

RESOLUTION 96-233

A resolution of the County of St. Johns, State of Florida, modifying the Saint Johns DRI Development Order as previously approved by St. Johns County Resolution No. 91-130, and as previously modified by St. Johns County Resolution Nos. 91-183, 94-211, 95-06 and 96-102; finding the modifications are consistent with St. Johns County Comprehensive Plan 1990-2005, Ordinance 90-53 and consistent with the St. Johns County Zoning Ordinance; finding that the modifications do not constitute a substantial deviation; and providing for an effective date.

WHEREAS, on August 27, 1991, a Development of Regional Impact Development Order (the "Development Order") was issued by the Board of County Commissioners of St. Johns County, pursuant to Resolution No. 91-130, authorizing development of the property known as Saint Johns by SJH Partnership, Ltd. and Dunavant Enterprises, Inc. (collectively the "Developer"); and,

WHEREAS, the Development Order was modified by the Board by adoption of Resolution No. 91-183, incorporating Development Order changes pursuant to the Settlement Agreement between the Department of Community Affairs (the "DCA"), the Developer, and St. Johns County; and,

WHEREAS, the Development Order was subsequently amended by the Board by adoption of Resolution 94-211, Resolution 95-06, and Resolution 96-102; and,

WHEREAS, the Developer has submitted a Notice of Proposed Change to the Development of Regional Impact dated July 30, 1996, requesting modification of certain terms of the Development Order (the "Notice of Change"); and

WHEREAS, the Developer submits that the changes proposed in the Notice of Change 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 has reviewed the Notice of Change and has considered the issue of whether such modifications constitute a substantial deviation requiring further Development of Regional Impact review at a public hearing held on December 10, 1996.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of St. Johns County, Florida:

1. The following facts are determined in connection with this resolution;

(a) The proposed development, as modified by this Resolution, is consistent with the St. Johns County Comprehensive Plan 1990-2005, adopted September 14, 1990, in Ordinance 90-53.

(b) The proposed development, as modified by this Resolution, is consistent with the St. Johns County Zoning Ordinance.

2. The Notice of Proposed Change provides clear and convincing evidence that the requested changes do not constitute a substantial deviation to the Development Order, because there will be no additional regional impact resulting from any of the requested changes.

3. The Development Order adopted by Resolution 91-130, as amended by Resolution 91-183, Resolution 94-211, Resolution 95-06, and Resolution 96-102, is hereby modified by approval of the changes requested in the Notice of Change and adoption of the following specific changes:

(a) The revised Master Development Plan for the Interchange Parcels of Saint Johns identified as Map H, page 1 of 2, and the Revised Master Development Plan for the Six Mile Creek Parcel of Saint Johns identified as Map H, page 2 of 2, attached as **Exhibit "A"** to this Resolution, are hereby adopted as the approved master plan for the Saint Johns Project.

(b) The total number of residential units developable on the Interchange Northwest Parcel is hereby increased from 1,552 to 2,037 and the total number of residential units allowable on the Six Mile Creek parcel is hereby reduced from 5,630 to 5,145.

4. Except as modified by this Resolution, the Saint Johns DRI Development Order shall remain in full force and effect.

5. This Resolution shall become effective immediately upon adoption.

Passed and approved by the Board of County Commissioners of St. Johns County, Florida, this 10 day of December, 1996.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: [Signature]
Chairman, David J. Bruner

ATTEST:

Carl "Bud" Markel, Clerk

By: [Signature]
Deputy Clerk

PAPPAS METCALF & JENKS

PROFESSIONAL ASSOCIATION

ATTORNEYS AT LAW

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July 31, 1996

PLANNING & ZONING
DEPARTMENT

AUG 2 1996

ST. JOHNS COUNTY
FLORIDA

Mr. Terry Lee Virta, Director
of Planning and Zoning
St. Johns County
P.O. Drawer 349
St. Augustine, FL 32085-0349

Dear Terry:

Re: Notification of a Proposed Change to DRI/Saint Johns DRI

Please find enclosed a completed DCA form of Notification of a Proposed Change to a Previously Approved Development of Regional Impact, including a list of authorized agents attached as Exhibit "1", a legal description of the Saint Johns DRI attached as Exhibit "2", the application text attached as Exhibit "3", a Revised Map H, Master Development Plan, attached as Exhibit "4", and the completed substantial deviation determination chart attached as Exhibit "5". A proposed resolution that would approve the requested changes and adopt the revised Map H is enclosed for your convenience.

