

**ST. JOHNS COUNTY**  
**RESOLUTION NUMBER 2006- 95**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE NOCATEE DRI DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY ON FEBRUARY 23, 2001, UNDER RESOLUTION 2001-30; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Thomas Ingram, Esquire, the authorized representative of SONOC, LLC , has submitted a Notice of Proposed Change (NOPC) to the Nocatee Development of Regional Impact (DRI) by letter dated January 27, 2006;

**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 March 21, 2006, after required notice.

**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 to 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 development rights or increase in impacts from those approved Twin Creeks DRI Development Order.
  - b. The changes requested in the NOPC area consistent with the Land Development Code of St. Johns County, as amended.
  - c. The changes requested in the NOPC are consistent with and further the objectives of the St. Johns County Comprehensive Plan 2015.
2. Modify Section 10 of the Development Order from Annual Reporting to Biennial, specifically as described in Exhibit A, NOPC Application response to Question 13.
3. Modify Section 16(b) of the Development Order to revise acreage of the Nocatee Greenway, specifically as described in Exhibit A, NOPC Application response to Question 13;
4. Modify Section 30 of the Development Order to specify the library and annex site shall be conveyed upon request by the County, specifically as described in Exhibit A, NOPC Application response to Question 13;

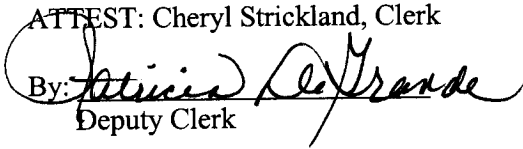
5. Modify Section 31 of the Development Order to reduce the neighborhood and community park acreage, specifically as described in Exhibit A, NOPC Application response to Question 13;
6. Modify Section 32(a)(2) of the St. Johns County Development Order to designate Oak Hammock Village North as the site for the high school, specifically described in Exhibit A, NOPC Application response to Question 13.
7. Except as modified by this Resolution, the existing Nocatee DRI Development Order shall remain in full force and effect.
8. 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.
9. This Resolution shall take effect upon its adoption.

**PASSED AND APPROVD BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 21<sup>st</sup> DAY OF March 2006.**

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

  
James Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

By:   
Deputy Clerk

RENDITION DATE 3-22-06



February 8, 2001  
Revised Boundary

Work Order No. S98-354

Legal Description

NOCATEE

DUVAL COUNTY, FLORIDA

TRACT "A"

All of Sections 36, 46, and 53 and portions of Sections 25, 34, 35, 47, 48, 49, and 55; Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the point of intersection of the Southerly boundary of Section 34, Township 4 South, Range 28 East, with the Northeasterly right of way line of U.S. Highway 1, State Road No. 5, and run North  $41^{\circ}50'26''$  West along said right of way line, a distance of 925.00 feet to a point; run thence North  $76^{\circ}59'37''$  East, a distance of 4,715.0 feet to a point; run thence North  $89^{\circ}34'10''$  East, a distance of 1,965.0 feet; run thence North  $34^{\circ}06'08''$  East, a distance of 3,495.66 feet to a point on the Northerly boundary of Section 49; run thence North  $75^{\circ}13'42''$  East along the Northerly boundary of Section 49 and 53, the same being Southerly boundary of Section 45 and along the Southerly boundary of Section 52, Township and Range aforementioned, and it's Northeasterly projection, a distance of 6,620.70 feet to a point on the East line of Section 25, said Township and Range, run thence South  $00^{\circ}54'07''$  East along last said Section line and along the East line of Section 36, a distance of 9,798.05 feet to its point of intersection with the Northwesterly right of way line of Palm Valley Road, County Road No. 210; run thence South  $55^{\circ}21'50''$  West along said right of way line, a distance of 146.60 feet to a point on the South line of said Section 36; run thence South  $89^{\circ}37'49''$  West along the South line of Sections 34, 35 and 36, a distance of 14,298.23 feet to the Point of Beginning.

August 6, 1999

Work Order No. S98-354

Legal Description

NOCATEE

ST. JOHNS COUNTY, FLORIDA

TRACT "B"

Portions of Section 19, 20, 28, 29, 30, 31, 32, 49, 50, 51, 55, 65, 66, and 67 Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Northwest corner of Section 30, said Township and Range and run North  $88^{\circ}39'56''$  East along the North line of said Section, a distance of 1650.0 feet; run thence North  $62^{\circ}02'54''$  East, a distance of 7,000.0 feet; run thence South  $66^{\circ}36'10''$  East, a distance of 3133.65 feet; run thence South  $17^{\circ}06'55''$  East, a distance of 5068.75 feet to the Northeasterly corner of that certain parcel of land described in Official Records Volume 97, Page 151, Public Records of said County; run thence South  $76^{\circ}09'47''$  West, along the Northerly boundary of said parcel, a distance of 477.26 feet to the Northeasterly corner of that certain tract of land described in Official Records Book 673, Page 636 and 637, public records of said county; run thence South  $88^{\circ}13'50''$  West along the Northerly boundary of said tract a distance of 622.02 feet to the Northwest corner thereof; run thence South  $07^{\circ}59'59''$  East along the Westerly line of said tract and along the Westerly line of that parcel described in Official Records Book 368, page 550, a distance of 532.17 feet to a point on the line dividing Sections 28 and 55, Township and Range aforementioned; run thence South  $86^{\circ}48'25''$  West along said Section line, a distance of 1,728.48 feet to the Northeast corner of that parcel identified as Parcel Six and described in documentation recorded in Official Records Volume 1084, Page 676, said public records, run thence South  $11^{\circ}08'51''$  East along the Easterly line of said Parcel Six, a distance of 600.76 feet to the Northwesterly right of way line of Palm Valley Road, County Road No. 210; run thence South  $55^{\circ}21'50''$  West along said right of way line, a distance of 11,438.24 feet to it's point of intersection with the Westerly line of Section 31, Township and Range aforementioned; run thence North  $00^{\circ}54'07''$  West along said Westerly section line and along the Westerly line of Section 30, a distance of 10,614.31 feet to the Point of Beginning; less and except from the above described lands, the Northeast 1/4 of the Southeast 1/4 of Section 30, said Township and Range.

November 11, 1999

Work Order No. S98-354

Legal Description

TRACT "C"

All of Sections 58 and 64 and portions of Sections 29, 31, 32, 55, 57, 59, 60, 61 and 63, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Southwest corner of Section 32, Township 4 South, Range 29 East, and run South  $89^{\circ} 27' 34''$  West, along the Southerly line of said Township, a distance of 5,245.88 feet to its point of intersection with the Southeasterly right of way line of Palm Valley Road, County Road No. 210; run thence Northeasterly, along said right of way line, as follows: first course, North  $55^{\circ} 21' 50''$  East, a distance of 11,609.31 feet to a point of curvature; second course, along the arc of a curve concave Southeasterly with a radius of 943.73 feet, an arc distance of 392.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing North  $67^{\circ} 15' 54''$  East and distance of 389.23 feet; third course, North  $79^{\circ} 09' 57''$  East, a distance of 1439.56 feet to the extreme Westerly corner of that certain tract described in deed recorded in Official Records 664, Page 1159, Public Records of said County; run thence South  $18^{\circ} 09' 43''$  East, departing said right of way line, a distance of 2633.45 feet; run thence South  $82^{\circ} 53' 46''$  East, a distance of 711.15 feet; run thence South  $08^{\circ} 41' 05''$  East, a distance of 4351.59 feet to a point on aforesaid Southerly line of Township 4 South, Range 29 East; run thence South  $89^{\circ} 27' 34''$  West, along said Township line, a distance of 8263.12 feet to the Point of Beginning.

LESS AND EXCEPT: Those lands described in instrument recorded in Official Records Book 1097, Page 1072 and Official Records Book 1443, Page 1680, Public Records of said County.

