



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
September 1, 2026 - 9:00 a.m.

CALL TO ORDER

Commissioner Murphy called the meeting to order at 9:00 a.m.

Present: Clay Murphy, District 3, Chair
Ann Taylor, District 5, Vice Chair
Christian Whitehurst, District 1
Sarah Arnold, District 2
Krista Joseph, District 4

Staff Present: Joy Andrews, County Administrator
Rich Komando, County Attorney
Brad Bradley, Deputy County Administrator
Jesse Dunn, Deputy County Administrator
Sarah Taylor, Assistant County Administrator
Lex Taylor, Deputy County Attorney
Kealey West, Deputy County Attorney
Artricia Allen, Deputy Clerk

ROLL CALL

The clerk called the roll.

INVOCATION

Judy Spiegel gave the invocation.

PLEDGE OF ALLEGIANCE

Mike Roberson, Captain, United States Air Force, led the Pledge of Allegiance.

PROCLAMATION RECOGNIZING LIBRARY CARD SIGN-UP MONTH

Joseph presented the recognition of Library Card Sign-Up Month to Debra Rhodes Gibson. Gibson spoke on the importance of recognizing Library Card Sign-Up Month and highlighted the

services the library provides to St. Johns County. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

ACCEPTANCE OF PROCLAMATION

Motion by Murphy, seconded by Taylor, carried 5/0, to approve the proclamation, as submitted.

Yea: Murphy, Taylor, Whitehurst, Arnold, Joseph
Nay: None

DELETIONS TO THE CONSENT AGENDA

Joseph requested an amendment to the motion for Consent Agenda Item 16, to reflect that she requested removal from the Value Adjustment Board.

APPROVAL OF CONSENT AGENDA

Motion by Murphy, seconded by Joseph, carried 5/0, to approve the Consent Agenda, as amended.

Yea: Murphy, Joseph, Whitehurst, Arnold, Taylor
Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2026-277**, accepting an Easement for Utilities, a Bill of Sale with a Schedule of Values, a Final Release of Lien, and Warranty associated with the water and reuse systems to serve Baptist at Silverleaf Phase 1, Parcel 30
3. Motion to adopt **Resolution No. 2026-278**, accepting a Bill of Sale with Schedule of Values, A Release of Lien, and Warranty for Sewer and Water to serve Volleyball 1 on 1, Phase 1 and 2
4. Motion to adopt **Resolution No. 2026-279**, accepting a Grant of Easement for stormwater drainage along Greenbriar Road
5. Motion to adopt **Resolution No. 2026-280**, accepting an Easement for Utilities associated with an existing pump station servicing Seaside of Vilano Condominium Association, Inc., located off A1A South
6. Motion to adopt **Resolution No. 2026-281**, authorizing the Chair of the Board, on behalf of the County, to execute an easement to Florida Power and Light Company to provide electrical service for Greenbriar Park and Library

7. Motion to adopt **Resolution No. 2026-282**, approving the terms and authorizing the county administrator, or designee, to execute a contract agreement allowing a St. Johns County Sheriff's Deputy to reside at Mills Field for security purposes
8. Motion to adopt **Resolution No. 2026-283**, approving the 2026-2027 Solid Waste Cost, Assessment Rates, and Non-Ad Valorem Assessment Roll for the Solid Waste MSBUs, and authorizing the chair, or designee, to certify and deliver the 2026-2027 Assessment Roll to the St. Johns County Tax Collector
9. Motion to adopt **Resolution No. 2026-284**, authorizing the county administrator, or designee, to award RFP No. 2786; Countywide Identification and Treatment of Invasive Plant Species to EarthBalance Corporation, as the top-ranked Proposer, and to execute a contract in substantially the same form and format, to perform the required services in accordance with the negotiated contract
10. Motion to adopt **Resolution No. 2026-285**, authorizing the county administrator, or designee, to utilize the OMNIA Cooperative Contract with Midwest Motor Supply Company, Inc., d/b/a Kimball Midwest (Contract No. R240806), for the as needed purchase of available Maintenance, Repair, and Operations (MRO) Supplies, Equipment, and Related products and Services throughout the duration of the contracts, including all exercised renewals
11. Motion to adopt **Resolution No. 2026-286**, authorizing the county administrator, or designee, to piggyback Sourcewell Contract No. 091024-JCS and to enter into a Misc. No. 2991; Lease Agreement with Textron E-Z-Go, LLC, in-the-amount of \$645,978.72, paid monthly \$13,457.89, including the current trade-in value of surplus cart fleet to provide eighty E-Z-Go Golf Carts and one E-Z-Go Utility Cart for the St Johns Golf Club
12. Motion to adopt **Resolution No. 2026-287**, authorizing the county administrator, or his designee, to execute and issue Change Order No. 02 to Master Contract No. 24-PSA-FIR-19978, First Line Coastal, LLC, to complete Construction Services under RFQ No. 1712R; FEMA Category G - South Ponte Vedra Beach Dune Restoration Project Development, Design, Permitting, and Construction Administration
13. Motion to declare the attachment list as surplus and authorize the county administrator, or designee, to dispose of the same in accordance with the Purchasing Policy Section 17.1 and Florida State Statute 274.06
14. Motion to adopt **Resolution No. 2026-288**, approving the 2026-2027 Non-Ad Valorem Assessment Roll for the Moultrie Crossing Lift Station Municipal Service Benefit Unit, and to authorize the chair, or designee, to certify and deliver the assessment roll to the St. Johns County Tax Collector
15. Motion to adopt **Resolution No. 2026-289**, approving the 2026-2027 Non-Ad Valorem Assessment Roll for the Treasure Beach Canals Municipal Service Benefit Unit and to authorize the chair, or designee, to certify and deliver the assessment roll to the St. Johns County Tax Collector

16. Motion to remove Commissioner Krista Joseph as a member and chair of the St. Johns County Value Adjustment Board and appoint Commissioner Clay Murphy as a member and chair of the St. Johns County Value Adjustment Board
17. Motion to adopt **Resolution No. 2026-290**, approving the amended Local Housing Assistance Plan for fiscal years 2026-2027, 2027-2028, and 2028-2029, as required by the State Housing Initiatives Partnership Program Act with new required strategy per Senate Bill 0594
18. Motion to adopt **Resolution No. 2026-291**, approving a Memorandum of Understanding (MOU) between St. Johns County, through its Community Based Care program, a division of the County's Health and Human Services Department, and the Department of Children and Families; and authorizing the county administrator, or designee, to execute the MOU on behalf of the County
19. Motion to adopt **Resolution No. 2026-292**, recognizing and appropriating Hazard Mitigation Grant Program funding in an amount not to exceed \$786,064.50, together with the twenty-five percent non-federal match required under the Grant Agreement and provided by the participating homeowners; approving and authorizing the county administrator, or emergency management director, to execute Grant Agreement No. H1439, Project No. 4673-026-R, between St. Johns County and the Florida Division of Emergency Management for Hazard Mitigation Grant Program funding for the elevation of qualified flood-prone residential structures, in substantially the same form as attached hereto; authorizing the county administrator or the emergency management director, without further action by the Board, to execute and submit on behalf of St. Johns County all documents, certifications, assurances, reimbursement requests, reports, forms, amendments, extensions, modifications, and other instruments necessary or appropriate to administer and implement the Grant Agreement and the projects funded thereunder, provided that such documents are consistent with the purposes and intent of this resolution and do not require an additional appropriation of County funds
20. Motion to adopt **Resolution No. 2026-293**, approving the terms, conditions, and requirements of a grant agreement with Florida Division of Emergency Management in the amount of \$105,806, through the Emergency Preparedness and Assistance Grant, authorizing the county administrator, or designee, to execute the grant agreement on behalf of the County, and recognizing and appropriating within the Fiscal Year 2027 General Fund Emergency Management Department
21. Motion to approve minutes of August 18, 2026, BCC Regular meeting and August 19, 2026, BCC Special meeting

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Taylor requested that Consent Agenda Item 3 be moved to Agenda Item 2 and Regular Agenda Item 2 be heard as Regular Agenda Item 3. Kealey West stated that the applicant requested that Regular Agenda Item 4 be continued to a future meeting.

APPROVAL OF REGULAR AGENDA

Motion by Murphy, seconded by Taylor, carried 5/0, to approve the Regular Agenda, as amended.

Yea: Murphy, Taylor, Whitehurst, Arnold, Joseph
Nay: None

PUBLIC COMMENT

Riley Willis encouraged the Board to follow other counties' decisions to remove the License Plate Recognition camera system.

Sherry Badger expressed concerns about the Agricultural Enclave.

Kaleigh Masters expressed concerns about Flock cameras being utilized.

Leslee Keys spoke on the proposed changes to the National Historic Preservation Act.

Juanita Yates expressed safety concerns regarding U-turn visibility on Sevilla Drive.

Debra Campbell encouraged the Board to end mass surveillance in St. Johns County (Exhibit A).

Suzanna Pavelle spoke on the growth in St. Johns County and the agricultural enclave.

Art Stresing spoke on Florida Senate Bill 686 and urged residents to vote.

John Nooney spoke on Northeast Florida Regional Council and Visit Florida (Exhibit B).

Chris Farlow expressed concerns regarding overdevelopment and Amendment 3.

Isabella Fratto expressed concerns regarding BCC meeting times for St. Johns County residents.

Chris Ferrell spoke on research conducted on the Guana River system.

Justin Tahilramani urged residents to be supportive of land development.

Nicole Januszkienicz spoke on Florida Senate Bill 686 and expressed concerns regarding the current ecosystem in Northeast Florida.

Michelle Jennings expressed concerns about Florida Senate Bill 686.

Ed Slavin spoke on enacting lobbyist registration.

Kim Harrison expressed concerns about handicap accessibility and adaptive equipment at St. Johns County Parks.

Carol Newcomb spoke on land development.

Ryan Connelly spoke about infrastructure, land, and water conservation.

Abby Tetrick spoke on the agricultural enclave and urged the Board to support the communities.

Troy Strawder spoke on Home Rule and urged the Board to fight against Florida Senate Bill 686.

Lori Avampato expressed concerns about the agricultural enclave and environmental impacts and urged the Board to deny Regular Agenda Item 3, if it does not meet the requirements.

Athena Calvin questioned whether the county had made a bid on the land the Davis's owned.

Kennedy Armstrong expressed concerns about land development.

Jim Coffey expressed concerns about the Board's approval of River Landing.

Dr. Haleem expressed concerns about overdevelopment and conservation.

Elise Rodrick expressed concerns about land conservation and environmental protection.

Molly Walsh expressed concerns about development causing flooding issues.

Discussion ensued on regular agenda item 4 regarding public comments.

Mike Dunlop expressed concerns about the land development code in the Fruit Cove area.

Bill Henessy expressed concerns about the right-of-way of the Palmetto Boat Ramp.

Nicole Valentine spoke on the Florida agricultural enclave statute.

Carrie Hersel questioned whether the requirements were met for the agricultural enclave (Exhibit C).

Omar Cueto expressed concerns on behalf of Simon Gregg regarding the agricultural enclave

Jenny Smith expressed concerns about Florida Senate Bill 686.

Kerri Gustavson expressed concerns about Florida Senate Bill 686.

Jean Moore expressed concerns about the agricultural enclave and urged the Board to deny the request for the agricultural enclave.

Chuck Labonowski spoke on measurements of the plotted map regarding the agricultural enclave.

Criss Vanderburg expressed concerns about Florida Senate Bill 686 and urged the Board to deny the request.

John Herrigel expressed concerns about Florida Senate Bill 686 and urged the Board to deny the request (Exhibit D).

Dayle Hoffecker expressed concerns about the agricultural enclave.

B.J. Kalaidi spoke on St. Johns County taxes (Exhibit E).

Jeanna Ploetner expressed concerns about Florida Senate Bill 686.

Tom George expressed concern about water conservation.

1. Public Hearing - MAJMOD 2026-07, Our Lady Star of the Sea Planned Unit Development (PUD). Request for a Major Modification to the Our Lady Star of the Sea PUD (Ordinance 2011-30, as amended) to allow for the redevelopment of the administrative building, school, faith formation building, and other uses on the campus of the existing Our Lady Star of the Sea Catholic Church, specifically located at 545 A1A North. The Ponte Vedra Zoning and Adjustment Board (PVZAB) heard this request at its regularly scheduled public hearing on August 3, 2026, and recommended approval with a vote of 6-0

The Board disclosed ex parte communication.

Ellen Avery-Smith, Rogers Towers, P.A., representing the applicant, presented the details of the request.

Public Comment: There was none.

Motion by Joseph, seconded by Taylor, carried 5/0, to enact Ordinance No. 2026-27, approving MAJMOD 2026-07, Our Lady Star of the Sea PUD, based upon six findings of fact, as provided in the staff report.

Yea: Joseph, Taylor, Murphy, Whitehurst, Arnold

Nay: None

2. Presentation of St. Johns County's Annual Comprehensive Financial Report (ACFR). The Clerk of the Circuit and County Comptroller's Office recently published the County's Annual Comprehensive Financial Report (ACFR) for the Fiscal Year ending on September 30, 2025. The ACFR is prepared in accordance with Sections 218.32 and 218.39, Florida Statutes, and requires acceptance from the Board of County Commissioners. The County received an unmodified opinion on the fair presentation of its financial statements. The Board should accept the Fiscal Year 2025 ACFR as audited by Forvis Mazars, the County's auditing firm. This presentation will allow the Board the opportunity for further discussion with the auditors. The ACFR and SAS 114 letter are available on the Clerk's website: https://stjohnsclerk.com/comprehensive_annual_financial_report

Brandon J. Patty, Clerk of the Circuit Court and Comptroller, presented the details of the report and introduced Joel Knopp, County Auditor, who presented the details of the audit report.

Public Comment: There was none.

Motion by Whitehurst, seconded by Joseph, carried 5/0, to accept the Annual Comprehensive Financial Report for the fiscal year ending September 30, 2025, as by the County's independent auditing firm, Forvis Mazars.

Yea: Whitehurst, Joseph, Murphy, Taylor, Arnold

Nay: None

Murphy recessed the meeting at 1:37 p.m. and reconvened the meeting at 2:05 p.m.

3. Public Hearing - Public Hearing continued from August 19, 2026 - ENCERT 2026-01, North Palm Valley Road. On August 19, 2026, the Board conducted a Public Hearing for application ENCERT 2026-01, North Palm Valley Road. The Board moved to continue the public hearing and directed staff to review the northern boundary for compliance with section 163.3162 and .3164, Florida Statutes. The Application requests Agricultural Enclave Certification pursuant to Sections 163.3162 and 163.3164, Florida Statutes. This certification request includes approximately 4,462 acres. The subject property is located North of Nocatee Parkway, west of the Intracoastal Waterway, and east of the Duval County line

The Board disclosed ex parte communication.

Ellen Avery-Smith, Esquire, Rogers Towers, P.A., representing the applicant, presented the details of the request, property analysis, and the legal description (Exhibit A). Discussion ensued regarding the application boundary, whether the criteria met the requirements and definition of the parcel, and the legal description.

Public Comment:

Alison Watson spoke in opposition to the request due to concerns about the parcel boundary (Exhibit B). Discussion ensued regarding the forest management plan and the existing trees.

Michelle Santuomo spoke in opposition to the request and urged the Board to deny it (Exhibit C).

Tom George spoke in opposition to the request and urged the Board to protect the County's water resources.

Avery-Smith provided a rebuttal regarding the parcel and introduced Don Fullerton, who presented details of the survey map and legal description (Exhibit D). Discussion ensued regarding the agricultural enclave, and addressed questions with Mike Roberson, Growth Management Director. The Board members expressed their positions on the request.

Komando stated that the motion had been made and should be resolved before taking any additional steps and provided details of discussions with outside counsel regarding the filing of injunctions.

Motion by Murphy to direct staff to find a way to go to Tallahassee to fight the Florida Senate Bill 686. Motion failed for lack of a second.

Motion by Joseph, seconded by Taylor, failed 2/3, with Murphy, Whitehurst, and Arnold dissenting, to deny Agricultural Enclave Certification Application ENCERT 2026-01, finding, based upon the competent substantial evidence contained in the record, that the subject parcel(s) do not satisfy the statutory definition of an agricultural enclave under Section 163.3164(4), Florida Statutes, and the requirements for certification under Section 163.3162(4), Florida Statutes; and direct the Office of the County Attorney to prepare the final written order, including findings of fact and Conclusions of Law supporting the Board's determination, as required by Section 163.3162(4), Florida Statutes.

Yea: Joseph, Taylor

Nay: Murphy, Whitehurst, Arnold

Discussion ensued regarding what fighting for the County would entail in terms of costs and resources, and having outside counsel review Florida Senate Bill 686.

Public Comment:

Allison Watson spoke in support of denying the application and in opposition of fighting Florida Senate Bill 686.

Elise Rodrick urged the Board to make a decision that would protect St. Johns County.

Jim Coffey spoke in support of fighting Florida Senate Bill 686.

Athena Calvin spoke about using funding to purchase land in St. Johns County.

Nicole Januszkienicz spoke in support of fighting Florida Senate Bill 686.

Ed Slavin spoke in support of the Board working out a deal with the applicant and not deciding until the end of the month.

Carrie Hersel spoke in support of fighting Florida Senate Bill 686.

Dr. Haleem spoke in support of fighting the applicant rather than fighting the law.

A resident of St. Johns County stated that if the Board didn't fight for it, then the residents would lose.

Chris Farrell urged the Board to have staff look into the County's options or plan.

Chris Farlow spoke about infrastructure concerns and in support of fighting for the residents.

Matt Ditchfield spoke in support of fighting Florida Senate Bill 686.

Suzanna Pavelle spoke in support of fighting Florida Senate Bill 686.

Janice Sonya urged the Board for a continuance to weigh their options.

Mabel Perez spoke in support of denying the application and in opposition of fighting Florida Senate Bill 686.

Pete Melfi spoke in support of fighting Florida Senate Bill 686.

Motion by Murphy, seconded by Joseph, carried 3/2, with Whitehurst and Arnold dissenting, to direct staff to fight or seek an injunction for Florida Senate Bill 686.

Yea: Murphy, Joseph, Taylor

Nay: Whitehurst, Arnold

Motion by Whitehurst, seconded by Arnold, failed 2/3, with Murphy, Joseph, and Taylor dissenting, to approve Agricultural Enclave Certification Application ENCERT 2026-01 upon finding that, based upon the competent substantial evidence contained in the record, the application demonstrates that the subject parcels satisfy the statutory definition of an agricultural enclave contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes.

Yea: Whitehurst, Arnold

Nay: Murphy, Joseph, Taylor

4. Public Hearing - SUPMAJ 2026-09, Colee Cove Tower

Regular Agenda Item 4 was continued to a future Board of County Commissioners meeting.

5. Public Hearing - REZ 2026-06, STA Cabinet Depot Warehouse Showroom. REZ 2026-06, STA Cabinet Depot Warehouse Showroom, request to rezone approximately 0.77 acres of land from Residential Mobile Home (RMH) to Commercial Warehouse (CW), specifically located at 106 and 110 Ronald Road. This request was heard before the Planning and Zoning Agency (PZA) at its regularly scheduled public hearing on Thursday, August 6, 2026. The agency voted 7-0 to recommend approval of the request with the condition that car wash, auto oil change facilities, and tire service centers would not be allowed. Since the PZA hearing, the applicant has included additional conditions to the Rezoning that limit the allowed uses on the property

The Board disclosed ex parte communication.

Dylan and Katrina Jabs, Owners, presented the details of the request. Discussion ensued regarding the warehouse size and height, planting trees as a buffer between the property and residential lots, septic tanks, and concerns about changing the zoning from residential to commercial in the area (Exhibit A).

Public Comment:

Lori Wilson spoke in opposition to the project (Exhibit B).

Cindy Bruce spoke in support of the project.

Discussion ensued regarding commercial intensity, the land development code, and the Board members expressed their positions on the request.

Abriele Genest, Planning and Zoning Department, noted the buffering standards and requirements.

Motion by Taylor, seconded by Murphy, carried 4/1, with Joseph dissenting, to enact Ordinance No. 2026-28, approving REZ 2026-06, STA Cabinet Depot Warehouse Showroom, based upon four findings of fact and two conditions, as provided in the staff report.

Yea: Taylor, Murphy, Whitehurst, Arnold

Nay: Joseph

6. Public Hearing - CPA(SS) 2025-11, Moseley Property. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 16 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A) with a text amendment limiting the property to a maximum one single family dwelling unit; located at an unaddressed parcel North of County Road 208 and East of County Road 13 North. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on August 6, 2026, and recommended approval with a vote of 6-0

Regular Agenda Items 6 and 7 were presented together.

There was no ex parte communication.

Richard and Elizabeth Moseley presented the details of the request. Discussion ensued on whether the applicant had access to the property (Exhibit A).

Public Comment:

Tom Bell spoke in opposition to the request, expressing concerns about the easement and the property's maintenance (Exhibit B).

Jackie Sterns spoke in opposition to the request and the easement.

Discussion ensued regarding the easement and property access.

Motion by Arnold, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to enact Ordinance No. 2026-29, approving CPA(SS) 2025-11, Moseley Property, based upon four findings of fact with a text amendment, as provided in the staff report.

Yea: Arnold, Whitehurst, Murphy, Taylor

Nay: Joseph

7. Public Hearing - NZVAR 2025-24, Moseley Property. Request for a Non-Zoning Variance to Section 6.04.07.B.2.a of the Land Development Code regarding access easement requirements

Discussion occurred during Regular Agenda Item 7.

Motion by Arnold, seconded by Whitehurst, carried 4/1, Joseph dissenting, to approve NZVAR 2025-24, Moseley Property, request for a Non-Zoning Variance to section 6.04.07.B.2.a of the Land Development Code regarding access easement requirements based upon six findings of fact and four conditions, as provided in the staff report.

Yea: Arnold, Whitehurst, Murphy, Taylor
Nay: Joseph

8. Public Hearing - REZ 2026-09, 6241 A1A South. Request to rezone approximately 0.23 acres of land, located at 6241 A1A South, from Commercial Neighborhood [CN] to Residential, Manufactured/Mobile Home or Single Family [RMH(S)]. This request was heard by the Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, August 6, 2026, and was recommended for approval by a vote of 6-0

There was no ex parte communication.

John T. Flint Revocable Living Trust presented the details of the rezoning request.

Public Comment: There was none.

Motion by Murphy, seconded by Taylor, carried 5/0, to enact Ordinance No. 2026-30, approving REZ 2026-09, 6241 A1A South, based on four findings of fact, as provided in the staff report.

Yea: Murphy, Taylor, Whitehurst, Arnold, Joseph
Nay: None

9. Public Hearing - NZVAR 2026-08, West Augustine Health and Wellness Sign. Request for a Non-Zoning Variance to Section 3.11.11.C, of the Land Development Code to allow for a new monument sign height of 16 feet in lieu of the required 15 feet maximum height, and width of 8 feet 4 inches in lieu of the required 4 feet maximum width, located within the West Augustine Neighborhood Commercial (WANC) sub-area within the West Augustine Overlay, specifically located at 110 North Brevard Street

There was no ex parte communication.

Gerald Chester, representing the West Augustine Historical Community Development Corporation, presented the details of the request for a non-zoning variance related to signage.

Public Comment:

Vicky Pepper, representing Community Advocates for Racial Equity (CARE), spoke in support of the variance.

Ed Slavin spoke in support of the variance.

Motion by Arnold, seconded by Whitehurst, carried 5/0, to approve NZVAR 2026-08, West Augustine Health and Wellness Sign, based on eight findings of fact and subject to five conditions, as provided within the staff report.

Yea: Arnold, Whitehurst, Murphy, Taylor, Joseph

Nay: None

10. Public Hearing - Amending the Comprehensive Plan for Wellhead Protection - First Reading - Hearing Only. Since the original St. Johns County Land Development Code in 1999 and Comprehensive Plan, significant technological and regulatory advancements have been made related to wellhead protection. Based on increased density in the county and its need for future well sites, SJCUD proposed reducing burdens and restrictions by bringing the County's Comp Plan and Land Development Code into compliance with State law and alignment with current best practices. This is the first reading and public hearing of the proposed Comp Plan Amendment. If approved to proceed through the public hearing process, the Comp Plan Amendment will be sent to the State for recommendations. It is anticipated that the second reading of the ordinance would be scheduled for public hearing on October 20, 2026. This is a second attempt to amend the Comprehensive Plan in compliance with Senate Bill 2025-180; the original was heard and transmitted on March 24, 2026. More clarification was added and confusing language removed to make it clear this is intended not to conflict with SB 25-180 and be more restrictive or burdensome

Lex Taylor, Deputy County Attorney, presented the details of the Comprehensive Plan Amendment for Wellhead Protection.

Public Comment: There was none.

Motion by Murphy, seconded by Taylor, carried 5/0, to transmit Comprehensive Plan 26-01 to the State for review.

Yea: Murphy, Taylor, Whitehurst, Arnold, Joseph

Nay: None

11. Consider an appointment to the Cultural Resource Review Board. There were two vacancies on the Cultural Resource Review Board (CRRB). The vacancies were due to the resignation of Walter O'Kon and the expired term of Christine Newman. A notice for both vacancies was placed and ran for approximately 3 months. A recommendation letter from the CRRB and nine applications were submitted for review: Monica Bermudez, Dist. 1; Iliana Abreu, Dist. 2; Brian Clark, Dist. 2; Katherine Eodice, Dist. 2; Ashley Sumners,

Dist. 2; Shasta Ware, Dist. 2; Seth Wingate, Dist. 2; Diane Solomon, Dist. 4; and Lee Newsom, Dist. 5. The at-large vacancy was re-advertised for additional applications

Shelby Romero, Senior Assistant to the Board of County Commissioners, presented the details of the vacancies.

Public Comment:

Leslie Keys, Vice Chair of the Cultural Resource Review Board, spoke in support of appointing Lee Newsome to the CRRB.

Motion by Taylor, seconded by Murphy, carried 5/0, to appoint Lee Newsom as the District 5 representative to the Cultural Resource Review Board, for a first full four-year term, scheduled to expire on September 1, 2030.

Yea: Taylor, Murphy, Joseph, Arnold, Whitehurst

Nay: None

12. Appointment to the Tourist Development Council (TDC). There was one vacancy for an owner or operator or non-accommodation position on the Tourist Development Council due to an expired term. A vacancy ad was placed and ran for five months. A recommendation letter from the TDC and eleven applications were submitted for review: Anthony Harp, Dist. 1; Brian Clark, Dist. 2; Ashley Sumners, Dist. 2; Seth Wingate, Dist. 2; Nicole Boudreaux, Dist. 4; Diane Solomon, Dist. 4; Bunyamin Cankirli, Dist. 5; Rebecca Gallardo, Dist. 5; Lacey Hillard, Dist. 5; Peter McGoldrick, Dist. 5; and Regina Phillips, Dist. 5

Shelby Romero, Senior Assistant to the Board of County Commissioners, presented the details of the vacancy.

Public Comment: There was none.

Motion by Murphy, seconded by Taylor, carried 5/0, to reappoint Regina Gayle Phillips to the non-accommodation seat for a second full four-year term, set to expire on July 19, 2030.

Yea: Murphy, Taylor, Arnold, Whitehurst, Joseph

Nay: None

13. Fiscal Year 2027 Budget Workshop. This 2026 Session, the Florida Legislature put forward items that will impact Florida county budgets. First, it passed House Joint Resolution 1F, which put Amendment 3 on the November 3, 2026, election ballot. If voters approve the ballot language, homestead exemptions would increase, homeowners would pay less property tax, and governments would receive less property tax to provide local services. Second, the Legislature passed a separate law that puts tight limits on how cities and counties are allowed to calculate the highest tax rate (millage rate) they can charge. On Thursday, September 3, 2026, the Board of County Commissioners will vote on tentative millage rates and a tentative budget for the 2027 fiscal year. Before that vote, staff will

educate the Commission to provide a clearer picture of three things: where the County stands financially, the Commission's options for 2027 millage rates, and how many Commissioners would have to vote "yes" to approve a rate. The Commission also needs to understand what happens to the County's revenue if Amendment 3 passes in November

Wade Schroeder, Director of the Office of Management and Budget, reviewed the Fiscal Year 27 tentative budget and millage rates, the impacts of potential property tax reform, and new Board voting requirements on certain items. Discussion ensued on the reduction of the State's year-end reconciliation funds, the Sheriff's and Fire/Rescue's budget requests, and not implementing rollback rates.

Schroeder reviewed the details of Amendment 3, the proposed property tax reform amendment that will be on the November ballot, its impact if it passes, and pausing plans until the outcome is known.

Andrews requested Board direction on the level of public engagement and education the Board would like to see on Amendment 3, including a website and town halls. ***Consensus was given to roll out an educational campaign to get the facts out to constituents.***

COMMISSIONERS' REPORTS

Commissioner Arnold

No report.

Commissioner Joseph

Joseph asked for an update on a possible moratorium on data centers. ***Consensus was given to move forward with a temporary data center moratorium.*** She also asked about the status of the enclave item that had been denied earlier; Komando explained the process moving forward.

Commissioner Whitehurst

Whitehurst thanked the public for coming and speaking at the meeting and stated his support for the Florida Gators football team.

Commissioner Taylor

Taylor reported that she attended a Rural Land Protection Conservation Workshop last week and thanked Prissy Fletcher for hosting it.

Taylor shared a photo of a fence from the viewpoint of the Pier Point Condos; stated that the fence blocked their ocean view. ***She requested consensus for staff to work with the Pier Point HOA on an agreement to remove the fence at no cost to the County. Consensus was given.***

Taylor reported that the Federal Eleventh Circuit Court of Appeals affirmed the District Court decision for the County to hold Southeast Development responsible for the actual cost of State

Road 16 improvements related to Grand Oaks; and that the denial of the Robinson Improvement Company's project was affirmed by the State Circuit Court judge. She recognized Ryan Ross from the County Attorney's Office for his handling of the cases.

Taylor commented on the State's decision to remove license plate readers from State's right-of-way.

Commissioner Murphy

Murphy spoke about Florida Beverage Company and Republic Services working with Parks and Recreation to promote a trial recycling program at the St. Augustine Little League baseball complex, placing plastic bottle recycling receptacles at the complex at no cost to the County. ***He asked for consensus for staff to work collaboratively with the Florida Beverage Company and Republic Services to implement and promote a trial recycling program at the St. Augustine Little League baseball complex during the upcoming fall and spring seasons. Consensus was given.*** If successful, the program could be implemented at all County parks.

COUNTY ADMINISTRATOR'S REPORT

No report.

COUNTY ATTORNEY'S REPORT

Komando thanked Taylor for recognizing Ryan Ross's hard work.

Komando announced that a shade meeting would be scheduled for September 15, 2026.

With there being no further business to come before the Board, the meeting adjourned at 4:31 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 640403-640407, totaling \$1,730.42, and Voucher Range, EFT, totaling \$3,842.30 (08/20/2026)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 640408-640423, totaling \$118,597.88 (08/21/2026)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 640425-640518, totaling \$3,000,749.91, and Voucher Range, EFT, totaling \$15,980,380.53 (08/21/2026)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 640519-640523, totaling \$12,070.29 (08/25/2026)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 640524-640540, totaling \$3,270.94 and Voucher Range, EFT, totaling \$245.82 (08/27/2026)
6. St. Johns County Board of County Commissioners Check Register, Check No. 640541 totaling \$1,175 (08/28/2026)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 640542-640601, totaling \$242,994.26 and Voucher Range, EFT, totaling \$8,401,693.36 (08/28/2026)

9. St. Johns County Board of County Commissioners Check Register, Check Nos. 640610-640632, totaling \$45,996.34 and Voucher Range, EFT, totaling \$109,200.78 (09/01/2026)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 640633 totaling \$680.01 (09/03/2026)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 640634-640698, totaling \$791,263.95 and Voucher Range, EFT, totaling \$7,177,954.57 (09/04/2026)

CORRESPONDENCE:

1. Letter dated August 24, 2026, regarding the Heritage Landing Community Development District's Final Adopted Fiscal Year 2026/2027 Budget

Approved September 15, 2026

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Clay Murphy
Clay Murphy, Chair

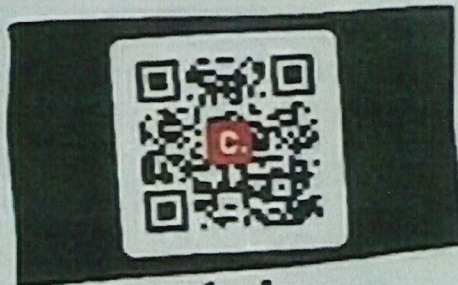
ATTEST: BRANDON J. PATTY,
CLERK OF THE CIRCUIT COURT & COMPTROLLER

By: Brandon J. Patty
Deputy Clerk



**DEMAND AN END TO
WARRANTLESS MASS
SURVEILLANCE IN ST. JOHNS
COUNTY**

SCAN TO SIGN PETITION



change.org

EXHIBIT A

BCC September 1, 2024
Agenda Item No. PUBCOM
Presenter: Debra Campbell

ST. JOHN'S COUNTY
9/1/2026 BOCC MEETING
EVIDENCE!

STALL - DON'T CALL

References

City of Jacksonville. (2026). *Jacksonville Waterways Commission mission and responsibilities*. Jacksonville, FL.

Jacksonville Port Authority. (2025). *Economic impact of Jacksonville's seaport*. Jacksonville, FL.
Martin Associates. (2024). *Economic impacts of maritime activity in Northeast Florida*. Lancaster, PA.

National Oceanic and Atmospheric Administration. (2024). *Environmental literacy and stewardship outcomes*. Washington, DC.

St. Johns River Water Management District. (2025). *State of the St. Johns River basin report*. Palatka, FL.

University of North Florida. (2025). *State of the River Report*. Jacksonville, FL.

Visit Jacksonville. (2025). *2024 economic impact report*. Jacksonville, FL.

Florida Department of Environmental Protection. (2024). *Water quality trends in Northeast Florida*. Tallahassee, FL.

American Planning Association. (2023). *Waterfront development and placemaking best practices*. Chicago, IL.

Brookings Institution. (2023). *The Blue Economy and urban waterfront revitalization*. Washington, DC.

Urban Land Institute. (2022). *Waterfront development opportunities in American cities*. Washington, DC.

National Recreation and Park Association. (2024). *Public access and community engagement through waterways*. Ashburn, VA.

NEFRC - NORTH EAST FLORIDA REGIONAL COUNCIL - BETH PARDUE
7 COUNTIES
FIND - FLORIDA ISLAND NAVIGATION DISTRICT - 2016-18
12 COUNTIES
2025-0019

2026-0004 - KEN AMARO - PARKS TRUST FUND
2025-0867 - DEPS - (CFP-WANDY KUAN) COT - NICK HOWLAND
CLASSROOMS IN POTTSBURG

EXHIBIT

B

BCC

Agenda Item No.

Presenter:

September 1, 2026
pubcom
John Nooney

ST. JOHNS COUNTY
9/1/2026 BOCC MEETING
EVIDENCE!

STALL - DON'T CALL

Conclusion

The Jacksonville Waterways Commission stands at a defining moment, with an opportunity to emerge as a strategic force advancing environmental stewardship, economic vitality, public access, education, cultural expression, innovation, and civic identity across the full breadth of the city's waterways. These priorities strengthen one another: healthier waters expand tourism and recreation; broader access deepens public connection; education cultivates stewardship; innovation generates economic possibility; culture transforms geography into identity. Together, they form a more ambitious vision for Jacksonville—one that honors the waterways that shaped its history, activates them as engines of progress, and secures their value for generations yet to come. Through disciplined leadership, measurable action, and sustained collaboration among commissioners, public agencies, educational institutions, environmental advocates, businesses, artists, and residents, the Commission can help ensure that Jacksonville does more than carry the name River City; it can fully live into it.

ST. JOHNS COUNTY
9/1/2026 BOCC MEETING
EVIDENCE!
STALL - DON'T CALL

Activation and Visibility

Objectives:

- Launch River Stories Initiative
- Begin public art partnerships
- Conduct innovation roundtable

Target:

Hosting at least 1 public events.

Quarter Three

January – March 2027

Innovation and Partnerships

Objectives:

- Blue Economy Summit
- University collaborations
- Smart waterways pilot program

Target:

Three strategic partnerships.

Quarter Four

April – June 2027

Legacy and Policy

Objectives:

- State of the Waterways Address
- Annual report publication
- Legislative recommendations

Target:

A minimum of three recommendations submitted to City Council.

Success Measures

The Commission should evaluate performance according to the following metrics:

Metric

Resident Engagement

AMENDMENT 3 - ST. JOHNS COUNTY

Youth Participation

Strategic Partnerships

AMENDMENT 3 - ST. JOHNS COUNTY

Public Events

Research Reports

Policy Recommendations

Cultural Activations

ST. JOHNS COUNTY
9/11/2026 BOCC MEETING
EVIDENCE!
STAY - DON'T CALL

River as Legacy

Environmental stewardship remains fundamental to the Commission's mission.

The St. Johns River serves as an ecological, recreational, and economic resource for millions of Floridians.

According to the St. Johns River Water Management District (2025), maintaining healthy water quality and resilient ecosystems remains critical to regional sustainability.

Recommendations

State of the Waterways Report

Develop annual performance indicators for:

- Water quality
- Public access
- Habitat restoration
- Resilience initiatives

Smart Waterways Initiative

Explore use of:

- Water quality sensors
- Public dashboards
- Data visualization platforms

Public Access Assessment

Evaluate:

- Boat ramps
- Fishing piers
- Kayak launches
- Waterfront parks

Performance Metrics

- Annual waterways report
- Public access inventory
- Five policy recommendations

Quarterly Implementation Framework

Quarter One

July – September 2026

Listening and Assessment

Objectives:

- Stakeholder inventory
- Community listening sessions
- Baseline analysis
- Strategic planning retreat

Quarter Two

October – December 2026

ST. JOHN'S COUNTY
9/1/2026 BOCC MEETING
EVIDENCE!

STALL- DON'T CALL

- Public exhibitions
- Student art competitions

Signature Cultural Event

Explore development of a Jacksonville river activation event inspired by successful waterfront programming in other cities. The purpose is to create a uniquely Jacksonville experience.

Performance Metrics

- Five public cultural activations
- One oral history archive
- One signature waterfront event

Strategic Pillar Three

River as Classroom

The future of Jacksonville's waterways depends upon the next generation of leaders.

Educational engagement should become a priority.

Research consistently demonstrates that experiential environmental education increases civic engagement and environmental stewardship (National Oceanic and Atmospheric Administration, 2024).

Recommendations

River Fellows Program

Create internships for high school and college students.

Waterways Youth Summit

Host an annual summit focused on:

- Marine science
- Environmental leadership
- Civic engagement
- Technology

Research Partnerships

Collaborate with:

- University of North Florida
- Jacksonville University
- Florida State College at Jacksonville
- Duval County Public Schools

- NEGATIVE - NO ACCESS

POSITIVE - CIVIC PARTNER 2016-18

Performance Metrics

- 250 students engaged
- Four educational partnerships
- One annual youth summit

Strategic Pillar Four

ST. JOHNS COUNTY
9/1/2026 BOCC MEETING
EVIDENCE!
STALL- DON'T CALL

Develop partnerships focused on:

- Maritime technology
- Autonomous vessels
- Coastal resilience industries
- Environmental innovation
- Waterfront entrepreneurship

River Economy Report

Commission an annual analysis examining:

- Tourism impacts
- Marine employment
- Recreational spending
- Waterfront business activity

Economic Development Summit

Convene stakeholders annually to identify opportunities for growth and collaboration.

Performance Metrics

- Three economic policy recommendations
- Five industry partnerships
- One annual economic impact report

Strategic Pillar Two

River as Civic Identity

A city becomes stronger when its residents understand and celebrate the assets that define it. The St. Johns River should occupy a more prominent role within Jacksonville's cultural narrative.

Recommendations

River Stories Initiative

Collect oral histories from:

- Commercial fishermen
- Shrimpers
- Navy veterans
- Environmental advocates
- Community leaders

River City Arts Program

Partner with local arts organizations to support:

- Murals
- Sculpture installations

ST. JOHN'S COUNTY
9/1/2026 BOCC MEETING
EVIDENCE!
STILL - DON'T CALL

However, Jacksonville must also recognize the extraordinary opportunities waterways provide for community building, entrepreneurship, tourism, public art, and innovation.

Current Conditions Assessment

The Jacksonville Waterways Commission has historically provided valuable guidance on issues including:

- Water quality
- Navigation
- Marine infrastructure
- Derelict vessels
- Environmental protection
- Public access
- Coastal resilience

These responsibilities remain essential. At the same time, Jacksonville faces several emerging challenges and opportunities:

Opportunities

- Growth in waterfront tourism
- Expansion of marine technologies
- Increased public interest in outdoor recreation
- University research partnerships
- Emerging Blue Economy industries

Challenges

- Water quality concerns
- Sea level rise
- Aging marine infrastructure
- Uneven public access
- Environmental resilience

The Commission should position itself as a forum where these opportunities and challenges are addressed collaboratively.

Strategic Pillar One

River as Economic Engine

The waterways of Jacksonville support significant economic activity. JAXPORT ranks among the nation's leading container ports and remains one of Florida's most important economic assets (Jacksonville Port Authority, 2025). Research conducted by Martin Associates found that maritime activity generates billions in business revenue and supports thousands of jobs throughout Northeast Florida (Martin Associates, 2024).

