

ST. JOHNS COUNTY
RESOLUTION NUMBER 2006-175

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE BARTRAM PARK DRI DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY ON SEPTEMBER 19, 2000, UNDER RESOLUTION 2000-139, PREVIOUSLY MODIFIED BY RESOLUTION 2001-93, APPROVED MAY 8, 2001; AS MODIFIED BY RESOLUTION 2003-94, APPROVED MAY 21, 2003; AND PREVIOUSLY MODIFIED BY RESOLUTION 2005-146, APPROVED JUNE 1, 2005; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Bartram Park Associates, LLC and Winslow Farms, Ltd., have submitted a Notice of Proposed Change (NOPC) to the Bartram Park Development of Regional Impact (DRI) by letter dated December 22, 2005, requesting modification of portions of the Development Order and Master Plan Map H and Map H-2 of the Development Order (the "Notice of Change"); and

WHEREAS, the Developer submits that the changes proposed in the NOPC do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes and the Developer has provided evidence that such changes do not constitute a substantial deviation under any provision of Section 380.06(19) of the Florida Statutes; and

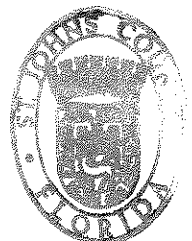
WHEREAS, the Board of County Commissioners has reviewed the NOPC and considered the evidence presented and whether the proposed modification constitutes a substantial deviation to the DRI requiring further DRI review at a public hearing held MAY 30th, 2006, after required notice; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY FLORIDA:

1. The following facts and conclusions of law are established by clear and convincing evidence to support this Resolution:
 - A. The requested changes do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes because there is no change in either the number of development rights or increase in impacts from those approved in the original Bartram Park DRI Development Order as amended prior to this change.
 - B. The changes requested in the NOPC are consistent with the Land Development Code of St. Johns County, as amended.
 - C. The change requested in the NOPC is consistent with and furthers the objectives of the St. Johns County Comprehensive Plan 2015.

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 10 DAY OF June 2006
MERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners

Melissa DeGrande D.C.



2. The Bartram Park DRI Development Order is hereby modified by approval of the following specific changes:

A. **Map H** The Map H Parcel ID Chart and Map H-2 dated May 18, 2006 attached hereto are hereby substituted for the currently approved Master Plan.

B. **Addition of Land to DRI:** The land described in **Exhibit A** entitled Map H dated Revised 03/16/06 and the Map H Parcel ID Chart is being added to the DRI.

C. General Condition 2. Land Use Totals is amended as follows:

Land Use Totals. The DRI may be developed with the following improvements: 67.26 acres and 374,084 square feet of retail, 4.82 acres and 44,830 square feet of office use, 638.73 acres and 367 units of residential, 3.02 acres of Community Facilities including a fire station and other county uses, 4.77 acres of Infrastructure not including Racetrack Rd. right of way and 48.45 acres of Open Space. The Developer may increase retail square footages and simultaneously decrease office or residential square footage without filing a notice of Proposed Change provided that such changes are consistent with the Land Use Exchange Table attached as Exhibit E. Additional development which is located in Duval County is being approved by separate Development Order by the City Council of the City of Jacksonville.

D. General Condition 2(2) of the Development Order is revised as follows:

The Developer agrees to apply the conversion factors in Exhibit E in such a manner that the result after application of the conversion factor will be no less than the minimum square footage and no more than the maximum square footage set forth below for each land use.

Land Use	Minimum	Maximum
Office	20,000 sq. ft.	100,000 sq. ft.
Commercial	100,000 sq. ft.	400,000 sq. ft.

E. In the title above the paragraph numbered 13 of the **Special Conditions**, the term "Wildlife" shall be added following Wetlands Impacts so as to read: "**Wetlands Impacts, Wildlife, and Wetland/Upland Buffers.**" Immediately after the paragraph numbered 13 of the **Special Conditions**, a new paragraph 14 entitled "Wildlife" shall be added as follows:

The wildlife habitat mitigation acreage required to offset proposed development impacts within the NOPC area is 30.32 acres of habitat for the gopher tortoise and its commercial wildlife community. The

Developer's responsibility for this mitigation shall be the contribution of \$177,645 to the Florida Fish and Wildlife Conservation Commission's Regional Wildlife Habitat Land Acquisition Trust Fund within one (1) year from the effective date of the Revised Development Order.

All subsequent paragraphs shall be renumbered accordingly.