The developer's check in the amount of \$4,000.00 in payment of the St. Johns County fee for a determination of substantial deviation pursuant to Exhibit "A" to Resolution Number 94-231 is also enclosed. We continue to believe the fee for a substantial deviation determination is excessive. We request the Board to consider refunding any portion of the fee not required to cover your actual costs.

The change that we are requesting accomplishes several objectives. First, the civic site to be conveyed to St. Johns County is moved from the Interchange Southeast Parcel to the Interchange Northwest Parcel, and is increased in size from 6 acres to 7.5 acres. Second, 485 residential development units are shifted from the Six Mile Creek Parcel to the Interchange Northwest Parcel. The total number of residential units within the Saint Johns Project remains unchanged at 7,182. Third, the portion of Map H that applies to the Interchange Parcels is revised to conform more closely to the applicable environmental permits and to the developer's real estate sales map. In the Northeast Quadrant and

Mr. Terry Lee Virta, Director of Planning and Zoning
July 31, 1996
Page 2

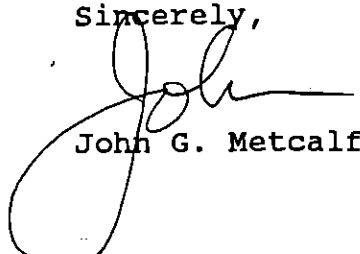
the Southeast Quadrant, the environmental permits were more restrictive than Map H. Now Map H matches the environmental permits with a resulting increase in preservation acreage. Finally, there is some rearranging of land uses within the Interchange Parcels, but there is no change in the amount of square footage proposed for any non-residential use.

As usual, we are anxious to complete the proposed modification quickly to accommodate land sales. As a result, we would ask that you schedule this application for hearing before the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners as soon as possible. A hearing before the Planning and Zoning Agency on September 5, 1996, and before the Board of County Commissioners on September 24, 1996, would be ideal.

We have simultaneously submitted the Notice of Proposed Change to the Northeast Florida Regional Planning Council, along with its \$2,500.00 review fee and to the Florida Department of Community Affairs in accordance with section 380.06 (19)(f)2 of the Florida Statutes.

We appreciate your help in this matter. If you have any questions concerning the enclosed request, please call.

Sincerely,



John G. Metcalf

JGM/cjp

Enclosures

c: Louis Baioni (w/o encl.)
Michael Brown (w/encl./check)
Andrew D. Campbell (w/o encl.)
James E. Davidson, Jr. (w/encl.-via hand delivery)
Sherry Davidson (w/o encl.)
Ray Eubanks (w/orig. encl.)
Ed Gil (w/o encl.)
Don Jordan (w/o encl.)
Nicholas Meiszer (w/o encl.)
Rick Pariani (w/encl.)
Donald R. Smith (w/encl.)
James Stansbury (w/encl.)
Aage G. Schroder, III (w/encl.)

FORM RPM-BSP-PROPCHANGE-1

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF RESOURCE PLANNING AND MANAGEMENT
BUREAU OF STATE PLANNING
2740 Centerview Drive
Tallahassee, Florida 32399
904/488-4925

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.

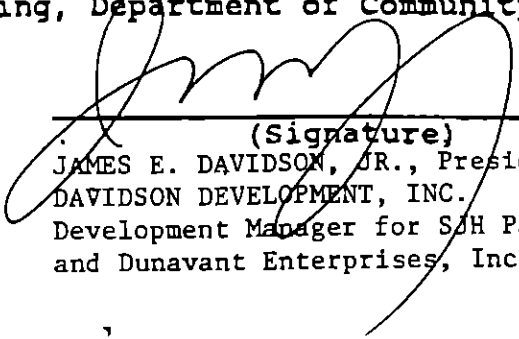
1. I, JAMES E. DAVIDSON, JR., the undersigned
~~owner~~/authorized representative of SJH Partnership, Ltd., and Dunavant
(developer) Enterprises, I

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 the
SAINT JOHNS DEVELOPMENT OF REGIONAL IMPACT
(original & current project names)

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
(local government)

to the NORTHEAST FLORIDA Regional Planning Council, and
to the Bureau of State Planning, Department of Community Affairs.