Recommendations

Blue Economy Initiative

ST. JOHN'S COUNTY
9/11/2026 BOCC MEETING
EVIDENCE!
STAY - DON'T CALL

Executive Summary

Jacksonville possesses one of the most significant waterway systems in the United States. The city contains approximately 1,100 miles of shoreline and is uniquely positioned at the intersection of the St. Johns River, the Atlantic Ocean, the Intracoastal Waterway, numerous tributaries, creeks, marshes, and estuarine systems (City of Jacksonville, 2026).

These waterways contribute significantly to the regional economy. According to the Jacksonville Port Authority (2025), maritime activity associated with JAXPORT supports approximately 258,800 jobs throughout Florida and generates more than \$44 billion annually in economic output.

Similarly, tourism remains a major economic driver. Visit Jacksonville (2025) reports that tourism generated approximately \$7.4 billion in economic impact and supported nearly 57,000 jobs across the region.

Despite these strengths, Jacksonville has yet to fully integrate its waterways into a unified strategy for economic development, innovation, cultural activation, education, and public engagement.

This report recommends a comprehensive framework built upon four strategic pillars:

1. River as Economic Engine
2. River as Civic Identity
3. River as Classroom
4. River as Legacy

LISA RIVAMAR NAKES TO RESIGN
AS STRK - WHERE CAN YOU ACCESS

J.U. PROPERTY TODAY FOR JOIL A PUBLIC?

Together, these pillars establish a roadmap for elevating the work of the Jacksonville Waterways Commission while creating measurable benefits for residents and stakeholders.

Understanding the Opportunity

Cities around the world have successfully transformed waterways into engines of economic development, tourism, culture, and innovation.

Examples include:

- San Antonio's River Walk
- Chicago Riverwalk
- Oklahoma City's River District
- Providence's WaterFire Program
- Baltimore's Inner Harbor

These initiatives demonstrate that waterways can function simultaneously as environmental resources, tourism destinations, educational platforms, and cultural gathering spaces.

Jacksonville possesses natural assets equal to or greater than many of these communities. Yet public perception often limits waterways discussions to dredging, boating regulations, environmental concerns, and development proposals.

Those issues remain important.

Rahman K. Johnson, Ph.D.

Member, District 14

rahman@coj.net

904.255.5214



City Hall at St. James
117 West Duval Street, Suite 425
Jacksonville, Florida 32202

OFFICE OF THE CITY COUNCIL

July 16, 2026

9/1/2026
BOCC-ST. JOHNS COUNTY
MEETING EVIDENCE!
STILL - DON'T CALL

Waterways Commissioners and Team Jacksonville -

Jacksonville did not grow around the St. Johns River. Jacksonville grew because of it. Every chapter of our history has been written along its banks, carried by its current, and reflected in its waters.

Long before Jacksonville became Florida's largest city, the St. Johns River was already telling the story of who we would become. It has carried our history, strengthened our economy, protected our nation, inspired our artists, sustained our wildlife, welcomed generations of families, and connected communities that might otherwise have remained strangers. Our river is more than a waterway. It's Jacksonville's enduring signature.

The Jacksonville Waterways Commission was established to study, evaluate, and recommend protection, improvement, and development of our waterways. That responsibility remains as essential today as it was at the Commission's founding. Yet the opportunities before us call for an even broader vision. We can create a community that embraces innovation, economic vitality, public access, education, cultural expression, resilience, and civic pride.

As the incoming Chair of the Jacksonville Waterways Commission, I believe our charge is larger than managing waterways. Our charge is to lead through them.

This Strategic Direction Report offers a framework for the 2026-2027 Council Year that positions our waterways as engines of opportunity, classrooms without walls, places of discovery, catalysts for innovation, and the common thread that binds Jacksonville together. Its recommendations are designed to strengthen partnerships, elevate public engagement, encourage thoughtful policy, expand access, inspire creativity, and reinforce Jacksonville's place as America's River City.

The work ahead is ambitious because Jacksonville deserves ambition. It is intentional because lasting progress is built through thoughtful planning and disciplined execution. It is collaborative because the future of our waterways belongs to every resident, every neighborhood, every institution, and every generation.

Water has always connected Jacksonville. During the coming year, I know that our vision, our leadership, and our purpose will be just as connected.

I invite each commissioner, every public partner, and the broader community to join me in this work. Together, we can leave our waterways healthier, more accessible, more vibrant, more innovative, and more deeply woven into the life of our city than ever before.

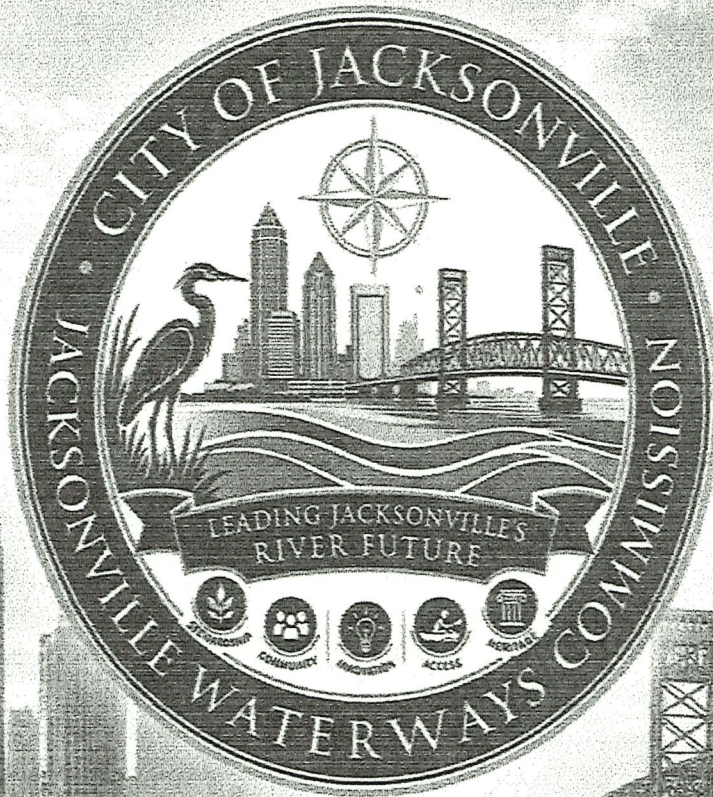
The river has carried Jacksonville for centuries. Now it is our turn to carry its vision forward. With regards, I am

Sincerely,

A handwritten signature in black ink, appearing to be "Rahman K. Johnson", is written over a horizontal line.

Rahman K. Johnson, Ph.D.
Jacksonville Waterways Commission, Chair
Jacksonville City Council, Member (14)

OUR RIVER. OUR CITY. OUR FUTURE.



ST. JOHNS
COUNTY
9/1/2026
BOCC
MEETING
EVIDENCE!
STALL-
DON'T CALL

CHAIR'S STRATEGIC DIRECTION REPORT

2026-2027 COUNCIL YEAR

PREPARED BY
COUNCIL MEMBER RAHMAN JOHNSON, PH.D.
CHAIR, JACKSONVILLE WATERWAYS COMMISSION

JULY 2026



STEWARDSHIP



COMMUNITY



INNOVATION



ACCESS



HERITAGE

Leading Jacksonville's River Future

BRB - BOAT RAMP BUILT IS RIGHT - ST. JOHN'S COUNTY.
NFLT - DID A SITE INSPECTION AND RECOGNIZES THE RECREATION VALUE
OF CLAY COUNTY AMENDMENT 3 PUBLIC PARK ON POTTSBURG CREEK

EVIDENCE! 9/11/2026
AMENDMENT 3 BOCC
ST. JOHN'S COUNTY CAN



KIDS HOPE ALLIANCE
The Jacksonville Partnership
for Children, Youth & Families

→ Duval County
Boys & Girls
Club
JSEB-06D

July Board Meeting Minutes
July 15, 2026, 9:30 a.m. - 11:00 a.m.

9. CEO Finalist Board Discussion

BR A PARTNER

Following a brief recess, Leah Hayes, Employee Services, shared that all board interviews had been completed, per schedule and proper protocols. She advised of activities to engage staff and advised that Committee Co-Chair/Board Member Lawrence Dennis facilitated staff discussion.

Mr. Dennis shared that the overall evaluation of the CEO search process yielded ratings that were positive for each candidate. Staff worked together to identify key characteristics for the CEO and utilized a process that would rank/evaluate each of the CEO finalists. Results ranged from 3.5, to 3.89.

The board members conveyed their appreciation to Employee Services for their professionalism, leadership, and diligence throughout the selection process. Each board member provided their perspectives and evaluations of the three candidates. Following a summary discussion facilitated by Ms. Hayes, the board by majority vote selected Penny Zuber as the CEO. A motion was then proposed for Employee Services to advance the offer and employment discussions with Mrs. Zuber.

Motion: Meredith Chartrand-Frisch

Second: Josh Martino

Vote: 7-0

Ms. Hayes verified that the proposed salary offer for the CEO position will be \$220,000.00, with a start date to be determined. In addition, the Board conducted a vote authorizing Employee Services (in the event that Mrs. Zuber declined) to extend an offer to the second ranked candidate.

2. Public Comments

Ms. Oliver explained that public comments will be taken for items that will be voted on at the meeting. These comments should only be in reference to the action items below. A separate public comment time will be open at the end of the meeting for any general comments to be made by the public. There were no public comments.

10. General Public Comments

GREAT MINUTES

Mr. Leon Baxton from Communities in Schools conveyed his heartfelt gratitude for the outstanding work performed by the board throughout the CEO selection process. Representing both the I'm a Star Foundation and Communities in Schools, he extended his thanks to all for their support of the Celebrity Basketball Game and commitment to assisting unhoused students.

TRUST FUNDS - 2026-0396 - MOVIE TRUST FUND - LOCAL LION
Mr. John Nooney shared that he recently contributed to several local trust funds. He also expressed his support of a boat ramp initiative and public access to the St. John's River, which was previously designated as an American Heritage River. Additionally, he noted that the NFLT conducted a site inspection and acknowledged the recreational potential of a public park along Pottsburg Creek. Mr. Nooney urged KHA to explore partnership opportunities that would allow children to engage with local waterways, including the possibility of organizing field trips to Pottsburg Creek.

KEN AMARO - DUVAL REPRESENTATIVE ON THE NEFRC - NEXT MEETING IS SEPT. 3 - CLAY COUNTY CAN BE A PARTNER

11. Adjourn

AMENDMENT 3 - ST. JOHN'S COUNTY CAN BE PARTNER

DEPT - DR. CHRISTOPHER BARDIER HAS A SAINT KHA - HAS \$50,000,000

The meeting was adjourned by Chair Oliver at 12:15 p.m.

BRB - BOAT RAMP BINY IS RIGHT. PALMETTO ROAD BOAT RAMP IS ST. JOHN'S COUNTY PROPERTY - NBA - NATIONAL (BYRON BINY) ALLIANCE

TERA MECKS - WILL OFFICIATE THE ST. JOHN'S COUNTY GOVERNOR'S RACE
"DAY OF HOOPS"

So Much Money! DR. SPAIN
CHRIS WILDER
City of Jacksonville
Tree Commission
RAUL ARIAS

Ordinance - 15304 - Tree Protection & Related Expenditures

Balance Sheet

July 31, 2026

Equity in Pooled Cash	29,124,035.54
Accounts Payable	(6,611.12)
Other Adjustments	-
Net Assets/Position	29,117,424.42
Fund Balance	
Beginning Fund Balance	27,871,901.58
Net Revenues/Expenditures	1,245,522.84
Adjusted Fund Balance	29,117,424.42

WOW!

Available Balance Calculation	
Cash	29,124,035.54
Less:	
AP	6,611.12
Other Adjustments	-
Funds Available(Budget)	9,118,783.64
Encumbrances (Open POs)	2,570,436.38
Sub-Total Adjustments	11,695,831.14
Unappropriated/Unallocated	17,428,204.40

8/25/2026

CLAY COUNTY

Commissioner CONDON

CHAIR OF THE FLORIDA

ASSOC. OF COUNTIES AGRICULTURAL

*RURAL AFFAIRS (ARA) COMMITTEE

CITRUS GROVE H H

AMENDMENT 3 CASH COW

JOHN J. NOONAN

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

- District 1 - Christian Whitehurst
- District 2 - Sarah Arnold
- District 3 - Clay Murphy, Chair
- District 4 - Krista Joseph
- District 5 - Ann Taylor, Vice-Chair



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Jay Anderson, County Administrator
Rich Komando, County Attorney

9/1/2026

BCC

CITRUS

TREES

Tuesday, August 18, 2026, 9:00 AM

Please be sure all cellular devices are turned off for the duration of the County Commission Meeting

REGULAR MEETING

BOARD OF COUNTY COMMISSIONERS

MEETING AGENDA

August 25, 2026

Administration Building,

4th Floor, BCC Meeting Room,

477 Houston Street,

Green Cove Springs, FL 32043

4:00 PM

NEFRE - 9/3/2026 - BOARD MEETING -
BETSY CONDON, TIM RENNINGER
CLAY COUNTY CAN BE AN AMENDMENT 3 PARTNER

SHAKUINK O'NEAL - SHAG - WE'VE GOT
YOUR BACK. YOU WERE JUST IN DUVAL
COUNTY.

THE BIGGEST MATCH UP WILL BE TEAM
BILLY ~~BLVD~~ KEN AMARO WITH THE
HOME TEAM ADVANTAGE. THEY BOTH NEED
TO REACH OUT TO THE MAILMAN KARL MARLOWE
AND SHAG DUNK THE MAILBOX ON PALMETTO
ROAD. KARL MARLOWE THE MAILMAN IS
SEASONS WITH THE UTAH JAZZ. THE MAN
LOVES FISHING, HUNTING THE OUTDOORS
AND JET SKIS - CALL HIM - 801-972-8725
TALK TO STEPHANIE.

ST. JOHN'S COUNTY TOURISM - HAS THE
"NIGHTS OF LIGHTS"

NOW IT WILL BE THE "DAY OF HOOPS"
OVERSEEING ALL OF THIS ON COUNTY PARK
LAND AFTER RECEIVING HER OFFICIAL,
UNOFFICIAL, SOMEWHAT OFFICIAL SPECIAL EVENTS
BOAT RAMP BILLY WHISTLE WILL BE THERE MEETS

I'M MAKING A DONATION TO 2026-0004
THE KEN AMARO PARKS TRUST FUND #143

"Sketch" vs Deed

Not a Survey

- Document is Dated after 1/1/25
- Deeds are legal documents for boundaries.
- The deeds dated on or before 1/1/25 total 4568.96 acres
- This document does not comply with Florida Recording Act (Section 195.01, Florida Statutes) or Plats and Land Boundaries of Florida Statute 177 or St. Johns County Land Development Code Part 5.01.00

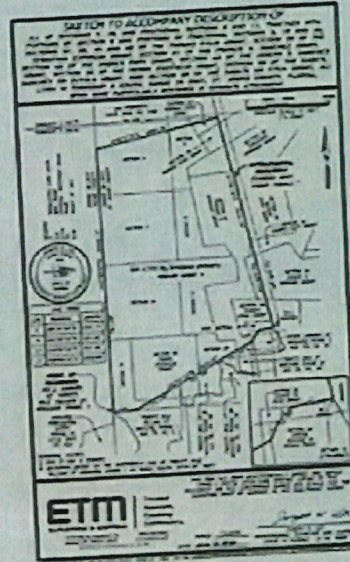


EXHIBIT C

BCC September 1, 2024
 Agenda Item No: pubcom
 Presenter: Carrie Hersel

Lack of Definiteness

"Paper Parcel"

- Not a legal Survey - "sketch"
- Not a legal document
- Doesn't match the legal deeds on record
- Doesn't match St Johns County Tax Appraisers boundaries on record
- Chapter 695.01 F.S. establishes that an unrecorded instrument has no effect against third parties including, by extension, a governing body
- Dated June 18, 2026 which is after the required January 1, 2025 Deadline
- Cannot process an application on a nonexistent legal entity

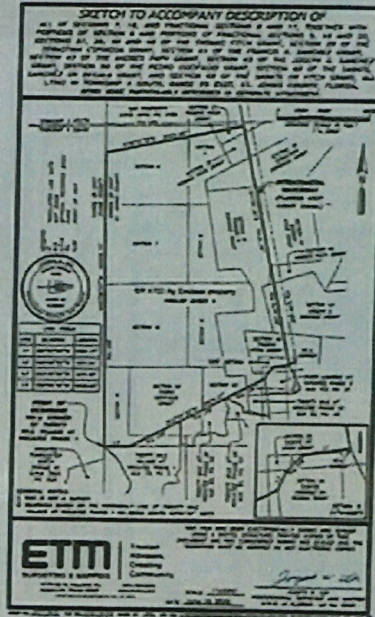


EXHIBIT D

BCC

September 1, 2026

Agenda Item No. Pubcom

Presenter: John Herrigel

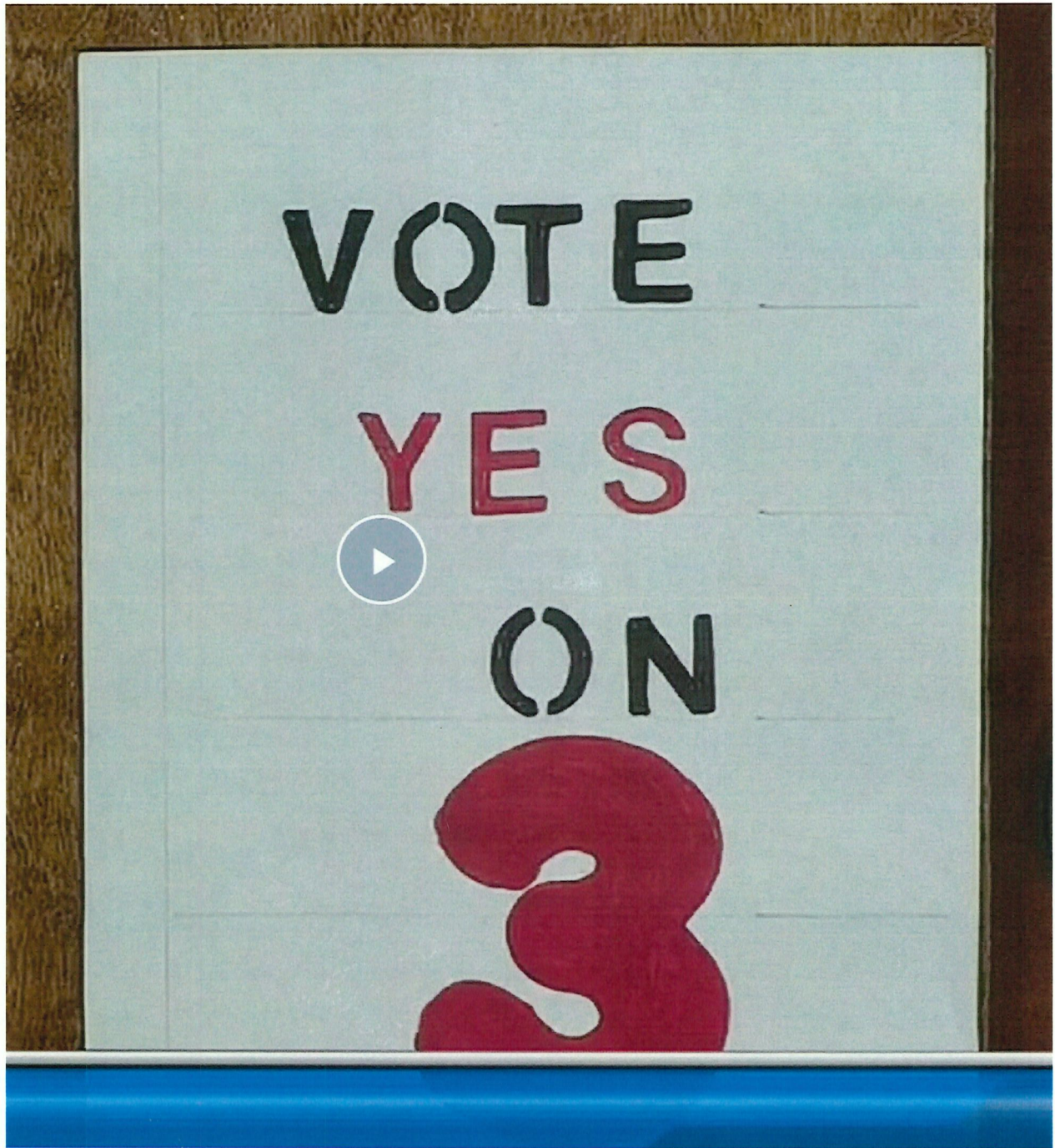


EXHIBIT E
BCC September 1, 2024
Agenda Item No. DUBCOM
Presenter: B.J. Kalaidi

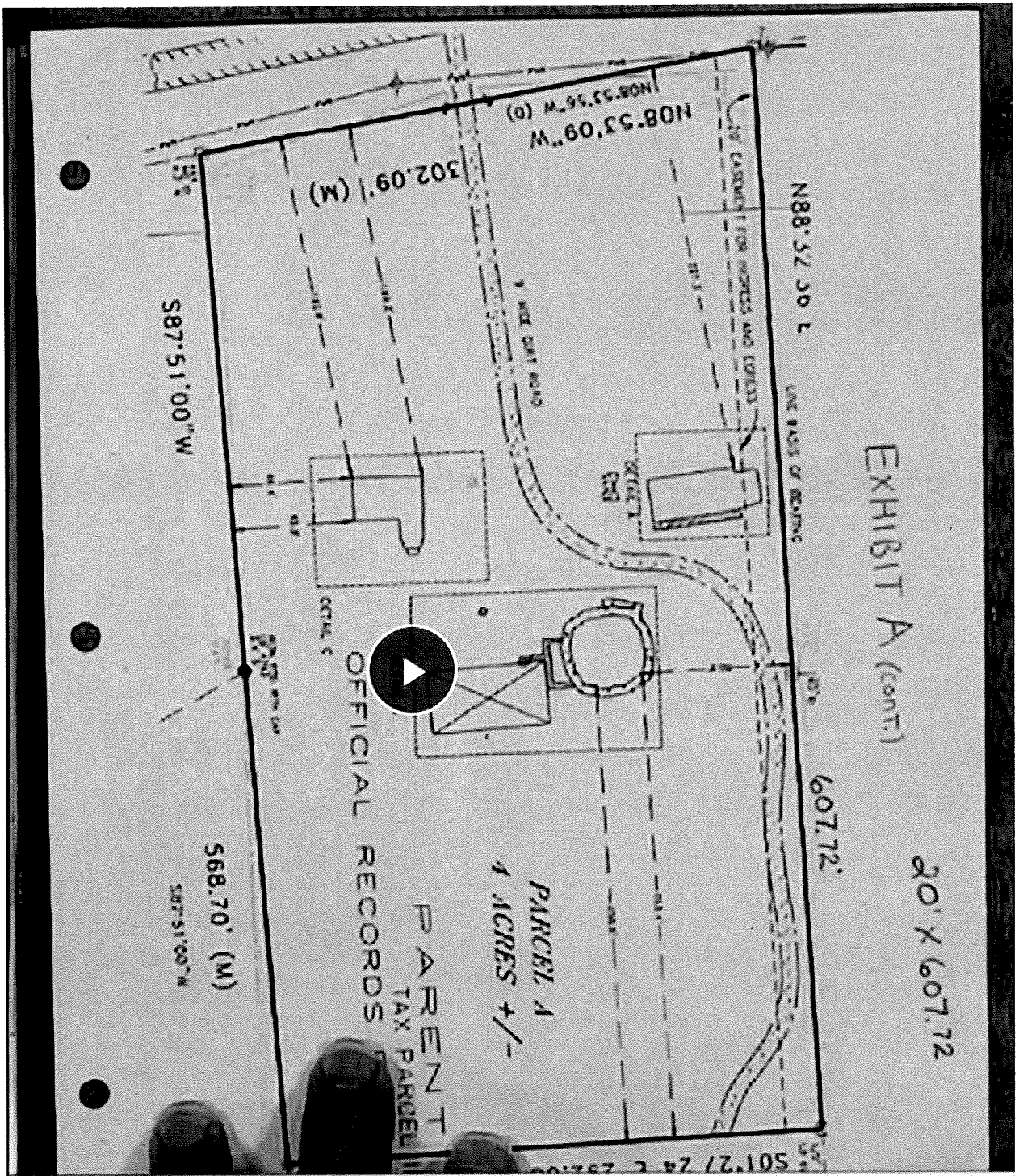


EXHIBIT A

BCC September 1, 2024

Agenda Item No. BEG03

Presenter: Ellen Aving-Smith

1 The law caps an agricultural enclave at 4,480 acres.

SB 686 — § 163.3164(4)(c), Florida Statutes

2 This property is 4,568.95 acres.

89 acres over — by the applicant's own parcel list

3 Removing whole parcels to get under the cap breaks the perimeter tests.

every removal drops existing development below 50%

4 So on June 18, 2026, the applicant drew a new "paper parcel."

17 months after the January 1, 2025 snapshot date

ENCERT 2026-01 (BR4700, LLC) — Boundary Configuration Analysis

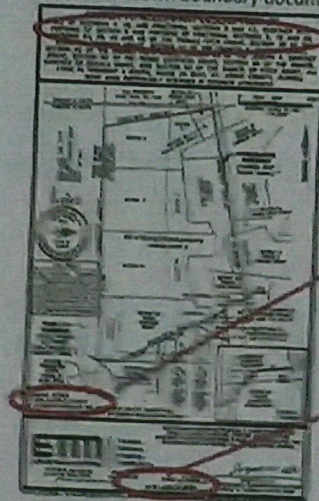
Continued public hearing — St. Johns County BCC — September 1, 2026 — Submitted for the record



9:29

The "paper parcel" — the June 18, 2026 sketch

The applicant's own boundary document — Exhibit 2



"PORTIONS OF" sections — not whole parcels

Its own title line describes portions of Sections 5, 6, 19 and 20. The 23 real parcels total 4,568.95 acres; this drawing keeps 4,402.09

"THIS IS NOT A SURVEY"

General Note 1, on the face of the document, No field boundary survey of this tract exists.

Dated June 18, 2026

Document created after January 1, 2025 — the date for statute measuring the source of parcels. This boundary did not exist on the snapshot date.

8:06

EXHIBIT B

BCC September 1, 2026

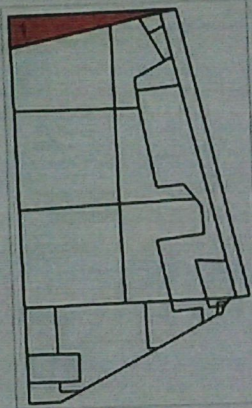
Agenda Item No. BEG-03

Presenter: Alison Watson

SCENARIO 1

THE ONLY "PASS" AND BY THE APPLICANT'S ERRONEOUS METHODOLOGY

The "paper parcel" — the June 18, 2026 sketch



Red: strip cut off by the sketch (independent mapping)

4,462.09 acres

17.91 under the cap — only because ~107 acres was cut off in June 2026.

50.88% existing development
50% requirement

PASS +0.88

84.41% incl. designated / future
75% requirement

PASS +

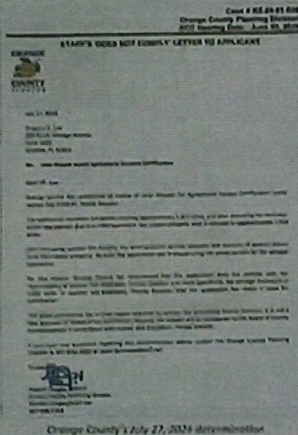
The line was drawn to pass. Cutting the corner dropped the acreage under the cap and lifted existing development from 49.49% to 50.88% — a margin of about 512 feet out of eleven miles. This shape did not exist on January 1, 2025.

* counts 8,516 ft of vacant Ocala County Intra-County (unincorporated) development, independent GIS measurements and not mappings — approximately, subject to professional word count review. Exhibit 2, 5.2 (Attachment 2, 5.2, Staff Report at 3, 5, 6, dated 6/18/2026, Page 522)

7:04

THE ONLY OTHER GOVERNMENT TO FACE THIS QUESTION

Orange County addressed portions of parcels



July 1, 2026

Lake Pickett North, LLC applies to Orange County — the same day this application was filed here. Ten parcels totaling 1,317 acres, carved down to a 1,258-acre "subject property" to get under the 1,280-acre cap.

July 27, 2026

Orange County's written report: "the term parcel or parcels indicates that portions of parcels cannot form the subject property" — reviewed "using the whole parcels," found the application does not comply.

July 29, 2026

Orange County's Planning Director and County Attorney's Office recommend that their Board deny certification.

Aug. 20, 2026

The applicant — represented by a major statewide land-use firm — withdraws rather than contest the whole-parcel reading.

Same statute. Same month. Same carve-out move. Measured as whole parcels — it did not comply. The BR4700 property's whole parcels are 4,568.95 acres against a 4,480-acre cap.

Orange County Planning Director, written report under 8 AAC 02.001, July 27, 2026, and Executive Memorandum, July 29, 2026 (Lake Pickett North)

6:06

"Parcel as a Whole"

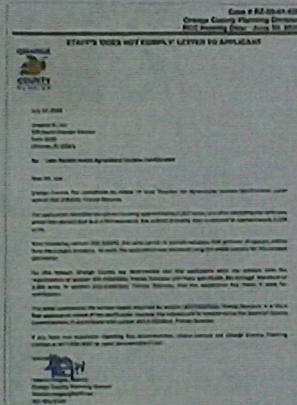
Penn Central Transp. Co. v. City of New York, 438 U.S. 104, 98 S. Ct. 2646, 57 L. Ed. 2d 631 (1978)

- By analogy, there is a U.S. Supreme Court ruling that is known as the "Parcel as a whole" ruling.
- Essentially it said you cannot just cut off pieces of your parcel and cry foul over that piece. You have to take the "Parcel as a whole".
- The "Parcel as a whole" ruling was intended to fix the "denominator problem" to say you don't get to shrink the denominator to your liking you have to take the "parcel as a whole".

5:28

THE ONLY OTHER GOVERNMENT TO FACE THIS QUESTION

Orange County addressed portions of parcels



Orange County's July 27, 2026 letter to applicant

Orange County Planning Director, written report under § 243.2(4)(4)(b), July 27, 2026, and memoranda Memorandum, July 26, 2026 (Lake Pickett North)

July 1, 2026

Lake Pickett North, LLC applies to Orange County — the same day this application was filed here. Ten parcels totaling 1,317 acres, carved down to a 1,258-acre "subject property" to get under the 1,280-acre cap.

July 27, 2026

Orange County's written report: "the term parcel or parcels indicates that portions of parcels cannot form the subject property" — reviewed "using the whole parcels," found the application does not comply.

July 29, 2026

Orange County's Planning Director and County Attorney's Office recommend that their Board deny certification.

Aug. 20, 2026

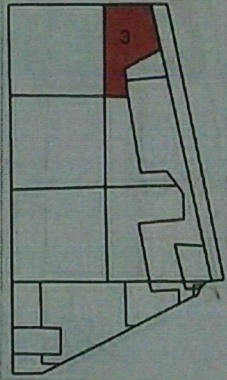
The applicant — represented by a major statewide land-use firm — withdraws rather than contest the whole-parcel reading.

Same statute. Same month. Same carve-out move. Measured as whole parcels — it did not comply. The BR4700 property's whole parcels are 4,568.95 acres against a 4,480-acre cap.

5:18

SCENARIO 3

BR4700 - Remove parcel 0664500000 (213 ac) to get under cap



Red: parcel removed (independent mapping)

4,355.95 acres

42.09% existing development

50% requirement

FAIL

72.31% incl. designated / future

75% requirement

FAIL

Both perimeter tests collapse. Without the large-acreage exception, the 1,280-acre cap applies — and this is 3.4 times over it.

* source 18,304 ft of water (total County drainage) (Jackman's diagram); applicant's field notes; independent GIS measurements and GIS challenge — approximate, subject to professional verification. Review: Exhibits 1, 2, 3 (Attachment G, H, I, J) Staff Report at 8, 9, 10, and O.K. Rule 1103, Page 522

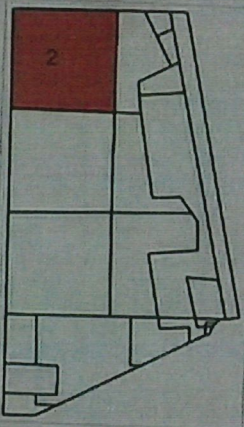
4:51



ing * ENCERT 2026-01 - North Palm Valley Road - Continuance

SCENARIO 2

BR4700 - Remove parcel 0664600000 (652 ac) to get under cap



Red: parcel removed (independent mapping)

3,916.95 acres

49.51% existing development

50% requirement

FAIL

76.23% incl. designated / future

75% requirement

PASS +

Fixing acreage breaks the perimeter: existing development drops below 50%. The application needs this parcel's acreage excluded but its perimeter included — the statute does not allow both.

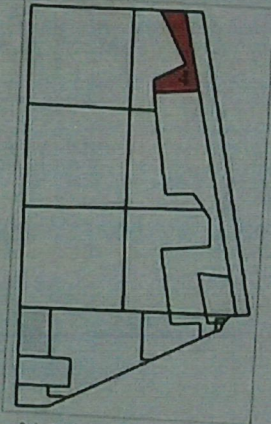
* source 18,304 ft of water (total County drainage) (Jackman's diagram); applicant's field notes; independent GIS measurements and GIS challenge — approximate, subject to professional verification. Review: Exhibits 1, 2, 3 (Attachment G, H, I, J) Staff Report at 8, 9, 10, and O.K. Rule 1103, Page 522

5:05



SCENARIO 4

BR4700 - Remove parcels 06822 / 06827 / 06831 (139 ac)



4,430.04 acres

41.81% existing development

50% requirement

FAIL

71.82% incl. designated / future

75% requirement

FAIL

These parcels sit against the developed eastern boundary — removing them trades qualifying frontage for undeveloped notch. Both tests fail.

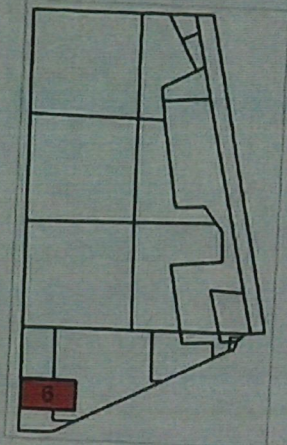
* Assumes 25,500 ft of vacant Owsen County frontage (Jacksonville designations; applicant affidavit omitted). Independent GIS measurements and dot mappings — approximate, subject to professional verification. Record: Exhibits 2, 5, 2 (Attachment 6, 6, 8, Staff Report at 3, 6, 8, dated 0-8-18, Book 4149, Page 142.

4:40

OWSEN CO

SCENARIO 6

BR4700 - Remove parcel 0673100000 (100 ac) homesite parcel



4,468.95 acres

45.32% existing development

50% requirement

FAIL

75.51% incl. designated / future

75% requirement

PASS †

Still fails at 45.3% — and the 2016 residence on the neighboring parcel remains inside a boundary the statute requires to be "undeveloped."

* Assumes 25,500 ft of vacant Owsen County frontage (Jacksonville designations; applicant affidavit omitted). Independent GIS measurements and dot mappings — approximate, subject to professional verification. Record: Exhibits 2, 5, 2 (Attachment 6, 6, 8, Staff Report at 3, 6, 8, dated 0-8-18, Book 4149, Page 142.

4:24

OWSEN CO

Every way to fix it, fails something else paper parcel

Boundary configuration	Acreage	vs. 4,480 cap	Existing dev.	50% test	S + E + W	75% test
1. As submitted (June 2026 sketch)	4,462.09*	sketch only	50.88%	PASS +0.88	84.43%	PASS +
2. Remove parcel 0684600000 (652 ac)	3,916.95	under	49.51%	FAIL	76.23%	PASS +
3. Remove parcel 0684500000 (233 ac)	4,355.95	under	42.09%	FAIL	72.31%	FAIL
4. Remove 06822 / 06827 / 06831 (119 ac)	4,430.04	under	41.81%	FAIL	71.82%	FAIL
5. Remove parcel 0673000000 (99 ac)	4,469.95	under	47.00%	FAIL	76.63%	PASS +
6. Remove parcel 0673100000 (100 ac)	4,468.95	under	45.32%	FAIL	75.51%	PASS +
7. Whole parcels — Jan. 1, 2025 land	4,568.95	OVER CAP	49.49%	FAIL	85.03%	PASS +

All 21 Legal Deeded Parcels

* The parcels the sketch is drawn from total 4,568.95 acres (Applicant's Exhibit 5.2, Attachment 1). Every "PASS" in the 75% column depends on 19,505.73 ft of vacant Duval County frontage designated by the City of Jacksonville and owned by the applicant's affiliates; if that segment cannot qualify, no configuration reaches 75%. Configurations 3-7 remain above 1,280 acres and still require the § 163.316(4)(b) exception.

Independent GIS Measurements and Calculations: — approximations, subject to questionnaire verification. Attached Exhibits C, E, F (Unsubstantiated), G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UU, UV, UW, UX, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

4:02

Parcel or Parcels or "Subdivided Parcels"



(4) "Agricultural enclave" means an unincorporated, undeveloped parcel or parcels that, as of January 1, 2025:

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

(b) Have ~~has~~ been in continuous use for bona fide

The law states Parcel or Parcels.

When they enacted the most recent changes to the law they could have added "subdivided parcels" or "fractions of parcels" or "portions of parcels" but they didn't. They only added the plural of parcel...parcels.

Green is text added to the laws under Senate Bill 686

Red is text deleted to the existing laws under SB 686

Map provided is St Johns County Tax Appraiser's Map for BR700 LLC parcels overlaid with Applicant's exhibit 2 "sketch"

3:28

JOHNS CO

What this means for the Board's question

- The northern-boundary review cannot cure the application. The real parcels fall the acreage cap and the 50% test; every removal that fixes acreage fails the 50% test; the only geometry that passes everything is the line drawn in June 2026 — by 0.88 points.
- A statute that measures "the parcel or parcels ... as of January 1, 2025" cannot be satisfied by a drawing that exists only because the land itself does not comply.
- Orange County, on the same statute, the same month: "portions of parcels cannot form the subject property." It measured whole parcels, found non-compliance, and the applicant there withdrew.
- Requested action: deny certification with written findings under § 163.3162(4)(d). Before any vote: place staff's GIS analysis and the 50.72% numerator in the record, identify the exact land proposed for certification, and make the express "urban" determination § 163.3164(4)(e) requires.

A note on accuracy and good faith. This presentation is submitted as public comment in a duly noticed public hearing — the public commenters' constitutionally protected portion of their government on a matter of public concern. Factual statements are drawn from, and cited to, the certification record and official public records, which control over any summary or paraphrase herein; that record comprises several hundred pages, reviewed to the preparers' best ability, and questions answerable from it have been withdrawn. Resident-derived measurements and calculations are approximate, non-professional analyses of recorded documents; they are not a survey, are offered for hearing purposes only, and should be independently verified by a Florida licensed professional surveyor and mapper before any reliance. All characterizations, inferences, and legal interpretations are statements of opinion and argument, not assertions of fact and not settled law. Nothing herein alleges fraud, misconduct, or wrongdoing by any person or entity. Any error is unintentional, and the preparers will promptly correct any demonstrated error on the record upon notice.

Submitted for the record of ENCERT 2026-01. Independent measurements and cut drawings are approximate, subject to professional verification; several figures are cited in the written objections in the record.

1:58

ORANGE COUNTY

South Atlantic Salt Marsh Initiative (SASMI) - Critical Wetland Areas Prioritization

ATTACHMENT G - SASMI PRIORITIZATION MAP OF CRITICAL WETLAND AREAS

Provided by the Parks, Recreation and Community Services Department



Orlando 2024-MAP Application L-0011-23A

Page 12 of 12

Submitted for the record of ENCERT 2026-01. Independent measurements and cut drawings are approximate, subject to professional verification. Map provided in Applicant's packet.



The initiative aims to protect, restore, and manage approximately 1 million acres of salt marshes across a 4 state region from North Carolina down through Florida.

One acre of salt marsh can absorb up to 1.5 million gallons of floodwater, which is equivalent to more than 2.25 Olympic-size swimming pools.

Parcel Prioritization

- Highest
- High
- Average

Salt Marsh

- Conservation and Public Lands
- SASMI Counties

1:40

ORANGE COUNTY

Effects of Eliminating

marshes

- increases coastal erosion
- increases severe flooding
- increases toxic runoff
- degrades aquifer water quality
- disrupts ecosystems and biodiversity
- DeHabitat and fishery Loss
- Severs wildlife corridors
- Causes microclimate disruption
- Conflicts with preservation goals

Submitted for the record of SUCRA 2025-01 subject to public record specifications

NEWS

GOPHER TORTOISE NOW
LISTED AS CRITICALLY
ENDANGERED

1:17

JOHNS CO

Forest Management Plan

All Parcels must meet the law

- The plan is dated 2020 but it is 2026 and they have not proven there is an active forest management plan as of 1/1/2025
- The Forest Management Plan lists a company that no longer is active in the state's database of licensed corporations. In fact it expired in 2015
- The plan shows the trees on the far east parcel were planted in 1968, that they were to be harvested in 2020, and replanted in 2021.
- Arial images prove nothing has been done to that far east parcel since 2020 or before.