- F. Under Subsection (2) of Paragraph 14 (renumbered paragraph 15) of the Special Conditions, Wetland Buffers, the following sentence is added to the end of the paragraph:

As to the Added Lands:

- a. An averaged 50 foot (minimum 25 feet) undisturbed upland buffer shall be provided along the wetlands of Durbin Creek measured landward from the State wetland jurisdictional line.
- b. An averaged 25 foot (minimum 10 feet) undisturbed upland buffer with the 25 foot building setback shall be provided adjacent to all other contiguous wetlands measured landward from the State wetland jurisdictional line.

- G. Under Special Conditions, the subparagraph entitled Special Condition Transportation (24) Racetrack Road of the Development Order (renumbered paragraph 25) shall be revised to add the following language as subparagraph (4):

The Developer will donate to St. Johns County a portion of the lands to be annexed up to a total of 133 feet adjacent to Racetrack Road (approximately 31 additional acres as shown in **Exhibit G**). The County agrees to allow mitigation credit for the value of the right of way against the Additional Transportation Contribution as defined in the Development Order. The amount of mitigation credit will be determined by an independent appraiser approved by both the County and the Developer. The credit against the Additional Transportation Contribution will be accomplished by filing a Notice of Proposed Change to the DRI. In addition, the Developer agrees to extend the required widening of Racetrack Road from its terminus at Russell Sampson Road westerly to the existing four lanes of Racetrack Road ("the Extension"). Developer agrees to pay up to One Hundred Thousand Dollars (\$100,000.00) toward the design and engineering of the Extension provided, however, St. Johns County will pay for any amount exceeding the \$100,000.00 towards engineering and design after approval of the engineering proposal by the County. Construction cost of the Extension of Racetrack Road beyond Russell Sampson will be funded by the County based on a documented amount approved by the County prior to Developer's execution of a contract or change order for construction of the Extension. The Developer

will commit to build the four-laning to design as approved by St. Johns County and in addition to the \$100,000.00 referenced immediately above, will pay any increased costs of construction of the Extension associated with the design features needed to accommodate the traffic from Racetrack Road driveway access points serving this development. Such design traffic features shall include but not be limited to median openings, acceleration lanes, turn lanes, traffic signals and regulatory signage.

- H. Section 36 **Community Services/Fire Protection** (renumbered paragraph 37) is amended to add the following language:

“In order for Developer to construct the widening of Racetrack Road, any or all of the site set aside for community services/fire protection as needed may be used by the Developer as a site for drainage and/or stormwater pond(s) for the road widening.”

- I. **Recreation and Open Space**, paragraph numbered 38 (renumbered paragraph 40) is amended to contain the following at the end of the paragraph:

The Developer shall also donate land for the creation of a public park, approximately five (5) acres more or less, in St. Johns County, as shown on Map H, and shall contribute \$100,000 to St. Johns County for the establishment of the public park.

- J. A new paragraph is added to the section under **Recreation and Open Space**. Following paragraph 42 (renumbered 43), a new paragraph shall be added which reads:

The Developer shall provide an averaged seventy-five (75) foot scenic edge along Race Track Road.

- K. A new section in the Special Conditions, following paragraph 42 (renumbered 43), shall be added, captioned **Education**. Thereafter a new paragraph (paragraph 44) shall be added which reads:

To mitigate for educational impacts to the St. Johns County School District associated with the changes approved in NOPC Resolution 2006-____, which impacts were not contemplated in the original Development Order, Developer agrees to pay the mitigation sum of \$8,013 for each residential unit to be constructed in the portion of the DRI in St. Johns County directly to the St. Johns County School District. Such sum shall be paid for each residential unit prior to the application for the building permit for the applicable unit. In addition, the school impact fee would be paid to St. Johns County at the time of application for building permit.

3. Except as modified by this Resolution, the existing Bartram Park DRI Development Order shall remain in full force and effect.

4. A certified copy of this Resolution, complete with all exhibits, shall be rendered by St. Johns County within ten (10) days of its adoption by certified mail, return receipt requested to the Developer, the Florida Department of Community Affairs, and the Northeast Florida Regional Council.
5. This Resolution shall take effect upon its adoption.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 30th DAY OF MAY, 2006.