July, 1996
(Date)


(Signature)
JAMES E. DAVIDSON, JR., President
DAVIDSON DEVELOPMENT, INC.
Development Manager for SJH Partnership, Ltd.,
and Dunavant Enterprises, Inc.

SJH Partnership, Ltd., and
Dunavant Enterprises, Inc.
c/o Davidson Development, Inc.
2395 International Golf Parkway
St. Augustine, Florida 32095-8427
(904) 826-4443

2. **Applicant (name, address, phone).**
3. **Authorized Agent (name, address, phone).**
See attached Exhibit "1".
4. **Location (City, County, Township/Range/Section) of approved DRI and proposed change.**
See legal description attached as Exhibit "2".
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 text attached as Exhibit "3".
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.
See revised Map H attached as Exhibit "4".
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.**
The completed chart is attached as Exhibit "5".
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). 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?**
See the introduction section of the text attached as Exhibit "3".
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.**
None.

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.

Yes.

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 _____

XXXX

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

See Map H attached as Exhibit "4".

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: See the text attached as Exhibit "3".

- 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 change;
- 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; No change.
- c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable; No change.
- d. A proposed amended development order termination date that reasonably reflects the time required to complete the development; No change.

- 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 No change.
- 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. No change.

EXHIBIT 1
TO
DEPARTMENT OF COMMUNITY AFFAIRS APPLICATION
FOR NOTICE OF PROPOSED CHANGE

List of Authorized Agents

Mr. James E. Davidson, Jr.
SJH Partnership, Ltd.
Dunavant Enterprises, Inc.
c/o Davidson Development, Inc.
2395 International Golf Parkway
St. Augustine, Florida 32095

John G. Metcalf, Esquire
Pappas, Metcalf & Jenks, P.A.
Suite 1400
200 West Forsyth Street
Jacksonville, Florida 32202

Exhibit "3"

TEXT OF NOTICE OF PROPOSED CHANGE
SAINT JOHNS DEVELOPMENT OF
REGIONAL IMPACT

Submitted By:
Davidson Development, Inc.
on behalf of SJH Partnership, Ltd.,
and Dunavant Enterprises, Inc.

July 30, 1996

I. Introduction.

This Notice of Proposed Change to the Saint Johns Development of Regional Impact is submitted by Davidson Development, Inc. on behalf of SJH Partnership, Ltd. and Dunavant Enterprises, Inc. (collectively the "Developer") and consists of a completed State of Florida Department of Community Affairs Form RPM-BSP-PROPCCHANGE-1 (the "DCA Notification Form"), a proposed resolution (the "Resolution"), a revised Map H, St. Johns Interchange Parcels, and revised Map H, Six Mile Creek Parcel, identified as Exhibit "A", page 1 of 2, and Exhibit "A", page 2 of 2, respectively (the "Revised Master Development Plan"), and this application text identified as Exhibit "B" to the Resolution (the "Text").