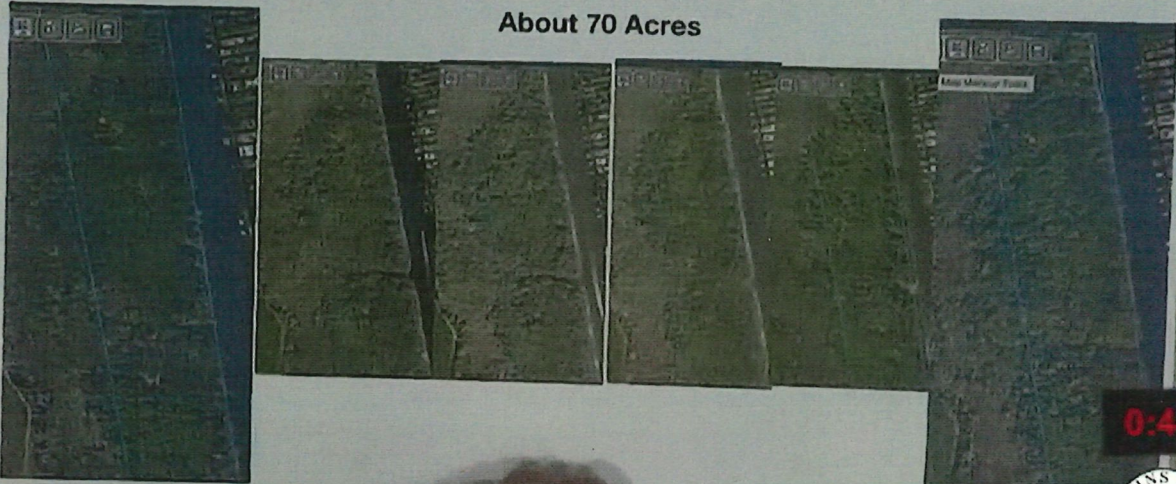
0:56

JOHNS CO

SJC Property Appraiser Ariel East Parcel

2014, 2019, 2020, 2021, 2022, 2025

About 70 Acres



Parcel 052240-0000

- Slash pine is usually harvested at 25-35 years ~~max~~ depending on its intended final use. Per the plan presented a majority of their trees are slash pine
- Trees of that age (58 years) often contain heavy interior defects, lower structural quality, or rot, making them far less desirable for lumber mills.
- Since every parcel has to meet the statues on their own, there has been no evidence presented yet to show this specific parcel is bonafide agriculture.
- If this parcel is not deemed bonafide agriculture then the whole application collapses.

0:28



Designated Speaker Form

Individuals on the written list do cede their three minutes of public comment.

Application(s) Enact 20260000 Hearings: PVZAB PZA BCC ✓

In Support of ✓ In Opposition to ✓ Designated Speaker Name: Alison Watson

Printed Name	Signature	Address
1 KRISTEN ARNOLD	Kristen Arnold	222 Somerville Dr. Ponte Vedra, FL 32081
2 DANIEL ARNOLD	Daniel Arnold	222 Somerville Dr. Ponte Vedra, FL 32081
3 WILISSA BRATHWAT	Wilissa Brathwat	1246 Shadow Ridge Trl Ponte Vedra 32081
4 ELISA CHASE	Elisa Chase	456 Union Hill Blvd. Ponte Vedra, FL 32081
5 ROBERT CHASE	Robert Chase	456 Union Hill Dr. Ponte Vedra, FL 32081
6 JED SULLO	Jed Sull	44 Seabrook Dr. Ponte Vedra, FL 32081
7 JEAN SEVILLO	Jean Sevillo	44 Seabrook Dr. Ponte Vedra, FL 32081
8 CHRIS SARGENT	Chris Sargent	127 Village Grande Dr. Ponte Vedra, FL 32081
9 KATHERINE RAND	Katherine Rand	405 Village Grande Dr. Ponte Vedra, FL 32081
10 BRENDA MOXEY	Brenda Moxey	224 Breakline Dr. Ponte Vedra, FL 32081
11 RACHEL CAPRICHIO	Rachel Caprichio	137 Freedom Landing Dr. Ponte Vedra, FL 32081
12 COURTNEY RONAY	Courtney Ronay	603 Andesite Trail Ponte Vedra, FL 32081
13 DAVID RONAY	David Ronay	603 Andesite Trail Ponte Vedra, FL 32081
14 DEBBIE LOVETT	Debbie Lovett	141 VISTA Lake Circle Ponte Vedra, FL 32081
15 NOELLE LOVETT	Noelle Lovett	141 Vista Lake Circle Ponte Vedra, FL 32081
16 JOHN LOVETT	John Lovett	141 Vista Lake Circle Ponte Vedra, FL 32081
17 PARONAE SNOW	Paronae Snow	235 Village Grande Dr. Ponte Vedra, FL 32081
18 LARA KALUSH	Lara Kalush	199 Seabrook Dr. Ponte Vedra, FL 32081
19 JUDD KALUSH	Judd Kalush	199 Seabrook Dr. Ponte Vedra, FL 32081
20 KATIE ZIMMERMAN	Katie Zimmerman	529 Village Grande Dr. Ponte Vedra, FL 32081
21 LEE WATSON	Lee Watson	58 Sunrise Vista Way, Ponte Vedra, FL 32081

2026696er

175 Section 2. Subsection (4) of section 163.3164, Florida
176 Statutes, is amended to read:

177 163.3164 Community Planning Act; definitions.—As used in
178 this act:

179 (4) "Agricultural enclave" means an unincorporated,
180 undeveloped parcel or parcels that, as of January 1, 2025:

181 (a) Are ~~to~~ owned or controlled by a single person or
182 entity;

183 (b) Have ~~has~~ been in continuous use for bona fide
184 agricultural purposes, as defined by s. 193.461, for a period of
185 5 years before ~~prior to~~ the date of any comprehensive plan
186 amendment or development application;

187 (c) 1. Are ~~to~~ surrounded on at least 75 percent of their ~~the~~
188 perimeter by:

189 a. ~~1~~ A parcel or parcels Property that have ~~has~~ existing
190 industrial, commercial, or residential development; or

191 b. ~~2~~ A parcel or parcels Property that the local government
192 has designated, in the local government's ~~comprehensive plan~~
193 zoning map and future land use map, as land that is to be
194 developed for industrial, commercial, or residential purposes,
195 and at least 50 ~~75~~ percent of such parcel or parcels property is
196 existing industrial, commercial, or residential development; or

197 c. A combination of an interstate highway and a parcel or
198 parcels that are within an urban service district, area, or line
199 and that the local government has designated in the local
200 government's future land use map as land that is to be developed
201 for industrial, commercial, or residential purposes;

202 2. Do not exceed 700 acres and are surrounded on at least
203 50 percent of their perimeter by a parcel or parcels that the

Page 7 of 9

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

EXHIBIT C

BCC September 1, 2024

Agenda Item No. BCC03

Presenter: Michelle Santuono



Designated Speaker Form

Individuals on the written list do code their three minutes of public comment.

This form must be printed and filled out by hand.

Application(s) ENCEST 2026-01 Hearings: PVZAB PZA BCC X

In Support of X In Opposition to X Designated Speaker Name: Michelle Sutabound

Printed Name	Signature	Address
1 Amy Watkins	<i>[Signature]</i>	212 Saddlebunch Ct.
2 David Wallace	<i>[Signature]</i>	2092 Orange Branch TR.
3 Zoey Schade	<i>[Signature]</i>	35 Ashlar Dr.
4 LAUREN SHIVER	<i>[Signature]</i>	352 Peedido St. St. Johns, FL 32259
5 GRACE BRIGGS	<i>[Signature]</i>	761 Kerdall Crossing Drive, FL 32259
6 Michelle Kromann	<i>[Signature]</i>	287 Studios Dr. St. Johns, FL 32259
7 VICTORIA LADUCA	<i>[Signature]</i>	459 NARROWLEAF DR ST JOHNS FL 32259
8 JAMIE FRANTZEN	<i>[Signature]</i>	230 Terra Oaks Dr. St. Johns, FL 32259
9 BLAKE LIVENGOOD	<i>[Signature]</i>	0237 TULIN FLOWER PLACE ST. JOHNS FL 32259
10 Sheri LIVENGOOD	<i>[Signature]</i>	237 Twin Flower Pl St Johns, FL 32259
11 SUZETTE GUERRE	<i>[Signature]</i>	150 FLY CINE DR. ST JOHNS FL 32259
12 Kim Weidglass	<i>[Signature]</i>	130 meadow Creek St Johns, FL 32259
13 Jeremy Weidglass	<i>[Signature]</i>	130 Meadow Creek Dr St Johns, FL 32259
14 Beth White	<i>[Signature]</i>	177 Twilight Tear Way St Johns FL 32259
15 Marisa Olsen	<i>[Signature]</i>	201 Silkgrass Place St. Johns, FL 32259
16 Andrea D'Amico	<i>[Signature]</i>	160 Silkgrass Pl. St. Johns FL 32259
17 Jamie Hattel	<i>[Signature]</i>	89 Silkgrass Pl., St. Johns FL 32259
18 ERIC KERRA	<i>[Signature]</i>	746 Kendall Crossing Dr. St. Johns FL 32259
19 Maura Briggs	<i>[Signature]</i>	160 Wild Sage Dr, St Johns FL 32259
20 Lindsey Mahoney	<i>[Signature]</i>	182 Coosaw Ct. St. Johns, FL 32259
21 Sarah Dorich	<i>[Signature]</i>	110 Sapelo Pl St. Johns, FL 32259

Documents and visual aids for presentation must be submitted by the assigned timeline for the indicated hearings.

EXHIBIT 5.6

**FURTHER SUPPLEMENTAL AFFIDAVIT OF CONTINUOUS USE FOR BONA FIDE
AGRICULTURAL PURPOSES**

STATE OF FLORIDA

COUNTY OF DUVAL

EXHIBIT D

BCC September 1, 2026

Agenda Item No. Reg 03

Presenter: Alison Watson

Before me this day personally appeared James M. Coleman, Jr., ("Affiant"), who being by me first duly sworn deposes and says:

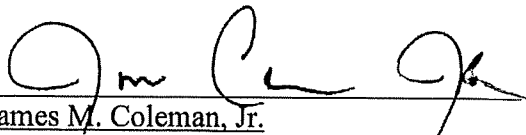
1. I am currently the President of Callahan Timber Company, LLC ("Callahan Timber"), P.O. Box 87, Callahan, Florida, 32011.
2. On behalf of and in conjunction with Estuary, LLC, and BR4700, LLC, Callahan Timber has conducted timber management and operations for a period of approximately 30 years at the real property described in **Exhibit 2** in the Application for Agricultural Enclave Certification dated July 1, 2026 (the "**Application**") and incorporated herein by this reference (the "**BR4700 Ag Enclave Property**").
3. As part of its services, Callahan Timber's foresters prepared the Forest Management Plans dated February, 2020, and incorporated in the Application as Exhibit 5.5 (the "**Forest Management Plans**").
4. I have worked in silviculture since 1982 with Callahan Timber managing the harvesting, replanting, and planning of silviculture properties. My experience has primarily been silviculture operations in St. Johns, Nassau, Baker, Duval, Putnam, Clay, Bradford, Union, and Alachua Counties. I have completed Florida Department of Agriculture and Consumer Services/Florida Forest Service training for Silviculture Best Management Practices and maintain my credentials with continuing education.
5. This affidavit is based on my personal knowledge of the facts and statements contained herein, the education and experience outlined above, and knowledge of the BR4700 Ag Enclave Property, the timber management and operations conducted thereon, the Forest Management Plans, and publications of the Florida Department of Agriculture and Consumer Services/Florida Forest Service cited below.
6. The BR4700 Ag Enclave Property in its entirety has been in continuous use for bona fide agricultural purposes, as defined in section 193.461, Florida Statutes, for a period of five years prior to July 1, 2026, and for a total of more than twenty years.
7. It is my understanding that, at a public hearing on the Application before the St. Johns County Board of County Commissioners held on August 19, 2026, a question was

raised regarding the use of the property with Parcel ID Number 0522400000 (291.15 acres) (the "**ICW Frontage Parcel**") which is located within the BR4700 Ag Enclave Property.

8. The ICW Frontage Parcel has been in continuous use for bona fide agricultural purposes, as defined in section 193.461, Florida Statutes, for a period of five years prior to July 1, 2026 and for a total of more than twenty years.
9. The ICW Frontage Parcel is expressly identified and included as "hardwood drain areas" in the Forest Management Plans. The Florida Department of Agriculture and Consumer Services/Florida Forest Service publishes the state's Silviculture Best Management Practices Manual ("**BMPs**"). Those BMPs specifically address areas alongside streams and water bodies, such as the ICW Frontage Parcel. The BMPs call them Special Management Zones ("**SMZs**"). The BMPs recognize SMZs as naturally vegetated filter strips, and although selective timber harvesting is allowed in SMZs, the BMPs provide restrictions on timber harvesting and other silvicultural activity in these areas.
10. The owner of the BR4700 Ag Enclave Property has employed the BMPs in its timber operations on the BR4700 Ag Enclave Property, including the ICW Frontage Parcel. The ICW Frontage Parcel serves as an SMZ and as an element of the Forestry Management Plans and timber management and operations on the BR4700 Ag Enclave Property.
11. Other sensitive areas, including wetlands, are expressly identified and included in the Forestry Management Plans. Special BMPs apply to, and are employed by BR4700 in, any silviculture activity allowed in such sensitive areas. Such sensitive areas are an element of the Forestry Management Plans and timber management and operations on the BR4700 Ag Enclave Property.
12. Consequently, the ICW Frontage Parcel and its use as an SMZ pursuant to the Forest Management Plans is an essential part of the use of the BR4700 Ag Enclave Property for bona fide agricultural purposes.

FURTHER AFFIANT SAYETH NOT.

Dated: August 28, 2026


James M. Coleman, Jr.
Affiant

Sworn to and subscribed before me this 28th day of August, 2026, by J.M. Coleman, Jr. ☒ who is personally known to me or ☐ who has produced his/her as identification and who has taken an oath.

Robin G. Johnson
Notary Public, State of Florida



ROBIN G. JOHNSON
Commission # HH 330157
Expires March 6, 2027

Name: Robin G. Johnson

My Commission Expires 3-6-27

My Commission Number is: HH 330157

EXHIBIT 3.1

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

STATE OF FLORIDA

COUNTY OF ST. JOHNS

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

1. I am a Florida-licensed attorney who has practiced in the areas of land use and real estate development law since 1997.
2. This affidavit is based on my personal knowledge of the facts and statements contained herein, the knowledge and experience outlined above, and information I have gathered from a review of the public records of St. Johns County.
3. Attached as **Attachments 1 through 5** are the following subdivision plats, as approved by the Board of County Commissioners of St. Johns County and recorded in the Public Records of St. Johns County, Florida:
 - a. River Landing at Nocatee Phase 2, recorded in Map Book 112, Pages 30-38, inclusive.
 - b. Twenty Mile at Nocatee Phase 3B, recorded in Map Book 82, Pages 68-78, inclusive.
 - c. Twenty Mile at Nocatee Phase 5B, recorded in Map Book 91, Pages 44-57, inclusive.
 - d. Twenty Mile at Nocatee Phase 5C, recorded in Map Book 92, Pages 46-56, inclusive.
 - e. Twenty Mile Village at Nocatee Phase 1, recorded in Map Book 74, Pages 5-36, inclusive.
4. The subdivision plats referenced in Paragraph 3 above subdivide the lands described therein into three or more parcels and therefor constitute "development" on such lands pursuant to Section 380.04(1), Florida Statutes (2026).
5. The real property described and depicted in **Exhibit 2** in the Application for Agricultural Enclave Certification dated July 1, 2026 and incorporated herein by this reference (the "**BR4700 Ag Enclave Property**") is located adjacent to and north of the platted subdivisions referenced in Paragraph 3 above. Furthermore, the entire southern

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

6. Attached as **Attachments 6 through 9** are the following recorded subdivision plats, as approved by the Board of County Commissioners of St. Johns County, located on the west side of South Roscoe Boulevard:
 - a. East Coast Canal Estates, recorded in Map Book 5, Page 57.
 - b. East Coast Canal Estates, Unit 2, recorded in Map Book 5, Page 63.
 - c. East Coast Canal Estates, Unit No 3, recorded in Map Book 5, Page 64.
 - d. East Coast Canal Estates, Unit 4, recorded in Map Book 5, Page 67.

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

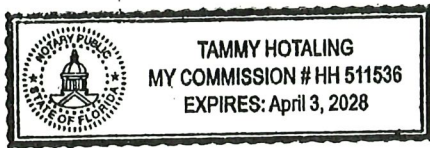
7. The subdivision plats referenced in Paragraph 6 above subdivide the lands described therein into three or more parcels and therefor constitute “development” on such lands pursuant to Section 380.04(1), Florida Statutes (2026).
8. The BR4700 Ag Enclave Property is located across the Intracoastal Waterway and west of the platted subdivisions referenced in Paragraph 6 above and constitute development.
9. Attached as **Attachment 10** is a Master Development Plan Map of an existing commercial development known as Valley Smoke Restaurant located on the west side of South Roscoe Boulevard.
10. The BR4700 Ag Enclave Property is located across the Intracoastal Waterway and west of the commercial development referenced in Paragraph 9 above.
11. Pursuant to Section 163.3164(4)(f), Florida Statutes (2026), because the Intracoastal Waterway is a body of water or canal, the BR4700 Ag Enclave Property is located adjacent to and west of the platted subdivisions referenced in Paragraph 6 above and the commercial development referenced in Paragraph 9 above. Furthermore, the entire eastern perimeter of the BR4700 Ag Enclave Property is adjacent to the platted subdivisions referenced in Paragraphs 6 above and the commercial development referenced in Paragraph 9 above.
12. This affidavit is being given for the purpose of certifying and evidencing that the surrounding parcels adjacent to the BR4700 Ag Enclave Property’s southern and eastern perimeter boundaries are existing residential and commercial development pursuant to Section 380.04, Florida Statutes (2026).

FURTHER AFFIANT SAYETH NOT.

Dated: August 28th 2026.

Ellen Avery-Smith
Ellen Avery-Smith
Affiant

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



Tammy Hotaling
Notary Public, State of Florida

Name: TAMMY HOTALING

My Commission Expires April 3, 2028

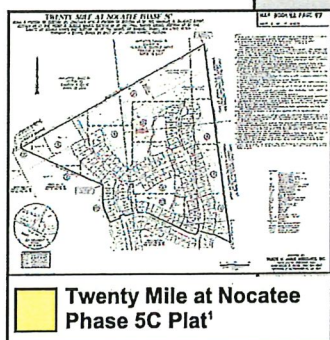
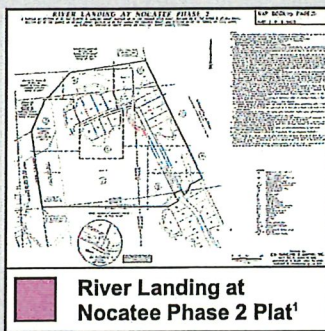
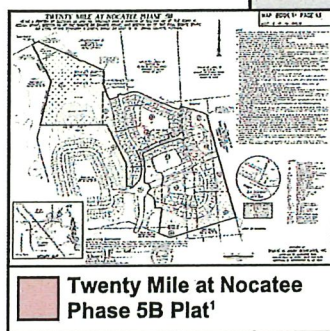
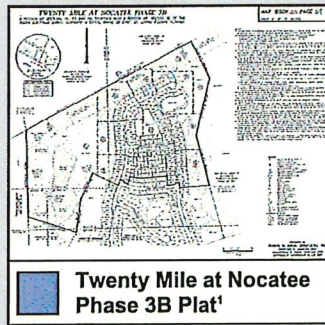
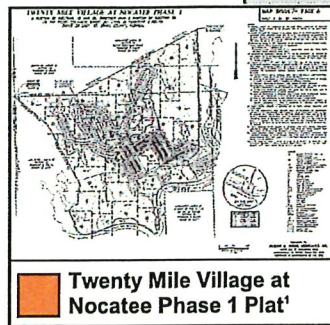
My Commission Number is: HH 511536

ATTACHMENTS 1 through 5

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

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

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



BR4700 Ag Enclave Property

South Perimeter Boundary

**South Perimeter Area
Existing Residential &
Community Support
Development**

**East
Perimeter
Area
Existing
Commercial &
Residential
Development**

Intracoastal Waterway

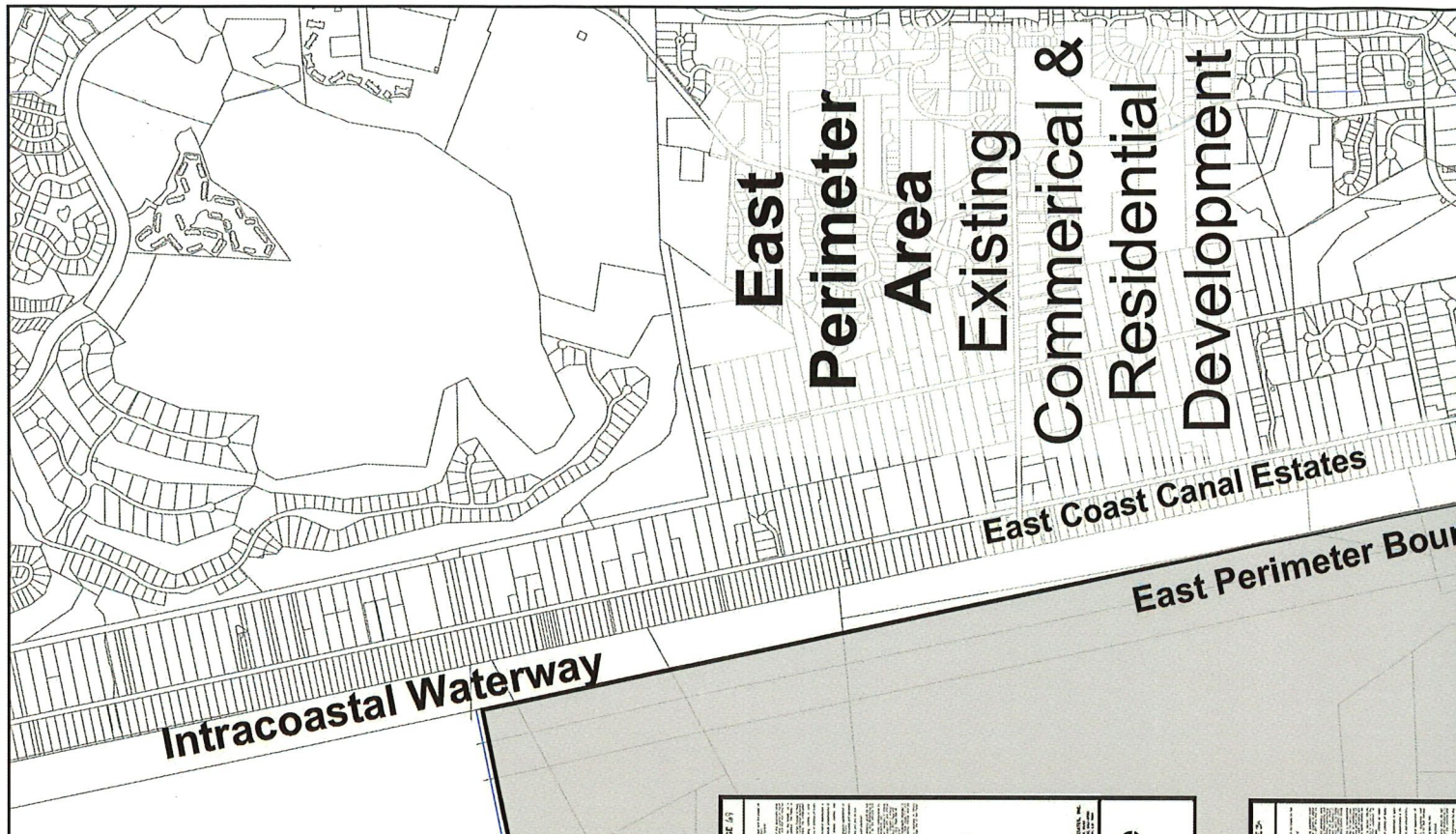
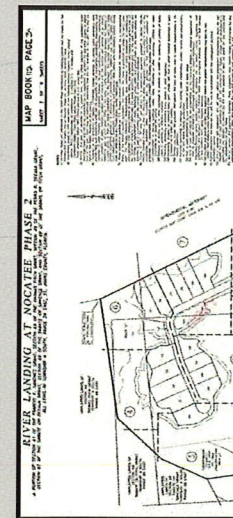
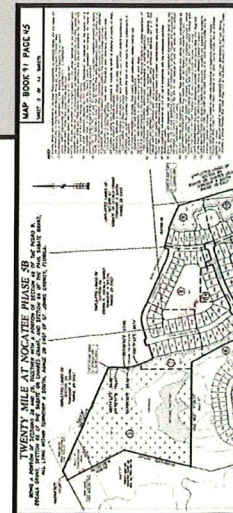
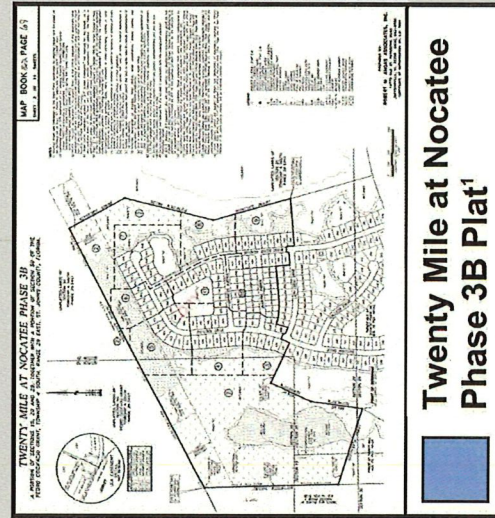
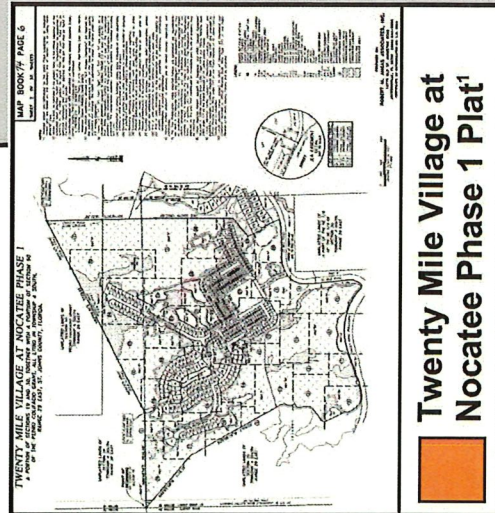
East Coast Canal Estates

Roscoe Blvd

RECORDED PLATS (Plat Sheets 2 depicted above)

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

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



Attachment 1

**Subdivision Plat
River Landing at Nocatee Phase 2**

RIVER LANDING AT NOCATEE PHASE 2

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

MAP BOOK 112 PAGE 30

SHEET 1 OF 9 SHEETS

SEE SHEET 2 FOR NOTES

CAPTION

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

For said Part of Beginning, commencing at the Northernmost corner of Twenty Nine of Nocatee Phase 2C, a plat recorded in Map Book 52, pages 45 through 56, of the Public Records of St. Johns County, Florida; thence North 23°22'02" East, along the Northern line of Conservation Area 2, as described and recorded in Official Record Book 4156, page 1863 of said Public Records, 422.46 feet; thence North 42°43'57" East, continuing along said Northern line and its horizontal prolongation, 531.04 feet; thence North 87°40'00" East, 1041.17 feet to a point lying on the Westerly right of way line of Interstate Waterway, a 500 foot right of way as depicted on the plat of Florida East Coast Canal, recorded in Map Book 4, page 66, of said Public Records; thence South 11°55'44" East, along said Westerly right of way line, 674 feet; thence South 20°22'35" East, continuing along said Westerly right of way line, 1232.26 feet; thence South 63°38'41" West, departing said Westerly right of way line, 1832.22 feet; thence South 17°48'34" West, 320.01 feet; thence South 17°48'34" West, 53.83 feet; thence South 44°02'31" West, 1204 feet; thence North 31°43'10" West, 2232 feet; thence North 26°21'19" West, 5211 feet; thence South 63°38'41" West, 1102.27 feet; thence South 27°29'48" East, 15.01 feet; thence South 28°02'21" East, 4183 feet; thence South 34°02'08" East, 58.03 feet; thence South 87°37'42" West, 131.19 feet; thence South 62°52'07" West, 42.55 feet; thence South 63°38'41" West, 27.52 feet; thence Due West, 1718.63 feet to a point lying on the Eastern line of Twenty Nine of Nocatee Phase 2C, a plat recorded in Map Book 12, pages 44 through 56 of said Public Records; thence North 08°24'33" West, along said Eastern line, 1008.87 feet to the Point of Beginning.

Containing 77.58 acres, more or less.

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of River Landing at Nocatee Phase 2 has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this 21st day of December, 2011. This acceptance and not be deemed as requiring construction or maintenance by St. Johns County of any part of said addition.

[Signature]
Chair, Board of County Commissioners

CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of River Landing at Nocatee Phase 2 has been reviewed and approved by the Board of County Commissioners of St. Johns County, Florida, on this 21st day of December, 2011.

[Signature]
Director of the Growth Management Department

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plat of River Landing at Nocatee Phase 2 has been reviewed and approved by the Office of the St. Johns County Attorney on this 21st day of December, 2011.

[Signature]
Office of the County Attorney

CERTIFICATE OF CLERK

This is to certify that this plat has been examined and found to comply in form with the requirements of Part I, Chapter 177, Florida Statutes, and is properly recorded in Map Book 112, Page(s) 30 of the Public Records of St. Johns County, Florida, on this 21st day of December, 2011.

[Signature]
Clerk of the Circuit Court & Comptroller

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Part I, Chapter 177, Florida Statutes, by the Office of the County Surveyor, St. Johns County, Florida, on this 21st day of December, 2011.

[Signature]
County Surveyor
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4264

ADOPTION AND DEDICATION

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

All road right of ways, Tracts "A" and "B" (Conservation, Upland Preservation, Upland Buffer), Tracts "C", "D", and "E" (Conservation Area) and Tract "F" (Stormwater Management Facility) are hereby retained by the undersigned Owner, its successors and assigns, provided however, the undersigned Owner reserves the right to convey title to said tracts to an entity or person, including without limitation, a property owners' association, a residential service living with community development district, or other such entity or person.

The Owner, its successors and assigns, hereby grants to the present and future owners of the lots shown on this plat and its successors and assigns, gratis, in fee simple, domestic help, delivery, pick-up and fire protection, service providers, parties and other entities of the law, United States postal service, representatives of the utilities, telecommunications and cable service companies authorized by said owner in writing to serve the land shown herein, holders of easements on such lands and such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across private roads shown on this plat. The Owner, its successors and assigns, reserves and shall have the undivided and absolute right to deny ingress to any person who may create or participate in a delinquent or nuisance on any part of the lands shown herein.

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

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

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

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

Those easements designated as a "25' Access Easement" are hereby dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with (1) access to the JEA-IE and JEA-E easements, (2) additional work space for the maintenance, repair and replacement of electric utility improvements located within the JEA-IE and JEA-E easements. JEA shall be responsible for any damage and cost of repair of any surface and underground facilities that have been damaged by others within the "25' Access Easement"; (3) the installation, operation, maintenance, repair and replacement of electric facilities necessary for the electric facilities located within the existing JEA-IE and JEA-E easements and (4) installation of meters associated with water and sewer.

Those easements designated as a "25' Meter Easement", are hereby dedicated to JEA, its successors and assigns, for its non-exclusive use in conjunction with the installation of meters for water and sewer.

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

[Signature] OWNER: HYDREX COMPANY, LLC
a Delaware limited liability company
By: *[Signature]*
Name: Stacy A. Ocho
Title: V.P.

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by a majority of (1) physical presence or (2) online participation, on this 21st day of December, 2011, by Stacy A. Ocho of Hydrex Company, LLC, a Delaware limited liability company, on behalf of the company, who (X) is personally known to me or who () has produced _____ as identification.

[Signature] Notary Public, State of Florida
Name: Anna E. Miller
Printed Name
My Commission Expires: May 9, 2015
Exp. 04/09/2015
Notary Public-Commission #000012000 Humboldt 092371

SURVEYOR'S CERTIFICATE

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

Signed and sealed on this 21st day of December, 2011.

[Signature]
Darius J. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 6254

PREPARED BY:
ETH SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8550
CERTIFICATE OF AUTHORIZATION No. L.B. 3824

0 100 200 400
GRAPHIC SCALE IN FEET
1" = 300'

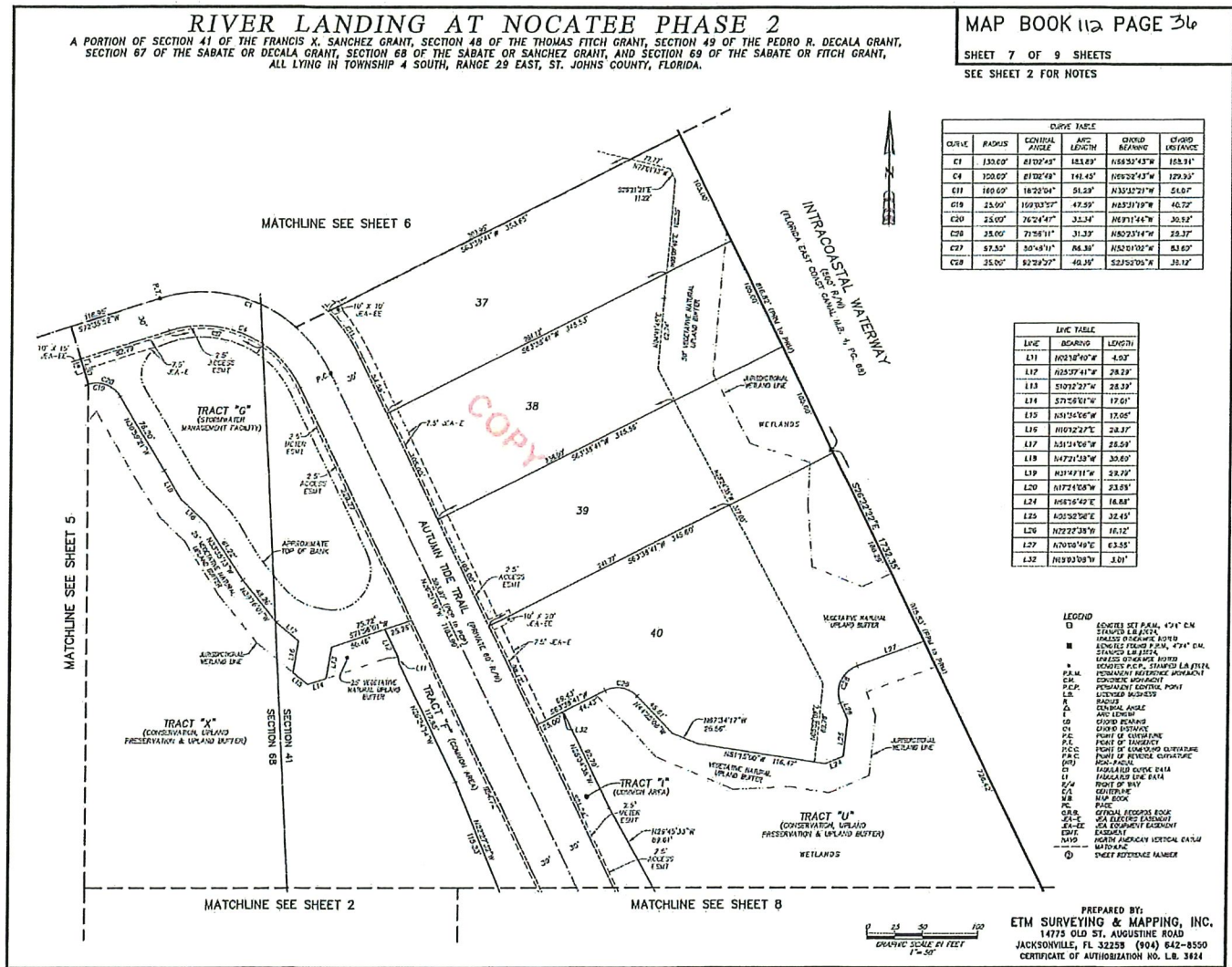
PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

RIVER LANDING AT NOCATEE PHASE 2

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

MAP BOOK 112 PAGE 36

SHEET 7 OF 9 SHEETS
SEE SHEET 2 FOR NOTES



Attachment 2

**Subdivision Plat
Twenty Mile at Nocatee Phase 3B**

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

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

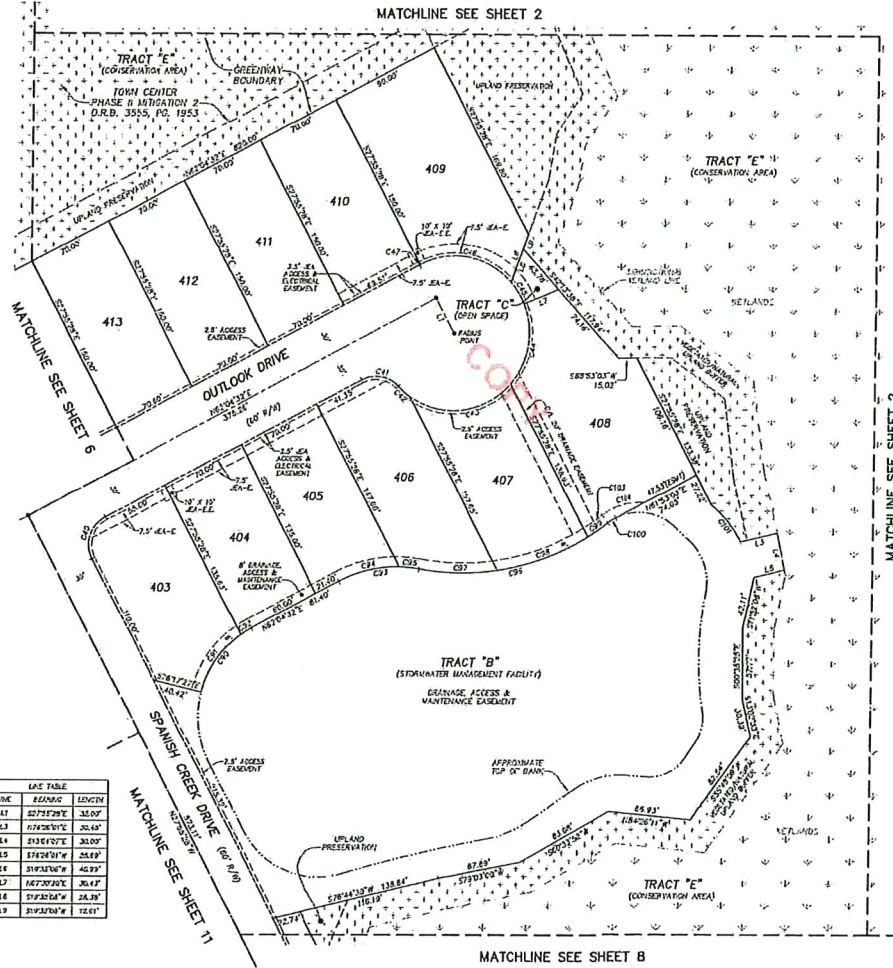
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

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

TWENTY MILE AT NOCATEE PHASE 3B
A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE
PEDRO COCIFICACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

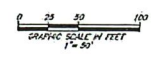
MAP BOOK 82, PAGE 74

SHEET 7 OF 11 SHEETS
SEE SHEET 2 FOR NOTES



LINE	BEARING	LENGTH
A1	S72°27'20"E	32.00'
A2	S72°27'20"E	32.00'
A3	S72°27'20"E	32.00'
A4	S72°27'20"E	32.00'
A5	S72°27'20"E	32.00'
A6	S72°27'20"E	32.00'
A7	S72°27'20"E	32.00'
A8	S72°27'20"E	32.00'
A9	S72°27'20"E	32.00'