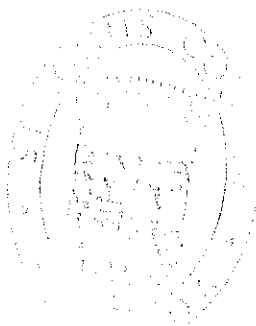
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: James E. Bryant
JAMES E. BRYANT, CHAIR

ATTEST: CHERYL STRICKLAND, CLERK

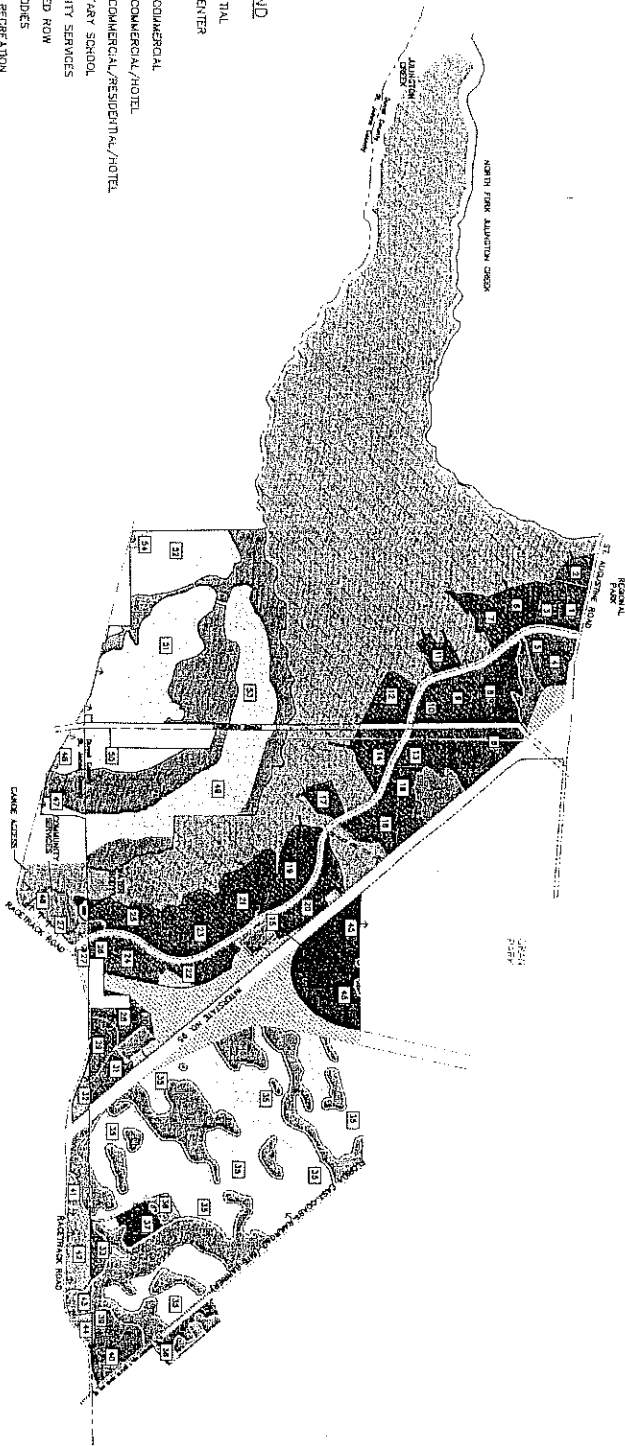
BY: Patricia DeGrande
DEPUTY CLERK

RENDITION DATE 6-6-06



BARTRAM PARK

labbes
EXHIBIT
A



LEGEND

- RESIDENTIAL
- TOWN CENTER
- OFFICE
- OFFICE/COMMERCIAL
- OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
- ELEMENTARY SCHOOL
- COMMUNITY SERVICES
- PROPOSED ROW
- WATERBODIES
- PARK / RECREATION
- CONSERVATION BUFFERS
- INTERCHANGES (RESERVATION AS REQUESTED)
- PUBLIC LANDS (RESERVATION AS REQUESTED)
- PUBLIC LANDS (RESERVATION AS REQUESTED) NOT INCLUDED IN CRN