The Saint Johns Development of Regional Impact Development Order was approved by the St. Johns County Board of County Commissioners (the "Board") by Resolution 91-130 adopted August 27, 1991, (the "Original Saint Johns Development Order"). Subsequent to adoption of the Original Saint Johns Development Order, the Department of Community Affairs (the "DCA") appealed the original Saint Johns Development Order. The Developer, the DCA, and the Board entered into a Settlement Agreement dated November 26, 1991, (the "Settlement Agreement"). Pursuant to the terms of the Settlement Agreement, the Board adopted Resolution 91-130 on November 26, 1991, adding Specific Condition "LL", Specific Condition "MM", modifying Specific Condition "A", and modifying the date of the first annual traffic report (the "First Modification"). As agreed in the Settlement Agreement, the DCA appeal was dismissed on December 19, 1991. A second modification was requested by the Developer in an application dated August 30, 1994, revised October 11, 1994, and November 4, 1994, which was approved by the Board on November 10, 1994, by Resolution 94-211 (the "Second Modification"). A third modification was adopted by the Board on January 10, 1995, under Resolution 95-06 to attach Schedule 1 (the "Phasing Schedule") revising Specific Condition "A" which had been inadvertently omitted from Resolution 94-211 (the "Third Modification"). Finally, a fourth modification was adopted by the Board on June 11, 1996, under Resolution 96-102 to combine Phases 1 through 5 into a single phase, to modify Specific Conditions A, FF, II, and Z of the Development Order, and to delete Map H-1 (the "Fourth Modification"). All of the above modifications were rendered to the DCA in accordance with the applicable provision of Chapter 380, Florida Statutes and the rules of the DCA. The development order applicable to the Saint Johns project currently consists of the Original Saint Johns Development Order as modified by the First Modification, Second Modification, Third Modification, and Fourth Modification (the "Saint Johns Development Order").

The Developer requests approval by the Board of the changes to the Saint Johns Development Order described in this text by adoption of the attached resolution. The changes requested and the reasons for the changes are described below.

II. Description of Proposed Changes.

A. Summary of Net Changes. The Revised Master Development Plan for the Interchange Parcel attached to this Notice of Proposed Change has been modified to conform more closely to the environmental permits obtained from the St. Johns River Water Management District and the United States Army Corps of Engineers. In addition, some of the parcel configurations and land uses have been rearranged and the parcels have been renumbered. Parcel configuration and numbering on the Revised Master Development Plan for the Six Mile Creek Parcel is unchanged, but the residential use designations of certain parcels have been changed to offset changes within the Interchange Northwest Parcel. The land use changes in this Notice of Proposed Change are as follows:

1. 485 residential units are being shifted from the Six Mile Creek Parcel to the Interchange Northwest Parcel. The overall residential density within the Saint Johns Project remains unchanged. There is a minor change in the mix of residential development. There is a net 12 unit reduction in single family estate lots, an 11 unit reduction in single family conventional lots, a 3 unit increase in patio homes, and a net increase of 20 multi-family units.

2. The amount of land area devoted to office usage is reduced by 46.79 acres. There is no change in gross square feet of office buildings or in parking spaces.

3. The amount of land devoted to industrial use is increased by 13.99 acres. There is no change in gross square feet of industrial buildings or in parking spaces.

4. The amount of land devoted to parks is increased by 6.16 acres.

5. The amount of land devoted to civic uses is increased by 1.5 acres.

6. The amount of land devoted to utility use is reduced by 15.53 acres.

7. The amount of land devoted to preservation is increased by 5.2 acres in the Southeast Quadrant and by 42.25 acres in the Northeast Quadrant.

The changes summarized in this section are described parcel by parcel in the subparagraphs that follow.

B. Changes Within the Interchange Southeast Parcel. In the Interchange Southeast Parcel, the land use designation of the parcel previously identified as parcel 59 is changed from civic use, 6 acres, to industrial use, 6 acres. Also, the use of the parcel previously identified as parcel 57 is changed from 5.2 acres

of industrial to preservation. The land uses and acreage of the various parcels in the Interchange Southeast Parcel as shown on the Revised Master Development Plan are summarized in Table 1 attached. Table 1 also contains a description of the previous designation of the various parcels, and a summary of the net change in acreage for each land use. As indicated in Table 1, there is a net reduction of 1.52 acres in the industrial land use classification, a net increase of 1.04 acres in the commercial classification, and a net decrease in the civic classification. There is also an increase in preserve acreage of approximately 5.2 acres.