LINE	BEARING	LENGTH	BEARING	LENGTH
C10	S25.00°E	84.00'	S17°52'30"W	33.30'
C11	S25.00°E	77.00'	S25.00°E	30.30'
C12	S25.00°E	77.00'	S25.00°E	30.30'
C13	S25.00°E	77.00'	S25.00°E	30.30'
C14	S25.00°E	77.00'	S25.00°E	30.30'
C15	S25.00°E	77.00'	S25.00°E	30.30'
C16	S25.00°E	77.00'	S25.00°E	30.30'
C17	S25.00°E	77.00'	S25.00°E	30.30'
C18	S25.00°E	77.00'	S25.00°E	30.30'
C19	S25.00°E	77.00'	S25.00°E	30.30'
C20	S25.00°E	77.00'	S25.00°E	30.30'
C21	S25.00°E	77.00'	S25.00°E	30.30'
C22	S25.00°E	77.00'	S25.00°E	30.30'
C23	S25.00°E	77.00'	S25.00°E	30.30'
C24	S25.00°E	77.00'	S25.00°E	30.30'
C25	S25.00°E	77.00'	S25.00°E	30.30'
C26	S25.00°E	77.00'	S25.00°E	30.30'
C27	S25.00°E	77.00'	S25.00°E	30.30'
C28	S25.00°E	77.00'	S25.00°E	30.30'
C29	S25.00°E	77.00'	S25.00°E	30.30'
C30	S25.00°E	77.00'	S25.00°E	30.30'
C31	S25.00°E	77.00'	S25.00°E	30.30'
C32	S25.00°E	77.00'	S25.00°E	30.30'
C33	S25.00°E	77.00'	S25.00°E	30.30'
C34	S25.00°E	77.00'	S25.00°E	30.30'
C35	S25.00°E	77.00'	S25.00°E	30.30'
C36	S25.00°E	77.00'	S25.00°E	30.30'
C37	S25.00°E	77.00'	S25.00°E	30.30'
C38	S25.00°E	77.00'	S25.00°E	30.30'
C39	S25.00°E	77.00'	S25.00°E	30.30'
C40	S25.00°E	77.00'	S25.00°E	30.30'
C41	S25.00°E	77.00'	S25.00°E	30.30'
C42	S25.00°E	77.00'	S25.00°E	30.30'
C43	S25.00°E	77.00'	S25.00°E	30.30'
C44	S25.00°E	77.00'	S25.00°E	30.30'
C45	S25.00°E	77.00'	S25.00°E	30.30'
C46	S25.00°E	77.00'	S25.00°E	30.30'
C47	S25.00°E	77.00'	S25.00°E	30.30'
C48	S25.00°E	77.00'	S25.00°E	30.30'
C49	S25.00°E	77.00'	S25.00°E	30.30'
C50	S25.00°E	77.00'	S25.00°E	30.30'
C51	S25.00°E	77.00'	S25.00°E	30.30'
C52	S25.00°E	77.00'	S25.00°E	30.30'
C53	S25.00°E	77.00'	S25.00°E	30.30'
C54	S25.00°E	77.00'	S25.00°E	30.30'
C55	S25.00°E	77.00'	S25.00°E	30.30'
C56	S25.00°E	77.00'	S25.00°E	30.30'
C57	S25.00°E	77.00'	S25.00°E	30.30'
C58	S25.00°E	77.00'	S25.00°E	30.30'
C59	S25.00°E	77.00'	S25.00°E	30.30'
C60	S25.00°E	77.00'	S25.00°E	30.30'
C61	S25.00°E	77.00'	S25.00°E	30.30'
C62	S25.00°E	77.00'	S25.00°E	30.30'
C63	S25.00°E	77.00'	S25.00°E	30.30'
C64	S25.00°E	77.00'	S25.00°E	30.30'
C65	S25.00°E	77.00'	S25.00°E	30.30'
C66	S25.00°E	77.00'	S25.00°E	30.30'
C67	S25.00°E	77.00'	S25.00°E	30.30'
C68	S25.00°E	77.00'	S25.00°E	30.30'
C69	S25.00°E	77.00'	S25.00°E	30.30'
C70	S25.00°E	77.00'	S25.00°E	30.30'
C71	S25.00°E	77.00'	S25.00°E	30.30'
C72	S25.00°E	77.00'	S25.00°E	30.30'
C73	S25.00°E	77.00'	S25.00°E	30.30'
C74	S25.00°E	77.00'	S25.00°E	30.30'
C75	S25.00°E	77.00'	S25.00°E	30.30'
C76	S25.00°E	77.00'	S25.00°E	30.30'
C77	S25.00°E	77.00'	S25.00°E	30.30'
C78	S25.00°E	77.00'	S25.00°E	30.30'
C79	S25.00°E	77.00'	S25.00°E	30.30'
C80	S25.00°E	77.00'	S25.00°E	30.30'
C81	S25.00°E	77.00'	S25.00°E	30.30'
C82	S25.00°E	77.00'	S25.00°E	30.30'
C83	S25.00°E	77.00'	S25.00°E	30.30'
C84	S25.00°E	77.00'	S25.00°E	30.30'
C85	S25.00°E	77.00'	S25.00°E	30.30'
C86	S25.00°E	77.00'	S25.00°E	30.30'
C87	S25.00°E	77.00'	S25.00°E	30.30'
C88	S25.00°E	77.00'	S25.00°E	30.30'
C89	S25.00°E	77.00'	S25.00°E	30.30'
C90	S25.00°E	77.00'	S25.00°E	30.30'
C91	S25.00°E	77.00'	S25.00°E	30.30'
C92	S25.00°E	77.00'	S25.00°E	30.30'
C93	S25.00°E	77.00'	S25.00°E	30.30'
C94	S25.00°E	77.00'	S25.00°E	30.30'
C95	S25.00°E	77.00'	S25.00°E	30.30'
C96	S25.00°E	77.00'	S25.00°E	30.30'
C97	S25.00°E	77.00'	S25.00°E	30.30'
C98	S25.00°E	77.00'	S25.00°E	30.30'
C99	S25.00°E	77.00'	S25.00°E	30.30'
C100	S25.00°E	77.00'	S25.00°E	30.30'



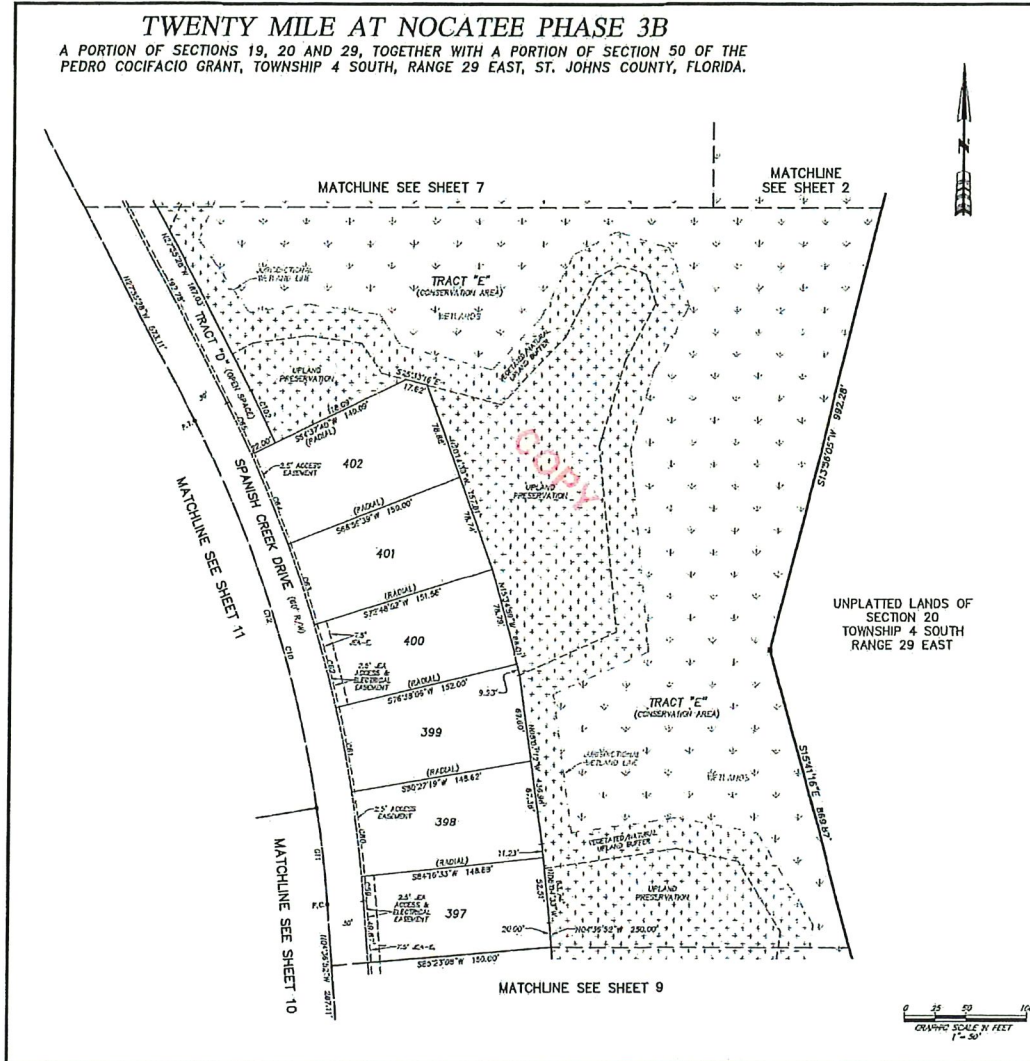
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

TWENTY MILE AT NOCATEE PHASE 3B
A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE
PEDRO COCIFACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 82 PAGE 75

SHEET 8 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C10	1000.00'	23°13'21"	406.83'	N4°16'10"W
C11	1000.00'	42°14'21"	78.30'	N04°17'13"W
C12	1000.00'	18°45'44"	326.61'	N18°30'24"W
C13	1000.00'	19°02'30"	16.90'	N65°12'16"W
C14	1000.00'	3°14'14"	68.68'	N03°23'24"W
C15	1000.00'	3°40'14"	68.68'	N11°27'12"W
C16	1000.00'	3°49'14"	68.68'	N15°14'21"W
C17	1000.00'	3°49'14"	68.68'	N19°05'44"W
C18	1000.00'	42°14'21"	78.30'	N23°17'13"W
C19	1000.00'	23°13'21"	406.83'	N28°26'24"W
C20	1000.00'	23°13'21"	406.83'	N34°28'24"W

- LEGEND
- BOUNDARY SET PAIR, 4"x4" C.K.
 - STANDARD L.B. AREA
 - UNLESS OTHERWISE NOTED
 - LOCATED TOWN PAIR, 4"x4" C.K.
 - LOCATED L.B. AREA
 - UNLESS OTHERWISE NOTED
 - LOCATED P.C.P., STIPPLED L.B. AREA
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - L.B. LOCATED BUSINESS
 - L.B. RADIUS
 - L.B. CENTRAL ANGLE
 - L.B. ARC LENGTH
 - CHORD BEARING
 - CHORD DISTANCE
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - FOR PAUL
 - ISOLATED CURVE DATA
 - PARALLEL L.A.E. DATA
 - R/W
 - RIGHT OF WAY
 - CENTERLINE
 - OFFICIAL RECORDS BOOK
 - W.P. BOOK
 - P.C.
 - P.C.A.
 - L.A. E. LOCATING EASEMENT
 - L.A. E. EQUIPMENT EASEMENT
 - EASEMENT
 - MATCHLINE
 - SHEET REFERENCE HANGER
 - BOUNDARY UNPLATTED WHEN CONSERVATION EASEMENT
 - BOUNDARY METALYSIS WHEN CONSERVATION EASEMENT

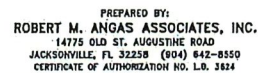
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3424

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (804) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

Attachment 3

**Subdivision Plat
Twenty Mile at Nocatee Phase 5B**

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

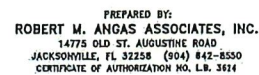


PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.R. 3824

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 842-8550
 CERTIFICATE OF AUTHORIZATION NO. L.R. 3824

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

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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 JACKSONVILLE, FL 32258 (904) 842-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

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

Attachment 4

**Subdivision Plat
Twenty Mile at Nocatee Phase 5C**

TWENTY MILE AT NOCATEE PHASE 5C

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

CAPTION

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

For a Point of Reference, commence at the Northeastly corner of Tract "E", as depicted on Twenty Mile at Nocatee Phase 5C, a plat recorded in Map Book 82, page 46 through 78 of the Public Records of said county, St. Johns County, Florida, and follow the following description of the boundary line of said plat, 112.25 feet to the Point of Beginning.

From said Point of Beginning, thence continue North 67°04'32" East, 283.47 feet, thence South 65°14'30" East, 258.30 feet, thence North 68°04'32" West, 270.86 feet, thence South 15°47'19" East, 8.22 feet, thence South 12°47'58" West, 3.75 feet, thence North 24°50'38" West, 218.03 feet, thence North 18°00'01" West, 28.22 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet, thence Southwesterly along the arc of said curve, through a central angle of 87°03'36", on an arc length of 15.50 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 59°40'52" West, 41.32 feet, thence North 77°47'20" West, 6.83 feet to the point of curvature of a curve concave Northerly having a radius of 40.00 feet, thence Northerly along the arc of said curve, through a central angle of 172°26'01", on an arc length of 101.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 71°05'58" West, 101.26 feet, thence North 152°42'52" West, 578.63 feet to the point of curvature of a curve concave Southerly having a radius of 33.00 feet, thence Southerly along the arc of said curve, through a central angle of 87°03'36", on an arc length of 15.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 85°05'52" West, 16.14 feet, thence South 72°02'46" West, 124.89 feet to the point of curvature of a curve concave Northerly having a radius of 30.00 feet, thence Northerly along the arc of said curve, through a central angle of 87°03'36", on an arc length of 41.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 64°34'42" West, 42.45 feet, thence South 87°49'48" West, 65.00 feet to a point on a curve concave Southerly having a radius of 33.00 feet, thence Southerly along the arc of said curve, through a central angle of 87°03'36", on an arc length of 15.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 59°40'52" West, 41.32 feet, thence North 77°47'20" West, 6.83 feet to the point of curvature of a curve concave Northerly having a radius of 40.00 feet, thence Northerly along the arc of said curve, through a central angle of 172°26'01", on an arc length of 101.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 71°05'58" West, 101.26 feet, thence North 152°42'52" West, 578.63 feet to the Point of Beginning.

Containing 55.05 acres, more or less.

CONSENT AND JOINDER

The undersigned hereby certify that it is the intent of the mortgage, lien or other encumbrance recorded in Official Records Book 3026, Page 4, of the Public Records of St. Johns County, Florida ("Mortgage"), encumbering the lands described in this caption herein, that the undersigned hereby join and consent to the execution by the Owner of the lands described in the Mortgage and Subsequent section hereof, and agree that the Mortgage shall be subordinate to said dedication.

Signed in the presence of:

Witness:
John Miller
Print Name
Print Name
Print Name

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

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

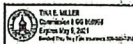
By: Richard T. Roy, of Dade County

STATE OF FLORIDA, COUNTY OF DUVAL

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

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

My Commission Expires May 9, 2021
Commission Number: 6606968



CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

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

Don, Mayor of County Commissioners

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

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

Director of Growth Management Department

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

This is to certify that this plat of Twenty Mile at Nocatee Phase 5C has been examined and reviewed by the Office of the St. Johns County Attorney on this 21 day of May, 2018.

Office of the County Attorney

CERTIFICATE OF CLERK

This is to certify that this plat has been searched and indexed and that it complies in form with the requirements of Chapter 177, Florida Statutes, and is recorded in Map Book 82, Page 46 through 78 of the Public Records of St. Johns County, Florida, on this 21 day of May, 2018.

Clerk of the Circuit Court

CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 222, Part 1, Florida Statutes, by the Office of the County Surveyor for St. Johns County, Florida, on this 21 day of May, 2018.

Carl Miller
Notary Public, State of Florida at Large
Print Name

MAP BOOK 92 PAGE 46

SHEET 1 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

ADOPTION AND DEDICATION

This is to certify that Hydrus Company, LLC, a Delaware limited liability company ("Owner") is the owner of the lands described in the caption herein, which said lands are hereby dedicated to the public use of the lands described in the caption herein, to be conveyed and dedicated, and that this plat, more in accordance with said survey, is hereby adopted on the basis and correct plat of said lands.

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

The drainage easements as shown on this plat, shall permit the county of St. Johns, its successors and assigns, to discharge of storm water which may fall or come upon all rights of way hereby dedicated, this water, storm, or through said easements shown herein, which may be dedicated to a property owner's easement, or other such entity or person as all manner of collection of maintenance and operation thereof under this plat.

This is to certify that "A" (Open Space/Active Trail), "B" (Open Space/Active Trail), "C" and "D" (Stormwater Management Facility) and "E" (T.T. "C" and "D" (Stormwater Management Facility) are hereby reserved by the undersigned Owner, its successors and assigns, the undersigned owner reserves the right to convey (A) to said lands to any entity or person, including without limitation, a property owner's easement, or other such entity or person as all manner of collection of maintenance and operation thereof under this plat.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the use and enjoyment of the lands described herein, its successors and assigns. The undersigned Owner reserves the obligation of these parties to provide adequate maintenance of the lands described herein, the undersigned Owner reserves the right to convey (A) to said lands to any entity or person, including without limitation, a property owner's easement, or other such entity or person as all manner of collection of maintenance and operation thereof under this plat.

Any utility easement shown on this plat shall also be reserved for the construction, installation, maintenance, and operation of such utility services in the manner and subject to the provisions of Section 217.09(2)(b) Florida Statutes, however, only utility easements shown specifically authorized by the undersigned Owner, its successors and assigns, to serve the lands shown on this plat, shall have the benefit of said utility easement in the event of a disaster.

These easements designated as "A-E" are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, for its exclusive use in conjunction with its underground electrical system. These easements designated as "A-E" are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, for its exclusive use in conjunction with its underground electrical system, provided however, that no portion of the easements may be included within said easements. These "A-E" easements and "A-E" easements are hereby irrevocably dedicated to the county of St. Johns, its successors and assigns, for its exclusive use for (i) access to the "A-E" and "A-E" easements, (ii) additional work space for the maintenance, repair and replacement of electric utility equipment located within the "A-E" and "A-E" easements, and (iii) the installation, operation, maintenance, repair and replacement of electric facilities running perpendicular to the electric facilities located within the "A-E" and "A-E" easements.

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

OWNER: HYDRUS COMPANY, LLC
a Delaware limited liability company

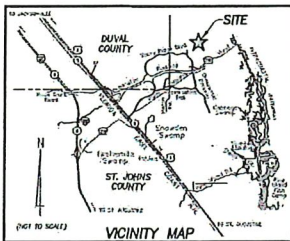
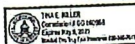
Witness:
John Miller
Print Name
Print Name
Print Name

By: Richard T. Roy, of Dade County
Notary Public, State of Florida at Large
Print Name

STATE OF FLORIDA, COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 21 day of May, 2018, by Richard T. Roy, Vice President, on behalf of owner, he being personally known to the undersigned and did not read on with or produce herebefore.

My Commission Expires May 9, 2021
Commission Number: 6606968



SURVEYOR'S CERTIFICATE

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

Signed and sealed this 21st day of July, 2018.

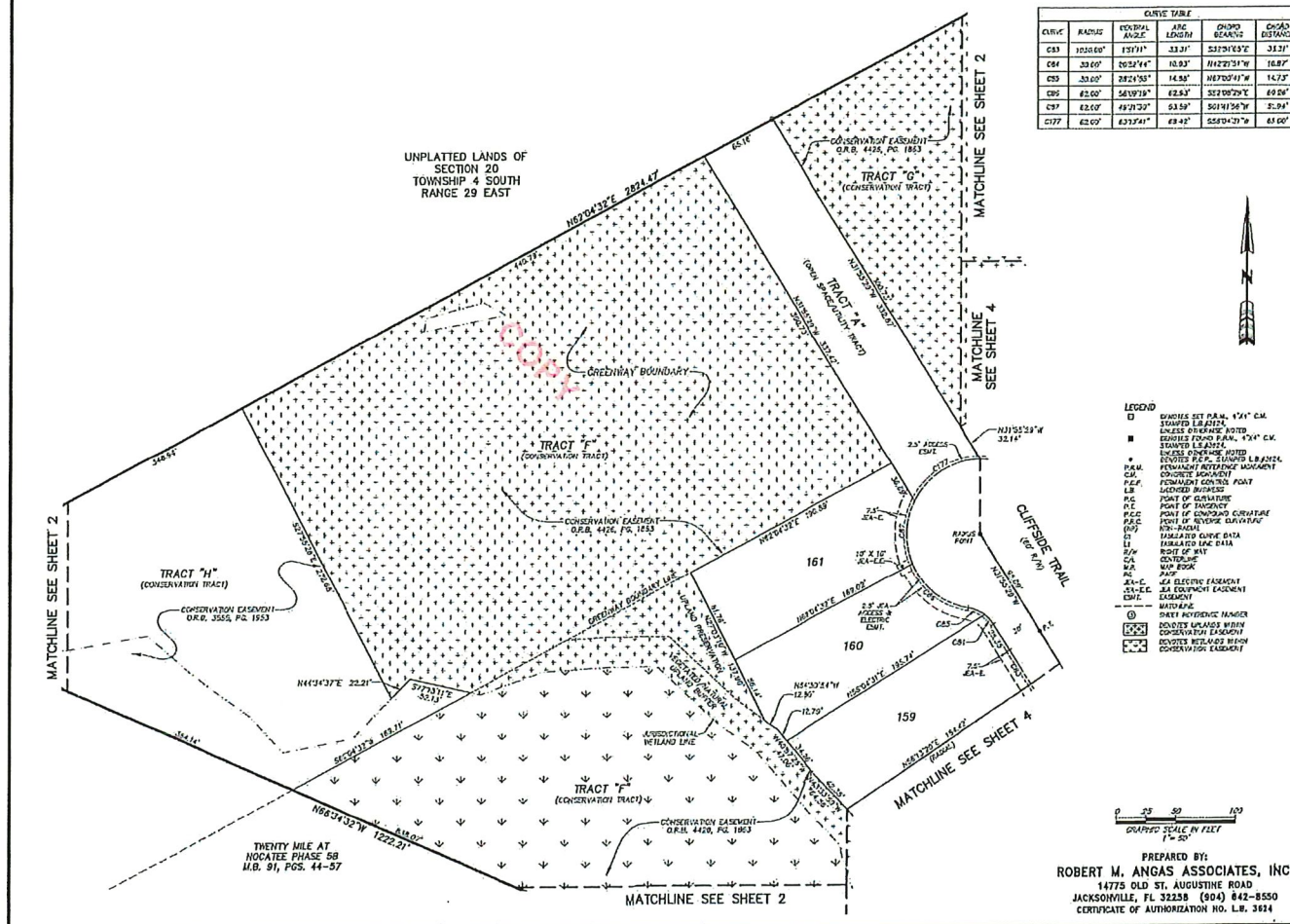
Thomas J. Kelly
Professional Surveyor and Mapper
State of Florida Registered Surveyor No. 4281



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 2624

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 842-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C83	1036.60'	151°11'	33.31'	S31°34'53"E	33.31'
C84	33.00'	202°44'	10.93'	N112°31'16"	10.87'
C85	33.00'	282°53'	14.36'	N87°02'41"W	14.73'
C86	82.00'	56°09'39"	62.63'	S52°08'29"E	69.68'
C87	82.00'	43°17'30"	63.59'	S01°41'56"W	52.94'
C88	42.00'	69°21'41"	68.42'	S55°04'17"E	68.00'

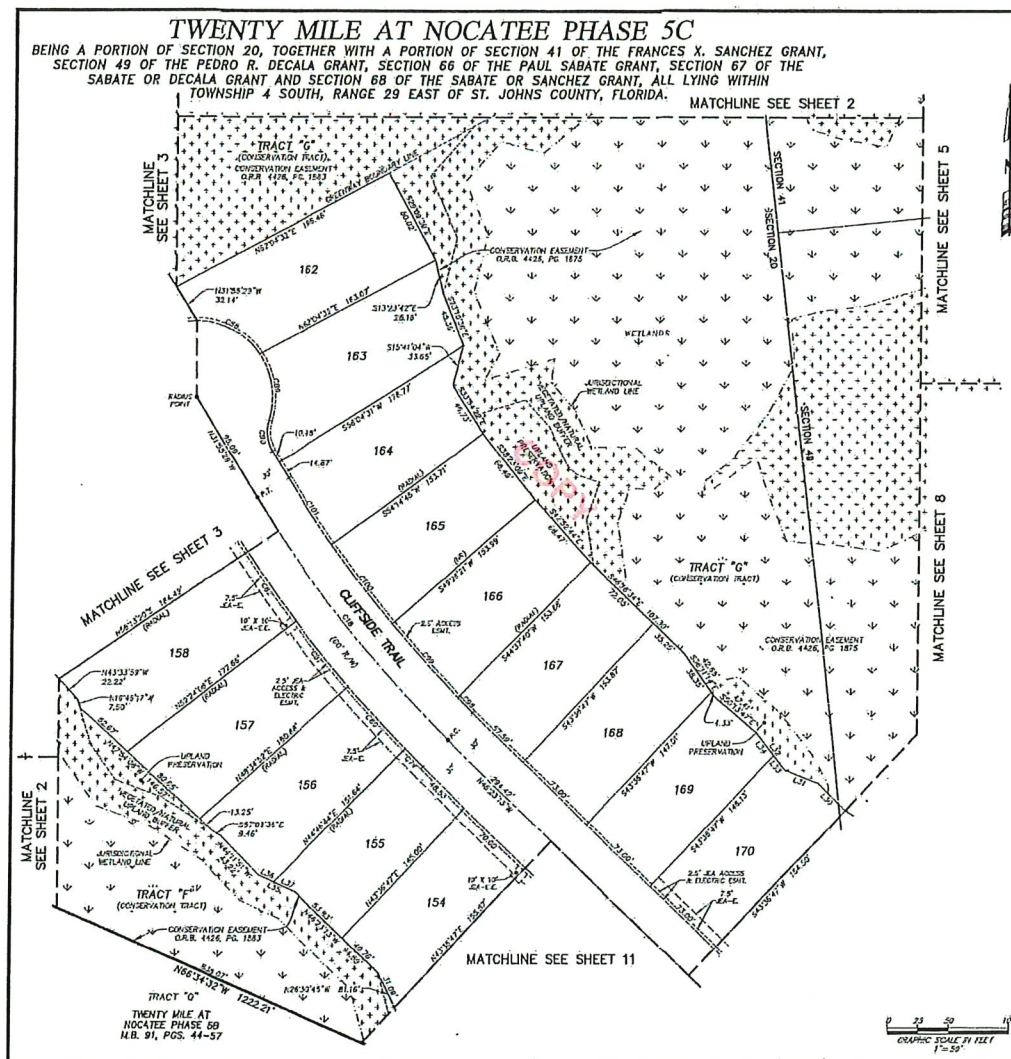


CURVE FIELDS					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C18	1000.00'	143°24"	232.6'	429°29'23"	254.74'
C19	1632.00'	119°33"	56.87'	54°16'51"	23.95'
C20	1000.00'	270°00"	15.71'	234°10'22"	15.71'
C21	1632.00'	73°51"	13.65'	530°39'21"	68.67'
C22	1000.00'	143°24"	15.71'	234°10'22"	15.71'
G23	12.00'	35°41'4"	12.64'	121°13'32"	8.82'
C24	42.00'	114°12'51"	50.03'	107°52'39"	24.11'
C40	300.00'	31°47'25"	25.81'	107°10'39"	50.03'
C41	300.00'	16°05'4"	17.16'	154°52'46"	12.18'
C42	870.00'	4°48'52"	71.61'	254°50'10"	81.36'
C43	870.00'	4°48'52"	81.41'	238°59'31"	81.36'
C44	870.00'	3°04'54"	54.33'	333°52'26"	64.97'

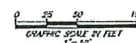
LINE TABLE		
LINE	READING	LENGTH
L30	546751312	32.14
L31	166751312	28.43
L32	53740652	36.33
L33	53740652	16.55
L34	53740652	21.69
L35	166751312	33.92
L36	166751312	14.11
L37	166751312	12.81

[illegible]

PREPARED BY:
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 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (804) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



GRAPHIC SCALE IN FEET
1" = 50'

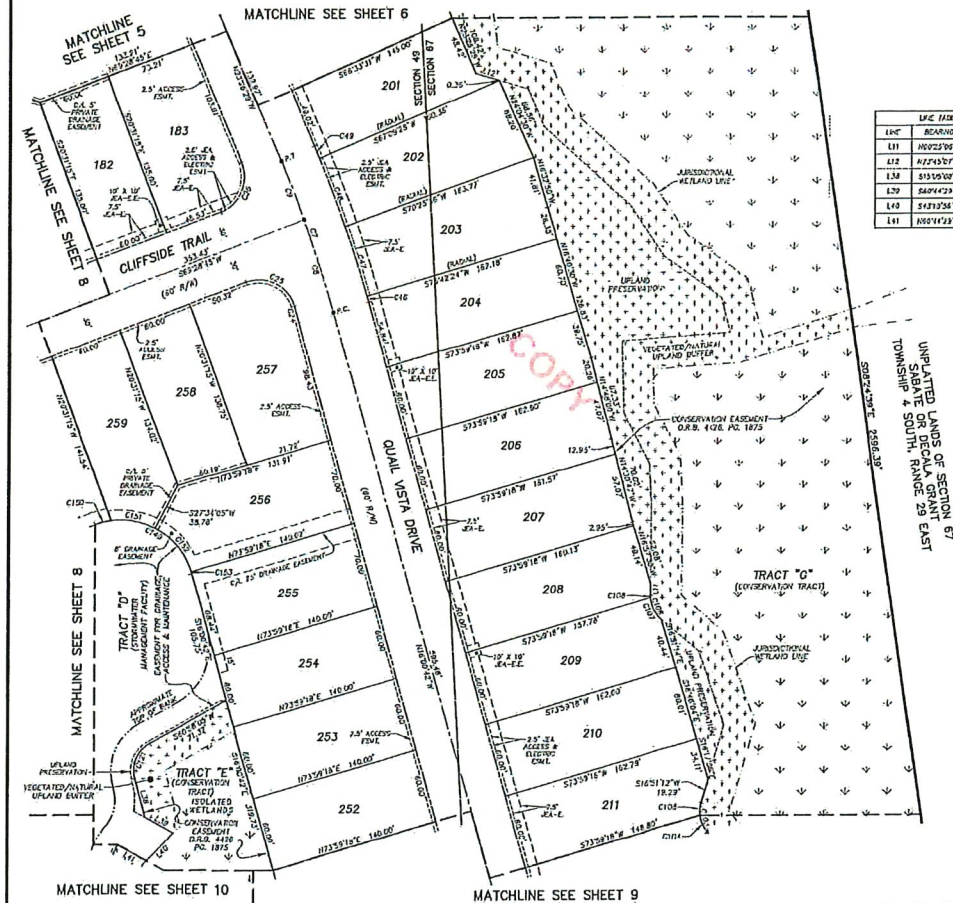


TWENTY MILE AT NOCATEE PHASE 5C
 BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT,
 SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE
 SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN
 TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 92, PAGE 52

SHEET 7 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



LINE TABLE

LINE	BEARING	LENGTH
L11	N00°23'59"E	8.60'
L12	S73°50'10"W	19.54'
L13	S73°50'10"W	32.45'
L19	S04°42'29"E	23.77'
L10	S43°32'56"W	30.63'
L11	N00°41'13"W	26.85'

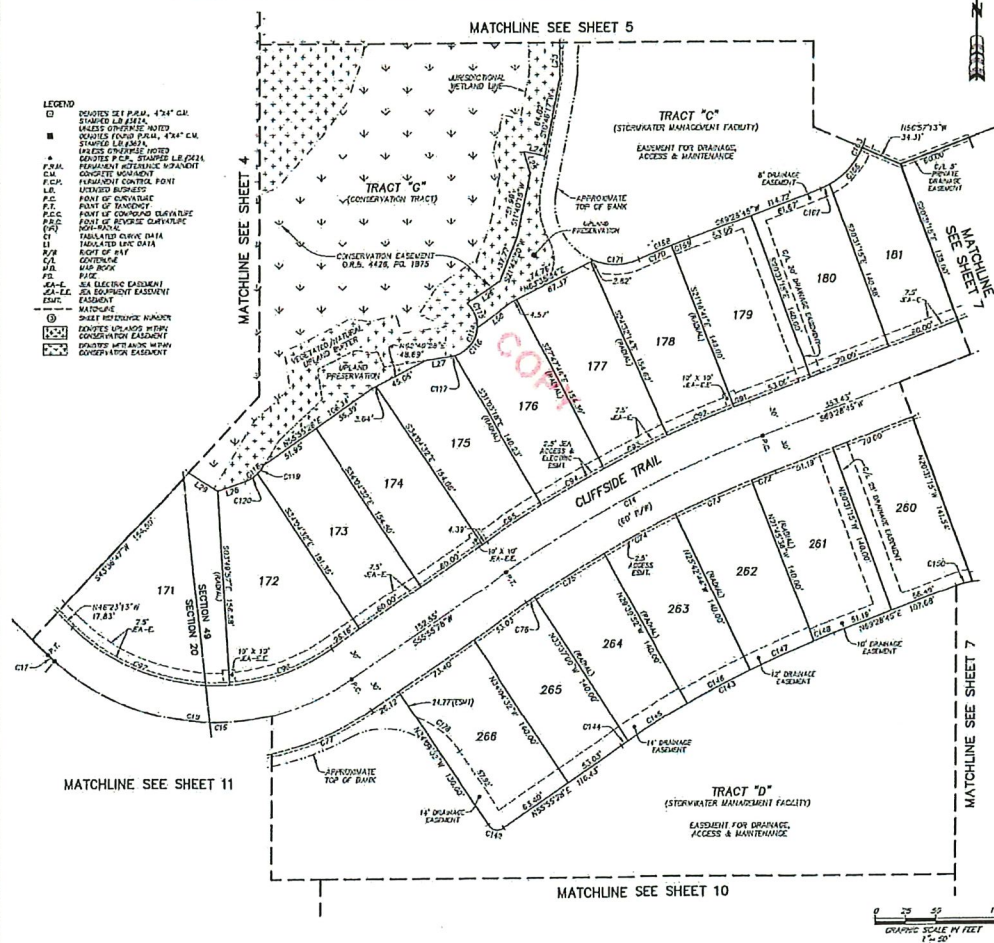
CURVE TABLE

CURVE	RADIUS	CHORD	ARC	CHORD	CHORD
C7	1000.00'	722'46"	129.63'	118°43'36"W	129.53'
C8	1000.00'	420'34"	78.70'	107°53'59"W	78.68'
C9	1000.00'	235'14"	50.97'	102°58'50"W	50.97'
C24	370.00'	030'13"	14.33'	106°27'11"W	14.33'
C25	33.00'	0370'75"	16.04'	103°17'28"W	16.78'
C26	36.00'	0125'14"	18.61'	103°01'06"E	18.43'
C46	1030.00'	0715'4"	5.07'	118°20'09"W	5.07'
C47	1030.00'	212'12"	58.87'	117°35'30"W	58.89'
C48	1030.00'	315'18"	58.87'	117°17'18"W	58.89'
C49	1030.00'	073'37"	10.77'	113°30'57"W	10.77'
C100	25.00'	01°56'23"	25.21'	01°10'28"E	24.13'
C101	25.00'	31°56'00"	14.72'	01°10'28"E	14.58'
C102	25.00'	01°56'23"	19.43'	01°10'28"E	19.37'
C103	25.00'	50°22'20"	21.93'	01°10'28"E	21.88'
C104	25.00'	46°52'17"	20.46'	01°10'28"E	19.83'
C105	25.00'	22°08'13"	1.52'	01°10'28"E	1.51'
C106	25.00'	21°03'23"	33.18'	01°10'28"E	30.80'
C107	60.00'	01°00'23"	1.88'	01°10'28"E	1.84'
C108	60.00'	35°54'43"	36.73'	01°10'28"E	31.15'
C109	60.00'	41°26'08"	42.06'	01°10'28"E	45.86'
C110	60.00'	22°08'13"	1.52'	01°10'28"E	1.51'

- LEGEND**
- SECTION 20 P.M., 4" x 4" C.K.
 - SECTION 41 P.M., 4" x 4" C.K.
 - SECTION 49 P.M., 4" x 4" C.K.
 - SECTION 66 P.M., 4" x 4" C.K.
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 - SECTION 209 P.M., 4" x 4" C.K.
 - SECTION 210 P.M., 4" x 4" C.K.
 - SECTION 211 P.M., 4" x 4" C.K.

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

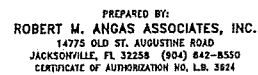
GRAPHIC SCALE IN FEET
 1" = 50'



DATE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD MEASUREMENT	CHORD DEVIATION
C14	1060.00	13.3317	246.87	547.943879	236.027
C15	209.60	77.7113	379.15	180.5175379	209.885
C16	206.60	77.2953	293.67	109.917579	204.861
C17	206.60	77.2953	2.51	247.27767	2.51
C18	973.00	14.7000	25.90	547.943879	68.307
C19	379.60	37.9113	259.15	547.943879	68.307
C20	379.60	37.9113	6.91	251.27767	6.91
C21	379.60	37.9113	16.91	37.911379	62.907
C22	379.60	37.9113	1.69	251.27767	1.69
C23	379.60	37.9113	2.77	37.911379	62.907
C24	379.60	37.9113	157.60	107.92767	133.797
C25	1339.00	0.1578	13.51	547.943879	13.51
C26	1339.00	3.1573	58.59	547.943879	58.59
C27	1070.00	3.1573	58.56	57.950079	58.56
C28	1339.00	3.1573	6.99	251.27767	6.99
C29	1339.00	3.1573	11.20	557.92767	11.20
C30	1339.00	3.1573	81.20	117.92767	68.307
C31	1070.00	3.1573	149.72	270.92767	136.797
C32	1339.00	3.1573	2.99	117.92767	2.99
C33	1339.00	3.1573	20.12	107.92767	20.12
C34	1339.00	3.1573	30.18	107.92767	30.18
C35	1339.00	3.1573	40.18	107.92767	40.18
C36	1339.00	3.1573	50.18	107.92767	50.18
C37	1339.00	3.1573	60.18	107.92767	60.18
C38	1339.00	3.1573	70.18	107.92767	70.18
C39	1339.00	3.1573	80.18	107.92767	80.18
C40	1339.00	3.1573	90.18	107.92767	90.18
C41	1339.00	3.1573	100.18	107.92767	100.18
C42	1339.00	3.1573	110.18	107.92767	110.18
C43	1339.00	3.1573	120.18	107.92767	120.18
C44	1339.00	3.1573	130.18	107.92767	130.18
C45	1339.00	3.1573	140.18	107.92767	140.18
C46	1339.00	3.1573	150.18	107.92767	150.18
C47	1339.00	3.1573	160.18	107.92767	160.18
C48	1339.00	3.1573	170.18	107.92767	170.18
C49	1339.00	3.1573	180.18	107.92767	180.18
C50	1339.00	3.1573	190.18	107.92767	190.18
C51	1339.00	3.1573	200.18	107.92767	200.18
C52	1339.00	3.1573	210.18	107.92767	210.18
C53	1339.00	3.1573	220.18	107.92767	220.18
C54	1339.00	3.1573	230.18	107.92767	230.18
C55	1339.00	3.1573	240.18	107.92767	240.18
C56	1339.00	3.1573	250.18	107.92767	250.18
C57	1339.00	3.1573	260.18	107.92767	260.18
C58	1339.00	3.1573	270.18	107.92767	270.18
C59	1339.00	3.1573	280.18	107.92767	280.18
C60	1339.00	3.1573	290.18	107.92767	290.18
C61	1339.00	3.1573	300.18	107.92767	300.18
C62	1339.00	3.1573	310.18	107.92767	310.18
C63	1339.00	3.1573	320.18	107.92767	320.18
C64	1339.00	3.1573	330.18	107.92767	330.18
C65	1339.00	3.1573	340.18	107.92767	340.18
C66	1339.00	3.1573	350.18	107.92767	350.18
C67	1339.00	3.1573	360.18	107.92767	360.18
C68	1339.00	3.1573	370.18	107.92767	370.18
C69	1339.00	3.1573	380.18	107.92767	380.18
C70	1339.00	3.1573	390.18	107.92767	390.18

LWC TABLE		
LWC	DEARNS	LONGER
173	5052023E	27.10
174	11774317W	17.81
125	5187953E	18.72
126	5552645W	31.31
127	N812649E	20.50
128	N715923E	24.04
129	5552529E	28.45
130	NAX4637E	35.42

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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

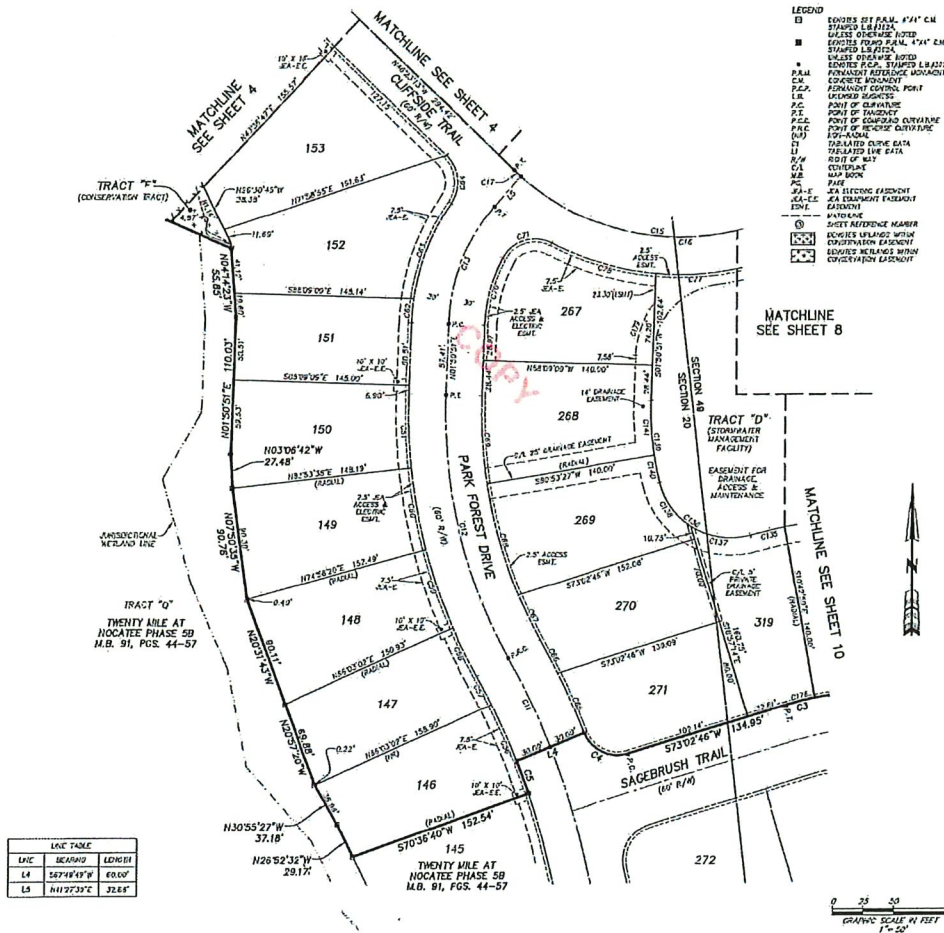


TWENTY MILE AT NOCATEE PHASE 5C BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 9a PAGE 56