MAP H - DEVELOPMENT PLAN

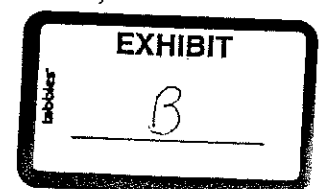
LAND USE	1650-02	LAND AREA	ACRES	AREA	PERCENTAGE
RESIDENTIAL	102	4714.5	107.2	100.00%	100%
OFFICE	102	3128	71.5	7.21%	7.21%
TOWN CENTER	102	1331.7	30.4	3.13%	3.13%
OFFICE/COMMERCIAL	102	1209.2	27.7	2.89%	2.89%
OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL	102	113.7	2.6	0.27%	0.27%
ELEMENTARY SCHOOL	102	454.2	10.4	1.10%	1.10%
COMMUNITY SERVICES	102	167.1	3.8	0.40%	0.40%
PROPOSED ROW	102	153.5	3.5	0.37%	0.37%
WATERBODIES	102	85.3	1.9	0.20%	0.20%
PARK / RECREATION	102	78.7	1.8	0.19%	0.19%
CONSERVATION BUFFERS	102	70.9	1.6	0.17%	0.17%
INTERCHANGES (RESERVATION AS REQUESTED)	102	67.9	1.5	0.16%	0.16%
PUBLIC LANDS (RESERVATION AS REQUESTED)	102	67.9	1.5	0.16%	0.16%
PUBLIC LANDS (RESERVATION AS REQUESTED) NOT INCLUDED IN CRN	102	67.9	1.5	0.16%	0.16%
TOTAL		4327.0	99.5	100.00%	100%

REVISED: 03/16/06

PARCEL A

A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 31, THENCE NORTH 89°14'34" EAST ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 31, A DISTANCE OF 150.01 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESIGNATED PARCEL NO. 100 AS RECORDED IN OFFICIAL RECORD 11935, PAGE 1823, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND THE POINT OF BEGINNING: THENCE NORTH 00°02'41" WEST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, 718.05 FEET TO THE SOUTHERLY BOUNDARY OF THOSE LANDS DESIGNATED PARCEL 101 AS RECORDED IN SAID OFFICIAL RECORD 11935, PAGE 1823; THENCE ALONG THE SOUTHERLY, EASTERLY AND NORTHEASTERLY BOUNDARY OF SAID PARCEL 101, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°59'10" EAST, 550.00 FEET; COURSE NO. 2: NORTH 00°00'50" WEST, 2800.96 FEET; COURSE NO. 3: NORTH 71°12'28" WEST, 582.72 FEET TO THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 3040, PAGE 1006, SAID PUBLIC RECORDS; THENCE NORTH 00°02'41" WEST, ALONG LAST SAID LINE, 1608.19 FEET; THENCE NORTH 01°06'12" WEST, CONTINUING ALONG SAID EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 3040, PAGE 1006, A DISTANCE OF 380 FEET, MORE OR LESS TO THE APPROXIMATE MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE EASTERLY, ALONG SAID APPROXIMATE MEAN HIGH WATER LINE, AND ALONG THE MEANDERINGS THEREOF, 1100 FEET, MORE OR LESS TO THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF AFORESAID SECTION 30; THENCE SOUTH 00°04'30" EAST, ALONG LAST SAID LINE, 285 FEET, MORE OR LESS TO THE SOUTH BOUNDARY OF SAID SECTION 30; THENCE SOUTH 87°32'06" EAST, ALONG LAST SAID LINE, 300 FEET, MORE OR LESS, TO THE AFORESAID APPROXIMATE MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE SOUTHEASTERLY ALONG SAID APPROXIMATE MEAN HIGH WATER LINE, AND THE MEANDERINGS THEREOF, 1180 FEET, MORE OR LESS TO THE WEST LINE OF THE EAST ONE HALF OF THE NORTHWEST ONE QUARTER OF SECTION 31; THENCE SOUTH 00°42'26" EAST, ALONG LAST SAID LINE, 2260 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID NORTHWEST ONE QUARTER; THENCE SOUTH 87°31'45" EAST, ALONG LAST SAID LINE, 1000 FEET, MORE OR LESS TO THE AFORESAID MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG LAST SAID LINE, 1340 FEET MORE OR LESS TO THE WEST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 31; THENCE SOUTH 00°32'13" EAST, ALONG LAST SAID LINE, 1225 FEET, MORE OR LESS TO THE SOUTH BOUNDARY OF AFORESAID SECTION 31; THENCE SOUTH 89°14'34" WEST,



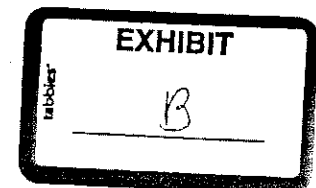
ALONG LAST SAID LINE, 3752 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 322.34 ACRES, MORE OR LESS