C. Interchange Northeast Parcel. In the Interchange Northeast Parcel there is a reduction in total land area devoted to development of approximately 42.34 acres. The 42.34 acres is now designated for preservation on the Revised Master Development Plan. This change is to bring Map H into conformity with the applicable environmental permits. The land uses and acreage of the various parcels within the Interchange Northeast Parcel as shown on the Revised Master Development Plan are summarized in Table 2 attached. As indicated in Table 2, there is a net reduction of 18.05 acres of industrial usage, and a net reduction of 24.29 acres of office usage. There are no increases in land uses on the Interchange Northeast Parcel.

D. Interchange Northwest Parcel. Within the Interchange Northwest Parcel, there has been some shifting of land uses. Within this parcel, there has been an increase in the acreage devoted to patio homes, townhomes, and multi-family development. As a result, it will be necessary to increase the total number of residential units allowable within the Interchange Northwest Parcel from 1,552 up to 2,037. This is a net increase of 485 residential units. This increase in residential units will be offset within the Saint Johns DRI by reducing the allowable number of residential units in the Six Mile Creek Parcel from 5,630 to 5,145. As a result, there is no change within the overall density within the Saint Johns DRI. The land uses and acreage of the various parcels shown on the Revised Master Development Plan are summarized in Table 3 attached. As shown on Table 3, there is a 22.59 acre reduction in office land, a 33.56 increase in industrial land, a 1.04 acre reduction in commercial land, a 30.17 acre reduction in single-family estate land, a 46.91 acre reduction in single family conventional land, a 13.9 acre increase in patio home land, a 47.81 acre increase in townhome land, an 8.58 acre increase in multi-family land, a 6.16 acre increase in park land, a 7.5 acre increase in civic land, a 15.53 reduction in utility land, and a 2.5 acre reduction in recreation land. The reduction in recreation land simply results from consolidating recreational parcel 25 with the golf course. The parcel will be used for a golf maintenance facility as originally planned.

E. Six Mile Creek Parcel. The location, size, configuration and numbering of parcels on the Revised Master Development Plan for the Six Mile Creek Parcel remain unchanged. The only change to the

Revised Master Development Plan for the Six Mile Creek Parcel is to change the residential designation of several parcels to offset the changes within the Interchange Northwest Parcel. Specifically, the designation of Parcel 89 is changed from townhome to single family estate, the designation of Parcel 92 is changed from patio home to single family conventional, the designation of Parcel 107 is changed from townhome to single family conventional, the designation of Parcel 116 is changed from townhome to single family estate, and the designation of Parcel 133 is changed from multi-family to single family conventional. The total land area for patio homes is reduced by 10 acres, the total land area for townhomes is reduced by 39 acres, and the total land area for multi-family is reduced by 32 acres. The total land area for single family conventional is increased by 57 acres and the total land area for single family estates is increased by 24 acres. The total number of units allowable within each residential category on the Six Mile Creek Parcel is changed as follows: single family estate increased by 76 units, single family conventional increased by 281 units, patio homes reduced by 60 units, townhomes reduced by 312 units, and multi-family reduced by 470 units. The net change is a 485 unit reduction in residential use on the Six Mile Creek Parcel from 5,630 units to 5,145 units.

III. Conclusion. The requested modifications do not constitute a substantial deviation of the Saint Johns Development Order, because the total number of residential units and the total non-residential square footage remains unchanged. The location of uses are rearranged within the site and there is a net reduction in the amount of land that will be developed. There is an increase in the amount of acreage devoted to preservation. There is a very minor change in the mix of residential units - 23 fewer single family lots, 3 more patio homes and 20 more multi-family units. No additional regional impact will result from the change in the location of uses or from the change in the residential mix.

The Applicant respectfully requests approval of the proposed changes to the Saint Johns Development Order by adoption of the resolution.

TABLE 1
INTERCHANGE SOUTHEAST PARCEL
LAND USE SUMMARY
REVISED MASTER DEVELOPMENT PLAN

PARCEL	INDUSTRIAL (acres)	COMMERCIAL (acres)	CIVIC (acres)	PRIOR PARCEL NUMBER & USE
1.1		2.03		#60/Comm.
1.2	6.00			#59/Civic
2	4.25			#58/Ind.
3	17.10			#'s 54-56/Ind.
4	4.60			#66/Ind.
5		9.83		#'s 62, 65/Comm.
6		3.30		#61/Comm.
7		1.93		#63/Comm.
8		6.02		#64/Comm.
9		5.13		#52/Comm.
10	15.83			#67/Ind.
	47.78	28.24	0.00	
Existing Master Development Plan	49.30	27.20	6.00	
Net Change in Land Use Acreage	-1.52	1.04	-6.00	

* Note also that the approximately 5.2 acre parcel 57 on the existing Master Development Plan has been changed from industrial to preservation.