May 6, 1999

Work Order No. S98-354

Legal Description

TRACT "D"

Portions of Sections 57 and unsurveyed Section 34, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows:

For Point of Reference, commence at the Southwest corner of Section 32, Township 4 South, Range 29 East, and run North  $89^{\circ} 27' 34''$  East, along the Southerly line of said Township, a distance of 14,134.03 feet to its point of intersection with the Westerly right of way line of Florida East Coast Canal (Intracoastal Waterway) as recorded in Map Book 4, Pages 68 through 78, Public Records of St. Johns County, Florida and the Point of Beginning.

From the Point of Beginning thus described, run North  $25^{\circ} 46' 44''$  West along said Westerly right of way line, a distance of 2,500.00 feet; run thence South  $49^{\circ} 50' 45''$  West, departing said line, a distance of 3,546.61 feet to a point on aforesaid Southerly Township line; run thence North  $89^{\circ} 27' 34''$  East, along said Township line, a distance of 3,798.13 feet to the Point of Beginning.

LESS AND EXCEPT any portion of the above described lands lying below the mean high water line of the Tolomato River.

November 16, 1999

Work Order No. S98-354

**Legal Description**

**TRACT "B"**

**Parcel 1**

A part of Sections 1,2,3 and 11, all in Township 5 South, Range 28 East, St. Johns County, Florida, being all of those lands described as Parcel 1 in Deed recorded in Official Records Book 979, Page 1807 and Official Records Book 979, Page 1810, Public Records of said County.

Less and Except those certain parcels identified as PARCEL "D" and PARCEL "E" and described in document recorded at Official Records Book 1453, Page 651, said Public Records.

November 11, 1999

Work Order No. S98-354

**Legal Description**

**TRACT "E"**

**Parcel 2**

A part of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, being all of those lands described as Parcel 2 in Deeds recorded in Official Records Book 979, Page 1807 and Official Records Book 979, Page 1810, Public Records of said County.



**Legal Description**

**TRACT "F"**

A tract of land comprised of the East ½ of Section 12 and the Northeast ¼ of Section 13, Township 5 South, Range 28 East, St. Johns County, Florida, less and except that portion lying within the boundary of Subdivision of Hilden recorded in Map Book 3, Page 59, of the Public Records of said County.

Less and except the following described parcel:

A part of Section 13, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For the Point of Beginning, commence at the intersection of the Southerly right of way line of North East Second Street, a 40 foot right of way as shown on plat of Subdivision of Hilden, recorded in Map Book 3, Page 59 of the public records of said county, with the Northeasterly right of way line of Fifth Avenue, a 40 foot right of way as shown on said plat of Subdivision of Hilden; thence South 52° 48' 30" West, along the Southerly right of way line, 588 feet to the Easterly line of those lands as described and recorded in Official Records Book 1230, Page 1153, of said public records; thence South 00° 43' 58" East, along said Easterly line, 222 feet to the Northerly line of those lands described and recorded in Official Records Book 703, Page 781, of said public records; thence North 88° 24' 40" East, along the Northerly lines of the lands described and recorded in said Official Records Book 703, Page 781, Official Records Book 704, Page 1135, Official Records Book 807, Page 1537, and Official Records Book 1185, Page 526, all being recorded in said public records, 944 feet to an intersection with the Southeasterly prolongation of said Northeasterly right of way line of Fifth Avenue; thence North 40° 54' 24" West, along said Southerly prolongation, 730 feet to the Point of Beginning.

September 10, 1999

Work Order No. S98-354

**TRACT "G"**

That portion of Section 37, Township 5 South, Range 28 East, St. Johns County, Florida described in deed recorded at Official Records Book 675, Page 350, public records of said county.

**TRACT "H"**  
**Parcel 1**

A tract of land comprised of all or portions of surveyed and unsurveyed Sections 3, 10 and 15; all of Sections 4, 5, 7, 8, 9, 16, 17, 18, 20, 21, 39, 62, 63, 64, 65, 66, and portions of Sections 6, 19 and 61, Township 5 South, Range 29 East, St. Johns County, Florida, said tract being more particularly described as follows:

For Point of Beginning, commence at the Northeast corner of Section 6, Township 5 South, Range 29 East, and run South  $89^{\circ} 27' 34''$  West, along the Northerly line of said Section, a distance of 5245.88 feet to its point of intersection with the Southeasterly right of way of Palm Valley Road, County Road No. 210; run thence South  $55^{\circ} 21' 50''$  West, along said right of way line, a distance of 68.75 feet to a point on the Westerly boundary of said Section; run thence South  $00^{\circ} 56' 57''$  West, along said Section line, a distance of 5407.34 feet to the Southwest corner of said Section; run thence South  $02^{\circ} 32' 48''$  East, along the Westerly boundary of Section 7, said Township and Range, a distance of 5331.05 feet to the Southwest corner thereof; run thence South  $01^{\circ} 38' 27''$  East, along the Westerly line of Section 18, said Township and Range, a distance of 4909.80 feet to the Northwesterly corner of Section 40; run thence along the boundary of said Section 40 as follows: first course, South  $55^{\circ} 40' 59''$  East, a distance of 1887.09 feet; second course, South  $79^{\circ} 34' 02''$  East, a distance of 639.79 feet; third course, South  $07^{\circ} 57' 59''$  East, a distance of 1679.42 feet; fourth course, North  $59^{\circ} 54' 33''$  West, a distance of 2797.08 feet to the Southwesterly corner of said Section; run thence South  $01^{\circ} 29' 54''$  East, along the Westerly line of Section 19, aforesaid Township and Range, a distance of 395.62 feet to the Northeast right of way line U.S. Highway 1, State Road No. 5; run thence South  $37^{\circ} 55' 34''$  East, along said right of way line, a distance of 3131.90 feet to its point of intersection with the Northerly line of Section 41, said Township and Range and the Northerly boundary of Woodland Heights according to the plat recorded in Map Book 3, Page 78, Public Records of St. Johns County, Florida; run thence South  $74^{\circ} 56' 37''$  East, along said Section line and subdivision line, a distance of 1096.67 feet; run thence North  $13^{\circ} 29' 52''$  West, along said subdivision line, a distance of 183.21 feet; run thence North  $02^{\circ} 39' 45''$  East, along said subdivision line, a distance of 265.41 feet; run thence South  $89^{\circ} 01' 13''$  East, along said subdivision line and its Easterly projection, a distance of 574.74 feet to the Easterly right of way line of Old Dixie Highway lying on the Westerly line of Official Records Book 1353, Page 1476, Public Records of said County; run thence South  $15^{\circ} 19' 35''$  East, along said line, a distance of 1354.50 feet to a point on the Southerly boundary of aforementioned Section 19; run thence North  $88^{\circ} 50' 30''$  East, along said Southerly boundary, a distance of 1401.68 feet to the Southeast corner of said Section; run thence North  $89^{\circ} 10' 44''$  East along the Southerly line of Sections 20 and 21, and its Easterly projection, a distance of 8762.95 feet, more or less to the center of the run of an unnamed creek (Sweetwater Creek); run thence Northeasterly along the center of said run following the meanderings of same, to its point of intersection with the line dividing unsurveyed Sections 15 and 22, said point of intersection bearing North  $28^{\circ} 40' 40''$  East and distance 5998.15 feet from last said point; run thence North  $89^{\circ} 17' 02''$  East, along said Section line, a distance of 2378.54 feet to a point on the Westerly right of way line of the Intracoastal Waterway, per Deed Book 193, Page 387, Public Records of said County; run thence in a Northerly direction along the West edge of the waters of the Tolomato River to a point on the North boundary of said Township 5 South, Range 29 East, said waters edge being traversed as follows: first course, North  $07^{\circ} 25' 34''$  West; along said Westerly right of way

September 10, 1999

Work Order No. S98-354

**TRACT "H"**  
**Parcel 1**

line of the Intracoastal Waterway, a distance of 1870.17 feet; second course, North 36° 44' 53" East continuing along said right of way line, a distance of 202.90 feet; third course, North 14° 22' 06" East, a distance of 8564.35 feet to a point on said Westerly right of way line of the Intracoastal Waterway; fourth course, North 07° 59' 12" West along said right of way line, a distance of 740.00 feet; fifth course, North 21° 43' 09" West along said right of way line, a distance of 3362.70 feet; sixth course, North 25° 49' 03" West, along said right of way line, a distance of 1899.59 feet to the point of termination of said traverse on the Northerly boundary of said Township; run thence South 89° 27' 34" West, along said Township line, a distance of 14134.03 feet to the Point of Beginning.