SHEET 11 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	233.00'	4.32°13'	106.77'	N86°19'53"W	163.14'
C4	34.00'	81°41'03"	44.39'	N64°23'42"W	40.43'
C5	570.00'	1°41'31"	17.66'	S20°45'45"E	17.66'
C11	800.00'	7°16'33"	80.31'	N26°00'17"W	80.26'
C12	400.00'	2°14'18"	22.32'	N135°19'48"E	218.41'
C13	150.00'	3°26'44"	10.17'	N31°28'10"E	10.15'
C15	200.00'	7°14'13"	27.11'	N67°12'57"W	230.88'
C16	300.00'	7°12'11"	26.14'	N67°12'57"W	244.93'
C17	200.00'	2°03'38"	23.1'	N47°27'47"W	7.31'
C26	570.00'	7°26'12"	78.02'	N27°32'36"W	77.94'
C27	270.00'	2°21'33"	25.93'	N27°32'36"W	25.93'
C28	430.00'	6°57'14"	41.21'	S24°53'41"E	64.18'
C29	430.00'	6°55'18"	66.86'	S17°29'13"E	61.85'
C30	430.00'	6°55'18"	66.86'	S17°29'13"E	61.85'
C31	430.00'	7°57'13"	59.63'	S27°07'45"E	59.64'
C32	186.00'	4°13'10"	18.53'	S24°47'21"W	19.32'
C33	160.00'	2°48'10"	23.16'	S21°17'37"W	82.12'
C34	33.00'	81°55'13"	42.37'	N63°55'38"E	28.94'
C35	830.00'	4°07'33"	33.21'	N14°22'27"W	53.10'
C36	630.00'	2°47'50"	21.11'	N27°32'36"W	31.12'
C37	570.00'	1°43'25"	49.10'	S28°44'30"E	49.08'
C38	270.00'	1°12'11"	53.77'	S17°27'07"E	93.32'
C39	270.00'	1°12'11"	53.77'	S27°31'31"E	70.16'
C40	120.00'	2°14'18"	16.30'	S17°31'36"W	25.94'
C41	35.00'	81°31'09"	45.33'	S70°11'39"W	42.00'
C42	230.00'	3°15'23"	157.60'	N75°06'41"E	153.97'
C43	230.00'	2°15'23"	30.43'	S77°46'22"E	10.07'
C44	370.00'	4°12'34"	78.44'	S27°07'45"E	79.13'
C45	630.00'	8°13'33"	64.84'	S17°27'33"E	63.23'
C46	230.00'	4°14'22"	49.23'	S21°24'53"E	48.11'
C47	630.00'	4°14'22"	49.23'	S27°07'45"E	63.23'
C48	230.00'	1°12'11"	68.13'	S27°07'45"E	68.05'
C49	230.00'	1°12'11"	22.27'	S17°31'07"E	28.18'
C50	230.00'	1°12'11"	43.61'	S27°07'45"E	43.32'
C51	230.00'	1°12'11"	25.05'	S78°09'58"W	25.24'
C52	74.00'	31°19'23"	46.27'	S19°43'36"W	45.92'

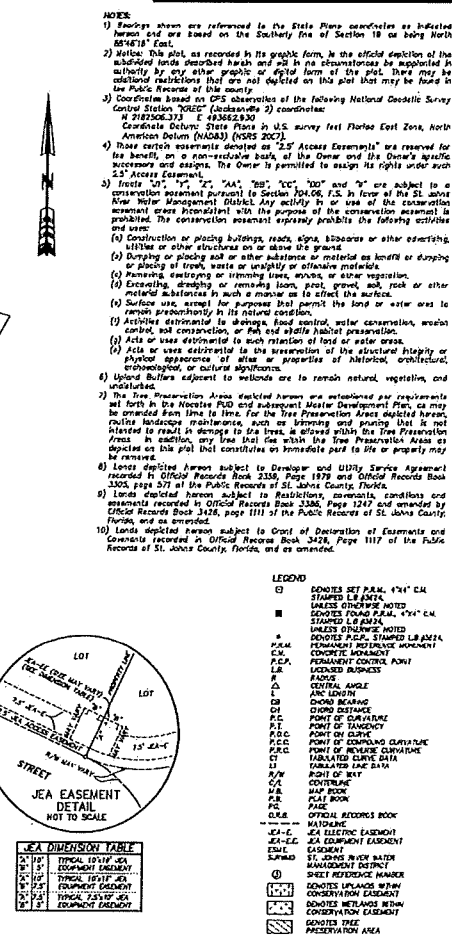
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3814

Attachment 5

**Subdivision Plat
Twenty Mile Village at Nocatee Phase 1**

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

SHEET 2 OF 32 SHEETS

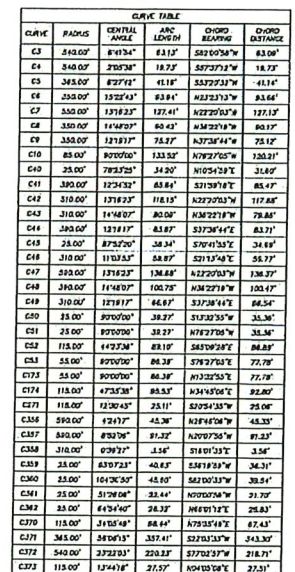


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 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 842-8350
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3874

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

SHEET 3 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



LEGEND

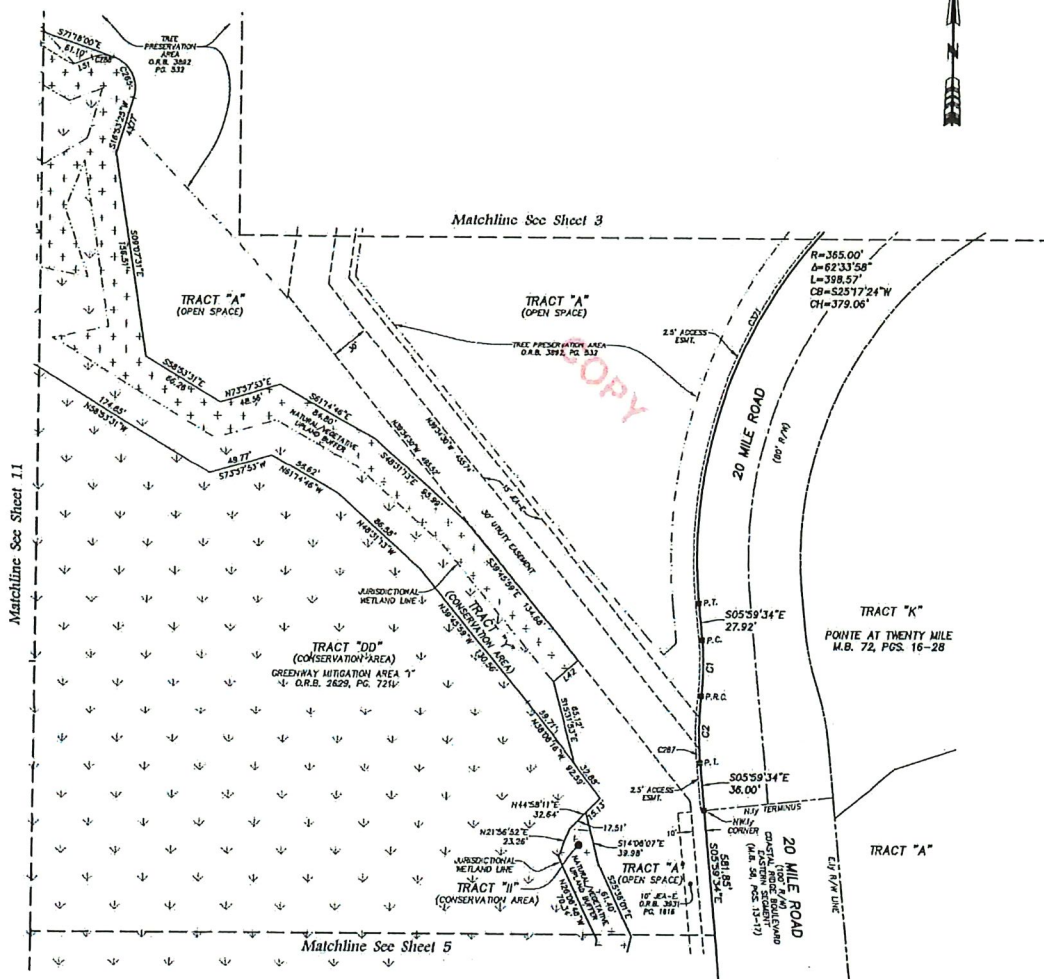
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PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

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

SHEET 4 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	200.00'	121°51'00"	42.77'	S00°08'01"W	42.89'
C2	238.00'	121°51'00"	26.11'	S00°08'01"W	51.01'
C2&5	25.00'	84°11'25"	34.48'	N17°17'17"W	34.79'
C2&8	238.00'	73°33'30"	16.89'	S09°40'38"E	10.88'
C2&9	25.00'	34°02'18"	17.03'	S08°10'52"W	16.71'
C371	345.00'	56°06'15"	331.41'	S22°03'33"W	343.30'

LINE TABLE		
LINE	BEARING	LENGTH
L42	S50°14'01"W	25.00'
L51	N88°38'44"E	14.57'

[illegible]

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

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CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

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

SHEET 5 OF 32 SHEETS

SEE SHEET 2 FOR NOTES

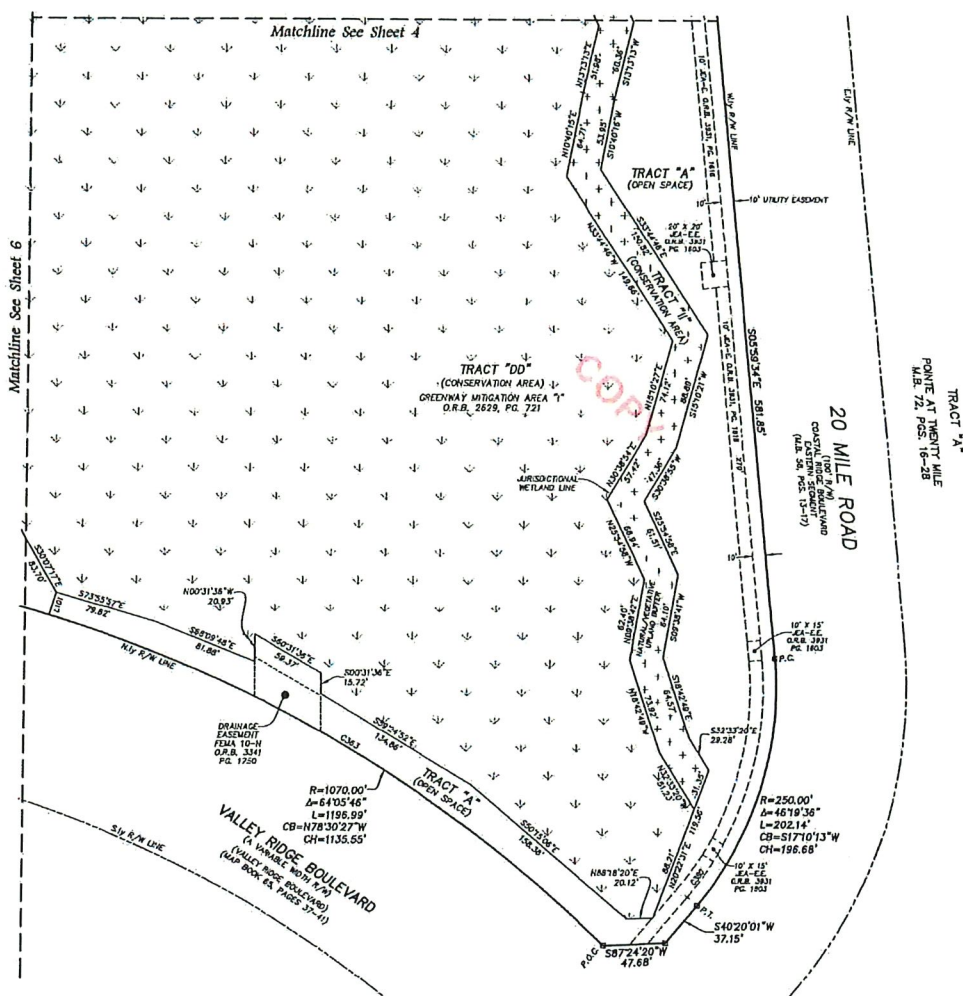


LINE TABLE		
LINE	BEARING	LENGTH
1101	S76°41'22"W	18.12

[illegible]

0 25 50 100
GRAPHIC SCALE IN FEET

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RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 6 OF 32 SHEETS

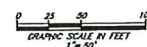
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L101	S 64° 22' 22" W	18.17
L102	N 20° 32' 20" W	11.53

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CMS	1070.00'	373°51"	823.80'	S88.03°56"W	883.41'
CMS	1070.00'	73.80°E	43.34'	S70°34'5"E	43.34'

- [illegible]



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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

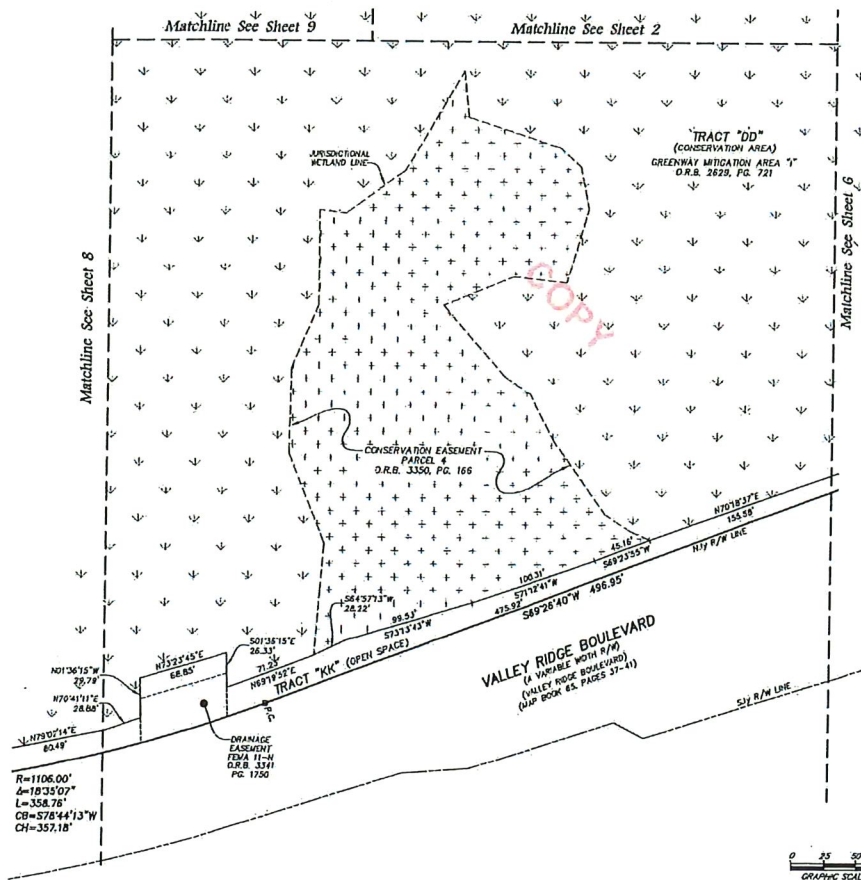
TWENTY MILE VILLAGE AT NOCATEE PHASE 1

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

MAP BOOK 74-PAGE //

SHEET 7 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L102	N70°37'29"W	11.53'

CURVE TABLE				
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING
C108	1075.00'	27°19'	43.36'	S70°20'10"W
				43.36'

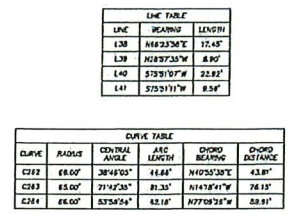
- LEGEND
- BOUNDS SET P.A.M. 4"x4" C.M.
 - STAMPED L.B. AREA
 - UNLESS OTHERWISE NOTED
 - BOUNDS FOLIO P.A.M. 4"x4" C.M.
 - STAMPED L.B. AREA
 - UNLESS OTHERWISE NOTED
 - BOUNDS P.C.P. STAMPED L.B. AREA
 - P.A.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - L.B. LICENSED BOUNDARY
 - RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CH CHORD BEARING
 - CHD CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.A.C. POINT OF PIVOT CURVATURE
 - CI TABULATED CURVE DATA
 - II TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C.A. CENTERLINE
 - M.B. MAP BOOK
 - P.B. PLAT BOOK
 - P.V. PLAT
 - G.R.B. OFFICIAL RECORDS BOOK
 - W/TH/PLK W/TH/PLK
 - SEA-E SEA ELECTRIC EASEMENT
 - SEA-E SEA EQUIPMENT EASEMENT
 - EWL EASEMENT
 - SR/MS ST. JOHNS RIVER WATER
 - SR/MS ST. JOHNS RIVER WATER
 - SHEET REFERENCE NUMBER
 - BOUNDS UPLAND WITHIN CONSERVATION EASEMENT
 - BOUNDS WETLAND WITHIN CONSERVATION EASEMENT
 - BOUNDS TREE PRESERVATION AREA

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RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 8 OF 32 SHEETS

SEE SHEET 2 FOR NOTES

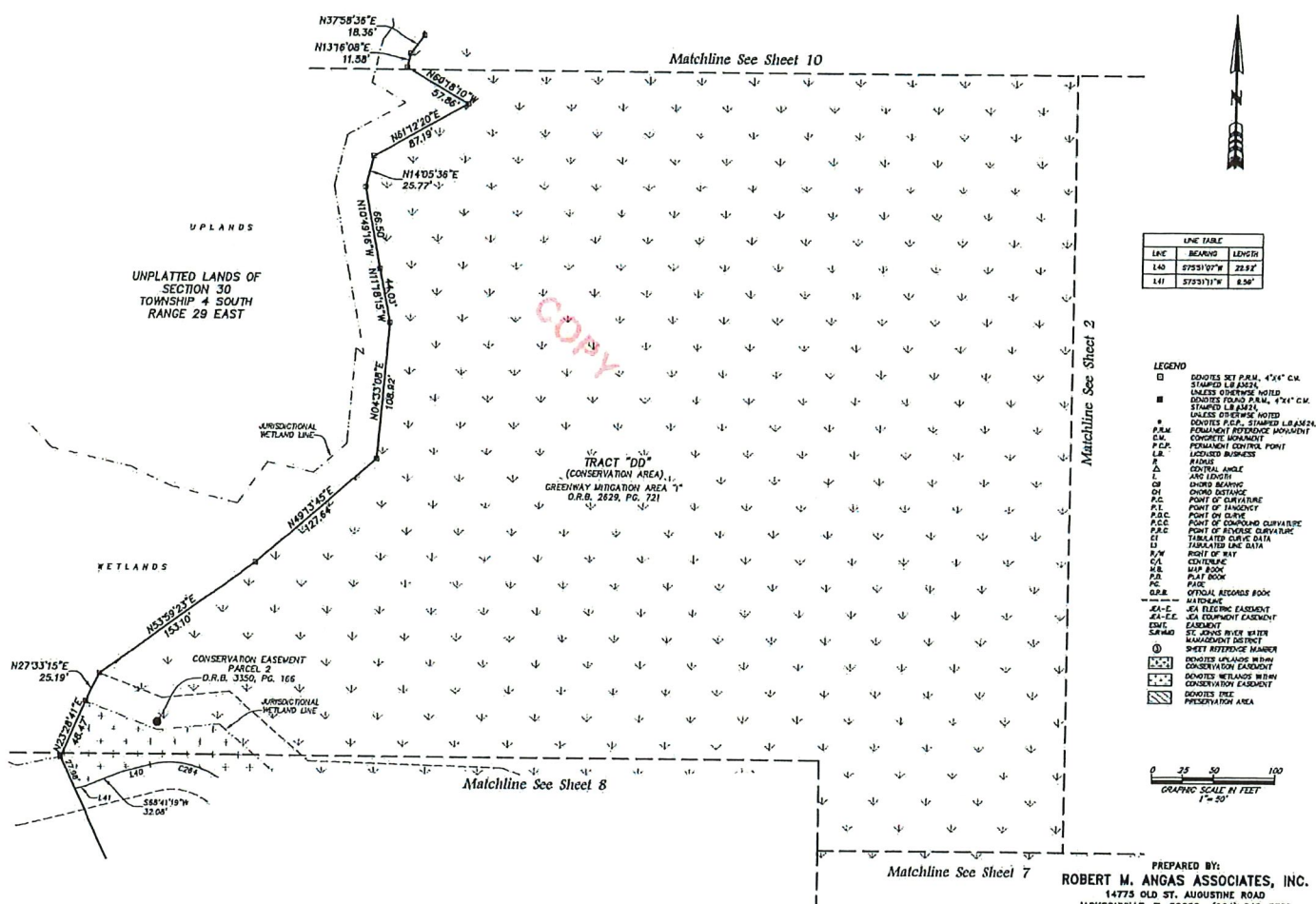
[illegible]

1-30
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RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 9 OF 32 SHEETS

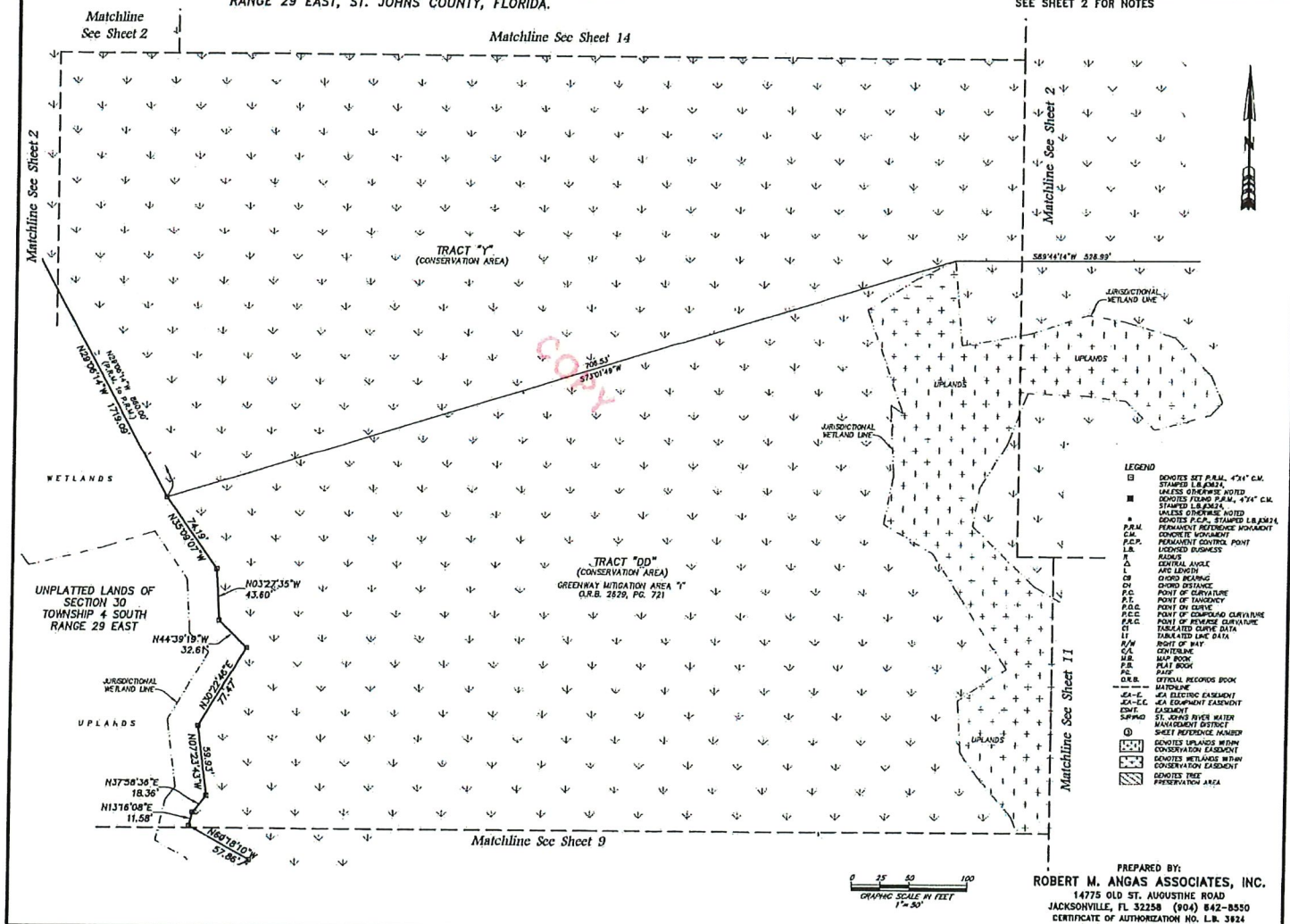
SEE SHEET 2 FOR NOTES



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

SHEET 10 OF 32 SHEETS

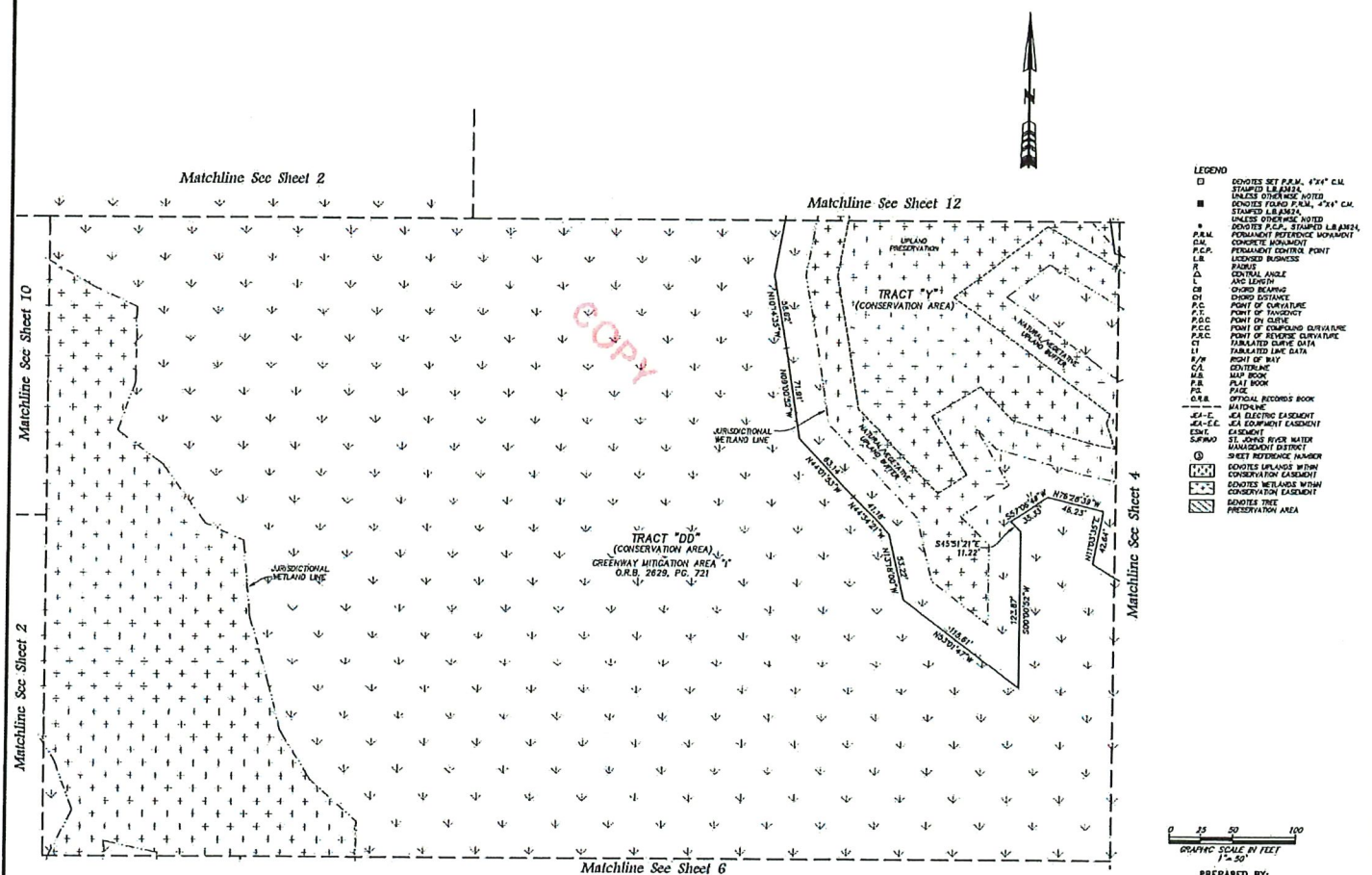
SEE SHEET 2 FOR NOTES



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

SHEET 11 OF 32 SHEETS

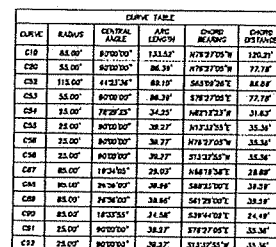
SEE SHEET 2 FOR NOTES



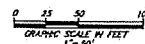
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A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50
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RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 12 OF 32 SHEETS
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
12	N31°27'05"W	27.08'

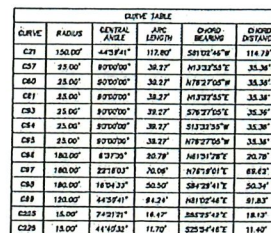
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A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50
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RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 13 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



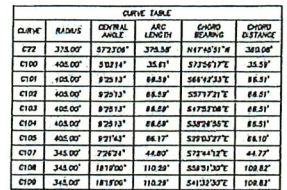
LINE TABLE		
LINE	BEARINGS	LENGTH
L24	N58°37'55"E	44.65'
L27	S31°20'05"W	80.60'
L28	S58°32'55"W	51.00'
L29	N31°27'05"W	51.00'
L30	N58°37'55"E	31.00'
L31	N31°27'05"W	31.00'
L32	N58°37'55"E	31.00'
L37	N31°27'05"W	31.00'

[illegible]

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A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50
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RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 14 OF 32 SHEETS
SEE SHEET 2 FOR NOTES

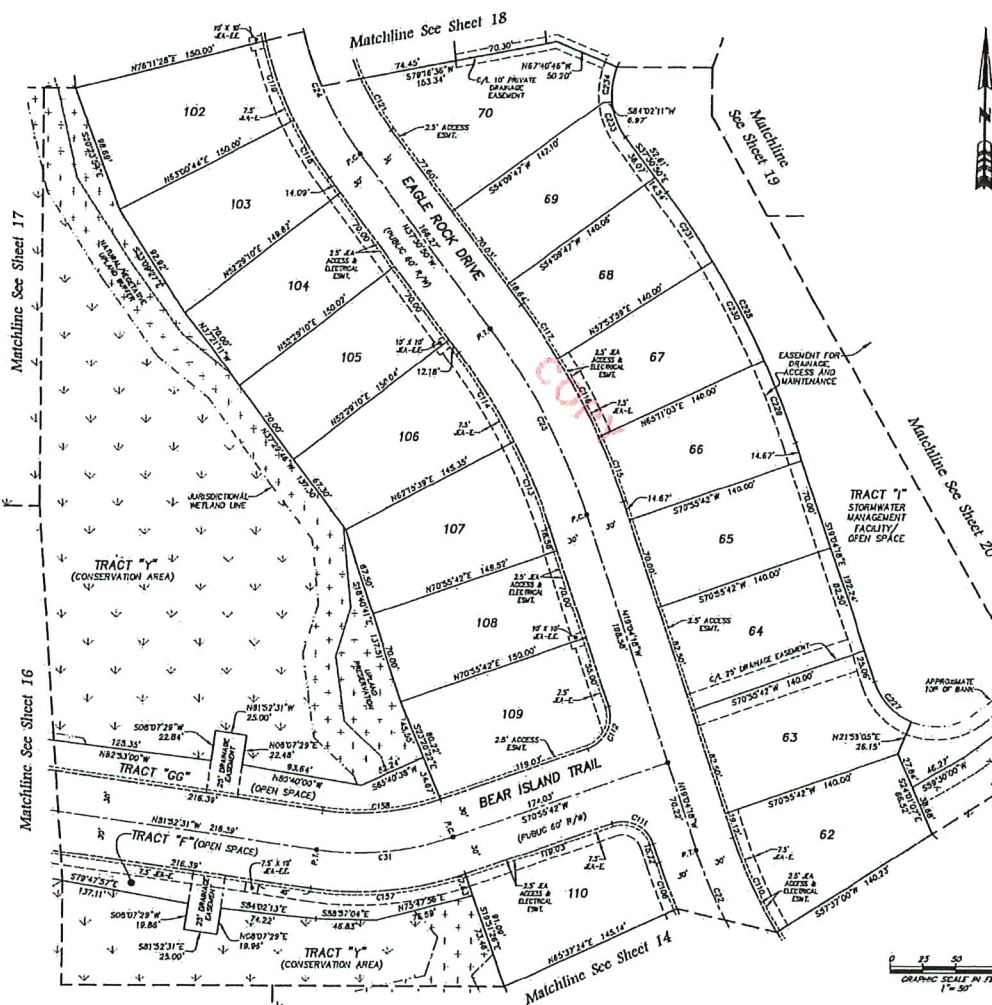
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RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 15 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	ADGARS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD DISTANCE
C23	330.00°	57°23'15"	372.58'	317.60'	54.98'
C24	300.00°	1°12'30"	1.00'	0.999999'	0.000001'
C24	334.00°	32°30'30"	110.48'	91.277676'	19.2023'
C41	223.00°	17°07'18"	106.80'	94.613535'	12.1864'
C46	405.00°	0°00'00"	37.50'	37.500000'	0.00'
C110	343.00°	18°16'45"	80.15'	62.934533'	17.2148'
C111	35.00°	80°00'00"	38.23'	18.181818'	20.05'
C112	35.00°	80°00'00"	38.23'	18.233333'	20.36'
C113	35.00°	80°00'00"	38.23'	18.333333'	20.67'
C114	35.00°	80°00'00"	38.23'	18.433333'	20.98'
C115	35.00°	80°00'00"	38.23'	18.533333'	21.29'
C116	35.00°	77°50'15"	37.38'	18.277778'	20.21'
C117	330.00°	57°24'45"	38.00'	32.447678'	5.5523'
C118	390.00°	10°30'24"	51.44'	50.719130'	6.7257'
C119	390.00°	13°24'34"	64.40'	62.929324'	11.4706'
C121	225.00°	11°59'45"	62.30'	59.311111'	3.0889'
C122	225.00°	11°59'45"	62.30'	59.311111'	3.0889'
C123	185.00°	17°07'18"	82.56'	69.721235'	12.8387'
C227	50.00°	48°39'54"	42.73'	34.537033'	8.1943'
C238	87.00°	60°17'21"	215.84'	108.71374'	216.73'
C239	87.00°	54°28'42"	187.17'	101.561389'	85.61'
C240	87.00°	51°16'17"	85.18'	83.227777'	1.9512'
C241	87.00°	47°46'42"	62.30'	59.755556'	2.5444'
C242	87.00°	44°17'07"	39.49'	37.962222'	1.5278'
C244	51.00°	35°25'48"	38.46'	30.974534'	7.4858'

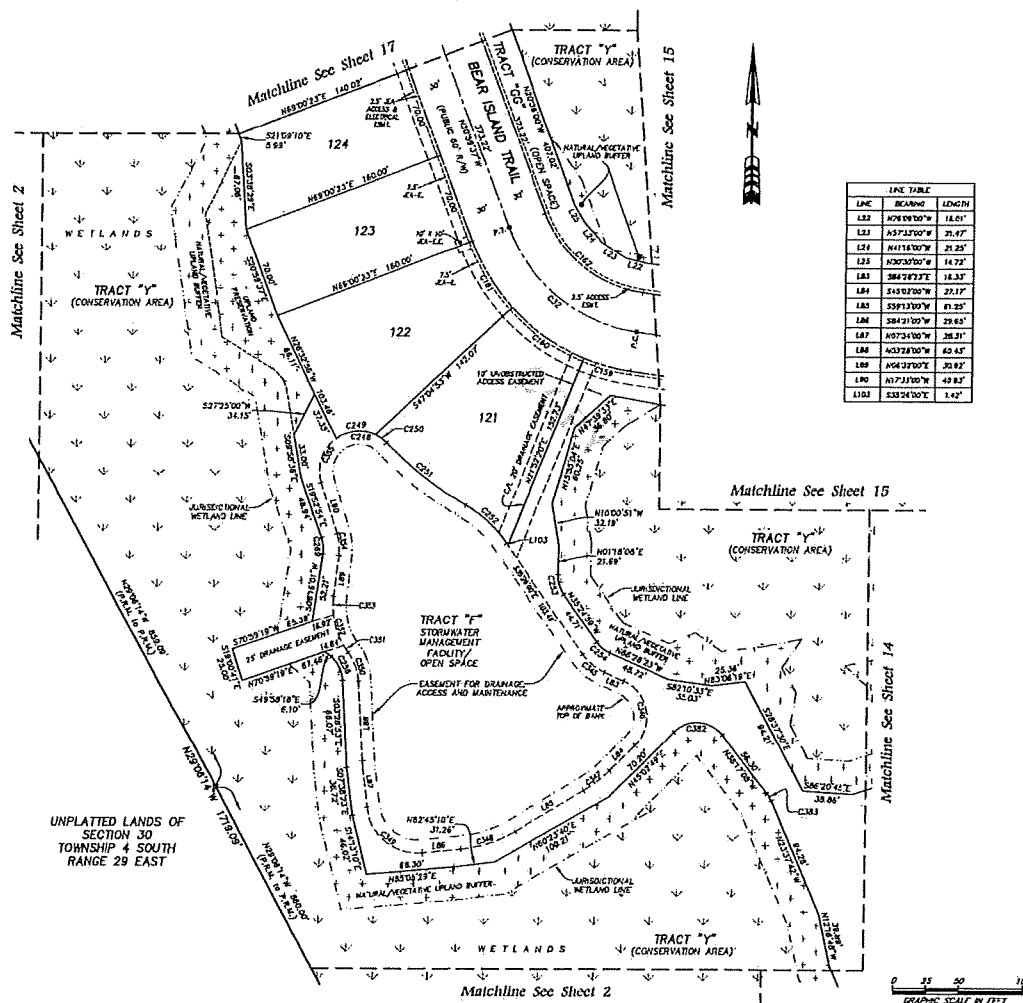
[illegible]

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RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 16 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



ORION TABLE					
ORION	RADIUS	CENTRAL ANGLE	ARC LENGTH	ORION BEARING	ORION DISTANCE
C13	325.07	69°55'34"	133.87E	N31°26'W	126.61E
C18	335.05	34°15'42"	51.19E	S75°00'W	331.6E
C19	338.00	29°35'32"	68.50E	N30°31'W	87.65E
C21	338.00	29°35'32"	68.50E	S31°31'W	87.65E
C42	365.00	60°00'00"	120.65E	S27°34'W	96.33E
C74	365.00	61°25'41"	125.85E	N43°08'W	39.11E
C14	365.00	61°00'33"	119.85E	S61°04'W	30.44E
C50	365.00	27°07'33"	51.85E	N55°06'W	10.83E
C31	295.00	12°38'34"	28.03E	S33°35'W	77.80E
C92	100.00	24°26'30"	45.60E	N16°45'W	42.71E
C753	33.00	36°43'30"	18.60E	S77°33'W	15.70E
C34	33.00	31°57'41"	13.55E	S30°34'W	13.30E
C28	25.00	48°17'26"	26.30E	N06°15'W	18.73E
C69	25.00	38°08'35"	12.30E	N03°17'W	12.18E
C345	40.00	31°05'33"	11.67E	S00°37'W	21.41E
C44	30.00	31°10'23"	58.38E	N10°43'W	48.60E
C247	100.00	23°10'00"	43.75E	N33°07'W	24.65E
C24	30.00	25°00'00"	24.82E	N77°17'W	43.82E
C34	40.00	80°05'00"	81.14E	S15°20'W	85.61E
C30	40.00	37°37'00"	24.17E	N05°16'W	23.14E
C31	60.00	4°03'00"	8.25E	N45°05'W	6.30E
C251	30.00	71°00'00"	32.15E	S19°00'W	25.00E
C343	60.00	37°27'31"	16.51E	N00°00'W	16.51E
C34	40.00	34°05'00"	16.81E	N00°00'W	16.81E
C34	30.00	71°11'00"	27.33E	S18°13'W	24.82E
C362	25.00	86°00'00"	43.85E	N46°37'W	37.35E
C34	25.00	14°37'00"	6.10E	N00°37'W	6.30E

[illegible]

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 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