TABLE 2
INTERCHANGE NORTHEAST PARCEL
LAND USE SUMMARY
REVISED MASTER DEVELOPMENT PLAN

PARCEL	INDUSTRIAL (acres)	OFFICE (acres)	PRIOR PARCEL NUMBER/USE
1	9.11		#39/Ind.
2	3.41		pt #31, lake/Ind., Lake
3	9.21		pt #31, #30/Ind. Office
4	4.50		pt #40/Ind.
5	26.70		#42, #46, #47/Ind.
6	6.56		#41/Ind.
7		8.15	#45/Ind.
8	8.71		#38/Ind.
9	6.65		#35/Ind.
10.1		12.65	#36/Office
10.2	10.17		pt #36 and pt #43, project id./Ind., Project ID.
11	4.92		#37/Ind.
12	4.99		#44/Ind.
13	13.62		#49 and #50/Ind.
14	9.50		#48/Ind.
15	6.90		#51/Ind.
	124.95	20.80	
Existing Master Development Plan			
	143.00	45.00	
Net Change in Land Use Acreage			
	-18.05	-24.20	

TABLE 3
INTERCHANGE NORTHWEST PARCEL/LAND USE SUMMARY/REVISED MASTER DEVELOPMENT PLAN

PARCEL	OFFICE (acres)	INDUSTRIAL (acres)	COMMERCIAL (acres)	SINGLE- FAMILY ESTATE (acres)	SINGLE- FAMILY CONVENT. (acres)	PATIO HOME (acres)	TOWN HOME (acres)	MULTI- FAMILY (acres)	WGV (acres)	PARK (acres)	CIVIC (acres)	UTILITY (acres)	PRIOR PARCEL #/USE
1	16.13												#1/O
2	6.82												#2A/O
3	27.26												#2/O
4	12.21												#2B/O
5		33.56											#3/O
6	18.57												#4/O
7									82.01				#5-#12/WGV
8.1			5.49										#13/C
8.2	5.28												#13/C
9.1			11.07										#14/C
9.2	6.44												#14/C
10							30.51						#15, #19/MF
11			11.00										#17/SFE
12								39.88					#17/SFE #20/SFC
13							28.00						#16/TH #18/PH
14					13.88								#21/SFC
15					11.82								#23/C #24/C
16				44.23									#20, #22/SFC
17					62.99								#26, #27/SFC
18								18.50					#28/MF
19										9.16			#29/U
20											7.50		#29/U
21												5.97	#29/U
Existing Master Development Plan	92.71	33.56	27.56	44.23	62.99	25.70	58.51	58.38	82.01	9.16	7.50	5.97	
Net Change in Land Use Acreage	-22.59	33.56	-1.04	-30.17	-46.91	13.90	47.81	8.58	0.00	6.16	7.50	-15.53	

**NOTE- THE ABBREVIATIONS IN THE PRIOR PARCEL COLUMN ARE AS FOLLOWS: I=INDUSTRIAL O=OFFICE C=COMMERCIAL SFC=SINGLE FAMILY CONVENTIONAL MF= MULTI-FAMILY U=UTILITY
SFE=SINGLE-FAMILY ESTATE TH=TOWNHOME PH=PATIO HOME WGV=WGV