LESS AND EXCEPT all of that portion of Government Lot 10, Section 19, Township 5 South, Range 29 East, St. Johns County, Florida, lying East of the Easterly right of way line of Old Dixie Highway as described in deed recorded in Official Records Book 1353, Page 1476, public records of said County.

LESS AND EXCEPT any portion of the above described lands lying below the mean high water line of the Tolomato River.

September 10, 1999

Work Order No. 98-354

**TRACT "H"**  
**Parcel 2**

All of that portion of Government Lot 10, Section 19, Township 5 South Range 29 East, St. Johns County, Florida, lying East of the Easterly right of way line of Old Dixie Highway as described in deed recorded in Official Records Book 1353, Page 1476, public records of said County.

TRACTS "A", "B", "C", "D", "E" (Parcel 1 and Parcel 2), "F", "G", "H" (Parcel 1 and Parcel 2) described above are less and except the following described Nocatee Preserve Parcel:

A parcel of land lying in a portion of unsurveyed Section 34 and a portion of Section 57, the William Travers Grant all lying within Township 4 South, Range 29 East, St. Johns County, Florida, together with all of fractional Sections 3 and 10, and all of Section 66, the William Travers or Smith Grant, together with a portion of fractional Sections 4, 9, 15, and 16, unsurveyed Sections 3, 10 and 15, a portion of Section 39, the Hannah Smith Grant, a portion of Section 62, the William Travers Grant, a portion of Section 65, the William Travers Grant, all lying within Township 5 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows:

For a Point of Reference, commence at the corner common to Sections 19, 20, 29 and 30 of said Township 5 South, Range 29 East; thence North 89°09'44" East, along the dividing line of said Sections 20 and 29, a distance of 200.00 feet to a point; thence North 00°53'59" West, departing said dividing line, a distance of 21,013.50 feet; thence North 89°28'18" East, 7845.55 feet to the Point of Beginning.

From the Point of Beginning, continue thence North 89°28'18" East, 2002.82 feet to a point; thence North 49°45'40" East, 2486.26 feet more or less to a point lying on the Westerly Mean High Water Line of the Tolomato River; thence Northeasterly along the meanderings of said Westerly Mean High Water Line, 1,536 feet, more or less to a point which bears North 49°45'40" East and lies 891.44 feet distant from last said point; thence continue North 49°45'40" East, 558.42 feet more or less to a point lying on the Westerly line of the Florida East Coast Canal (Intracoastal Waterway) as depicted on plat thereof, recorded in Map Book 4, Pages 68 through 78 of the Public Records of said County; thence South 25°27'19" East, along said Westerly line, 658.77 feet more or less to an intersection with said Westerly Mean High Water Line of the Tolomato River; thence, departing said Westerly canal line, Southwesterly, Southerly and Northeasterly, along meanderings of said Westerly Mean High Water Line, 4890 feet, more or less to an intersection with said Westerly line of said canal which bears South 25°27'19" East and lies 882.67 feet distant from last said point; thence South 25°27'19" East, along said Westerly canal line, 475.74 feet more or less to an intersection with said Westerly Mean High Water Line of the Tolomato River; thence Southerly along the meanderings of said Westerly Mean High Water Line, 33,500 feet more or less, to its convergence with the Northerly Mean High Water Line of the Northerly prong of Smith Creek which bears South 12°08'19" West and lies 6736.68 feet distant from last said point; thence Northwesterly, along the meanderings of said Northerly Mean High Water Line of Smith Creek, 6340 feet more or less to its convergence with the Southerly Mean High Water Line of said Northerly prong of Smith Creek which bears North 50°08'35" West and lies 2947.90 feet distant from last said point; thence Southeasterly, along the meanderings of said Southerly Mean High Water Line, 4590 feet more or less to its convergence with the Northerly Mean High Water Line of the Southerly prong of said Smith Creek which bears South 44°01'31" East and lies 2750.85 feet distant from last said point; thence Southwesterly, along said Northerly Mean High Water Line, 3210 feet more or less to its convergence with the Southerly Mean High Water Line of said Southerly prong of Smith Creek which bears South 59°59'47" West and lies 1535.26 feet distant from last said point; thence Northeasterly, along the meanderings of said Southerly Mean High Water Line, 4,950 feet more or less to its convergence with said Westerly Mean High Water Line of said Tolomato River which bears North 78°09'08" East and lies 2092.17 feet distant from last said point; thence Southerly along the meanderings of said Westerly mean high water line, 50,020 feet, more or less, to its intersection with the Northeasterly line of that portion of the Intracoastal Waterway described and recorded in Deed Book 193, Page 387 (Parcel RWN 231-B) of the Public Records of St. Johns County, Florida which bears South 11°08'21" East and lies 7496.56 feet distant from last said point; thence North 53°26'01" West, along said Northeasterly line, 128.75 feet, more or less, to an intersection with said Westerly mean high water line; thence Northerly, Northwesterly and Southwesterly departing said Northwesterly line of Parcel RWN 231-B, and along said Westerly Mean High Water Line of the Tolomato River, 190 feet, more or less, to an intersection with the Northwesterly line of said parcel which bears South 56°09'33" West and lies 132.37 feet distant from last said point; thence South 36°33'59" West, along said Northwesterly line of Parcel RWN 231-B, 78.19 feet, more or less, to the

Northwesterly corner thereof; thence South 07° 36' 28" East, along the West line of said parcel, 72.81 feet, more or less, to an intersection with said Westerly Mean High Water Line of the Tolomato River; thence Northwesterly, Southwesterly, Southerly and Easterly along the meanderings of said Westerly mean high water line, 2025 feet, more or less, to an intersection with said West line of Parcel RWN 231-B which bears South 07° 36' 28" East and lies 228.65 feet distant from last said point; thence continue South 07° 36' 28" East, departing said Westerly Mean High Water Line of the Tolomato River, along said West line of Parcel RWN 231-B, a distance of 1558.54 feet, more or less, to the Southwest corner of said parcel, said point also lying on the Easterly prolongation of the line dividing said Section 15 and Section 22 of said Township 5 South, Range 29 East; thence South 88° 59' 50" West, along said Easterly prolongation and along said line dividing Sections 15 and 22, a distance of 2392.50 feet more or less to its intersection with the Northerly Mean High Water Line of Deep Creek; thence Northwesterly, along the meanderings of said Northerly Mean High Water Line, 969 feet, more or less to a point which bears North 40° 12' 46" West and lies 661.31 feet distant from last said point; thence North 03° 47' 40" East, departing said Northerly Mean High Water Line of Deep Creek, 163.23 feet more or less; thence sequentially, along the following ninety-five (95) line courses to the Point of Beginning:

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°12'26"E	176.12
L2	N41°27'20"W	353.93
L3	N09°17'15"E	138.89
L4	N44°47'01"W	262.77
L5	N20°04'36"E	91.20
L6	N46°35'36"W	65.27
L7	N73°58'12"W	460.71
L8	S88°23'32"W	186.99
L9	N12°41'19"E	583.25
L10	N38°40'26"W	425.76
L11	N13°13'44"E	166.80
L12	N08°17'36"W	207.63
L13	S84°21'30"W	42.63
L14	N38°38'46"W	88.90
L15	N09°32'28"W	504.23
L16	N17°50'38"W	277.95
L17	N01°52'17"E	208.02
L18	N10°56'17"E	65.52
L19	N88°40'52"W	86.35
L20	N01°33'03"E	72.16
L21	N05°07'43"W	227.92
L22	N61°54'04"W	128.63
L23	N06°38'37"W	531.32
L24	N14°56'55"E	221.67
L25	N34°26'51"W	288.06
L26	N01°39'42"E	175.28
L27	N52°28'54"W	267.72
L28	N00°24'46"E	417.49
L29	N22°27'02"E	88.49
L30	N13°55'58"W	980.21
L31	N09°37'32"W	50.36
L32	N05°01'33"E	64.80
L33	N05°23'42"W	141.39
L34	N05°19'40"W	675.85
L35	N05°16'15"W	120.59
L36	N53°01'04"E	94.74
L37	N27°35'22"W	128.62
L38	N02°43'28"W	113.80
L39	N18°34'00"W	192.26
L40	S74°43'35"W	245.26
L41	N29°58'13"W	170.14
L42	S57°29'13"W	226.08
L44	S62°26'12"W	98.07
L45	S45°53'19"W	71.58
L46	N77°33'54"W	309.23
L47	N07°42'42"W	255.98
L48	N07°36'57"W	155.90
L49	N41°36'31"E	142.09
L50	N55°17'37"W	356.27

