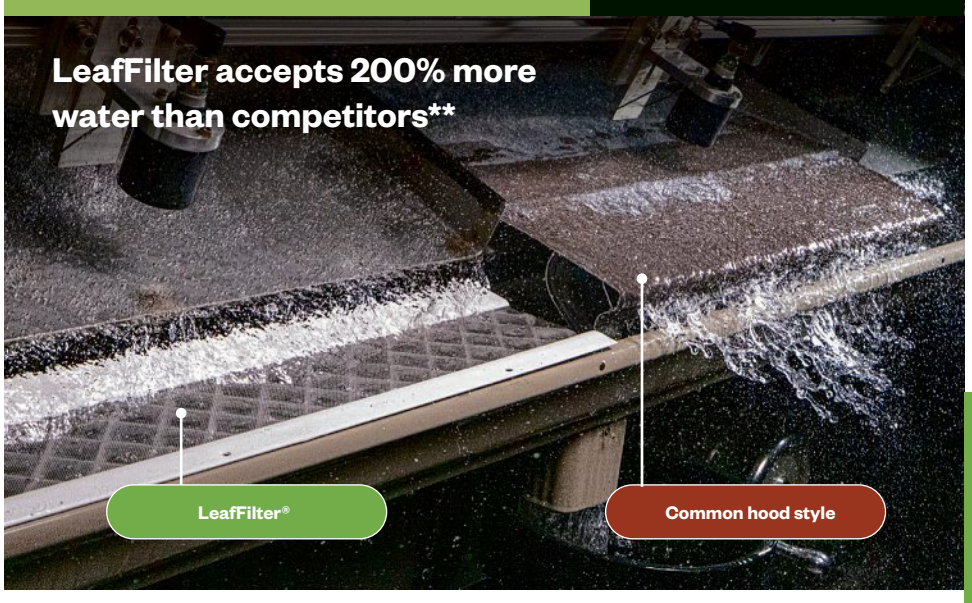
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SAG St Augustine Record 08/26/2026

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Legal Clerk

Notary, State of WI, County of Brown

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NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on 9/17/2026 at 1:30 pm before the Planning and Zoning Agency in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida and on 10/20/2026 at 9:00 am before the Board of County Commissioners in the St. Johns County Auditorium located at 500 San Sebastian View, St. Augustine, Florida to consider a Request for a Major Modification to Grand Oaks Planned Unit Development (Ordinance 2018-40) to reduce the maximum number of residential units from 999 to 954, modify language within the Master Development Plan (MDP) text regarding traffic mitigation requirements, modify the MDP Map to change the western State Road 16 access to an Emergency Access only, update phasing, and correct inconsistencies within the MDP Text.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE GRAND OAKS PLANNED UNIT DEVELOPMENT (PUD), ORDINANCE NUMBER 2018-40, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

The subject property is located at South side of State Road 16, west of the Outlet Mall See attached map (Exhibit A). This file and the proposed ordinance 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 proposed ordinance.

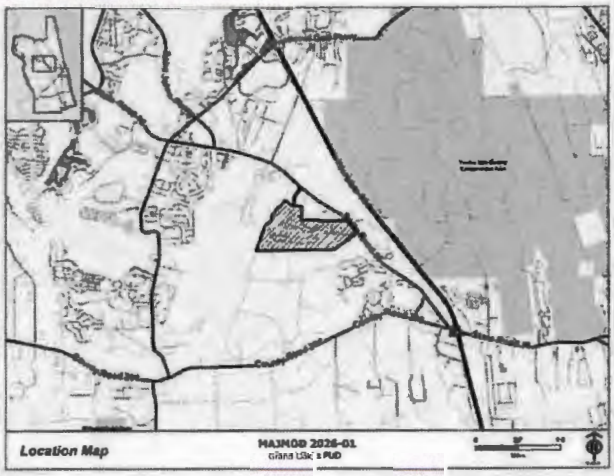
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, care of SJC Planning and Zoning 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.

PLANNING AND ZONING AGENCY	BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA	ST. JOHNS COUNTY, FLORIDA
~~RICHARD HILSENBECK, CHAIR~~	CLAY MURPHY, CHAIR

FILE NUMBER: MAJMOD-2026000001 PROJECT NAME: Grand Oaks PUD



SAG#4589008

Order# 12576492, 8/26/2026