PARCEL B

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6, SAID TOWNSHIP AND RANGE; THENCE NORTH $89^{\circ}14'34''$ EAST, ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 6, A DISTANCE OF 150.01 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESIGNATED PARCEL NO. 100, AS RECORDED IN OFFICIAL RECORD 11935, PAGE 1823, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH $89^{\circ}14'34''$ EAST ALONG SAID NORTHERLY BOUNDARY OF SECTION 6, A DISTANCE OF 2532.38 FEET TO THE NORTHWESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 1917, PAGE 919 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH $17^{\circ}06'46''$ WEST, ALONG LAST SAID LINE, 315.16 FEET TO THE EAST LINE OF GOVERNMENT LOT 4 OF SAID SECTION 6; THENCE SOUTH $01^{\circ}23'03''$ EAST, ALONG LAST SAID LINE, 378.15 FEET TO THE NORTHWESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 2181, PAGE 1908, SAID PUBLIC RECORDS; THENCE SOUTH $03^{\circ}22'25''$ WEST, ALONG LAST SAID LINE, 593.79 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH $81^{\circ}53'06''$ WEST, 599.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2221.83 FEET, AN ARC DISTANCE OF 831.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $71^{\circ}09'38''$ WEST, 826.90 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH $60^{\circ}26'12''$ WEST, 105.86 FEET; COURSE NO. 4: NORTH $80^{\circ}44'28''$ WEST, 106.91 FEET; COURSE NO. 5: NORTH $60^{\circ}25'12''$ WEST, 895.32 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THAT JEA TRANSMISSION LINE DESIGNATED PARCEL NO. 100-A, AS RECORDED IN OFFICIAL RECORD



11935, PAGE 1823 OF SAID PUBLIC RECORDS; THENCE NORTH 09°19'08"
WEST, ALONG LAST SAID LINE, 380.58 FEET TO THE POINT OF BEGINNING.

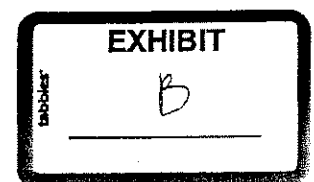
CONTAINING 51.75 ACRES, MORE OR LESS

PARCEL C

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS
COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE
SOUTH 00°02'03" EAST, ALONG THE WEST LINE OF SAID SECTION 6, A
DISTANCE OF 5.09 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE
SOUTH 00°02'03" EAST, ALONG LAST SAID LINE, 248.45 FEET, TO THE
NORTHEASTERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD, A
VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH
60°25'12" EAST, ALONG LAST SAID LINE, 51.51 FEET TO THE
SOUTHWESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 100-A AS
DESCRIBED AND RECORDED IN OFFICIAL RECORD 11935, PAGE 1823, SAID
PUBLIC RECORDS; THENCE NORTH 09°19'08" WEST, ALONG LAST SAID
LINE, 277.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 5563 SQUARE FEET, MORE OR LESS.



BARTRAM PARK
MAP H CHART - EXHIBIT A
DECEMBER 20, 2005

PARCEL ID	LAND USE
1.	(TOWN CENTER) COMMERCIAL/OFFICE/RESIDENTIAL/HOTEL
2.	(TOWN CENTER) COMMERCIAL/OFFICE/RESIDENTIAL/HOTEL
3.	(TOWN CENTER) COMMERCIAL/OFFICE/RESIDENTIAL/HOTEL
4.	(TOWN CENTER) COMMERCIAL/OFFICE/RESIDENTIAL/HOTEL
5.	(TOWN CENTER) COMMERCIAL/OFFICE/RESIDENTIAL/HOTEL
6.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
7.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
8.	OFFICE
9.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
10.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
11.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
12.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
13.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
14.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
15.	COMMUNITY SERVICES/OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
16.	OFFICE/COMMERCIAL/HOTEL/RESIDENTIAL
17.	OFFICE/COMMERCIAL/HOTEL/RESIDENTIAL
18.	OFFICE/COMMERCIAL/HOTEL/RESIDENTIAL
19.	OFFICE/COMMERCIAL/HOTEL/RESIDENTIAL
20.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
21.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
22.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
23.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
24.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
25.	OFFICE/COMMERCIAL/HOTEL/RESIDENTIAL
26.	OFFICE/COMMERCIAL/HOTEL/RESIDENTIAL
27.	COMMERCIAL/OFFICE
28.	OFFICE/COMMERCIAL/HOTEL/RESIDENTIAL
29.	OFFICE/COMMERCIAL/HOTEL/RESIDENTIAL
30.	OFFICE/COMMERCIAL/HOTEL/RESIDENTIAL
31.	OFFICE/COMMERCIAL/HOTEL/RESIDENTIAL
32.	OFFICE/COMMERCIAL
33.	OFFICE/COMMERCIAL/HOTEL/RESIDENTIAL
34.	PRESERVATION
35.	RESIDENTIAL
36.	PARK
37.	ELEMENTARY SCHOOL
38.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
39.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
40.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
41.	OFFICE/COMMERCIAL
42.	OFFICE/COMMERCIAL
43.	OFFICE/COMMERCIAL
44.	OFFICE/COMMERCIAL
45.	OFFICE/COMMERCIAL/HOTEL