LINE TABLE		
LINE	BEARING	LENGTH
L51	N34°20'54"W	72.29
L52	N28°31'37"E	163.26
L53	S89°25'49"E	385.09
L54	N68°14'47"E	318.46
L55	N82°45'56"E	90.65
L56	N28°23'33"E	135.91
L58	N68°15'05"W	215.89
L59	N47°58'00"W	108.98
L60	N14°38'02"W	161.52
L61	N37°32'55"E	207.83
L62	N67°04'16"W	88.99
L63	N32°21'17"W	371.08
L64	S82°46'13"W	115.25
L65	S82°37'42"W	157.42
L66	N47°39'50"W	169.04
L67	S79°45'15"W	259.82
L68	N68°14'59"W	288.16
L69	N66°30'26"W	763.54
L70	N27°49'18"E	318.64
L71	S81°18'54"E	474.32
L72	N15°25'44"E	558.14
L73	N74°34'16"E	264.64
L74	S69°31'33"E	447.34
L75	N52°37'35"E	373.46
L76	N71°25'20"E	235.13
L77	N28°13'07"E	183.33
L78	N52°37'35"E	81.68
L79	N04°04'59"W	351.09
L80	N37°44'34"W	82.83
L81	N37°33'05"W	326.82
L82	H29°30'52"W	88.59
L83	N89°04'46"W	286.36
L84	S65°52'56"W	356.10
L86	N01°27'15"W	704.94
L87	N31°11'22"E	69.55
L88	N67°19'49"E	265.21
L89	N04°54'32"W	233.03
L90	N04°42'48"W	155.02
L91	N20°39'18"E	228.79
L92	N23°40'22"W	643.89
L93	N09°46'35"W	88.85
L94	N41°22'00"E	129.60
L95	N26°51'41"W	139.08
L96	N18°40'47"W	87.35
L97	N06°45'41"W	278.90
L98	N45°06'38"E	227.49

Less and except any portions thereof lying within the lands described and recorded in Deed Book 193, Page 387 (Parcel RWN 231-B), and the lands depicted in Map Book 4, Pages 68 through 78 of the Public Records of said county.

# PAPPAS METCALF JENKS & MILLER

PROFESSIONAL ASSOCIATION

ATTORNEYS AT LAW

245 RIVERSIDE AVENUE, SUITE 400

JACKSONVILLE, FLORIDA 32202-4926

TELEPHONE: (904) 353-1980

TELECOPIER: (904) 353-5217

www.pmjmlaw.com

G. TODD COTTRILL  
STEVEN B. GREENHUT  
THOMAS O. INGRAM  
THOMAS M. JENKS  
ROBERT A. LEAPLEY, JR.  
JOHN G. METCALF  
FRANK E. MILLER  
M. LYNN PAPPAS  
MARCIA PARKER TJOFLAT

SPENCER N. CUMMINGS  
CHARLES L. GIBBS  
W. WILLIAM LI  
CAROLINE R. NICHOLS  
STACI M. REWIS  
SCOTT G. SCHILDBERG  
JOSEPH J. VAN ROOY  
SCOTT M. WEAVER  
KATHRYN F. WHITTINGTON

March 8, 2006

Teresa Bishop, Planning Director  
Growth Management Services Department  
St. Johns County Planning Department  
4020 Lewis Speedway  
St. Augustine, Florida 32084

Mike Saylor, Director  
Jacksonville Planning and Development Department  
128 E. Forsyth Street, 7<sup>th</sup> Floor  
Jacksonville, Florida 32202

Ed Lehman, Director of Growth  
Management  
Northeast Florida Regional Council  
6850 Belfort Oaks Place  
Jacksonville, FL 32216

Mike McDaniel, Regional Planning Administrator  
Florida Department of Community Affairs  
Division of Community Planning  
2555 Shumard Oak Boulevard  
Tallahassee, Florida 32399-2100

## Re: Nocatee Notice of Proposed Change

Dear Teresa, Mike, Ed and Mike:

Please find enclosed a revised copy of the Notice of Proposed Change for the Nocatee Development of Regional Impact, located in St. Johns and Duval Counties. The only change to this application is a withdrawal of a proposed revision to Map H-1 and H-2, which would have changed the access road between Oak Hammock Village (North) and Oak Hammock Village to a pedestrian/bicycle connection. This revised application replaces the original NOPC dated January 27, 2006.

Please call if you have any questions.

Sincerely,

  
Thomas O. Ingram

TOI/ss

Enclosures

cc: Greg Barbour (with enclosures)  
Rachel Bennett (with enclosures)  
M. Lynn Pappas (with enclosures)



STATE OF FLORIDA  
DEPARTMENT OF COMMUNITY AFFAIRS  
DIVISION OF RESOURCE PLANNING AND MANAGEMENT  
BUREAU OF STATE PLANNING  
2555 Shumard Oak Blvd. Tallahassee, Florida 32399-2100  
850/488-4925

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED  
DEVELOPMENT OF REGIONAL IMPACT (DRI)  
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

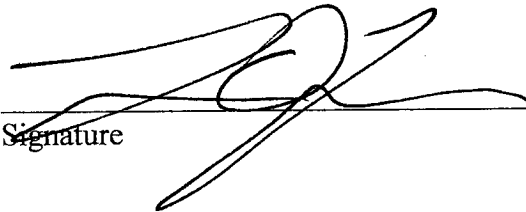
1. I Thomas O. Ingram, Esq., the undersigned owner/authorized representative of SONOC Company, L.L.C., hereby give notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning Nocatee development, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to St. Johns County and the City of Jacksonville, to the Northeast Florida Regional Planning Council, and to the Bureau of State Planning, Department of Community Affairs.

3/18/06

Date

(revised  
from 1/27/06)

Signature



2. Applicant (name, address, phone). **SONOC Company, L.L.C.,  
a Delaware limited liability company  
c/o The PARC Group  
4314 Pablo Oaks Court  
Jacksonville, Florida 32214  
(904) 992-9750  
Facsimile (904) 992-4114  
Attention: Greg Barbour**

3. Authorized Agency (name, address, phone). **Pappas Metcalf Jenks and Miller, P.A.  
Attn: Thomas O. Ingram, Esq.  
245 Riverside Avenue, Suite 400  
Jacksonville, Florida 32202  
(904) 353-1980  
Facsimile (904) 353-5217  
toi@papmet.com**

4. Location (City, County, Township/Range/Section) of approved DRI and proposed change.

**The Nocatee Development of Regional Impact is within Duval and St. Johns Counties and is located north and south of County Road 210, east of U.S. Highway 1, and west of the Intracoastal Waterway. Nocatee is located in portions of Township 4 South, Range 28 East, Township 4 South, Range 29 East, Township 5 South, Range 29 East, and Township 5 South, Range 28 East. A Vicinity Map showing the location of the project is attached as Exhibit A.**

5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order or the Application for Development Approval.

**See attached.**

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

**No Change.**

6. Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.

**No change.**

7. List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart).

**There have been no modifications to the original DRI development orders.**

Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?

**No change.**

8. Describe any lands purchased or optioned within 1/4 mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-project land uses within 1/2 mile on a project master site plan or other map.

**See attached.**

9. Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 380.06(19)(b), Florida Statutes.

**Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06(19)(e)2., F.S.**

**YES \_\_\_ NO X**

10. Does the proposed change result in a change to the build out date or any phasing date of the project? If so, indicate the proposed new build out or phasing dates.