TWENTY MILE VILLAGE AT NOCATEE PHASE 1

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

MAP BOOK 74 PAGE 21

SHEET 17 OF 32 SHEETS

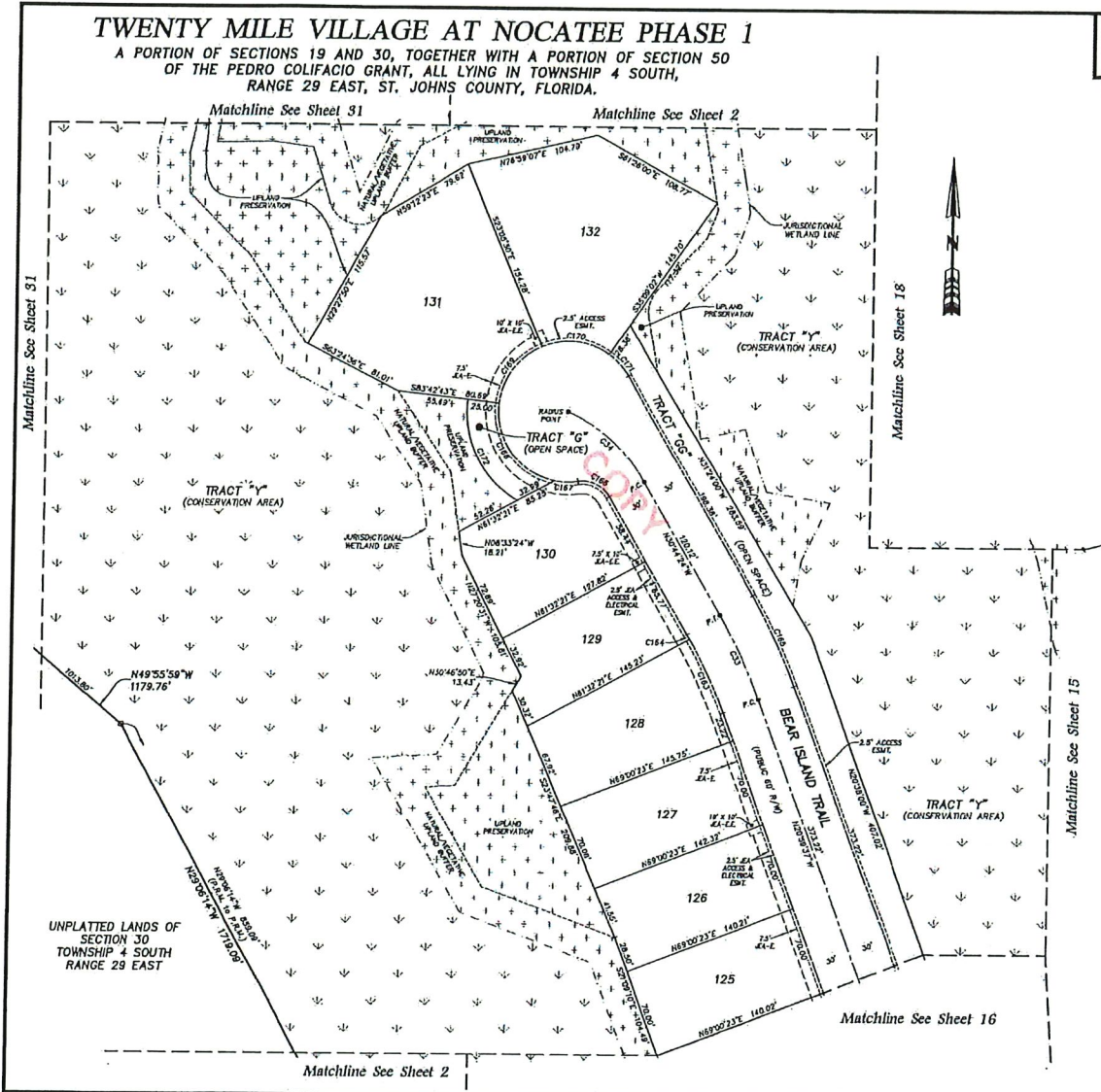
SEE SHEET 2 FOR NOTES

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C33	430.00'	8°44'48"	73.14'	N43°31'01"W	73.06'
C34	125.00'	25°25'31"	83.48'	N48°22'22"W	83.18'
C183	400.00'	8°07'33"	63.76'	N25°33'31"W	63.63'
C184	400.00'	0°38'17"	4.26'	N30°24'00"W	4.29'
C185	485.00'	8°14'48"	78.35'	N25°30'01"W	78.15'
C186	25.00'	87°58'11"	26.81'	N91°19'10"W	27.85'
C187	33.00'	18°12'31"	18.55'	S89°10'27"E	18.47'
C188	33.00'	89°52'31"	22.21'	S34°37'00"E	24.79'
C189	33.00'	62°37'31"	35.18'	S34°37'00"E	35.21'
C170	35.00'	58°17'31"	55.91'	N83°36'14"W	63.83'
C171	35.00'	24°08'31"	23.14'	N42°41'11"W	22.87'
C172	89.00'	87°02'31"	83.34'	S27°12'04"E	86.35'

- LEGEND
- DENOTES SET P.A.M., 4"x4" C.M.
 - STAMPED L.B. AREA
 - UNLESS OTHERWISE NOTED DENOTES FOUND P.A.M., 4"x4" C.M.
 - STAMPED L.B. AREA
 - UNLESS OTHERWISE NOTED DENOTES SET P.A.M., 4"x4" C.M.
 - PERMANENT REFERENCE MONUMENT
 - P.C.P. PERMANENT CONTROL POINT
 - LOCATED BUSINESS
 - PAVE
 - ARC LENGTH
 - CH
 - CHORD BEARING
 - CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - CI TABULATED CURVE DATA
 - LI TABULATED LINE DATA
 - R/W RIGHT OF WAY
 - C/A CENTERLINE
 - B.M. BENCH MARK
 - P.B. PLAT BOOK
 - P.D. PLAT
 - O.R.B. OFFICIAL RECORDS BOOK
 - MATCHLINE
 - JCA-E JCA EASEMENT
 - JCA-E JCA EASEMENT
 - EASEMENT
 - ST. ZONE BOUNDARY
 - MANAGEMENT DISTRICT
 - SHEET REFERENCE NUMBER
 - DENOTES UPLAND IN DRAIN CONSERVATION EASEMENT
 - DENOTES WETLANDS IN DRAIN CONSERVATION EASEMENT
 - DENOTES TREE PRESERVATION AREA

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

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CERTIFICATE OF AUTHORIZATION NO. LB. 3624



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SHEET 18 OF 32 SHEETS

SEE SHEET 2 FOR NOTES

CURVE	RADIUS	GENERAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	250.00'	33.0534°	140.08'	N11°23'36"W	134.24'
C23	100.00'	80.0700°	157.06'	N19°35'07"E	141.41'
C28	100.00'	53.7533°	81.09'	N01°29'23"E	80.89'
C27	100.00'	34.0378°	82.89'	N44°32'23"E	81.85'
C18	202.00'	78.3121°	221.12'	S57°06'35"E	165.85'
C20	200.00'	87.2141°	41.02'	S02°36'41"E	40.89'
C22	200.00'	20.0915°	72.20'	S12°03'38"E	70.18'
C23	150.00'	61°14'44"	1.50'	S22°03'38"E	1.50'
C24	150.00'	22.0917°	50.23'	S06°23'14"W	48.93'
C25	25.00'	50.7023°	21.87'	N07°35'47"W	21.18'
C26	85.00'	87°05'31"	3.44'	N36°07'17"W	3.44'
C27	35.00'	67°57'21"	65.23'	S06°04'53"E	61.48'
C28	65.00'	47°30'18"	45.44'	S50°28'37"W	44.18'
C29	55.00'	57°31'31"	80.54'	N48°34'35"W	48.78'
C30	55.00'	57°44'51"	53.05'	N48°34'35"E	22.21'
C31	75.00'	80°00'00"	108.64'	S37°35'09"W	88.89'
C32	152.00'	103°51'	7.84'	S89°07'05"W	7.84'
C33	452.00'	8.8460°	88.78'	N49°49'00"W	88.72'
C34	452.00'	8.8460°	88.78'	N49°49'00"W	88.72'
C12	362.00'	87°05'31"	36.10'	S87°30'30"W	35.64'
C13	282.00'	18.0300°	120.15'	N79°03'30"W	118.60'
C22	54.00'	152°27'31"	143.82'	S30°10'14"W	106.88'
C35	54.00'	34.0728°	33.18'	S30°22'37"W	31.88'
C36	54.00'	58°30'11"	55.08'	S85°20'44"W	52.77'
C38	350.00'	27°02'31"	10.55'	N44°06'37"W	10.55'
C37	350.00'	31°11'08"	184.78'	N40°06'30"W	184.34'
C38	350.00'	30°59'18"	208.38'	S24°28'25"E	205.16'
C39	162.00'	171°47'31"	37.20'	S37°43'14"E	37.12'
C37	162.00'	28°30'11"	48.89'	N20°08'24"W	48.38'
C37	360.00'	30°59'18"	251.29'	N27°23'35"E	248.18'
C37	162.00'	28°30'11"	78.48'	S20°08'24"E	78.00'
C37	162.00'	171°47'31"	42.42'	S37°43'14"E	42.00'
C37	55.00'	102°53'31"	10.81'	S79°20'21"W	10.00'
C39	362.00'	84°07'12"	24.41'	N40°08'10"W	24.42'

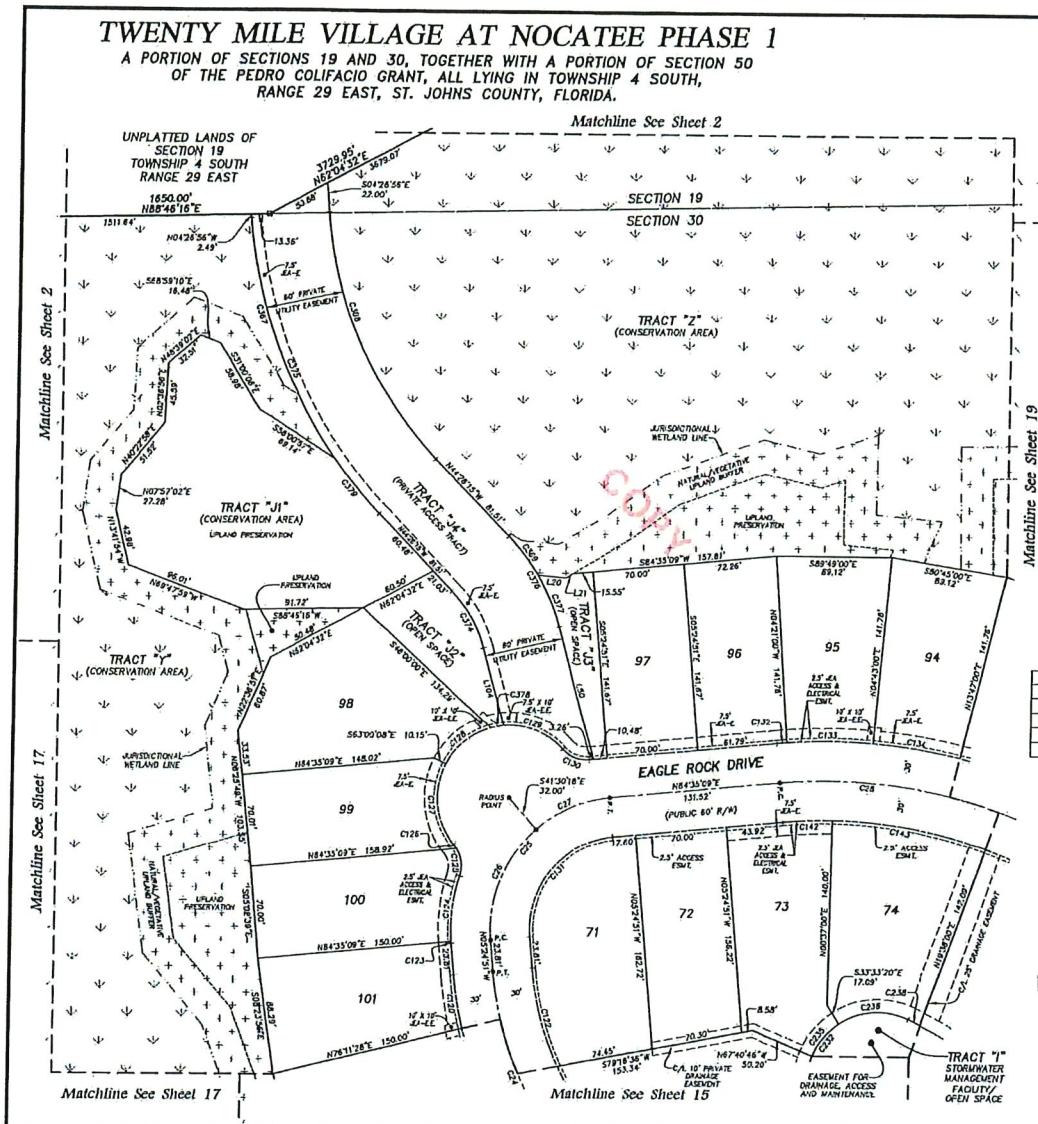
LINE	BEARING	LENGTH
L20	S84°42'27"E	21.81'
L31	N48°04'07"E	8.17'
L30	S12°10'4"E	104.23'
L34	N12°10'4"W	80.89'

LEGEND

- DOUBLES SET P.M.M. 4"x4" C.M. STAMPED L.B. 1811A
- UNLESS OTHERWISE NOTED DOUBLES F.O.M. 4"x4" C.M. STAMPED L.B. 1811A
- UNLESS OTHERWISE NOTED DOUBLES P.C.A. STAMPED L.B. 1811A
- PERMANENT INTERIOR MONUMENT CONCRETE MONUMENT
- PERMANENT CONTROL POINT CONCRETE MONUMENT
- UNCOVERED MONUMENT
- CONTROL ANGLE
- ARC LENGTH
- CHORD BEARING
- CHORD DISTANCE
- POINT OF CURVATURE
- POINT OF TANGENCY
- POINT ON CURVE
- POINT OF COMMENCEMENT OF CURVATURE
- POINT OF REVERSE CURVATURE
- TANGENTIAL CURVE DATA
- TANGENTIAL LINE DATA
- POINT OF WAY
- CONTINUITY
- W.P. BOOK
- PLAT BOOK
- FACE
- OPTIONAL RECORDS BOOK
- WARRANTY
- SEA ELECTRIC EASEMENT
- SEA EQUIPMENT EASEMENT
- EASEMENT
- SEA JOHN RIVER WATER MANAGEMENT DISTRICT
- SHEET REFERENCE NUMBER
- DOUBLES UPLANDS WITH CONSERVATION EASEMENT
- DOUBLES METALADE WITH CONSERVATION EASEMENT
- DOUBLES TREE PRESERVATION AREA

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

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3824



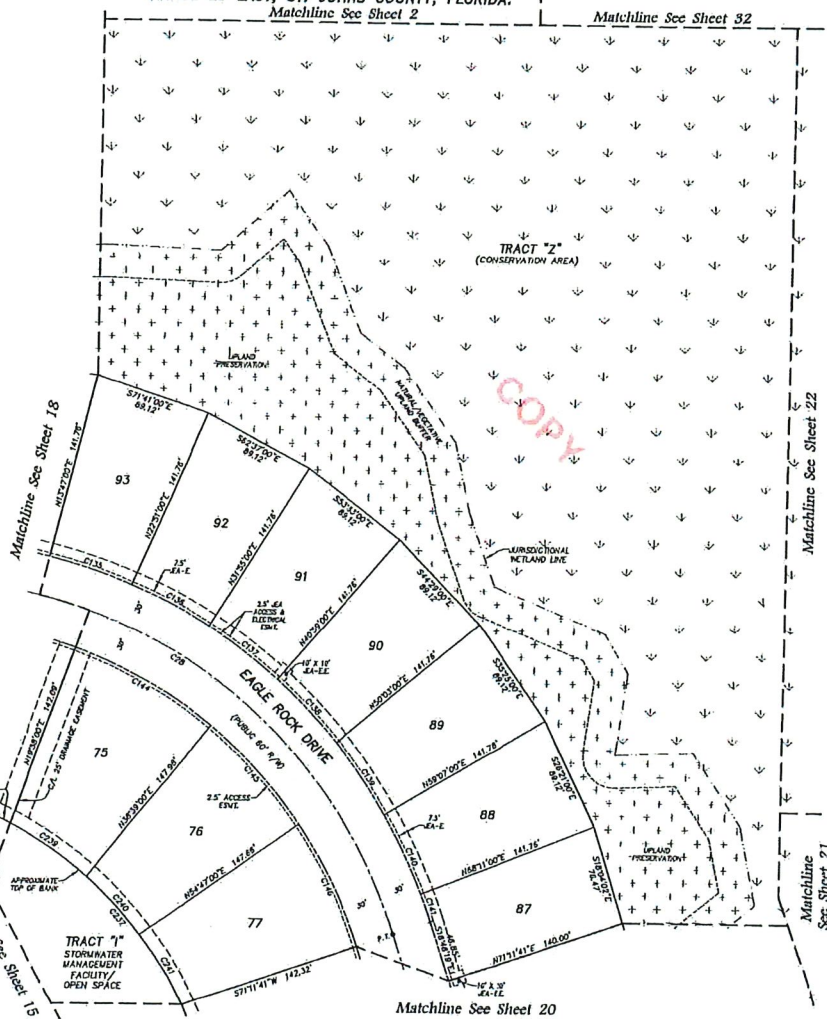
TWENTY MILE VILLAGE AT NOCATEE PHASE 1

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

MAP BOOK 74 PAGE 23

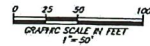
SHEET 19 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE TABLE					
CURVE	PI/100'S	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C28	392.00'	70°36'31"	324.13'	S27°06'25"W	465.83'
C135	422.00'	8°54'30"	88.78'	N71°11'00"W	88.71'
C136	422.00'	8°54'30"	88.78'	N83°23'00"W	88.71'
C137	422.00'	8°54'30"	88.78'	N83°23'00"W	88.71'
C138	422.00'	8°54'30"	88.78'	N44°23'00"W	88.71'
C139	422.00'	8°54'30"	88.78'	N44°23'00"W	88.71'
C140	422.00'	8°54'30"	88.78'	N04°21'00"W	88.71'
C141	422.00'	3°00'41"	22.18'	N07°18'40"W	22.18'
C142	362.00'	18°00'00"	120.15'	N07°31'30"W	119.80'
C143	362.00'	18°00'00"	120.15'	N43°17'00"W	120.80'
C144	362.00'	18°00'00"	120.15'	N07°00'40"W	120.33'
C137	300.00'	48°54'41"	212.48'	N41°17'11"W	228.84'
C236	300.00'	2°00'32"	10.55'	N44°06'37"W	10.55'
C238	300.00'	13°18'36"	72.09'	N04°17'08"W	71.82'
C240	300.00'	11°29'38"	60.91'	N47°35'07"W	60.17'
C241	300.00'	11°29'42"	62.28'	N21°35'17"W	62.17'

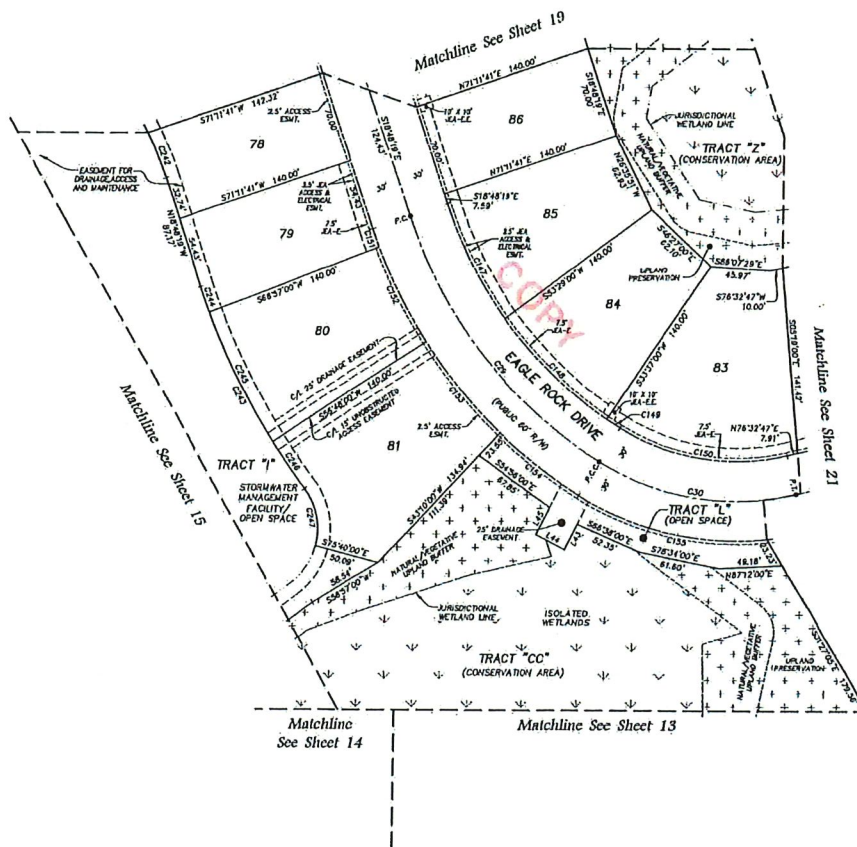
- LEGEND**
- CONCRETE SET P.N.M. 4"x4" C.M.
 - STAMPED L.B.P.M.
 - UNLESS OTHERWISE NOTED
 - CONCRETE FOUND P.N.M. 4"x4" C.M.
 - STAMPED L.B.P.M.
 - UNLESS OTHERWISE NOTED
 - CONCRETE SET P.N.M. 4"x4" C.M.
 - STAMPED L.B.P.M.
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - RADIUS
 - CENTRAL ANGLE
 - ARC LENGTH
 - CHORD BEARING
 - CHORD DISTANCE
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - P.O.C.
 - POINT OF COMPOUND CURVATURE
 - POINT OF REVERSE CURVATURE
 - TABULATED CURVE DATA
 - TABULATED LINE DATA
 - RIGHT OF WAY
 - CENTERLINE
 - MAP BOOK
 - FULL BOOK
 - PAGE
 - D.R.B.
 - OFFICIAL INCORPORATION
 - MATCHLINE
 - J.E.A.-E.
 - J.E.A. EQUIPMENT EXHIBENT
 - EXHIBENT
 - ST. JOHNS RIVER WATER
 - MANAGEMENT DISTRICT
 - SHEET REFERENCE NUMBER
 - CONCRETE UPLAND WITH CONSERVATION EASEMENT
 - CONCRETE UPLAND WITH CONSERVATION EASEMENT
 - CONCRETE TREE PRESERVATION AREA



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

SHEET 20 OF 32 SHEETS
SEE SHEET 2 FOR NOTES



DUPLICATE TABLE					
CLIVE	RADIOS	GENERAL ABLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C129	200.00°	219.0708°	212.84°	328.7123°	238.08
C130	210.00°	229.0708°	222.84°	338.7123°	248.08
C131	320.00°	174.7414°	86.82°	547.7414°	78.57
C138	323.00°	182.7393°	110.64°	547.7393°	110.67
C148	320.00°	219.123°	12.14°	587.9744°	12.24
C150	170.00°	415.4544°	133.16°	101.5524°	124.78
C164	340.00°	211.41°	14.83°	193.5540°	14.89
C165	340.00°	170.0000°	80.56°	167.0730°	80.45
C167	340.00°	173.0000°	80.43°	167.0010°	79.21
C168	340.00°	174.0347°	77.67°	167.03474°	77.37
C185	330.00°	373.583°	150.63°	577.2223°	148.24
C193	340.00°	710.06°	37.36°	187.2223°	37.34
C243	330.00°	171.0000°	17.00°	171.0000°	17.00
C244	330.00°	271.00°	26.37°	171.0000°	17.00
C245	330.00°	127.0000°	110.83°	167.0000°	110.80
C246	340.00°	47.0004°	43.43°	133.0003°	43.41
C247	50.00°	321.9104°	45.65°	148.9223°	44.08

LINE TABLE		
LINE	BEARING	LENGTH
143	N27°12'08"E	21.88'
144	S81°47'32"E	23.00'
145	S77°32'08"W	22.87'

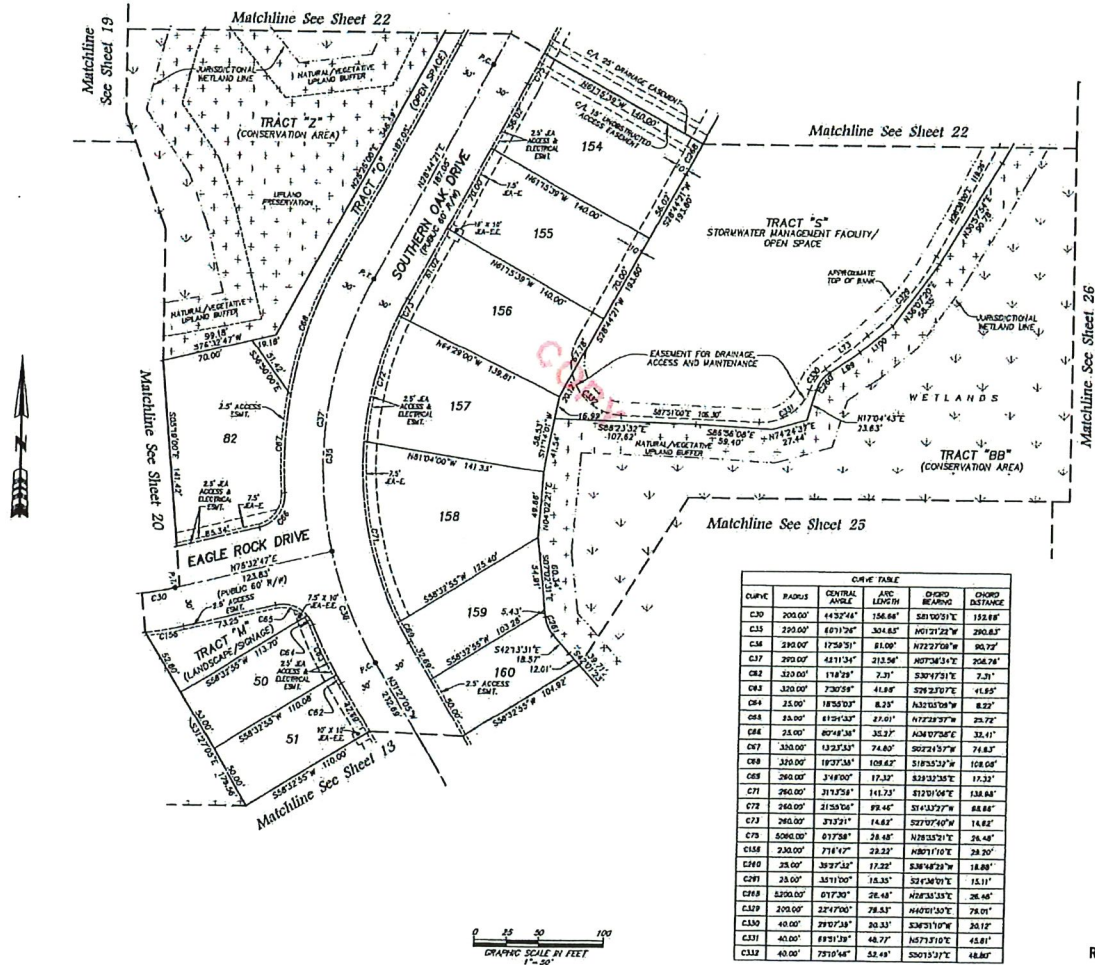
- [illegible]

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RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 21 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CARE TABLE				
CURVE	PAID	CENTRAL ARC	CHORD MEANS	CHORD LENGTH
C20	200.00	437.746	10.00	128.261
C35	293.00	631.734	30.655	197.721
C45	293.00	1759.51	81.00	282.708
C47	290.00	4114.34	213.584	407.334
C62	320.00	1182.9	7.31	330.731
C68	320.00	730.95	2.89	251.710
C84	21.00	1875.03	8.29	435.056
C85	38.00	6119.33	16.01	673.297
C94	24.00	807.38	32.5	480.076
C95	24.00	107.38	4.82	50.913
C98	210.00	107.38	10.00	34.61
C99	260.00	319.07	17.37	52.937
C71	260.00	319.33	17.37	52.910
C72	260.00	2150.71	98.45	314.377
C73	260.00	319.33	1.63	52.977
C78	500.00	617.38	2.48	419.353
C158	230.00	714.97	23.22	480.110
C160	25.00	357.37	17.22	536.745
C161	25.00	357.37	18.35	537.979
C162	520.00	617.38	2.48	419.353
C163	520.00	617.38	2.48	419.353
C164	520.00	617.38	2.48	419.353
C165	520.00	617.38	2.48	419.353
C166	520.00	617.38	2.48	419.353
C167	520.00	617.38	2.48	419.353
C168	520.00	617.38	2.48	419.353
C169	520.00	617.38	2.48	419.353
C170	520.00	617.38	2.48	419.353
C171	520.00	617.38	2.48	419.353
C172	520.00	617.38	2.48	419.353
C173	520.00	617.38	2.48	419.353
C174	520.00	617.38	2.48	419.353
C175	520.00	617.38	2.48	419.353
C176	520.00	617.38	2.48	419.353
C177	520.00	617.38	2.48	419.353
C178	520.00	617.38	2.48	419.353
C179	520.00	617.38	2.48	419.353
C180	520.00	617.38	2.48	419.353
C181	520.00	617.38	2.48	419.353
C182	520.00	617.38	2.48	419.353
C183	520.00	617.38	2.48	419.353
C184	520.00	617.38	2.48	419.353
C185	520.00	617.38	2.48	419.353
C186	520.00	617.38	2.48	419.353
C187	520.00	617.38	2.48	419.353
C188	520.00	617.38	2.48	419.353
C189	520.00	617.38	2.48	419.353
C190	520.00	617.38	2.48	419.353
C191	520.00	617.38	2.48	419.353
C192	520.00	617.38	2.48	419.353
C193	520.00	617.38	2.48	419.353
C194	520.00	617.38	2.48	419.353
C195	520.00	617.38	2.48	419.353
C196	520.00	617.38	2.48	419.353
C197	520.00	617.38	2.48	419.353
C198	520.00	617.38	2.48	419.353
C199	520.00	617.38	2.48	419.353
C200	520.00	617.38	2.48	419.353

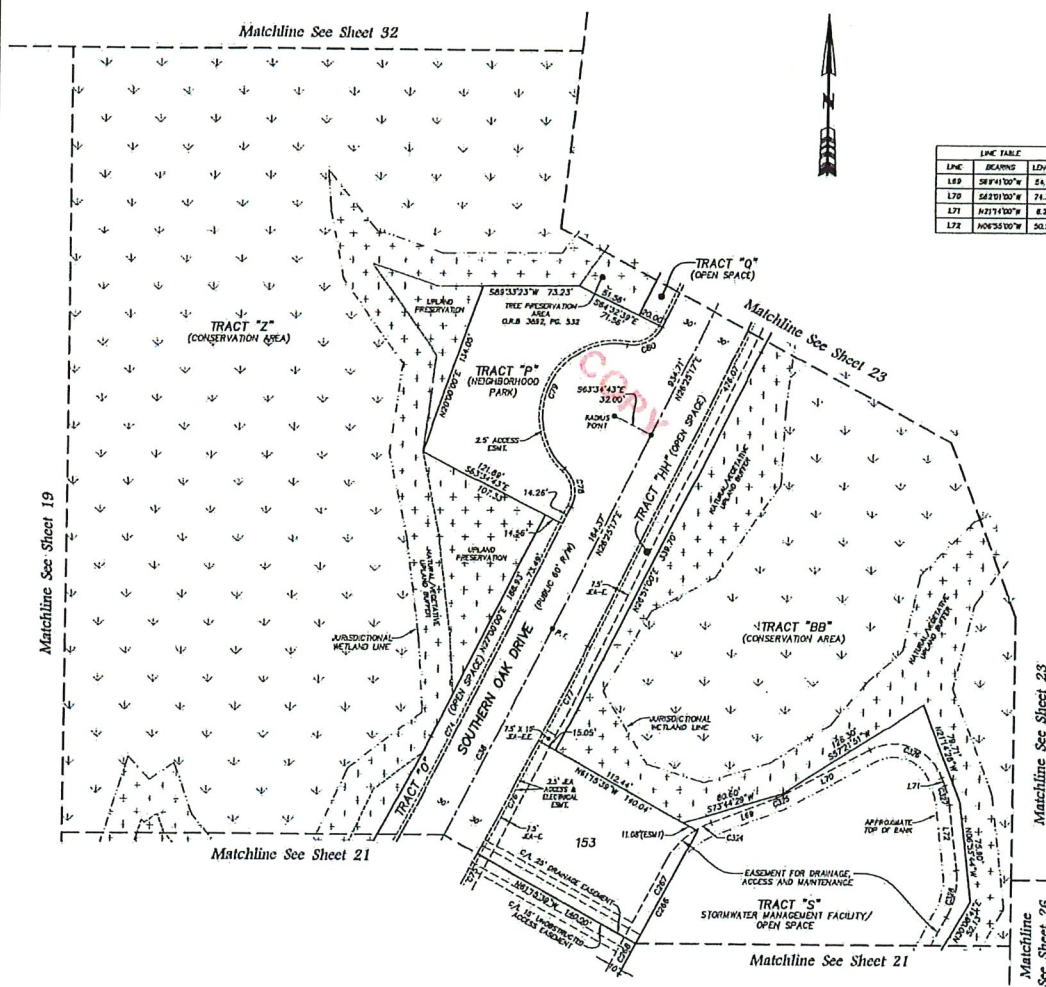
LINE	BEARING	LENGTH
173	N51°25'00"E	41.48'
189	N36°32'15"E	27.88'
1100	N50°7'45"E	32.18'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 842-8550
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

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

SHEET 22 OF 32 SHEETS

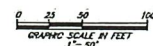
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARINGS	LENGTH
L69	S84°41'00"W	84.15'
L70	S62°01'00"W	74.33'
L71	N21°14'00"W	8.27'
L72	N06°35'00"W	50.29'

CLUMP TABLE					
CLUMP	RADIUS	CENTRAL AXES	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C38	5030.00'	218°14'	203.47'	N87°34'42"E	103.143'
C74	5000.00'	217°54'	203.23'	N87°34'14"E	102.24'
C75	5040.00'	218°15'	204.45'	N88°35'21"E	104.44'
C76	5040.00'	170°15'	87.51'	N87°34'14"E	87.51'
C77	5040.00'	170°15'	87.51'	N88°35'42"E	87.51'
C78	35.00'	270°12'	3.95'	N87°37'28"E	3.95'
C79	35.00'	141°30'00"	146.71'	S12°37'17"E	106.23'
C80	35.00'	270°12'	3.95'	N88°37'07"E	3.95'
C86	5700.00'	173°15'	123.88'	N87°34'27"E	123.88'
C87	5700.00'	173°15'	123.88'	N87°34'26"E	123.88'
C88	5700.00'	173°15'	123.88'	N87°34'26"E	123.88'
C124	60.00'	110°37'	17.51'	N87°34'26"E	17.51'
C125	40.00'	74°50'	5.35'	N87°34'26"E	5.35'
C126	40.00'	147°30'	17.51'	N87°34'26"E	17.51'
C127	80.00'	147°30'	14.89'	N10°04'30"E	14.85'
C128	60.00'	203°33'	70.21'	N10°04'30"E	70.21'

- [illegible]



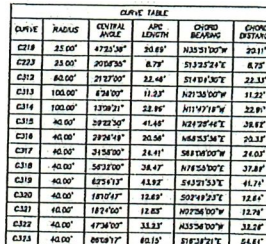
PREPARED BY:
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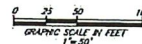
MAP BOOK 74 PAGE 27

SHEET 23 OF 32 SHEETS

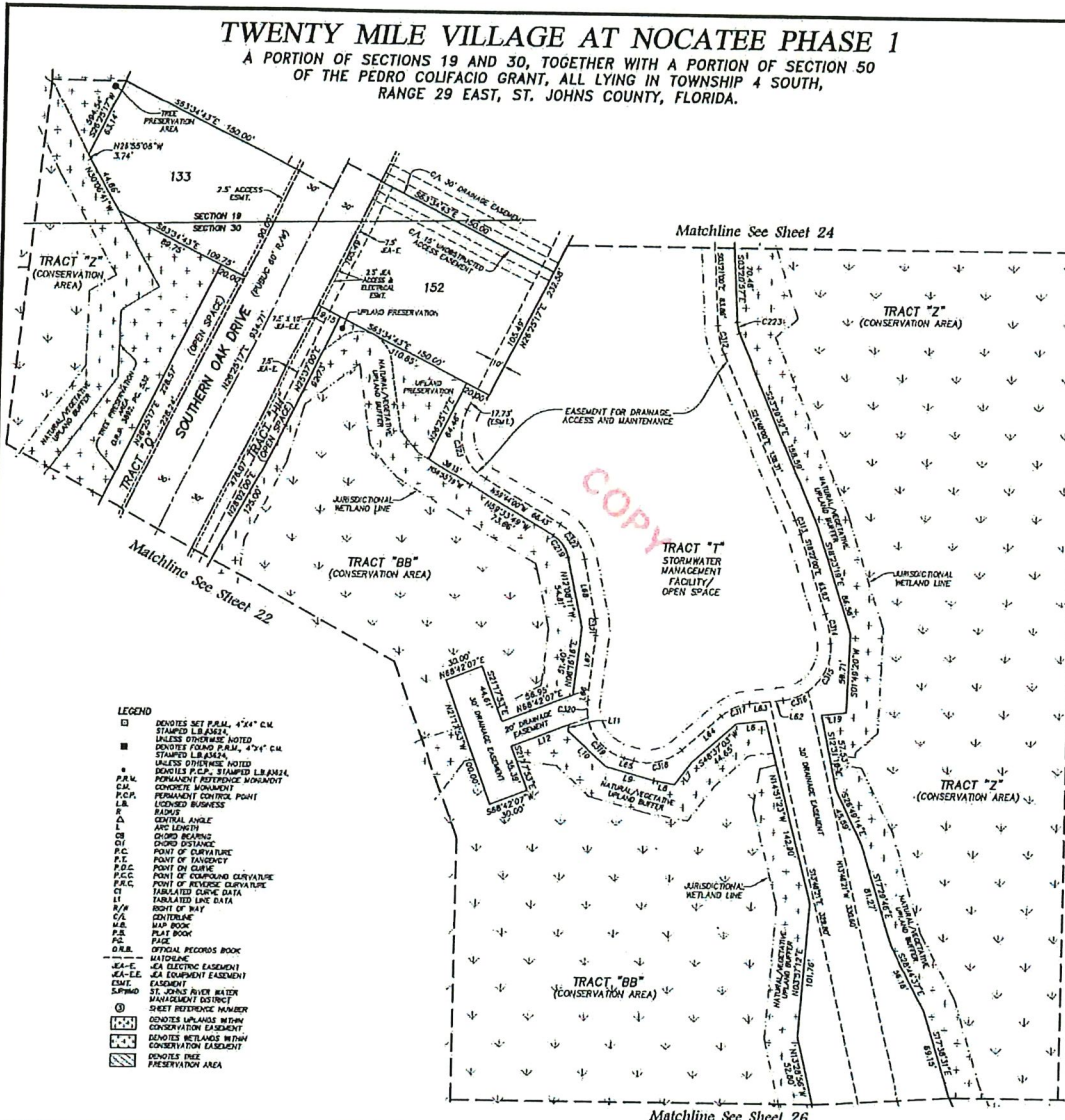
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L6	S63°33'47"W	23.5
L7	S37°104°17"W	21.6
L8	N72°46'45"W	38.1
L9	N7°42'47"W	16.4
L10	N16°28'18"W	38.96
L11	N06°16'17"E	47.3
L12	S44°42'07"W	46.26
L13	S85°30'41"W	18.07
L14	S83°37'00"E	8.91
L15	N83°37'00"E	15.63
L16	S48°33'00"E	38.63
L17	N7°43'00"E	7.34
L18	N04°18'00"E	8.04
L19	N08°18'00"E	40.81
L20	N12°08'00"E	48.37

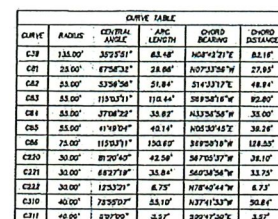


PREPARED BY:
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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.R. 3824



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

SHEET 24 OF 32 SHEETS
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
L13	S61°45'DW	14.18'
L14	S78°35'28"E	26.50'
L15	S89°4'00"E	33.00'
L16	S01°46'00"W	30.00'
L17	N38°4'00"W	28.84'
L18	S81°13'37"W	26.46'
L19	S01°46'00"W	28.17'
L20	S01°46'00"W	21.48'
L21	S07°13'00"E	4.97'