46.	COMMUNITY SERVICES/OFFICE/COMMERCIAL
47.	OFFICE/COMMERCIAL
48.	OFFICE/COMMERCIAL
49.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
50.	OFFICE/COMMERCIAL/RESIDENTIAL/HOTEL
51.	RESIDENTIAL
52.	RESIDENTIAL
53.	RESIDENTIAL
54.	OFFICE/COMMERCIAL

EXHIBIT "C"

PARCEL B

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6, SAID TOWNSHIP AND RANGE; THENCE NORTH 89°14'34" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID SECTION 6, A DISTANCE OF 150.01 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESIGNATED PARCEL NO. 100, AS RECORDED IN OFFICIAL RECORD 11935, PAGE 1823, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°14'34" EAST ALONG SAID NORTHERLY BOUNDARY OF SECTION 6, A DISTANCE OF 2532.38 FEET TO THE NORTHWESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 1917, PAGE 919 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 17°06'46" WEST, ALONG LAST SAID LINE, 315.17 FEET TO THE EAST LINE OF GOVERNMENT LOT 4 OF SAID SECTION 6; THENCE SOUTH 01°23'03" EAST, ALONG LAST SAID LINE, 378.12 FEET TO THE NORTHWESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 2181, PAGE 1908, SAID PUBLIC RECORDS; THENCE SOUTH 03°22'25" WEST, ALONG LAST SAID LINE, 593.79 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 81°53'06" WEST, 599.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2221.83 FEET, AN ARC DISTANCE OF 831.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°09'38" WEST, 826.90 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH 60°26'12" WEST, 105.86 FEET; COURSE NO. 4: NORTH 80°44'28" WEST, 106.91 FEET; COURSE NO. 5: NORTH 60°25'12" WEST, 895.32 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THAT JEA TRANSMISSION LINE DESIGNATED PARCEL NO. 100-A, AS RECORDED IN OFFICIAL RECORD 11935, PAGE 1823 OF SAID PUBLIC RECORDS; THENCE NORTH 09°19'08" WEST, ALONG LAST SAID LINE, 380.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.75 ACRES, MORE OR LESS

PARCEL C

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 00°02'03" EAST, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 5.09 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'03" EAST, ALONG LAST SAID LINE, 248.45 FEET, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 60°25'12" EAST, ALONG LAST SAID LINE, 51.51 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 100-A AS DESCRIBED AND RECORDED IN OFFICIAL RECORD 11935, PAGE 1823, SAID PUBLIC RECORDS; THENCE NORTH 09°19'08" WEST, ALONG LAST SAID LINE, 277.54 FEET TO THE POINT OF BEGINNING.