**No change.**

11. Will the proposed change require an amendment to the local government comprehensive plan?

**No.**

Provide the following for incorporation into such an amended development order, pursuant to Subsections 380.06(15), F.S., and 9J-2.025, Florida Administrative Code:

12. An updated master site plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.

**No Change.**

13. Pursuant to Subsection 380.06(19)(f), F.S., include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:
  - a. All proposed specific changes to the nature, phasing, and build out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed;
  - b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development;
  - c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;
  - d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;
  - e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning, unit density reduction, or intensity reduction, if applicable; and
  - f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 9J-2.025(7), F.A.C.

**See attached.**

**Nocatee Development of Regional Impact  
Notice of Proposed Change  
January 2006**

Below are responses to questions asked in the NOPC Form where additional space was needed to respond.

**5. Description of Proposed Changes:**

**A. Parks (St. Johns County)**

The required minimum 120 acres of neighborhood parks for St. Johns County is requested to be reduced by 20 acres, such that the St. Johns County portion of the project would have a required minimum of 250 acres of neighborhood and community parks rather than 270. Given the overall project density, the expected location of the parks, amenities within the Greenway, and the location of an age-restricted residential community with a concentration of on-site recreational improvements, the project is well served by 250 acres of neighborhood and community parks within St. Johns County. The St. Johns County portion of the project would remain subject to the other requirements for parks contained in section 31 of the St. Johns County development order. These requirements include: (a) a minimum of 150 acres of community parks, (b) a requirement that all residences be within 1/2 mile of a neighborhood or community park, (c) a requirement that each village have a central community park in or adjacent to a village center containing a minimum of ten (10) acres; and (d) a requirement that no dwelling unit shall be more than one-half mile from a neighborhood or a community park. The Nocatee Greenway would be increased by 20 acres as part of this proposal.

**B. High School Site (St. Johns County)**

Under the current development order for St. Johns County, the Developer is to convey a high school site to be located on the eastern side of the Town Center. The Developer has been in discussions with the St. Johns County School District regarding the location of the high school site. During the DRI approval process, the School District had taken the position that the high school site would better serve the Ponte Vedra/Palm Valley area if it were located on the eastern boundary of the DRI. Having had the opportunity to complete specific development plans for a significant portion of the DRI property and to undertake specific design review of the existing school site and surrounding lands over the last five years, the Developer is in agreement to relocate the high school site to the eastern portion of the project, and proposes a location in Oak Hammock Village (North), east of Davis Park, and south of County Road 210. It is the Developer's understanding that the School Board is supportive of this change.

**C. Summary**

These changes and other more minor changes are summarized as follows:

- Modify the St. Johns County Development Order text to require the high school site to be located within Oak Hammock Village, east of Davis Park.
- Modify the timing of the required donation of a library site and a county annex site to St. Johns County such that donation of these sites would be required when requested by the County. Currently, these sites are required to be donated not later than the beginning of Phase 2.
- Reduce the minimum required acreage for neighborhood parks in St. Johns County by 20 acres, and increase the minimum amount of acreage within the Nocatee Greenway by 20 acres. A companion proposal would request that the parks condition to require that at least 150 acres of the total 250 acres of parks be in the form of community parks, with the remainder being neighborhood parks. Under this proposed change, there is not a net decrease in open space when applying the substantial deviation criteria under section 380.06(19)(b)13. The minimum acreages of neighborhood and community parks by phase are proposed to be adjusted pro rata. Other requirements relating to the placement and extent of parks, including the requirement that all dwellings within Nocatee be not more than one half mile from a neighborhood or community park, remain unchanged.
- Utilize biennial reporting under section 380.06(18), Florida Statutes (2005).

None of the proposed changes will increase the overall entitlements for the project.

#### **7. The Development Orders and Amendments Since Original Approval.**

The original development order was adopted by St. Johns County in Resolution 2001-30 on February 23, 2001 and by the City of Jacksonville in Ordinance 2001-13-E on February 27, 2001.

#### **8. Lands Purchased or Optioned within 1/4 Mile of Original DRI.**

Lands have been acquired within 1/4 mile of the project for the purpose of obtaining right of way for the County Road 210 improvements required pursuant to the DRI. A map showing such lands is attached as Exhibit E.

#### **13. Precise Language Proposed to be Added to the Development Order (changes shown in underline and strikeout unless indicated otherwise):**

- A. Modify Section 10 of the St. Johns County Development Order and Section 10 of the Duval County Development Order as follows:

**Annual Biennial Reporting.** An ~~annual~~ biennial monitoring report for the Nocatee DRI shall be prepared by Applicant in accordance with section 380.06, Florida Statutes, and shall be submitted to the Northeast Florida Regional Planning Council ("NEFRPC"), Department of Community Affairs ("DCA"), St. Johns County Planning Division ("SJCPD") and the Jacksonville Planning and Development Department ("JPDD"), no later than March 1, 2007, and March 1 of each subsequent reporting year until buildout; ~~commencing March 1, 2002~~ (the "Monitoring Report"). The monitoring reports shall be submitted consistent with the reporting requirements adopted in section 380.06(18), Florida Statutes, or as amended. Pursuant to Section 380.06(18), Florida Statutes (2005), if no additional development has occurred since the submission of the previous report, a letter from the developer stating that no development has occurred would satisfy the requirement for a report. Notwithstanding the foregoing, commencing on March 1, 2007, the Developer will submit reporting information annually in January of each year to the City of Jacksonville and St. Johns County as to (i) development rights allocated to grantees; (ii) development rights converted; and (iii) building permits issued in the prior year.

The Monitoring Report shall include:

\* \* \* [no changes to subsections (i)-(xii)]

(xiii) Traffic reports, which shall be submitted to the Florida Department of Transportation (“FDOT”) District Urban Office in Jacksonville, as well as to the Jacksonville Planning and Development Department, First Coast Metropolitan Planning Organization (“MPO”), St. Johns County Planning Division, NEFRPC, and DCA. The first traffic report shall be due concurrently with the first ~~annual~~-biennial Monitoring Report and then biennially~~annually~~ thereafter until project buildout, unless otherwise specified by the NEFRPC. \* \* \* [no changes to the remainder of subsection (xiii)]

B. Modify Section 16(b) of the St. Johns County Development Order as follows:

**Greenway.** The Nocatee Greenway is shown on the Master Plan, Exhibit 2 (the “Greenway”). The Greenway shall be placed under conservation easements in the form required by the St. Johns River Water Management District in phases as part of the ERP Permit for portions of the Nocatee project. The first conservation easement for the initial portion of the Greenway shall be conveyed not later than 180 days after the Commencement Date. The Greenway shall be subject to a Greenway Management Plan, to be approved by the District as part of the ERP Permit. The proposed Greenway Management Plan shall be provided to the Planning Departments of the County and the City of Jacksonville, the Northeast Florida Regional Planning Council, and the Florida Fish and Wildlife Conservation Commission when it is submitted to the District during the ERP Permit application process for their review and comment, provided that the District shall be responsible to finally determine the terms of the Greenway Management Plan. Allowable uses of the Greenway shall include conservation, passive recreation, drainage features, silvicultural activities design to achieve conservation objectives (including prescribed burns), road crossings, utilities, and limited parking for users of the Greenway and shall be subject to approval by the County as part of the Planned Unit Development application for Nocatee with specific design and location approved as part of construction plan review. The precise boundaries of the Greenway may be adjusted at the time each conservation easement is conveyed to the District, provided that (i) the total acreage of the Nocatee Greenway (in St. Johns and the City of Jacksonville) shall be not less than 4,9614,981 acres and include at least 960 acres of uplands at buildout; and (ii) no boundary adjustments may be made to decrease the 100-foot buffers adjacent to the mean high water line of Smith Creek, Deep Creek, Durbin Creek, and Sweetwater Creek, as provided for in section 17 below. Vegetation bordering the Greenway may be trimmed, consistent with the Nocatee Greenway Management Plan to control or eliminate exotic vegetation and to control understory growth to reduce risks of wildfires.