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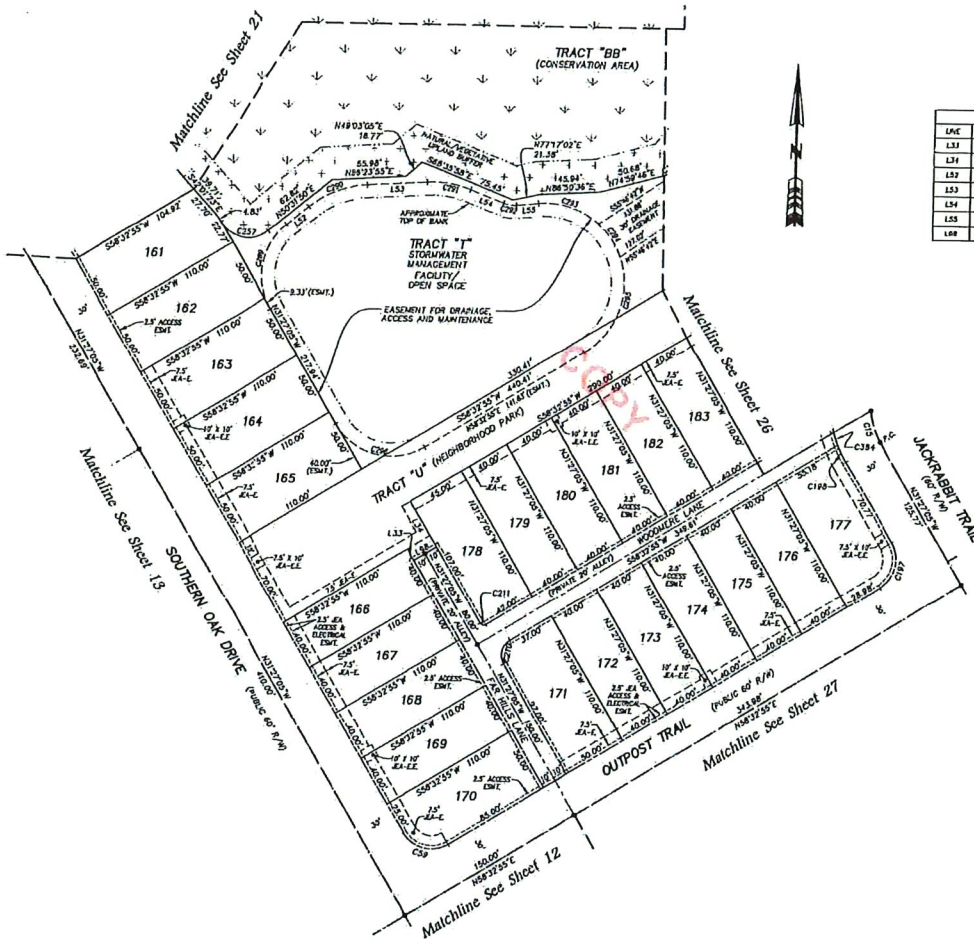
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. I.R. 3874

TWENTY MILE VILLAGE AT NOCATEE PHASE 1
A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50
OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 29

SHEET 25 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



LINE	BEARING	LENGTH
L31	N31°37'00"W	10.00'
L31	N31°37'00"W	40.00'
L32	S50°31'50"W	21.89'
L33	S08°23'55"E	45.80'
L34	N08°35'58"W	27.20'
L35	S04°22'53"W	17.30'
L36	S04°37'53"W	30.00'

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C15	33.00'	26°00'00"	23.00'	N07°23'00"E	24.61'
C16	33.00'	80°00'00"	39.27'	N31°37'00"E	35.36'
C17	33.00'	80°00'00"	39.27'	N31°37'00"E	35.36'
C18	63.00'	8°30'00"	14.29'	S50°30'00"E	14.30'
C19	13.00'	80°00'00"	20.47'	S73°33'55"E	18.36'
C20	3.00'	80°00'00"	4.70'	S73°33'55"E	4.31'
C21	33.00'	80°00'00"	43.77'	S06°23'38"E	37.74'
C22	30.00'	81°30'33"	71.84'	S07°33'33"E	63.59'
C23	78.00'	33°31'00"	48.83'	S08°23'55"E	48.04'
C24	78.00'	23°00'00"	34.04'	N01°08'33"E	33.77'
C25	22.00'	27°00'00"	10.37'	S01°08'33"E	10.36'
C26	81.00'	41°36'48"	48.89'	N72°06'43"E	48.62'
C27	81.00'	28°29'14"	30.31'	N34°36'12"E	30.00'
C28	81.00'	79°40'00"	68.84'	N19°10'28"E	77.40'
C29	30.00'	90°00'00"	78.54'	S79°27'00"E	70.71'
C30	88.00'	8°36'30"	10.37'	S18°21'37"E	10.37'

- LEGEND**
- DENOTES SET P.P.M., 4"x1" C.M.
 - STAMPED L.B. AREA
 - UNLESS OTHERWISE NOTED DENOTES TOWN P.A.M., 4"x1" C.M.
 - STAMPED L.B. AREA
 - UNLESS OTHERWISE NOTED DENOTES P.C.C., STAMPED L.B. AREA
 - CONCRETE MONUMENT
 - PERMANENT REFERENCE MONUMENT
 - PERMANENT CONTROL POINT
 - UNLOCATED BUSINESS
 - RADIUS
 - CENTRAL ANGLE
 - ARC LENGTH
 - CHORD BEARING
 - CHORD DISTANCE
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT OF CURVATURE
 - P.R.C. POINT OF REVERSE CURVATURE
 - TABULATED CURVE DATA
 - RIGHT OF WAY
 - CENTERLINE
 - MAP BOOK
 - FULL BOOK
 - PAGE
 - OFFICIAL RECORDS BOOK
 - MATCHLINE
 - SEA ELEVATION EASEMENT
 - SEA ELEVATION EASEMENT
 - EASEMENT
 - ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
 - SHEET REFERENCE NUMBER
 - DENOTES UNLAWFUL WITH CONSERVATION EASEMENT
 - DENOTES UNLAWFUL WITH CONSERVATION EASEMENT
 - DENOTES TREE
 - PRESERVATION AREA

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 30'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3024

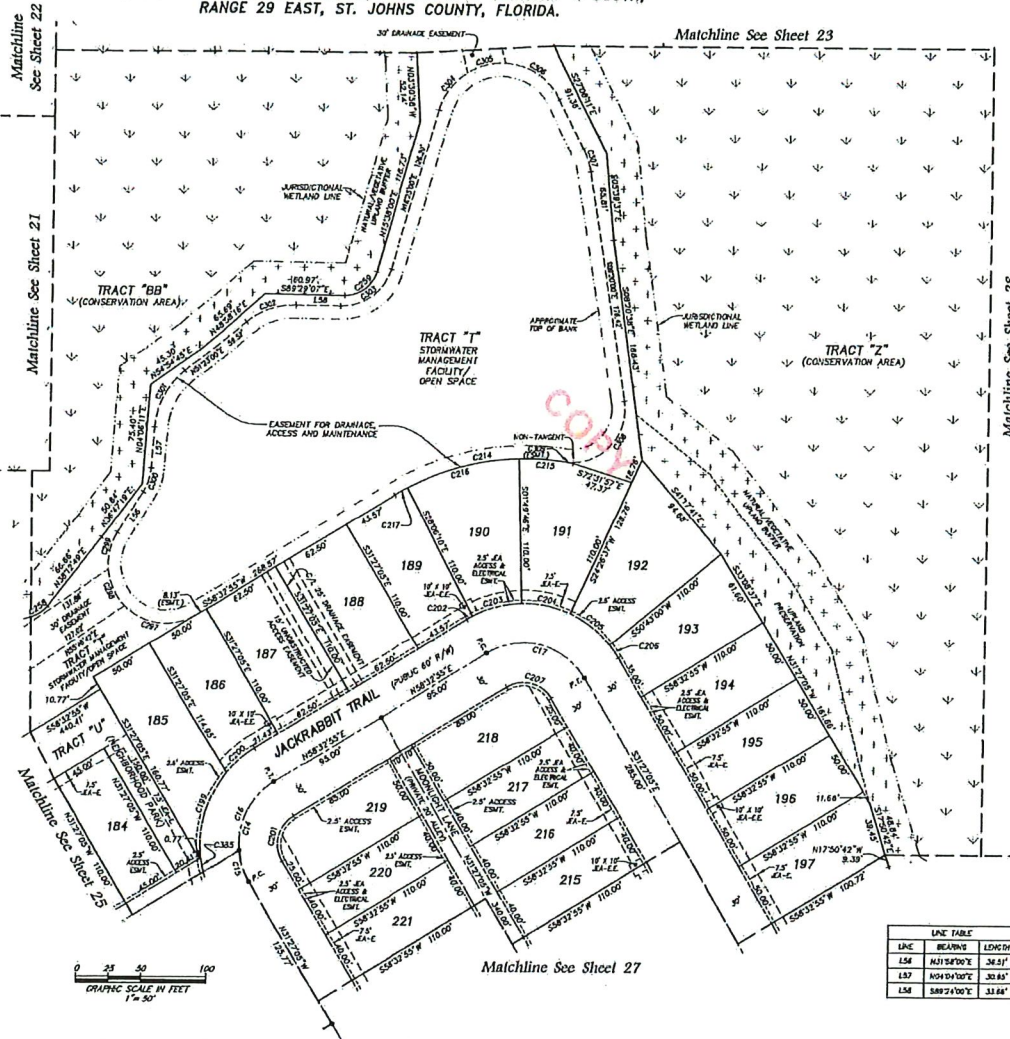
TWENTY MILE VILLAGE AT NOCATEE PHASE 1

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

MAP BOOK 74 PAGE 30

SHEET 26 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C14	55.00'	87°00'00"	86.38'	N13°31'50"E	77.78'
C15	55.00'	27°00'00"	25.00'	N18°23'07"W	21.87'
C16	55.00'	87°00'00"	86.38'	N26°36'00"W	58.18'
C17	55.00'	87°00'00"	86.38'	S72°27'00"E	77.78'
C199	85.00'	13°34'11"	8.815'	S15°23'58"W	87.24'
C200	85.00'	18°37'37"	14.814'	S48°14'37"W	29.00'
C201	25.00'	87°00'00"	25.00'	S13°32'58"W	35.36'
C202	85.00'	13°34'11"	8.815'	S67°17'33"W	8.91'
C203	85.00'	21°18'23"	15.869'	S73°05'07"W	30.64'
C204	85.00'	21°18'23"	15.869'	N78°41'51"W	30.64'
C205	85.00'	21°18'23"	15.869'	N12°23'17"W	30.64'
C206	85.00'	21°18'23"	15.869'	N30°23'02"W	11.81'
C207	25.00'	87°00'00"	25.00'	N79°37'00"W	35.36'
C216	185.00'	41°26'30"	142.333'	S79°01'17"W	128.16'
C218	185.00'	10°18'14"	31.821'	N88°45'08"W	41.85'
C219	185.00'	31°14'32"	89.412'	S73°02'32"W	86.84'
C217	185.00'	37°05'31"	114.492'	S80°10'17"W	114.49'
C258	25.00'	36°41'37"	16.051'	N56°30'17"E	15.79'
C259	25.00'	71°52'53"	33.817'	N53°04'37"E	30.40'
C267	45.00'	78°27'50"	66.061'	S67°17'33"W	58.89'
C268	45.00'	37°24'33"	30.848'	S33°14'08"E	30.37'
C269	45.00'	37°24'33"	30.848'	S13°12'34"W	26.94'
C300	40.00'	27°51'00"	18.487'	N18°01'00"E	18.79'
C301	40.00'	47°18'00"	28.557'	S27°43'30"W	48.15'
C302	40.00'	39°13'00"	24.687'	S78°59'30"W	42.27'
C303	40.00'	7°11'00"	31.797'	S82°50'07"E	48.25'
C304	50.00'	41°27'38"	36.090'	S37°20'54"W	35.20'
C305	50.00'	24°30'13"	30.147'	S75°14'15"W	30.07'
C306	50.00'	87°14'56"	53.877'	N37°14'15"W	62.19'
C307	50.00'	17°44'00"	18.237'	N18°14'15"W	18.50'
C308	40.00'	107°49'33"	75.237'	N44°24'41"E	81.83'
C309	195.00'	8°00'00"	8.815'	N80°30'21"W	8.81'
C385	85.00'	71°10'41"	10.844'	S11°73'50"E	10.44'

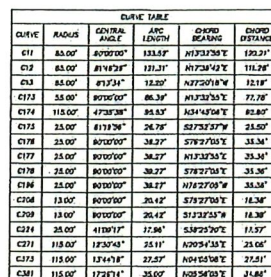
- LEGEND
- DENOTES SET P.M.M. 4"x4" C.M.
 - STAMPED L.B. AREA
 - UNLESS OTHERWISE NOTED
 - DENOTES TYPING P.M.M. 4"x4" C.M.
 - STAMPED L.B. AREA
 - UNLESS OTHERWISE NOTED
 - DENOTES P.C.M. STAMPED L.B. AREA
 - PERMANENT REFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LICENSED BUSINESS
 - RADIUS
 - CENTRAL ANGLE
 - ARC LENGTH
 - CHORD BEARING
 - CHORD DISTANCE
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT ON CURVE
 - POINT OF COMPOUND CURVATURE
 - POINT OF REVERSE CURVATURE
 - P.M.M.
 - TABULATED CURVE DATA
 - II
 - RIGHT OF WAY
 - CENTERLINE
 - MAP BOOK
 - PLAT BOOK
 - PAGE
 - OFFICIAL RECORDS BOOK
 - MATERIAL
 - JEA ELEC. EASEMENT
 - JEA ELEC. EASEMENT
 - EASEMENT
 - ST. JOHNS RIVER WATER
 - MANAGEMENT DISTRICT
 - SHEET REFERENCE NUMBER
 - DENOTES UPLAND W/WH
 - CONSERVATION EASEMENT
 - DENOTES WETLANDS W/WH
 - CONSERVATION EASEMENT
 - DENOTES TREE
 - PRESERVATION AREA

LINE	BEARING	LENGTH
L56	N11°58'00"E	38.51'
L57	N04°04'00"E	30.85'
L58	S88°24'00"W	33.84'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32238 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50
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RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 27 OF 32 SHEETS
SEE SHEET 2 FOR NOTES

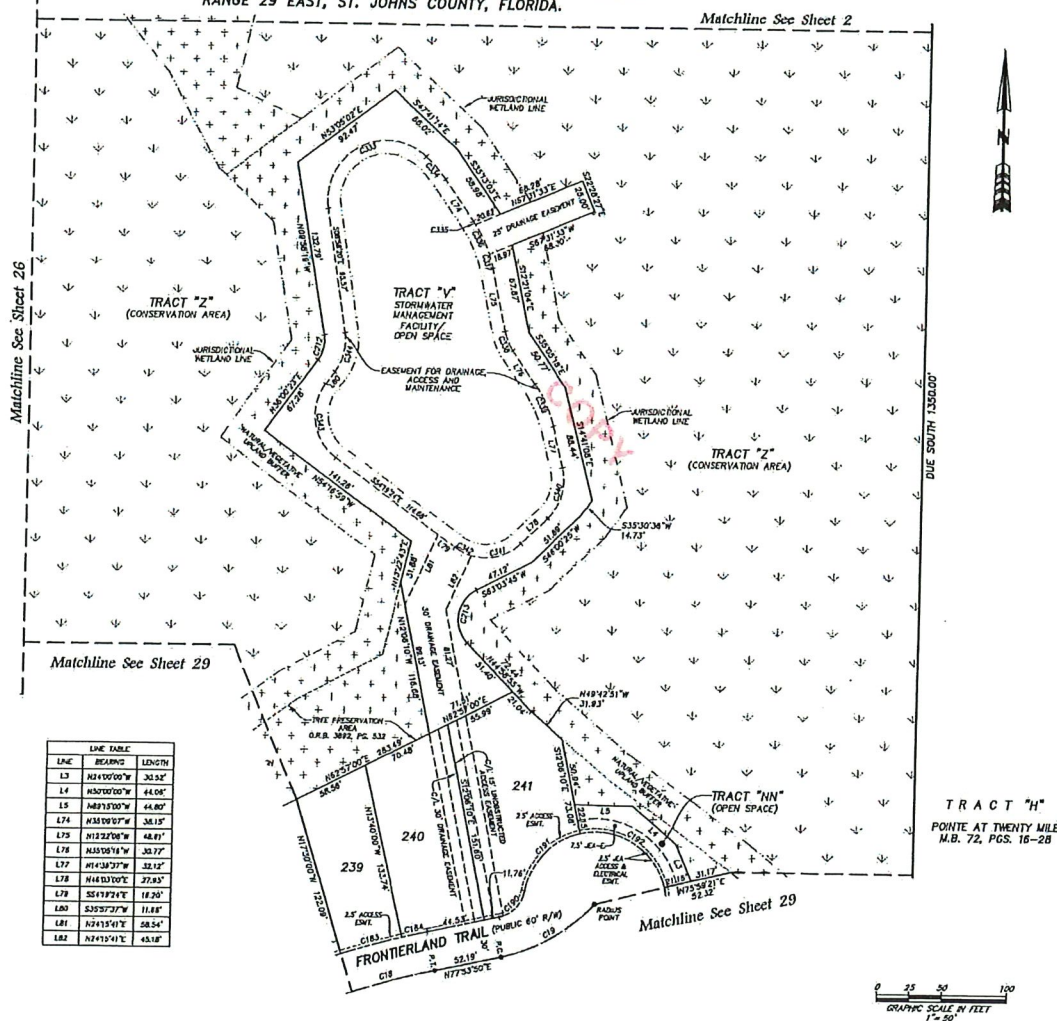
[illegible]

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8350
 CERTIFICATE OF AUTHORIZATION NO. L.B. 3424

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

SHEET 28 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



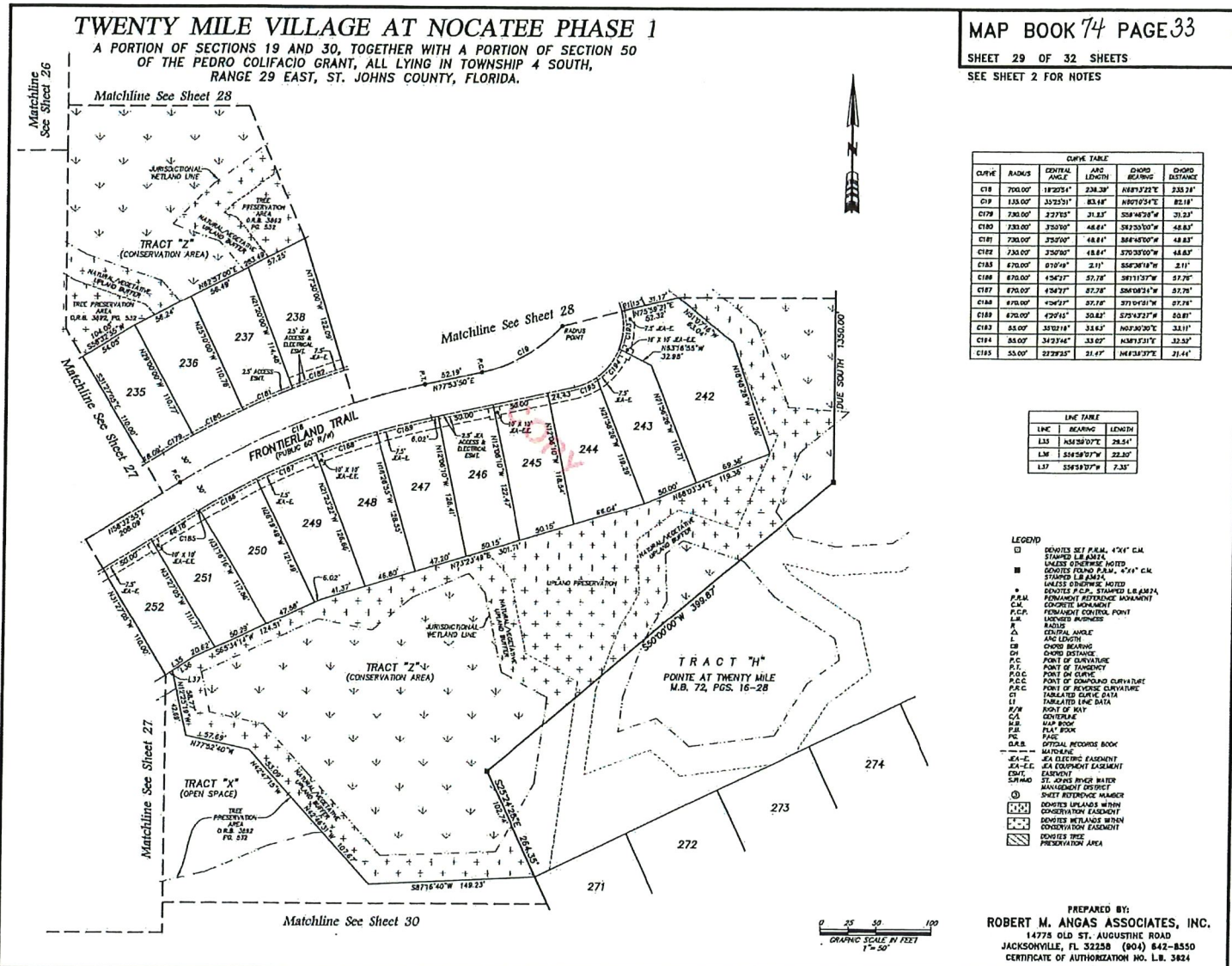
GRV TABLE					
GRV#	PAIDUS	CENTRAL	ABC	CHOD	CHOD
		AD	AD	AD	AD
C87	700.00	192524**	24678	73124	73124
C88	138.00	103734**	83.48	106754	83.18
C183	730.00	33030*	-88.84	37750	46.63
C184	290.00	12330*	18.82	27750	18.82
C190	33.00	67292*	29.68	65434	22.83
C191	32.00	67292*	84.33	34234	69.73
C212	35.00	43514**	20.06	43514	18.55
C213	35.00	43514**	20.06	43514	18.55
C215	23.00	108723**	43.14	108723	40.48
C216	45.00	141183*	310.88	141183	84.88
C334	100.00	12739*	21.83	141234*	21.80
C335	100.00	141234*	3.65	141234	3.00
C336	100.00	141234*	3.65	141234	28.00
C337	100.00	4263*	11.25	141234*	11.25
C338	40.00	29234*	15.86	29234	16.78
C339	100.00	29234*	33.63	29234	33.46
C410	40.00	804733*	42.88	804733	40.43
C431	49.00	36178*	41.30	36178	38.37
C432	49.00	20593*	14.20	36178	14.13
C433	49.00	20593*	14.20	36178	56.73
C434	40.00	47339*	31.37	47339	30.71

[illegible]

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8350
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RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 29 OF 32 SHEETS
SEE SHEET 2 FOR NOTES



TWENTY MILE VILLAGE AT NOCATEE PHASE 1

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

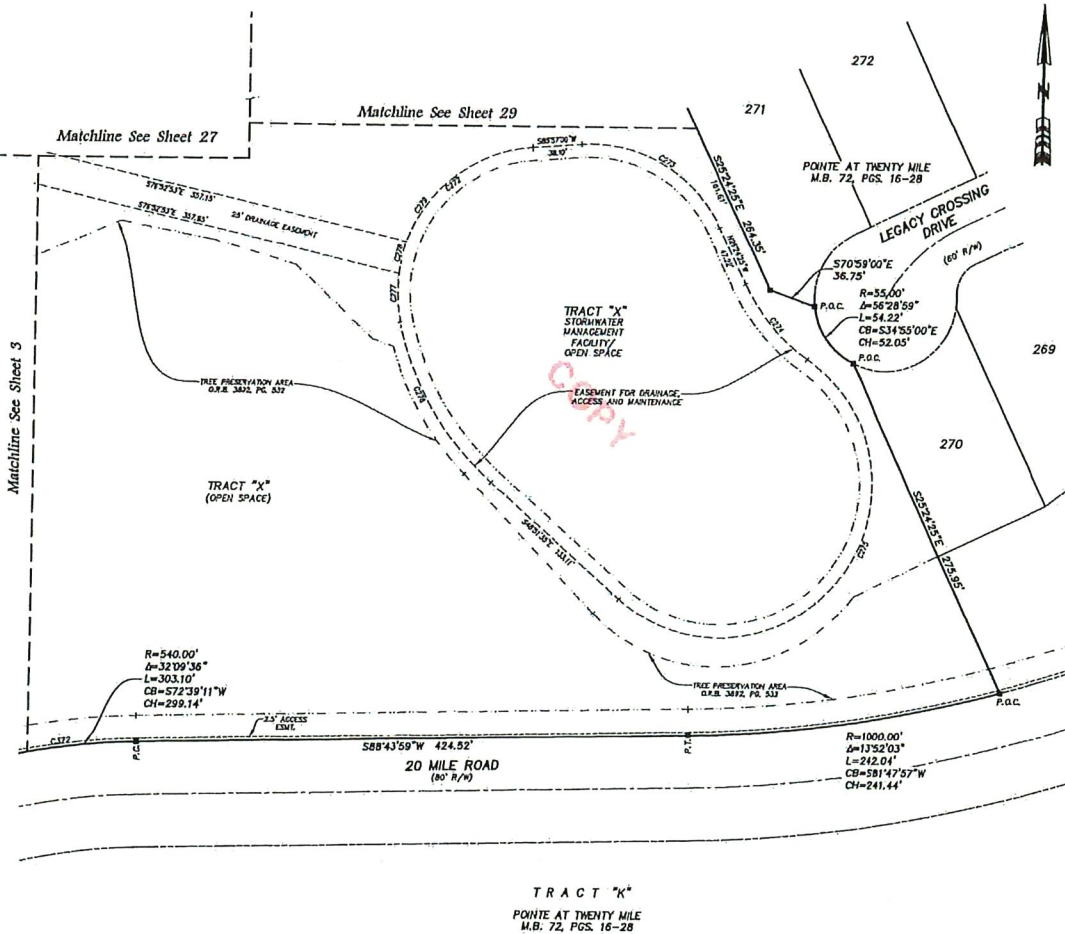
MAP BOOK 74 PAGE 34

SHEET 30 OF 32 SHEETS

SEE SHEET 2 FOR NOTES

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C272	110.00'	88°43'31"	127.30'	S57°47'49"W	120.31'
C273	110.00'	88°43'31"	127.30'	N56°43'42"E	124.61'
C274	140.00'	30°29'46"	74.81'	S19°43'18"E	73.85'
C275	110.00'	187°12'44"	278.95'	N37°23'07"E	238.55'
C276	236.00'	31°17'01"	141.86'	S59°40'34"E	148.49'
C277	110.00'	187°12'44"	278.95'	S67°19'28"E	238.55'
C278	110.00'	13°18'00"	23.58'	S17°07'07"W	23.00'
C279	110.00'	88°43'31"	127.30'	S30°38'13"W	168.78'
C279	240.00'	31°17'01"	141.86'	S77°02'57"W	218.77'

- LEGEND
- DOTS SET P.B.M. 4"x4" C.M.
 - STAMPED L.A. 6"x24" C.M.
 - UNLESS OTHERWISE NOTED
 - DOTS FOUND P.B.M. 1"x4" C.M.
 - STAMPED L.A. 6"x24" C.M.
 - UNLESS OTHERWISE NOTED
 - PERMANENT INTERFERENCE MONUMENT
 - CONCRETE MONUMENT
 - PERMANENT CONTROL POINT
 - LOCATED BUSINESS
 - RADIUS
 - CENTRAL ANGLE
 - ARC LENGTH
 - CHORD BEARING
 - CHORD DISTANCE
 - POINT OF CURVATURE
 - POINT OF TANGENCY
 - POINT BY CURVE
 - POINT OF REVERSE CURVATURE
 - TABLED CURVE DATA
 - POINT OF BAY
 - CONTROL LINE
 - WATER BODY
 - PLAT BOOK
 - PAGE
 - OFFICIAL RECORDS BOOK
 - WATERLINE
 - SEA-E SEA ELECTRIC EASEMENT
 - SEA-E SEA EQUIPMENT EASEMENT
 - EASEMENT
 - SEA-E SEA JOINT WATER MANAGEMENT DISTRICT
 - SHEET INTERFERENCE NUMBER
 - DOTS UPLANDS W/WH CONSERVATION EASEMENT
 - DOTS WETLANDS W/WH CONSERVATION EASEMENT
 - DOTS PRESERVATION AREA

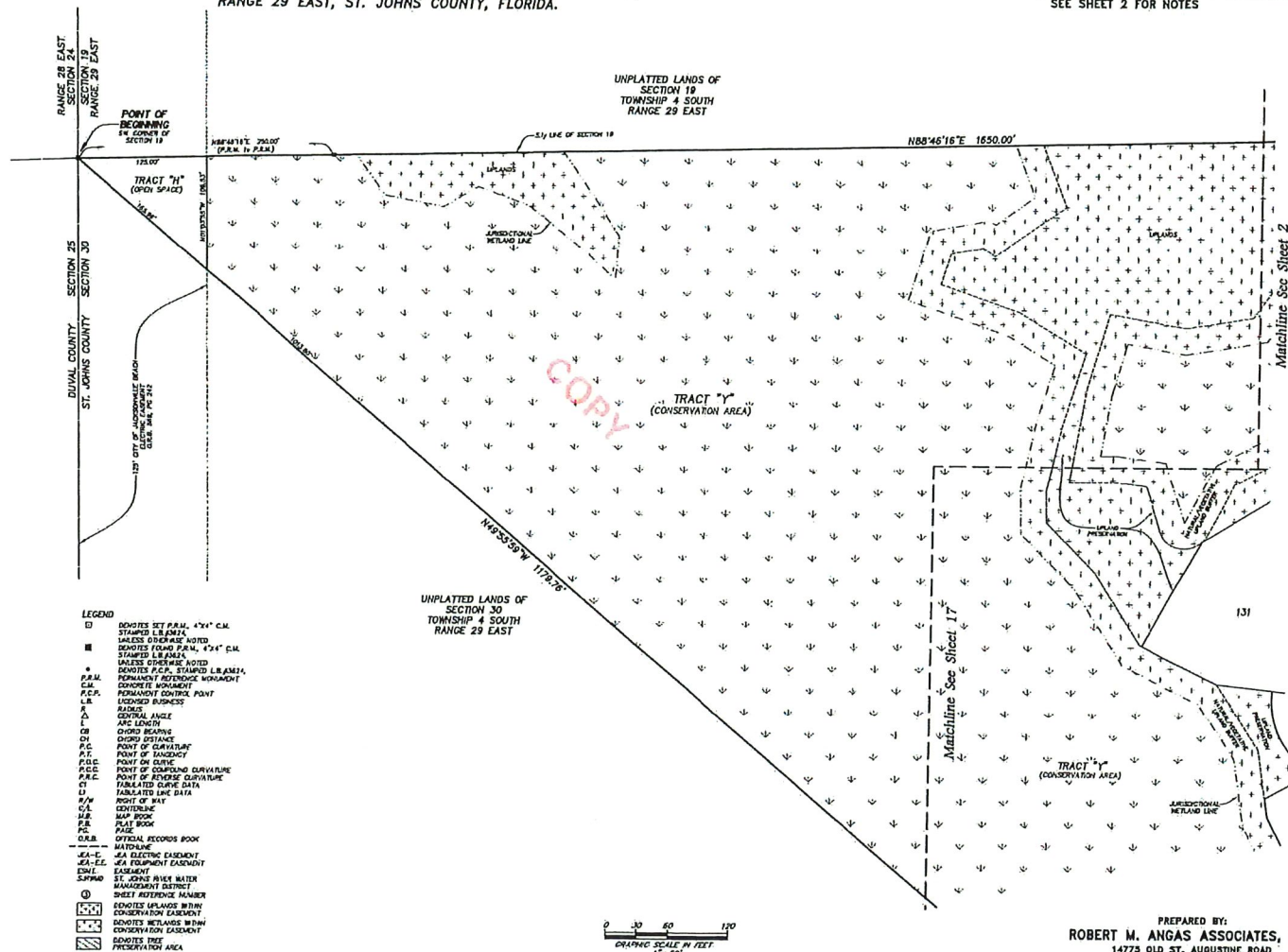


PREPARED BY:
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RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 31 OF 32 SHEETS

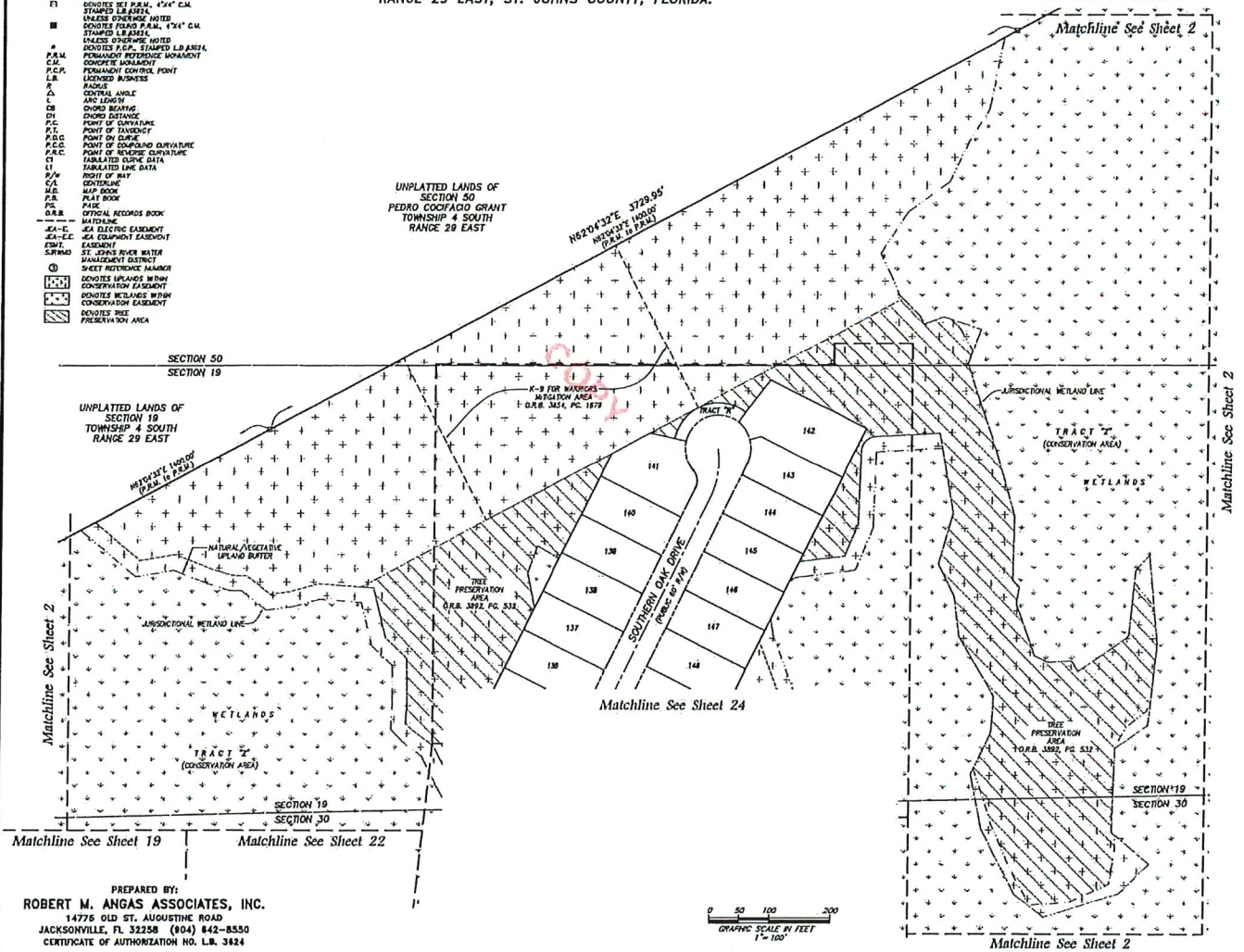
SEE SHEET 2 FOR NOTES



MAP BOOK 74 PAGE 36

SHEET 32 OF 32 SHEETS
SEE SHEET 2 FOR NOTES

- UNPLATTED LANDS OF
SECTION 50
PEDRO COCIFACIO GRANT
TOWNSHIP 4 SOUTH
RANGE 29 EAST



September 1, 2026

ATTACHMENTS 6 through 9

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

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

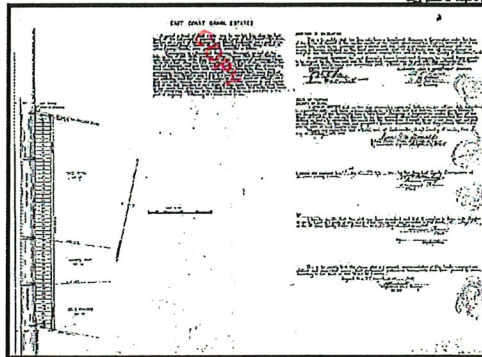
All of the Public Records of St. Johns County, Florida.

Surrounding Existing Development

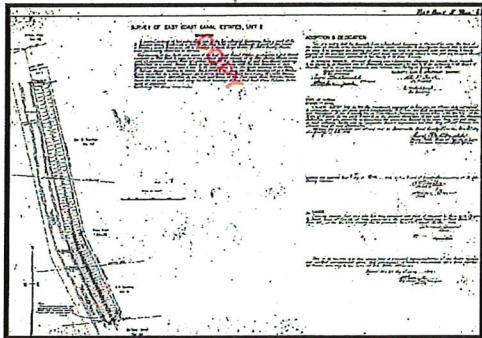
East Perimeter Boundary

East Coast Canal Estates

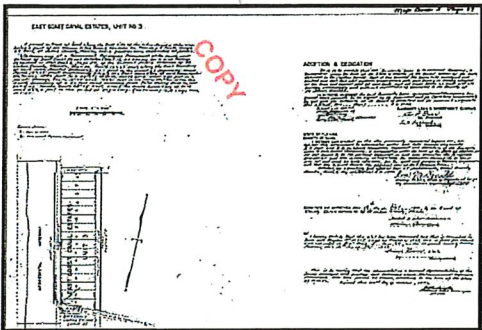
Unit 1 - 4 Plats



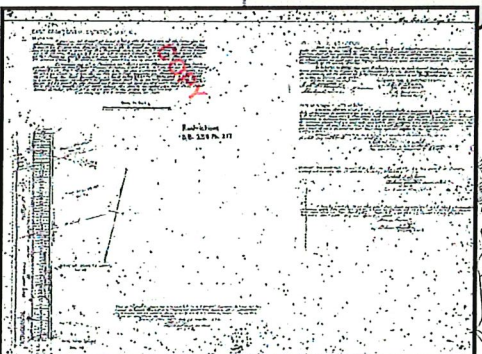
East Coast Canal Estates Unit 1



East Coast Canal Estates Unit 2



East Coast Canal Estates Unit 3



East Coast Canal Estates Unit 4

BR4700 Ag
Enclave
Property

East Coast
Canal Estate
Unit 1

East Coast
Canal Estates
Unit 2

East Coast
Canal Estates
Unit 4

East Coast
Canal Estates
Unit 3

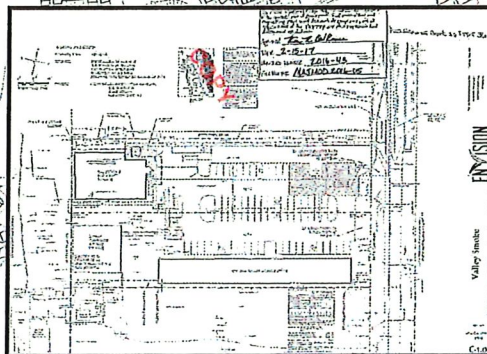
East
Perimeter
Area
Existing
Commerical &
Residential
Development

South Perimeter Boundary

Intracoastal Waterway

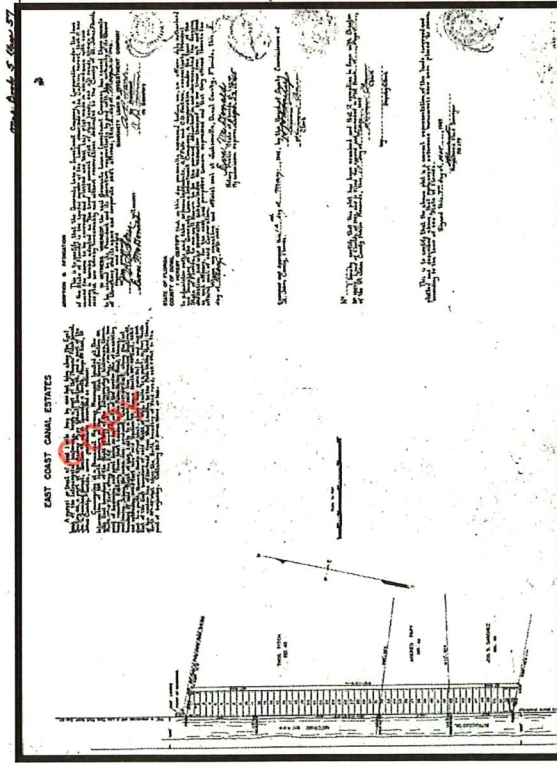
Roscoe Blvd.