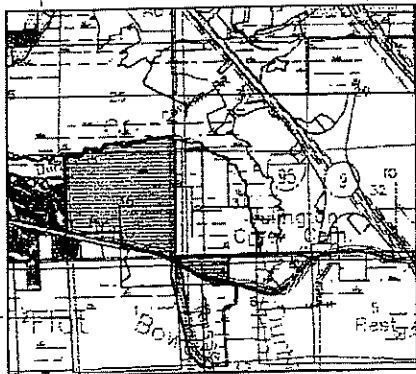
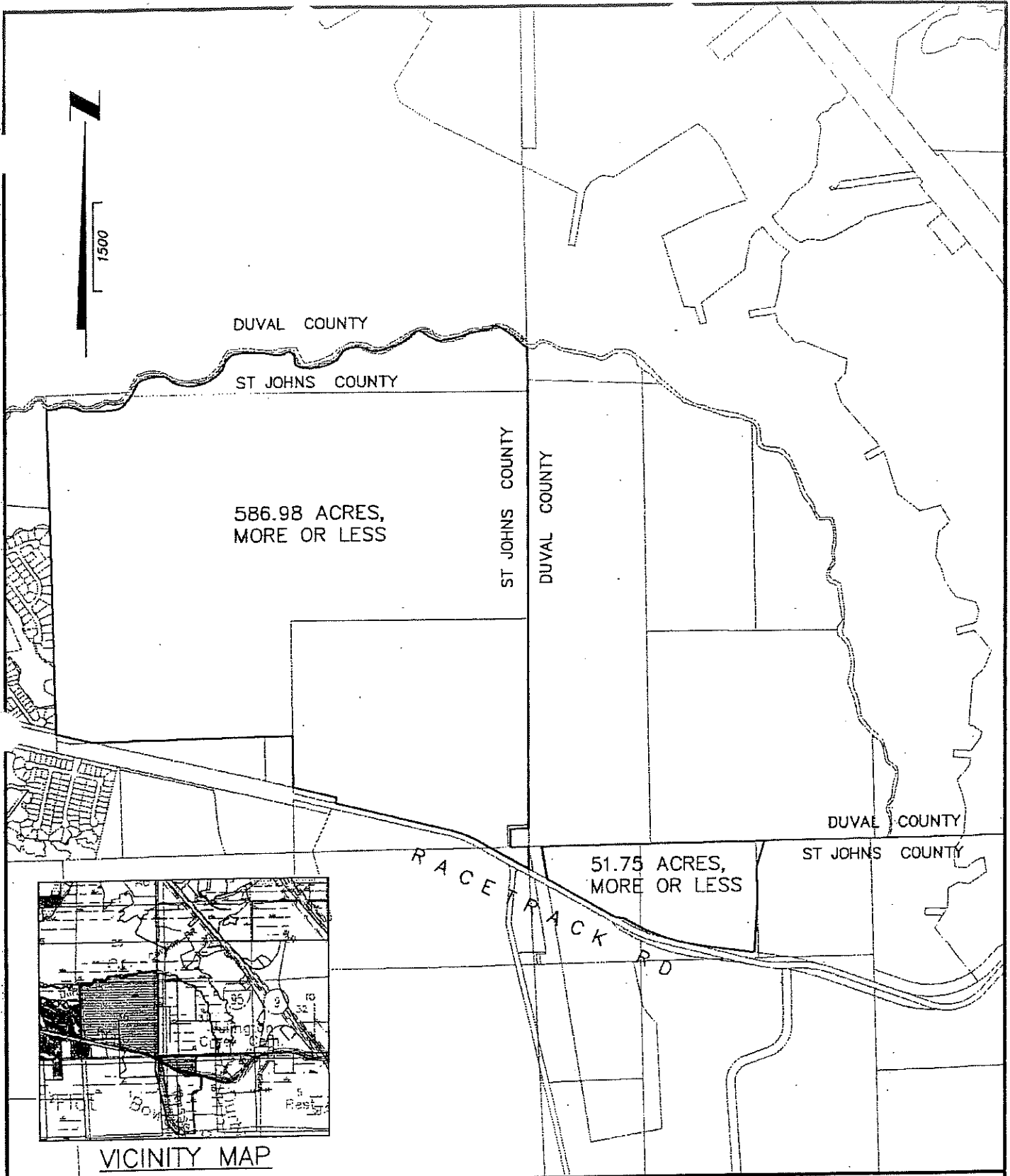
CONTAINING 5563 SQUARE FEET, MORE OR LESS.