C. Amend Section 16(b) of the Duval County Development Order as follows:

**Greenway.** The Nocatee Greenway is shown on the Master Plan, Exhibit 2 (the "Greenway"). The Greenway shall be placed under conservation easements in the form required by the St. Johns River Water Management District in phases as part of the ERP Permit for portions of the Nocatee project. The first conservation easement for the initial portion of the Greenway shall be conveyed not later than 180 days after the Commencement Date. The Greenway shall be subject to a Greenway Management Plan, to be approved by the District as part of the ERP Permit. The proposed Greenway Management Plan shall be provided by the Developer to the Planning Departments of the City, St. Johns County, the Northeast Florida Regional Planning Council, and the Florida Fish and Wildlife Conservation Commission when it is submitted to the District during the ERP Permit application process for their review and comment, provided that the District shall be responsible to finally determine the terms of the Greenway Management Plan. Allowable uses of the Greenway shall include conservation, passive recreation, drainage features, silvicultural activities designed to achieve conservation objectives (including prescribed burns), road crossings, utilities, and limited parking for users of the Greenway. The precise boundaries of the Greenway may be adjusted at the time each conservation easement is conveyed to the District, provided that the total acreage of the Nocatee Greenway (in St. Johns County and the City of Jacksonville) shall be not less than 4,9614.981 acres and include at least 960 acres of uplands at buildout. Vegetation bordering the Greenway may be trimmed, consistent with the Nocatee Greenway Management Plan, to control or eliminate exotic vegetation and to control understory growth to reduce the risks of wildfires.

D. Modify Section 30 of the St. Johns County Development Order as follows:

The Developer shall convey, free and clear of all liens and encumbrances, (i) a library site containing up to five (5) net developable acres and (ii) a county annex site containing up to one (1) net developable acre to St. Johns County within the Town Center Village or other mutually acceptable location ~~and at a time mutually acceptable to when requested by the County and the Developer, but no later than the beginning of Phase II.~~ The Developer will either provide stormwater treatment through a centralized stormwater treatment system located off-site or will convey additional acreage upon which a sufficiently sized stormwater treatment area for these sites may be located.

(a) By the end of each Phase, the Developer shall have constructed and opened for use within St. Johns County neighborhood and community parks in the following amounts: (1) during Phase I, ~~89~~ 82.5 acres; (2) during Phase II, ~~36~~ 33.3 acres; (3) during Phase III, ~~46~~ 42.6 acres; (4) during Phase IV, ~~48~~ 44.4 acres; and (5) during Phase V, ~~51~~ 47.2 acres, for a total of ~~270~~ 250 acres. Of these acreages, at least 120 acres shall be neighborhood parks and 150 acres shall be community parks, with the remainder in neighborhood parks. Park improvements may include recreation facilities such as tennis and swim centers, athletic complexes, playgrounds, community centers, trails, public parks, and squares, and passive parks and do not include the Nocatee Greenway and Preserve. Neighborhood and community parks will be constructed simultaneously with residential development within each Phase. The Developer shall seed and grade each park, and provide for sufficient parking for the community parks. The Developer shall be responsible for providing any park improvements such as ballfields, playgrounds, etc., as determined necessary by the Director of the St. Johns County Department of Parks, Recreation and Entertainment.

\* \* \* [no change to remainder of section]

E. Modify Section 32 (a) (2) of the St. Johns County Development Order as follows:

(2) During Phase II of thereafter, one site within the ~~eastern edge of the Town Center Village south of C.R. 210~~ northeastern portion of Oak Hammock Village (North), east of Davis Park, for a high school;

F. Modify the Greenway acreage listed in Section 17 of the St. Johns County Development Order from 4,961 acres to 4,981 acres, consistent with the change to Section 16(b) above.

**INDEX TO**  
**NOCATEE NOPC EXHIBITS**

- A. General Location Map
- B. Current Master Plan and Master Circulation Plan (Maps H-1 and H-2)
- C. Authorization Letter
- D. Lands Purchased or Optioned within 1/4 mile of original DRI Site

**EXHIBIT A**

**General Location Map**



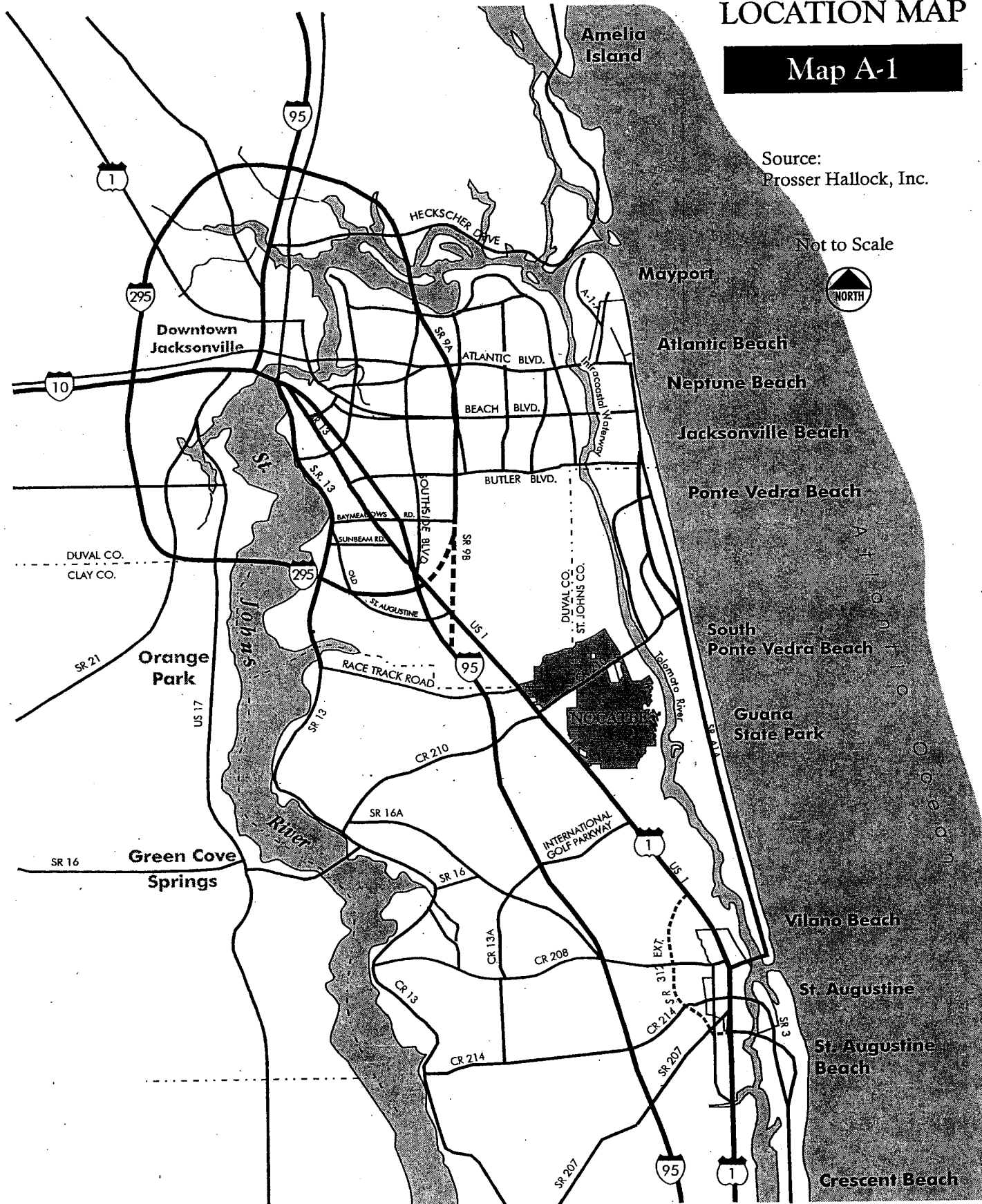
# NOCATEE

## LOCATION MAP

### Map A-1

Source:  
Prosser Hallock, Inc.