East Perimeter Boundary

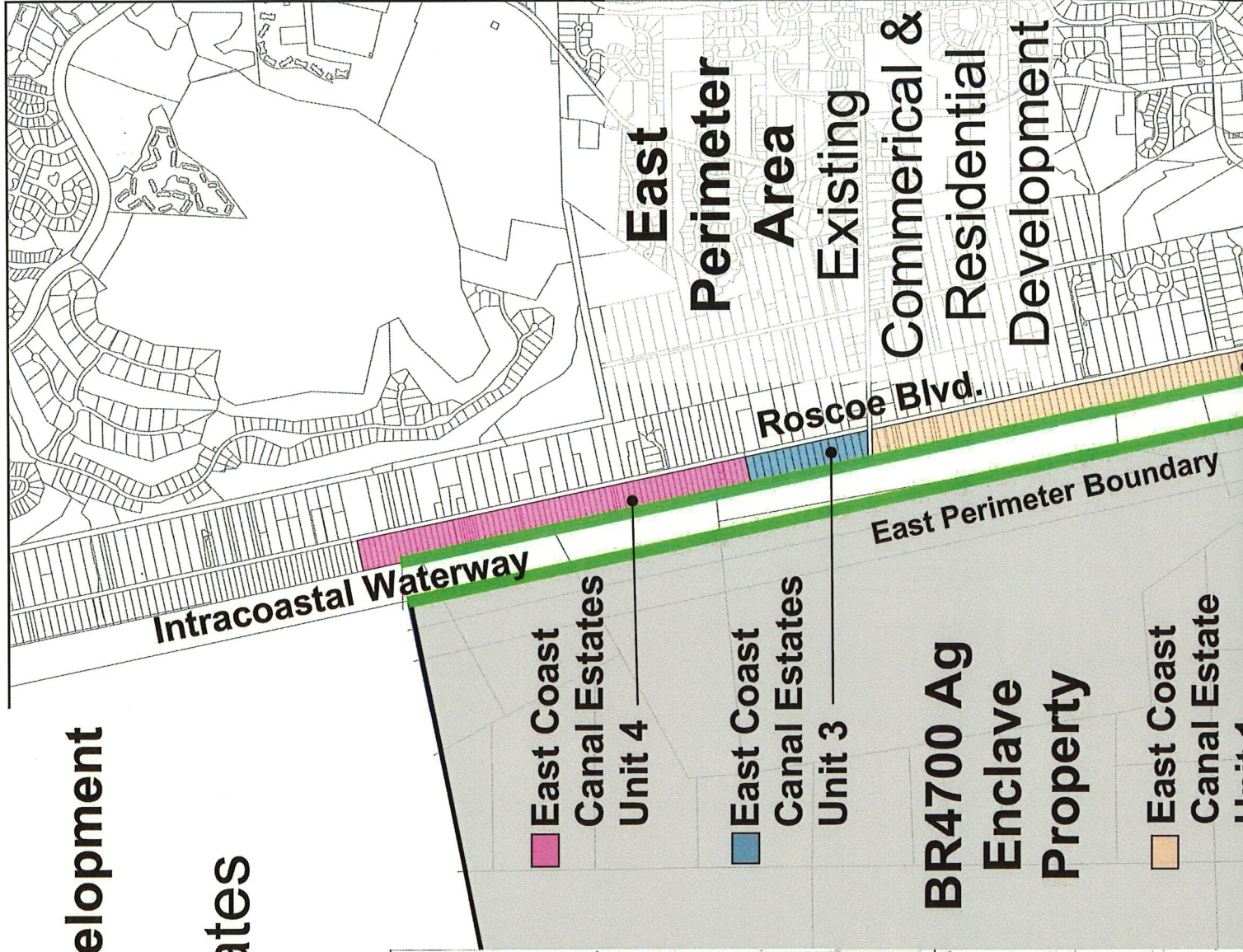
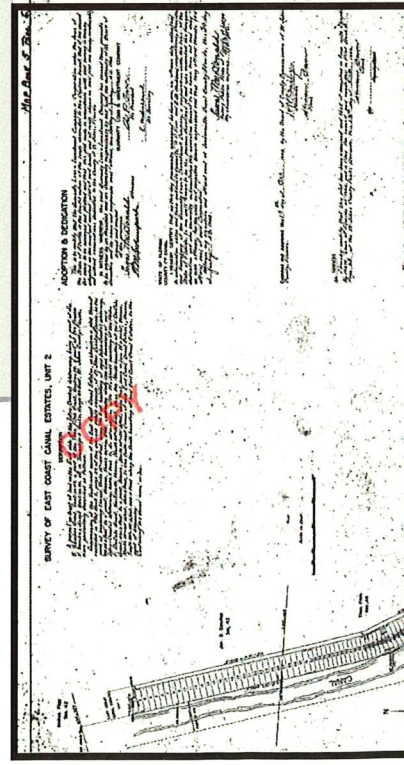


Final Development Plan
Valley Smoke Commercial Site

Surrounding Existing Development East Perimeter Boundary East Coast Canal Estates Unit 1 - 4 Plats



East Coast Canal Estates Unit 1



Attachment 6

**Subdivision Plat
East Coast Canal Estates**

[illegible]

This is to certify that the Greater Iowa Humane Society, a corporation under the laws of the State of Iowa is the owner and possessor of the following items, to-wit: and that the same are being applied to the care and control of said birds, and are not being used for any other purpose, and are being maintained and housed separately from the County of Polk, Iowa.

IN WITNESS WHEREOF, the said Greater Iowa Humane Society, by its duly authorized officers, has caused this certificate to be signed by its President and its Secretary, respectively, and its corporate seal to be hereunto affixed, this 1st day of May, 1914.

President, _____ Secretary, _____

RECEIVED
JAN 10 1964
U.S. DEPARTMENT OF JUSTICE
FEDERAL BUREAU OF INVESTIGATION
WASHINGTON, D.C. 20535

[illegible]

Witnessed and approved this 1st day of May, 1940, by the Board of County Commissioners of
St. Johns County, Florida.

He further stated that his wife has received and that it complies in form with (b)(7)C
to (b)(7)D, (b)(7)E, and (b)(7)F, and is being prepared and returned in full back to the [redacted] Page 6

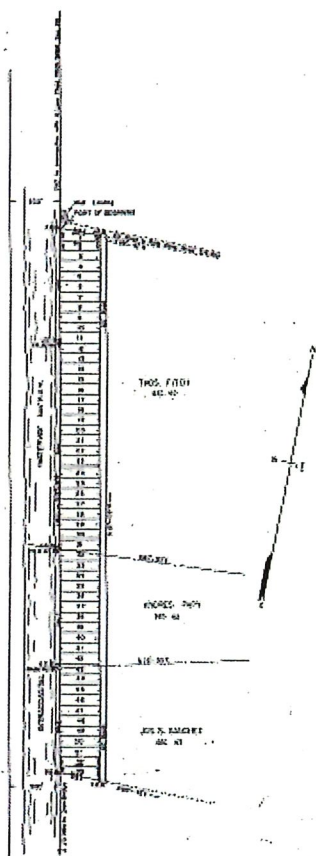
of the El Dorado County Sheriff's Records, this 17th day of August, 2018.

[Signature]

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

Signed this 22 day of MAY, 1918

Joseph B. Clark Surveyor
1918



Attachment 7

**Subdivision Plat
East Coast Canal Estates, Unit 2**

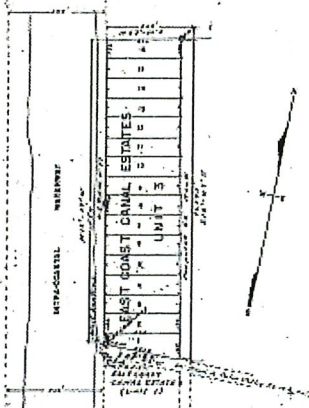
Attachment 8

**Subdivision Plat
East Coast Canal Estates, Unit No 3**

[illegible]

$f(x) = x^2 - 2x + 1$

Erklärung der Symbole:
 * = Fall zu prüfen
 @ = Fall aus dem *„Arbeitskreis Arbeitsmarktforschung“*



ADOPTION & EDUCATION

It is to be wished that the already long & intricate Company, a Corporation under the laws of the State of Illinois, be the largest owner of the lands situated in the Chicago River, that it has secured the rights to the property and planted just that this great improvement would not only be directly adopted at the time and correct place of the lands, but all lands below an and will be made immediately and would be immediately indicated a the Chicago of

[illegible][illegible]

RESOLVED AND APPROVED this 12th day of
County Commissioners of Adams
1898. Attest, by the Seal of
County, Florida
Noted as above statement
Signed [Signature]

10 I hereby certify that the plot was duly examined and that in compliance in
accord with Chapter 10, Laws of Florida of 1925, and in order to record
the same, this 20th day of June, 1926, at the National Survey Station
at Miami, Florida, Ark
[Signature]

This is to certify that the above is a correct representation of the facts reported and collected and verified above. That your agent's report was made from your files and is correct, according to the facts of the case of Florida.

Witness my hand and seal of Office, this 14th day of October, 1941.

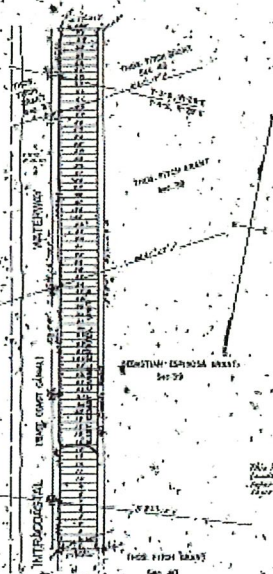
John H. ...
Special Agent in Charge, FBI

Attachment 9

**Subdivision Plat
East Coast Canal Estates, Unit 4**

DESCRIPTION: A narrow and crescent of land along the East side of the Gulf of Mexico, between Tampa and St. Petersburg, known as the Sunshine Skyway Bridge. The bridge is a long, straight, concrete structure, about 2.8 miles long, connecting the mainland to the island of Manatee County. It carries the Sunshine Skyway Expressway (I-75) and the Manatee County Bridge. The bridge is a major transportation link between the mainland and the island of Manatee County. The bridge is a long, straight, concrete structure, about 2.8 miles long, connecting the mainland to the island of Manatee County. The bridge is a major transportation link between the mainland and the island of Manatee County. The bridge is a long, straight, concrete structure, about 2.8 miles long, connecting the mainland to the island of Manatee County. The bridge is a major transportation link between the mainland and the island of Manatee County.

Living 10. Feb. 1911



This is to certify that the above plan is a correct representation of the land surveyed and patented and situated within that government township mentioned above and placed on record, according to the laws of the State of Ohio.

Signed this 12th day of March, 1843.

John W. Smith
 Notary Public for Ohio

[illegible][illegible]

REMARKS AND APPROVAL: *Resolved, by the Board of County Commissioners of St. Johns County, Georgia.*
Robert W. Lawrence
Chairman
John H. Smith
Secy.
Geo. H. Brown, Clerk

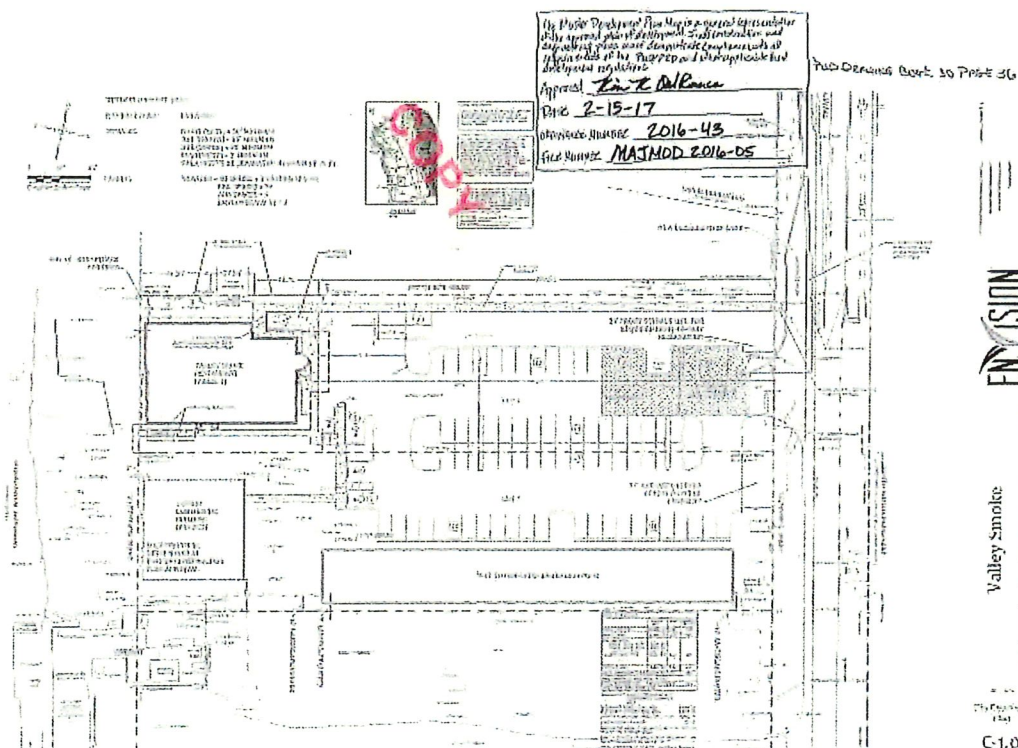
84. I hereby certify that this plot has been returned, and that it remains in force until August 1st 1887, term of Office of 1887, and is filed for record and recorded in the Book No. Page 87, of the St. Johns County Public Records, 2d-25th day of April, 1904.

Robert F. ...
 Clerk
 St. Johns County, Georgia

Attachment 10

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

Figure 1. The structure of the proposed model.



EN SIDN

Valley Smoke

U.S. Bureau of Economic Analysis, Bureau of Economic Warfare, 1940-1945

$$\Gamma(\mathbf{r}, \mathbf{r}', \mathbf{r}'') = \frac{1}{2\pi} \int_0^{2\pi} d\phi \int_0^{2\pi} d\phi' \int_0^{2\pi} d\phi''$$

C-1.0

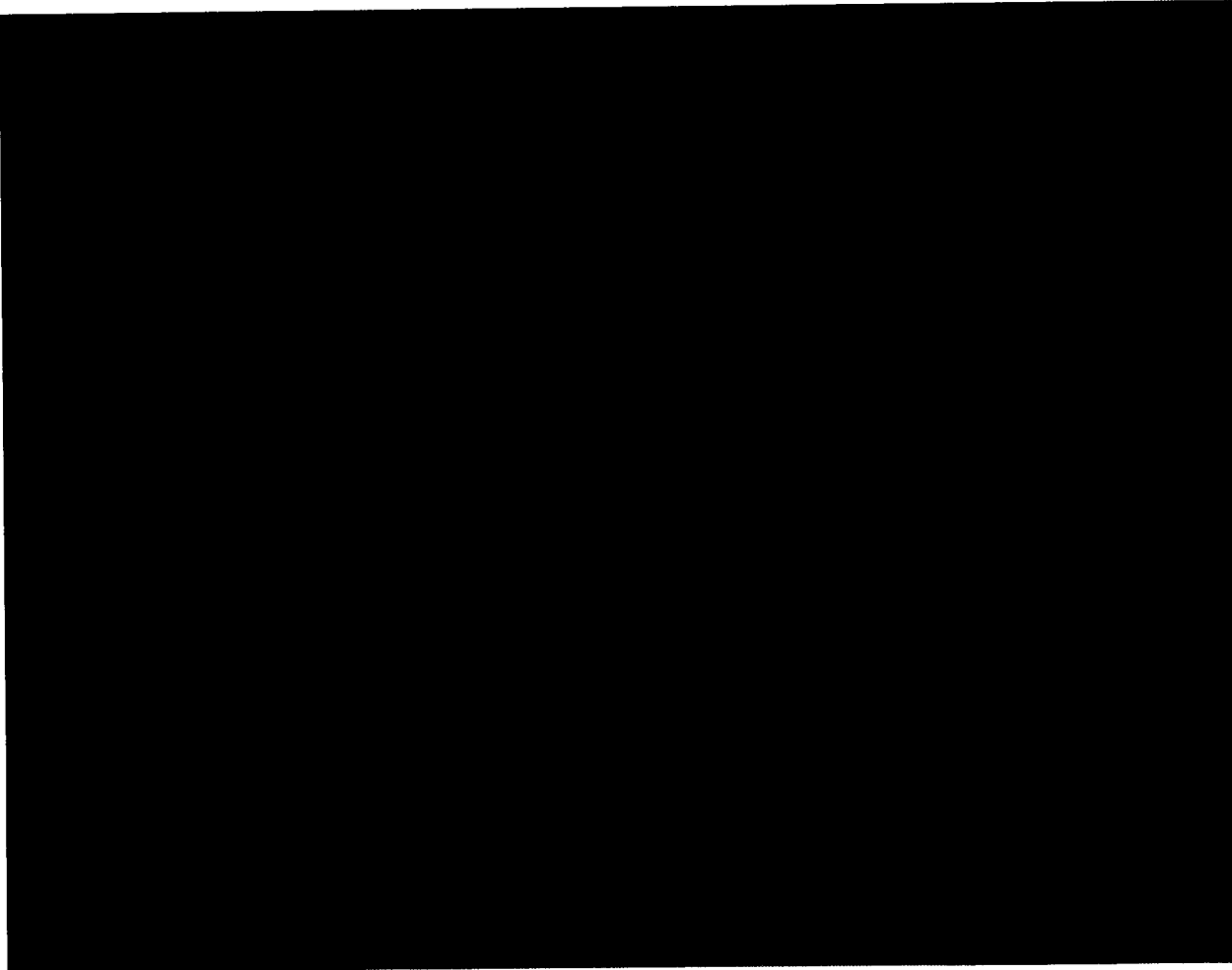
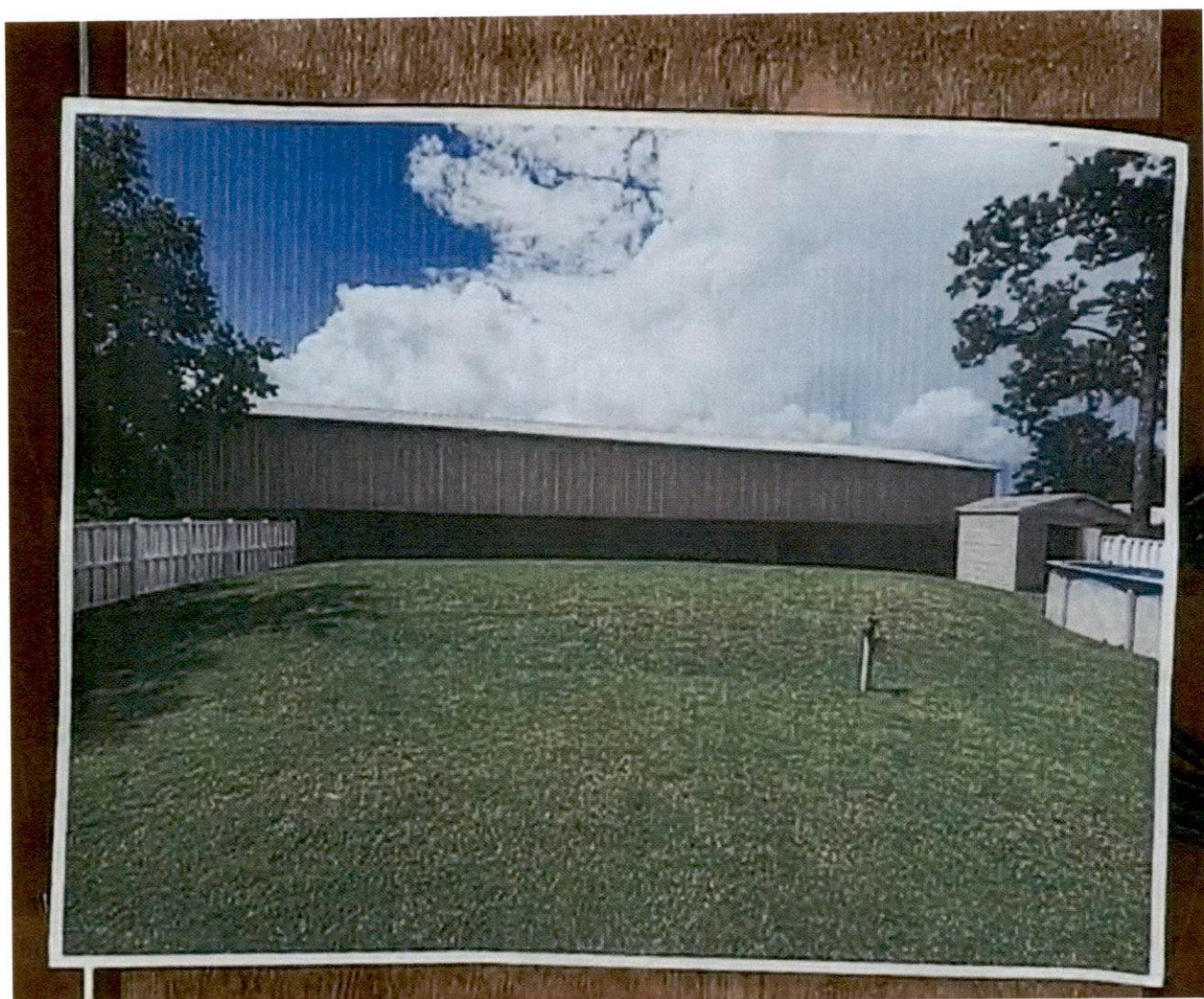


EXHIBIT A

BCC September 1, 2024
Agenda Item No. RECDS
Presenter: Dylan Sabo





STREET @ 13 NORTH
14' TO NEIGHBOR



13' FROM CENTER TO GARAGE

D

MOSELEY PROPERTY ENTRY



D

EXHIBIT B

BCC September 1, 2004
Agenda Item No. REG05
Presenter: Loni Wilson

TITAN HALF OF APRON &
CULVERT



STREET @ 13 NORTH
14' TO NEIGHBOR



0:33

13' FROM CENTER TO GARAGE



LEFT SIDE 12 FEET FENCE TO TREES
NO ROOM TO PASS



Agenda Item #5

REZ 2026-06

STA Cabinet Depot Warehouse

Showroom

External Correspondence



Outlook

REZONING REZ 2026-06

From Mike Buechele <mike.buechele@yahoo.com>

Date Sat 8/22/2026 10:08 AM

To Abrielle Genest <agenest@sjcfl.us>

Ms. Genest, I am writing this to
protest the Rezoning request for the property located on US 1 and Ronald Rd.

My wife and I own a home at

291 Yarbrough Circle, St. Augustine. We bought 3 yrs ago.

This rezoning makes the entire area susceptible to extreme traffic, industrial use, etc etc. I don't want the trailer park turned into a paint factory or a shopping center. We already have to dodge cars making u-turns off US 1 to get to their condos. There are better things this property can be used for. More housing for example. Please consider the uses this property could be used for in the future.
Sincerely, Michael Buechele

[Yahoo Mail: Search, Organize, Conquer](#)



Rezoning on Ronald road

From janine eaton <janineandwoody@gmail.com>

Date Sat 8/22/2026 3:39 PM

To Abrielle Genest <agenest@sjcfl.us>

Dear Abrielle,

I oppose the rezoning on REZ 2026-06 Ronald road.

I don't want Commercial warehouses that would cause congestion in the area.

We own a home in the area and we want to keep it safe and quiet. Warehouses could be operating 24 hours a day. We definitely don't want that.

Opposing the rezoning at Ronald Road.

Janine Eaton

291 Yarbrough Circle

St. Augustine, Florida 32095



Outlook

oppose rezoning request

From Dottie Therrien <gerdot52@gmail.com>

Date Sat 8/29/2026 9:03 AM

To Abrielle Genest <agenest@sjcfl.us>

My name is Dorothy Therrien, 280 Yarbrough Cir, St Augustine, FL 32084

I have lived here for over 50 years. This is a small residential community and can not handle this kind of traffic flow. Having a warehouse of this size so close, overlooking someone's backyard is ridiculous for the county to even think of and should not be allowed. Furthermore, the Stokes Landing apartments using US1 and Ronald as a turn around with no light is already a hazard and causes issues everyday. Having this rezoning would bring bigger problems to a small community that we don't need.

Sincerely,

Dorothy Therrien

Supporting Letter for STA Cabinet Depot Showroom Warehouse project

From Dylan Jabs <dylanjabs@gmail.com>

Date Mon 8/31/2026 1:19 PM

To Abrielle Genest <agenest@sjcfl.us>

Hey Abrielle,

This is Dylan Jabs, as you know, i am well aware of this project. I beleive i too should have a vote as an owner of the long-term rental property at 6590 US 1 North, located less than 300 feet from the proposed STA Cabinet Depot project at 106 Ronald Road. I was also one of the nearby property owners who received the County's mailed notice regarding the project.

I am very familiar with this area and with the three lots involved in the proposed project. These properties have been vacant and largely abandoned for more than a decade, and I believe seeing them cleaned up and put back into productive use would be a positive improvement for the surrounding properties.

One thing I also think is important to consider is what could happen if these three lots remain zoned for mobile home residential use. The existing residential use could potentially be restored with three separate double-wide or triple-wide mobile homes. Depending on the number of bedrooms, those three homes could accommodate a significant number of residents — potentially as many as 24 people at two people per bedroom. In my opinion, that level of residential occupancy could create substantially more daily vehicle trips, parking activity, deliveries, visitors, and general traffic through the area than the proposed STA Cabinet Depot use.

I am also familiar with STA Cabinet Depot and have done business with them since they opened in 2018. Their proposed use of the property as a cabinet showroom, office, and indoor storage of cabinetry and related materials seems like a reasonable and low-impact use for this location.

As someone who owns a rental property this close to the project, I have an interest in how the surrounding area looks and what types of uses operate nearby. In my opinion, a new, well-maintained building with landscaping, screening, and an established local business operating from the property would be a much better neighbor than three vacant and neglected lots continuing to sit there or being returned to a much more intensive residential occupancy.

I believe this project will improve the appearance of the area while creating less impact on surrounding traffic and day-to-day activity than other uses that could occur on these properties. I support the proposed STA Cabinet Depot project at 106 Ronald Road and encourage St. Johns County to approve the request.

Thank you for considering my comments.

Sincerely,

Dylan Jabs

Dylan Michael Development LLC

Property Owner
6590 US 1 North
St. Augustine, FL

--

REZ 2026-06 STA Cabinet Depot Warehouse Showroom

From Gary Zornes <gzhandymanservicesllc@gmail.com>

Date Mon 8/31/2026 1:38 PM

To Abrielle Genest <agenest@sjcfl.us>

August 30, 2026

To Whom It May Concern,

My name is Gary Zornes, and I am writing to express my support for the proposed STA Cabinet Depot showroom and warehouse at 106 Ronald Road.

I own the bordering property at 140 Ronald Road, which is currently used as a long-term rental. I also live nearby at 6444 Pine Circle West, approximately one street south of Ronald Road and less than half a mile from the proposed project. Because of this, I am very familiar with the property and the surrounding neighborhood.

I believe the proposed use is appropriate for this location. STA Cabinet Depot is an established local business, and from my understanding, the property will primarily be used as a cabinet showroom, office, and for indoor storage of cabinetry and related materials.

As both a bordering property owner and nearby resident, I do not believe this type of business will negatively impact the surrounding neighborhood. The proposed operation appears to be a relatively low-impact commercial use, particularly compared with many other commercial uses that could potentially be located on the property.

I also appreciate the efforts being made to provide appropriate screening, landscaping, and separation from the nearby residential properties. I believe the proposed building and site improvements will be a positive addition to the area and will improve the overall appearance and use of the property.

As a bordering property owner and nearby resident, I am comfortable with STA Cabinet Depot operating at this location and fully support St. Johns County's approval of the proposed project.

Thank you for considering my comments.

Sincerely,

Gary Zornes

6444 Pine Circle West
St. Augustine, FL

Gary Zornes, Owner

904-600-8643

Agenda Item #5

REZ 2026-06

STA Cabinet Depot Warehouse
Showroom

External Correspondence



Outlook

REZ 2026-06 STA Cabinet Depot Warehouse Showroom

From glen wse-fl.com <glen@wse-fl.com>

Date Mon 8/31/2026 2:58 PM

To Abrielle Genest <agenest@sjcfl.us>

To Whom It May Concern,

I am writing in support of STA Cabinet Depot's proposed rezoning for their new showroom and warehouse at 106 Ronald Road.

I have worked with STA Cabinet Depot and know them to be a professional, low-impact business with limited traffic and noise. Dylan also takes pride in maintaining and improving the properties he is involved with.

I believe this project will be a positive addition to the area and support their request for approval.

Sincerely,

Glen Willard

The Electrician for STA

Specializing in Multi-Family Construction

[Willard & Sons Electric now offers fire alarm and burglar alarm monitoring!](#)

Glen Willard

Willard & Sons Electric, Inc.

6101 S. A1A Unit 107

St. Augustine, FL 32080

Cell (904) 377-9486

glen@wse-fl.com

www.Willardandsonselectric.com

Florida License #EC13003574

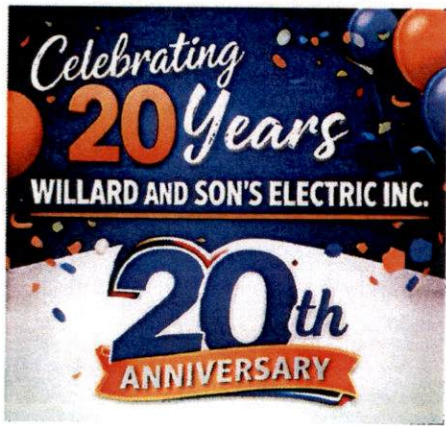
Georgia License #EN215388

Alabama License #3293

North Carolina License #28445-U

South Carolina License #111188

Virginia License #2731002649



Established 2006

STA Cabinet rezoning - in support

From Chris Heroy <chris.heroy@gmail.com>

Date Mon 8/31/2026 3:11 PM

To Abrielle Genest <agenest@sjcfl.us>

To Whom It May Concern,

I am writing in support of STA Cabinet Depot's proposed rezoning for their new showroom and warehouse at 106 Ronald Road.

STA cabinet depot renovated our kitchen in 2023 and know them to be an outstanding company, marked exceptional customer service and professionalism. Dylan and Catrina will strive to be good neighbors and build quality products and relationships wherever they go. I never hesitate to recommend them to others and, in writing today, recommend and support their request for approval.

Thank you for your time,

Christopher Heroy

Home owner at 245 Barco Rd, St Augustine, FL 32080

Customer



Outlook

REZ 2026-06 STA Cabinet depot warehouse showroom

From Jared Anthony Roberts <JARoberts@drhorton.com>
Date Mon 8/31/2026 3:35 PM
To Abrielle Genest <agenest@sjcfl.us>
Cc info@stacabinetdepot.com <info@stacabinetdepot.com>

To Whom it may concern,
I am reaching out in support STA Cabinet Depot's proposed rezoning for their new showroom and warehouse at 106 Ronald Road.

I have worked with STA Cabinet Depot and known them to be a professional, low-impact business with limited traffic and noise.

I believe this will be a positive addition to the area and support approval.
Jared Roberts 240 Desoto Road StAugustine FL 32080



Jared Roberts

D.R. Horton – North Florida Division
4220 Race Track Road, Saint Johns, FL 32259
o: 904.268.2845 m: 904.445.1422

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Outlook

REZ 2026-06 STA Cabinet Depot Warehouse Showroom

From Samuel Shelton <hello@stahomeimprovements.com>

Date Mon 8/31/2026 5:14 PM

To Abrielle Genest <agenest@sjcfl.us>

Abrielle Genest

To Whom It May Concern,

I am writing in support of STA Cabinet Depot's proposed rezoning for their new showroom and warehouse at 106 Ronald Road.

I have worked with STA Cabinet Depot and know them to be a professional, low-impact business with limited traffic and noise. Dylan also takes pride in maintaining and improving the properties he is involved with.

I believe this project will be a positive addition to the area, and I support their request for approval.

Sincerely,

Sam Shelton
Owner and Founder
St. Augustine Home Improvements, LLC
904-466-9707

5331 Soundview Ave, St. Augustine, FL 32080

www.stahomeimprovements.com

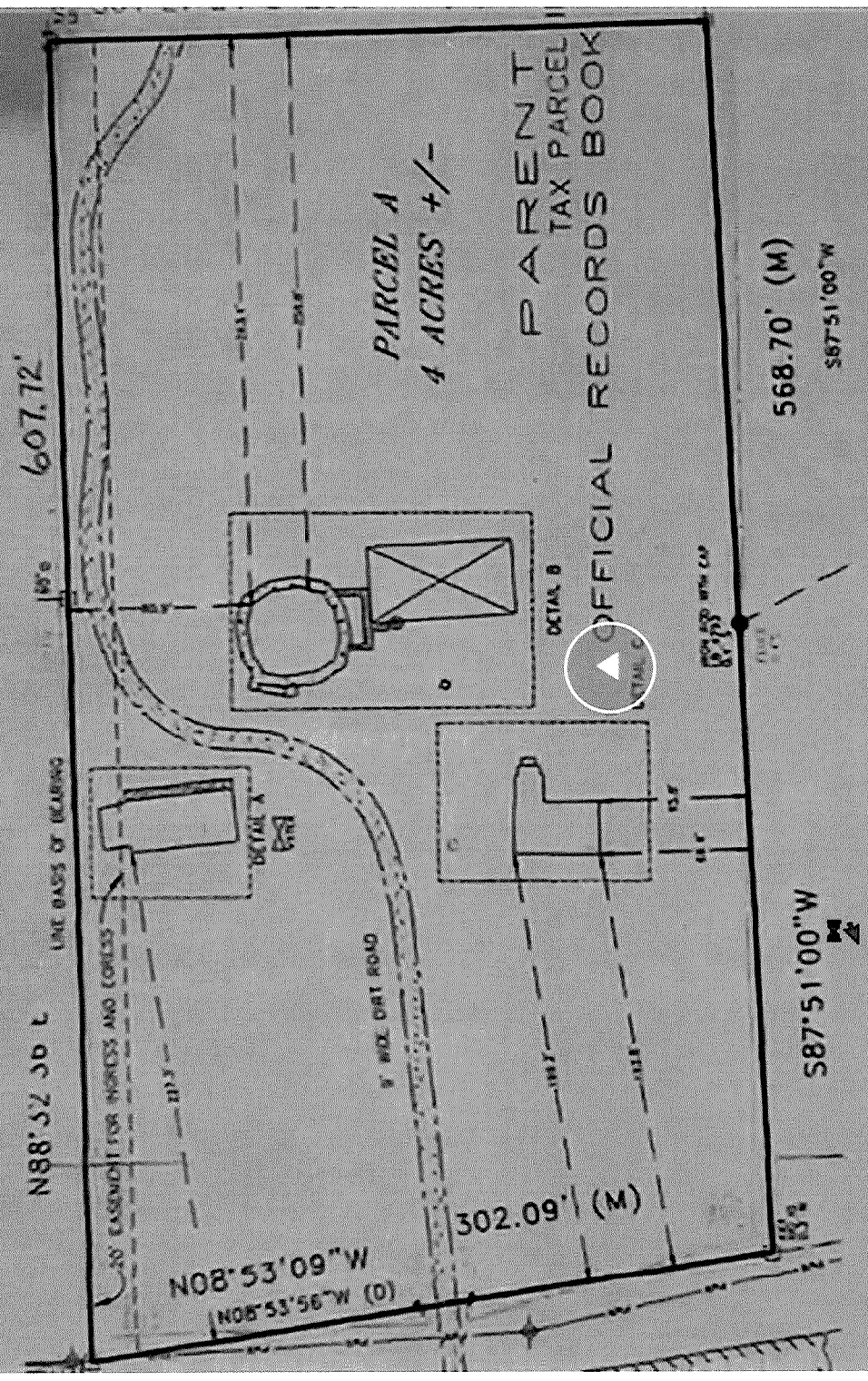
<https://www.instagram.com/staugustinehomeimprovements/>



EXHIBIT A
BCC September 1, 2024
Agenda Item No. REC 6-7
Presenter: Richard Moseley

20' x 607.72

EXHIBIT A (cont.)



41

Cheyenne Pacotti

164 Moses Creek Blvd.
St. Augustine, FL 32084
904.449-8050

1/20/06

Flicky and Beth,

I have enclosed a copy of the comments and restrictions for River's Edge Plantation. The neighbor from the last house we looked at there thought you could only have one barn structure on the back piece. So after you get a chance to review it please give me a call.

20 ACRES (Zoning) I spoke to the county regarding this piece, and it is currently zoned Open Rural which allows you to have horses, livestock, and you would be able to have all your equipment with no problem.

(Dividing the Property) The current comp plan only allows one unit per 100 acres, so you would definitely have to go before the county and make an attempt to get a variance or find out if changing the comp plan is possible.

(Road Access at Rear of the Property) I included a map showing the parcel that the road adjoins. It is privately owned and is attached to the parcel at the end and is used as basically a private drive to their home. In order to use this you would have to have the owner's permission for ingress and egress. I did speak to the owner of the 20 Acre property and he thinks there is an EPL easement across the back of his property, but he does not have a survey that would show it. The county property appraiser did not see an easement of any kind that would go with this tract.

Call me if you have any questions!

Cheyenne



10610 CR 13 N

1





CR 13 Neighbors





5



Public Records of St. Johns County, FL
Clerk Number: 2010033200
BK: 4107 PG: 1858
5/27/2016 11:55 AM
Recording 827 60
Doc ID 5870

GRANT FOR EASEMENT

This GRANT FOR EASEMENT, made this day May 27, 2016, by RICHARD D. MOSELEY hereinafter called the grantor and grantee. Whose address is 10010 County Road 13 North, St. Augustine, Florida 32092.

Witnesseth, That the grantor, hereby issues a GRANT FOR EASEMENT unto the grantee and his heirs, all that certain Easement Situate in St. Johns County, State of Florida, as the following describes:

AN EASEMENT FOR INGRESS AND EGRESS BEING THE NORTHERLY 20 FEET OF THE BELOW DESCRIBED LANDS:

PARCEL A

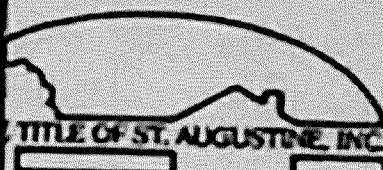
PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2792, PAGE 187 AND RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA, BEING A PARCEL OF LAND IN SECTION 38, TOWNSHIP 7 SOUTH, RANGE 27 EAST, ST JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT MARKING THE INTERSECTION OF THE SOUTHERLY LINE OF LINDA GARDENS AS RECORDED IN MAP BOOK 8, PAGE 93, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 13, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2792, PAGE 187 OF SAID PUBLIC RECORDS WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 13; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88 DEGREES 32 MINUTES 36 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LINDA GARDENS AND ITS EASTERLY EXTENSION, A DISTANCE OF 607.72 FEET; THENCE DEPARTING SAID NORTHERLY LINE AND ITS EASTERLY EXTENSION SOUTH 01 DEGREES 27 MINUTES 24 SECONDS EAST, A DISTANCE OF 292.68 FEET TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2792, PAGE 187, OF THE AFOREMENTIONED PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA; THENCE SOUTH 87 DEGREES 51 MINUTES 00 SECONDS WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 568.70 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 13; THENCE NORTH 08 DEGREES 53 MINUTES 09 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD 13, A DISTANCE OF 302.09 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THOSE LANDS LYING BETWEEN STATE ROAD 13A AND THE ST JOHNS RIVER, IF ANY.

SAID EASEMENT IS INTENDED TO INCLUDE THOSE LANDS LYING BETWEEN STATE ROAD 13A AND THE ST JOHNS RIVER, IF ANY.

ESTATE TITLE
OF ST. AUGUSTINE

CAROL A. LAGASSE
President
71 Carrera Street
St. Augustine, FL 32084
Phone: (904) 829-5674
Cell: (904) 829-5674
www.staugustinetitle.com



TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
(904) 829-5674

PROPERTY INFORMATION REPORT

File No: 65403

THIS CERTIFIES, that according to the records in the Office of the Clerk of the Circuit Court St. Johns County, State of Florida, dating from October 02, 2006 at 10:04 AM to July 28, 2025 at 8:00 AM, Richard O. Moseley and Elizabeth R. Moseley by virtue of a deed recorded October 2, 2006 in Official Records Book 2792, page 187 of the Public Records of St. Johns County, Florida, is/are the apparent record owner(s) of the following described land (hereinafter referred to as the "Property"), situate, lying and being in the County of St. Johns, State of Florida, to-wit:

LEGAL DESCRIPTION:

SEE EXHIBIT A ATTACHED HERETO

SUBJECT TO THE FOLLOWING:

(The items shown herein are the only pertinent instruments affecting the above land, for the period stated above)

1. Grant for Ingress and Egress Easement recorded in Official Records Book 4197, Page 1625 of the Public Records of St. Johns County, Florida

Note:

2024 Taxes are paid in the amount of \$2,726.89. No Exemption was/were allowed. Assessed value was \$132,248.00. RE #017960-0010. Taxing Authority: St. Johns County Tax Collector. Taxes are paid in arrears and collected annually in November becoming delinquent April 1 of the following year. The 2025 tax bill has not been rendered.

NOT COMMENT: In issuing this Property Information Report (hereinafter referred to as the "Report") assuming no liability on account of any instrument or proceedings in the chain of title in the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

This report is not for insurance. Pursuant to a 2017, Florida Statute, the maximum liability of the issuer of this property information report for errors or omissions in the property information report is limited to the amount paid for this property information report, and a further finding of negligence is necessary to identify by name in the property information report as the issuer of this property information report.

Report 2

MOSELEY PROPERTY ENTRY



D.

STREET @ 13 NORTH

14' TO NEIGHBOR



13' FROM CENTER TO GARAGE

X

EXHIBIT B

BCC September 1, 2026
Agenda Item No. REC'd 3, 07
Presenter: Tom Ball

THAN HALF OF APRON &
CULVERT



PK

STREET @ 13 NORTH

14' TO NORTH BOR



0:33

13' FROM CENTER TO GARDEN



LEFT SIDE 12 FEET FENCE TO TREES
NO ROOM TO PASS