A PORTION OF SECTIONS 25 AND 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, AND A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF JULINGTON CREEK PLANTATION, PARCELS 63 AND 65, PHASE 2 AS RECORDED IN MAP BOOK 47, PAGE 57 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°33'42" WEST, ALONG THE EASTERLY BOUNDARY OF SAID JULINGTON CREEK PLANTATION AND ALONG THE EASTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 1705, PAGE 1342, SAID PUBLIC RECORDS, 3690 FEET, MORE OR LESS TO THE MEAN HIGH WATER LINE OF DURBIN CREEK; THENCE EASTERLY ALONG SAID MEAN HIGH WATER LINE, 6250 FEET, MORE OR LESS TO THE EAST LINE OF AFORESAID SECTION 25; THENCE SOUTH 01°06'12" EAST, ALONG LAST SAID LINE, 370 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID SECTION 25, ALSO BEING THE NORTHEAST CORNER OF AFORESAID SECTION 36; THENCE SOUTH 00°02'41" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 36, A DISTANCE OF 5106.81 FEET TO THE NORTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORD 338, PAGE 667 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARY OF SAID OFFICIAL RECORD 338, PAGE 667, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 89°13'34" WEST, 208.40 FEET; COURSE NO. 2: SOUTH 00°02'40" WEST, 208.72 FEET; COURSE NO. 3: NORTH 89°13'34" EAST, 208.72 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36, ALSO BEING THE NORTHEAST CORNER OF AFORESAID SECTION 1; THENCE SOUTH 00°02'03" EAST, ALONG THE EASTERLY BOUNDARY OF SAID SECTION 1, A DISTANCE OF 253.54 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD, A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTHWESTERLY AND NORTHEASTERLY, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 60°25'12" WEST, 687.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHWEST; COURSE NO. 2: NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1139.13 FEET, AN ARC DISTANCE OF 317.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°24'50" WEST, 316.84 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: NORTH 76°24'29" WEST, 1338.70 FEET; COURSE NO. 4: NORTH 13°35'31" EAST, 67.00 FEET; COURSE NO. 5: NORTH 76°24'29" WEST, 511.74 FEET TO THE EASTERLY BOUNDARY OF JULINGTON CREEK UNIT 7 AS RECORDED IN MAP BOOK 18, PAGE 6 OF AFORESAID PUBLIC RECORDS; THENCE NORTH 00°35'09" WEST ALONG LAST SAID LINE, 583.11 FEET TO THE NORTHERLY BOUNDARY OF SAID JULINGTON CREEK UNIT 7; THENCE SOUTH 89°10'01" WEST ALONG LAST SAID LINE, 2269.45 FEET TO THE AFORESAID NORTHEASTERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD; THENCE NORTH 76°24'29" WEST ALONG LAST SAID LINE, 424.36 FEET TO THE POINT OF BEGINNING.

BEING THE SAME LANDS AS DESCRIBED IN COMMITMENT FOR TITLE INSURANCE, PROVIDED BY OLD REPUBLIC TITLE INSURANCE COMPANY, FILE NUMBER 05054754 REVISION #1, EFFECTIVE DATE: JULY 29, 2005.

CONTAINING 586.98 ACRES MORE OR LESS.



VICINITY MAP

England-Thimms & Miller, Inc.
 ENGINEERS - PLANNERS
 SURVEYORS - LANDSCAPE ARCHITECTS
 14775 St. Augustine Road
 Jacksonville, Florida 32258
 Certificate of Authorization No. 2584
 Phone No. (904) 642-8990
 Fax No. (904) 646-9485

EXHIBIT C

**ST JOHNS COUNTY
 FOR BARTRAM PARK**

ETM NO. 03041.00000

DATE: 12 22 05

DRAWN BY: MR2

DRAWING NO. EXHIBIT C

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared SARAH SELFRIDGE who on oath says that he is an Accounting Clerk of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida: that the attached copy of advertisement, being NOTICE OF HEARING in the matter NOTICE OF PROPOSED CHANGE TO BARTRAM PARK was published in said newspaper in the issues of MAY 22, 2006.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 22nd day of MAY, 2006.

by Sarah Selfridge who is personally known to me or who has produced PERSONALLY KNOWN as identification.

Handwritten signature of Patricia A. Bergquist



Patricia A. Bergquist My Commission DD275991 Expires December 18, 2007

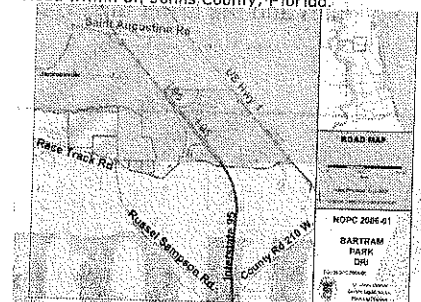
(Signature of Notary Public)

(Seal)

PATRICIA A. BERGQUIST

NOTICE OF A PROPOSED CHANGE (NOPC) TO THE BARTRAM PARK DEVELOPMENT OF REGIONAL IMPACT (DRI)

NOTICE IS HEREBY GIVEN that a public hearing HAS BEEN CONTINUED TO Tuesday, May 30, 2006 at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider a Notice of Proposed Change (NOPC) to the Bartram Park DRI to request modifications to the DRI Development Order (DO) and Map H. The subject property is located north of Racetrack Road within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing. NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. For hearing impaired individuals, call Florida Relay Service at 1 800 955 8770, no later than 5 days prior to the date of this meeting. If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based. This matter is subject to court imposed quasi-judicial rules of procedures. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085. BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA JAMES E. BRYANT, CHAIRMAN FILE NUMBER: NOPC 2006-01 Bartram Park DRI L1347-6 May 22, 2006