Not to Scale



**EXHIBIT B**

**Current Site Plan and Master Circulation Plan (Maps H-1 and H-2)**





# NOCCATTEE

## MASTER PLAN

### Map H-1



Approved Parking by Major Land Use

Office	11,500 spaces
Retail	3,900 spaces
Industrial	500 spaces
<b>TOTAL</b>	<b>15,900 spaces</b>

- Legend**
- Golf Courses Permitted (3 Villages)
  - C.R. 210 Alignment (Phase One)
  - Greenways
  - Noctate Preserve (Not part of Noctate DRU)
  - Town Center Wetlands
  - Village Center
  - Major Wildlife Underpasses

- NOTES:**
1. The precise boundaries of the Greenway may be adjusted at the time conservation easements are conveyed to the SJWMD.
  2. CR 210 alignment and other roadway geometry are subject to regulatory approval, engineering design and evaluation, permitting and site planning refinement. Location and number of access points to villages may vary.
  3. Village Center locations are conceptual and subject to change and will be identified on the PUD Village Master Development Plan.
  4. Interchange design shall be consistent with D.O. Exhibit 14.

**PROSSER  
HALLOCK**

St. Johns County, D.O. Exhibit  
February 13, 2001







# NOCATTEE MASTER CIRCULATION PLAN

## Map H-2

### Legend

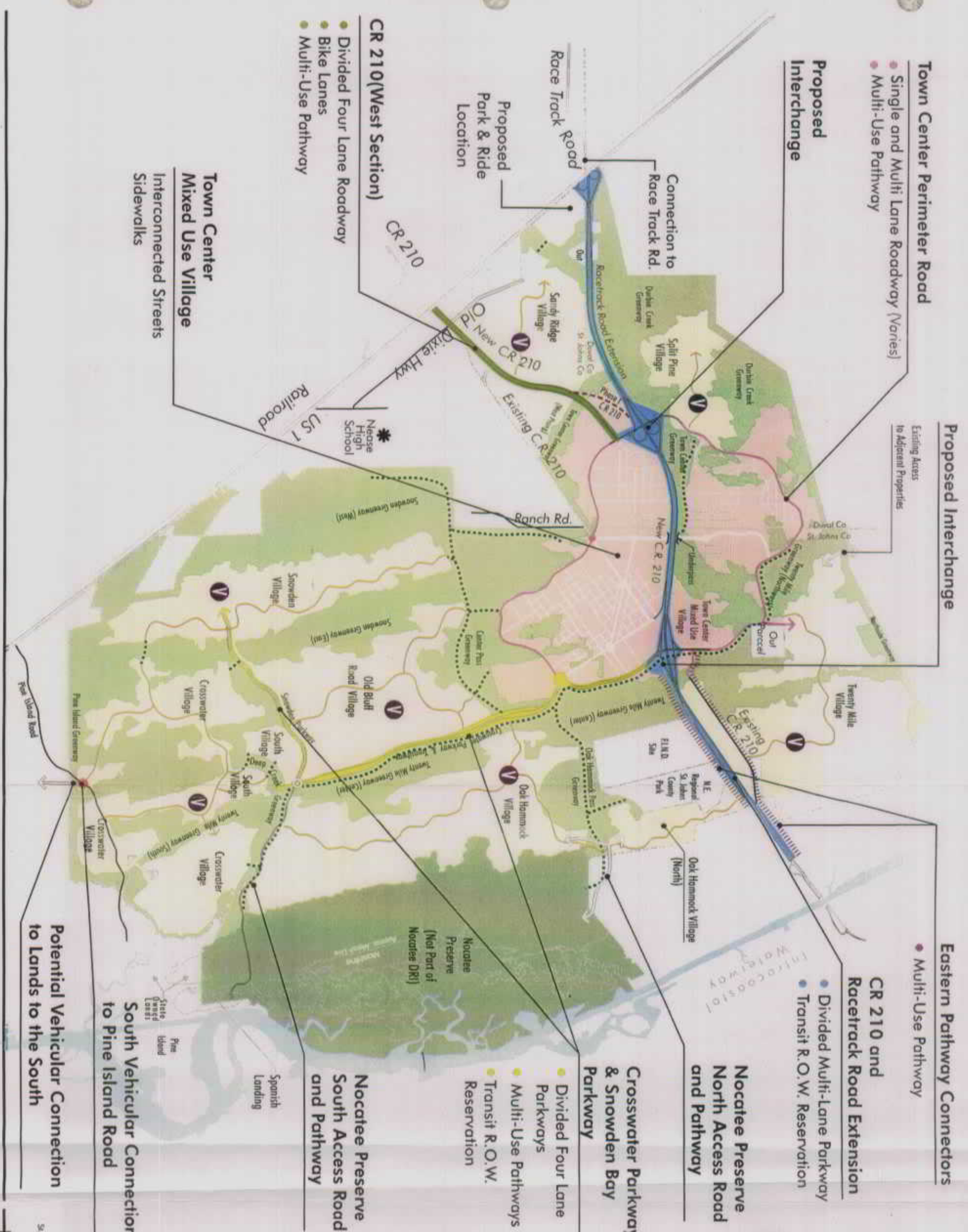
- Town Center Perimeter Road
- Crosswater Parkway and Snowden Parkway
- New CR 210 (West Section)
- Nocatee Preserve Access Road
- New CR 210 and East-West Parkway
- Greenway Paths and Trails
- Pathway Connector
- Internal Village Pathways (See Note 3)
- Village Center

### NOTES:

1. Boundaries of the greenways and villages are subject to change based on final wetland surveys and master plan refinements.
2. The alignment of CR 210, other roadways and pathways are subject to change based on regulatory approval, engineering design and evaluation, permitting and site planning refinements. Location and number of access points to villages may vary.
3. Sidewalks and paths constructed as part of development of neighborhoods will link together to form the internal village pathways.
4. Village center locations are conceptual and subject to change and will be identified on the PUD Village Master Development Plan.
5. Interchange design shall be consistent with D.O. Exhibit 14.

**PROSSER HALLOCK**

St. Johns County, D.O. Exhibit 14  
February 13, 2001



**Proposed Interchange**

- Single and Multi Lane Roadway (Varies)
- Multi-Use Pathway

**Eastern Pathway Connectors**

- Multi-Use Pathway

**CR 210 and Race Track Road Extension**

- Divided Multi-Lane Parkway
- Transit R.O.W. Reservation

**Nocatee Preserve North Access Road and Pathway**

**Crosswater Parkway & Snowden Bay Parkway**

- Divided Four Lane Parkways
- Multi-Use Pathways
- Transit R.O.W. Reservation

**Nocatee Preserve South Access Road and Pathway**

**South Vehicular Connection to Pine Island Road**

**Potential Vehicular Connection to Lands to the South**

**CR 210 (West Section)**

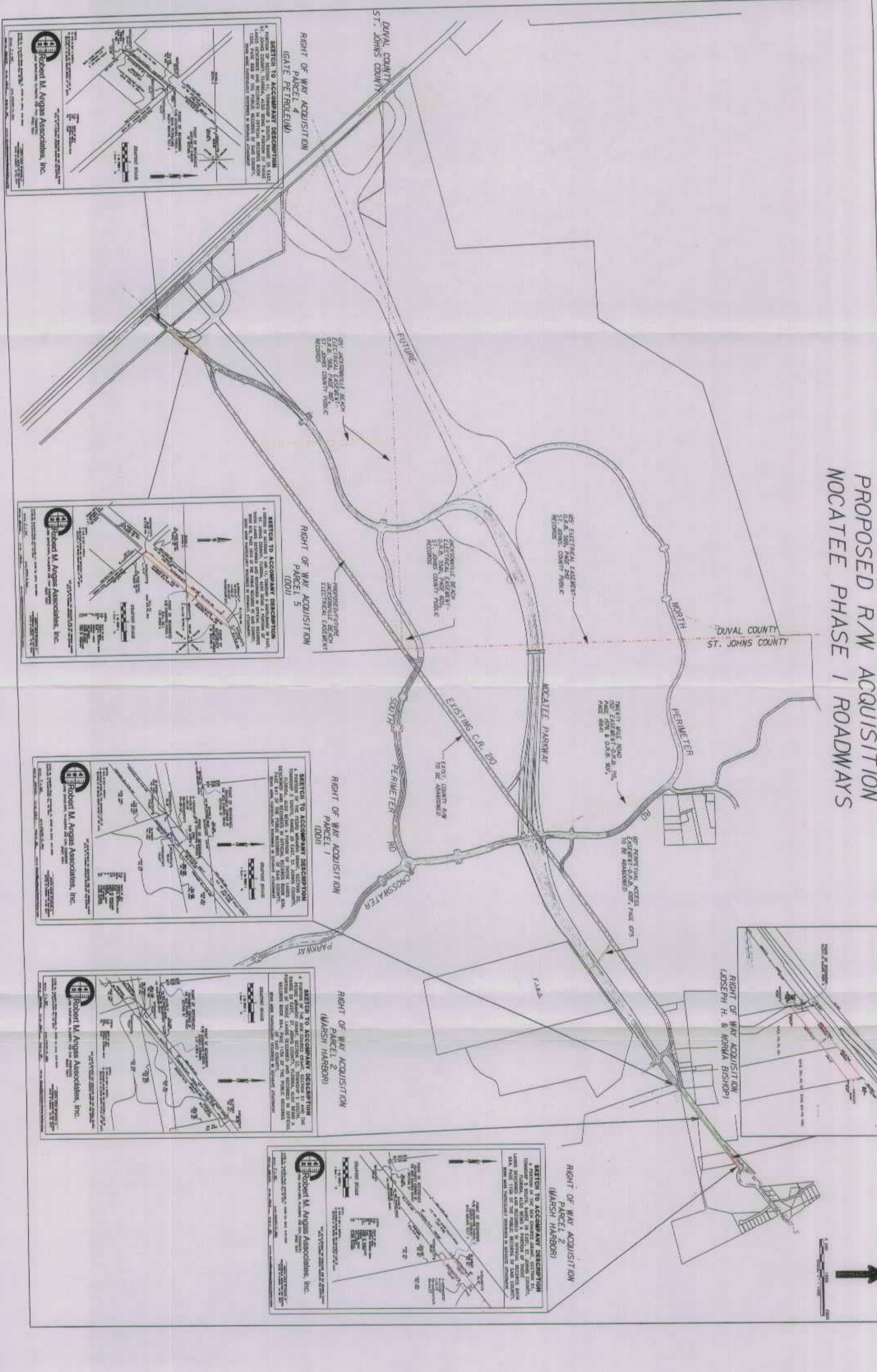
- Divided Four Lane Roadway
- Bike Lanes
- Multi-Use Pathway

**Town Center Mixed Use Village**

Interconnected Streets  
Sidewalks



# PROPOSED R/W ACQUISITION NOCATEE PHASE I ROADWAYS



**RIGHT OF WAY ACQUISITION  
PARCEL 4  
(GATE PETROLEUM)**

**SKETCH TO ACCOMPANY DESCRIPTION**  
A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 31 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF TRACT 1, LANDS ACQUIRED AND RECEIVED BY THE STATE OF FLORIDA FROM THE FEDERAL GOVERNMENT BY VARIOUS ACTS OF CONGRESS.

DATE: 12/15/00

BY: Robert M. Angus Associates, Inc.

**RIGHT OF WAY ACQUISITION  
PARCEL 5  
(DDI)**

**SKETCH TO ACCOMPANY DESCRIPTION**  
A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 31 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF TRACT 1, LANDS ACQUIRED AND RECEIVED BY THE STATE OF FLORIDA FROM THE FEDERAL GOVERNMENT BY VARIOUS ACTS OF CONGRESS.

DATE: 12/15/00

BY: Robert M. Angus Associates, Inc.

**RIGHT OF WAY ACQUISITION  
PARCEL 1  
(DDI)**

**SKETCH TO ACCOMPANY DESCRIPTION**  
A PORTION OF THE TRACT HERETOFORE DESCRIBED IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 31 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF TRACT 1, LANDS ACQUIRED AND RECEIVED BY THE STATE OF FLORIDA FROM THE FEDERAL GOVERNMENT BY VARIOUS ACTS OF CONGRESS.

DATE: 12/15/00

BY: Robert M. Angus Associates, Inc.

**RIGHT OF WAY ACQUISITION  
PARCEL 2  
(MARSH HARBOR)**

**SKETCH TO ACCOMPANY DESCRIPTION**  
A PORTION OF THE TRACT HERETOFORE DESCRIBED IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 31 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF TRACT 1, LANDS ACQUIRED AND RECEIVED BY THE STATE OF FLORIDA FROM THE FEDERAL GOVERNMENT BY VARIOUS ACTS OF CONGRESS.

DATE: 12/15/00

BY: Robert M. Angus Associates, Inc.

**RIGHT OF WAY ACQUISITION  
PARCEL 2  
(MARSH HARBOR)**

**SKETCH TO ACCOMPANY DESCRIPTION**  
A PORTION OF THE TRACT HERETOFORE DESCRIBED IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 31 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF TRACT 1, LANDS ACQUIRED AND RECEIVED BY THE STATE OF FLORIDA FROM THE FEDERAL GOVERNMENT BY VARIOUS ACTS OF CONGRESS.

DATE: 12/15/00

BY: Robert M. Angus Associates, Inc.

**RIGHT OF WAY ACQUISITION  
(JOSEPH H. & MORRA BISHOP)**

**SKETCH TO ACCOMPANY DESCRIPTION**  
A PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 31 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF TRACT 1, LANDS ACQUIRED AND RECEIVED BY THE STATE OF FLORIDA FROM THE FEDERAL GOVERNMENT BY VARIOUS ACTS OF CONGRESS.

DATE: 12/15/00

BY: Robert M. Angus Associates, Inc.



**EXHIBIT C**

**Authorization Letter**

January 26, 2006

To Whom It May Concern:

SONOC Company, L.L.C. hereby authorizes M. Lynn Pappas, Esq., and Thomas O. Ingram, Esq., Pappas Metcalf Jenks & Miller, P.A. as its agent in the filing of a Notice of Proposed Change to the Nocatee Development of Regional Impact.

Sincerely,

SONOC COMPANY, L.L.C.

Harry D. Francis  
By: HARRY D. FRANCIS  
Its: VICE PRESIDENT

MAR - 2 2006

THE ST. AUGUSTINE RECORD

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

COPY OF ADVERTISEMENT

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared CHARLES BARRETT 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 NOPC 06-03 NOCATEE was published in said newspaper in the issues of FEBRUARY 27, 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 27TH day of FEBRUARY, 2006.

by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Patricia A. Bergquist]

(Signature of Notary Public)



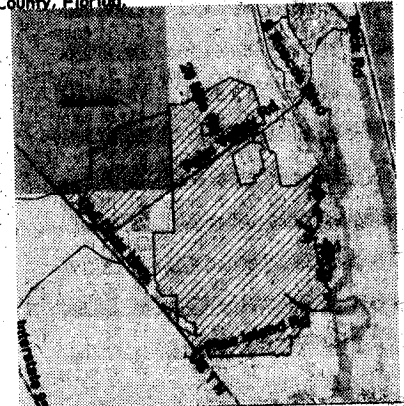
Patricia A. Bergquist My Commission DD275991 Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST

NOTICE OF A PROPOSED CHANGE (NOPC) TO THE ST. AUGUSTINE CENTER DEVELOPMENT OF REGIONAL IMPACT (DRI)

NOTICE IS HEREBY GIVEN that a public hearing will be held on Thursday, March 16, 2006 at 1:30 p.m. by the St. Johns County Planning and Zoning Agency and on Tuesday, March 21, 2006 by the 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 Nocatee DRI to request modifications to the DRI Development Order (DO). The subject property is located North and South of County Road 210, East of US1, and West of the Intracoastal Waterway within Duval and 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) 329-2300 or the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. For hearing impaired individuals, call Florida Relay Service at 1 800 933 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 procedure. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should first 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 249, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA

JAMES E. BRYANT, CHAIRMAN PLANNING AND ZONING AGENCY ST. JOHNS COUNTY, FLORIDA HENRY GREEN, CHAIRMAN FILE NUMBER: NOPC 2006-03 Nocatee DRI

L577-6 Feb 27, 2006