Exhibit "2"
Legal Description

LEGAL DESCRIPTION

Interchange Northeast

A part of Sections 2 and 3, together with a part of Government Lot 1, Section 11, together with all of Section 10, lying East of Interstate 95 right-of-way, together with all of Section 11 less and except the East 1/2 of and the Southeast 1/4 of the Southwest 1/4 and that part lying in and West of Interstate 95 right-of-way, and part of Section 14 lying East of Interstate 95 right-of-way and Northwesterly of the Northwesterly right-of-way line of old Nine Mile Road, all lying in Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, Commence at the Southeast corner of said Section 11; thence South 89°02'10" West along the South line of said Section 11 and along the center line of Nine Mile Road, County Road S13A (a 66 foot right-of-way as now established) a distance of 1915.72 feet; thence North 00°27'50" West a distance of 33.00 feet to a point on the Northerly right-of-way line of said Nine Mile Road and the POINT OF BEGINNING; thence along said Northerly right-of-way line of Nine Mile Road run the following five courses; Course No. 1 - thence South 89°32'10" West a distance of 1043.00 feet; Course No. 2 - thence North 00°27'50" West a distance of 17.00 feet; Course No. 3 - thence South 89°32'10" West along said Northerly right-of-way line of Nine Mile Road (a 100 foot right-of-way as now established) a distance of 205.04 feet to the point of curve of a curve concave Southeasterly having a radius of 1195.92 feet; Course No. 4 - thence Southwesterly along the arc of said curve an arc distance of 347.04 feet, said arc being subtended by a chord bearing of South 81°13'23" West and a chord distance of 345.82 feet; thence leaving said Northerly right-of-way line of Nine Mile Road, South 89°32'10" West along the aforementioned Southerly line of Section 11, a distance of 468.92 feet to the Southwest corner of aforementioned Government Lot 1; thence continue South 89°32'10" West along the aforementioned Southerly line of Section 11 a distance of 589.15 feet; thence South 44°35'20" West a distance of 252.80 feet to a point on the Northeasterly right-of-way line of said Interstate 95 (a 300 foot right-of-way as now established); thence North 27°32'59" West along said Northeasterly right-of-way line a distance of 6210.81 feet; thence North 89°18'55" East leaving said Northeasterly right-of-way line a distance of 4946.39 feet; thence South 00°11'37" East along the West line of said East 1/2 of Section 11 and a Northerly projection thereof a distance of

4057.34 feet; thence South 89°11'13" West along the North line of said Southeast 1/4 of the Southwest 1/4 of Section 11 a distance of 1311.89 feet; thence South 00°23'04" West along the West line of said Southeast 1/4 of the Southwest 1/4 of Section 11, said west line also being the Westerly line of said Government Lot 1, Section 11, a distance of 988.89 feet to a point on a curve, said curve being concave Northerly having a radius of 625.00 feet; thence Easterly along the arc of said curve an arc distance of 610.60 feet, said arc being subtended by a chord bearing of North 88°27'18" East and a chord distance of 586.60 feet to the point of tangency of said curve; thence North 60°28'02" East a distance of 415.00 feet to the point of curve of a curve concave Southwesterly having a radius of 375.00 feet; thence along the arc of said curve an arc distance of 715.92 feet, said arc being subtended by a chord bearing of South 64°50'26" East and a chord distance of 612.04 feet to the end of said curve; thence South 26°09'10" East a distance of 70.00 feet; thence South 00°27'50" East a distance of 70.00 feet; thence South 79°57'27" East a distance of 531.96 feet to the POINT OF BEGINNING.

Containing 413.64 acres, more or less

Together with:

That portion of Section 14, Township 6, South Range 28 East, St. Johns County, Florida, lying south of the northerly right of way line of old Nine Mile Road, as now abandoned, east of the easterly right of way line of Interstate 95, a 300.00 foot right of way as now established, and north of the northerly right of way line of Nine Mile Road, County Road S13A, a county right of way of varying width as now established.

Containing 6.62 acres, more or less

LESS AND EXCEPT:

Parcel 100, Part "A"

A part of Section 11, together with a part of Government Lots 2 and 3, Section 14, together with a part of Section 10 all lying in Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, Commence at the Southeast corner of said Section 11; thence South 89°32'10" West along the South line of said Section 11 and along the centerline of Nine Mile Road, County Road S13A (a 66 foot right-of-way as now established) a distance of 2603.77 feet; thence North 00°27'50" West a distance of 33.00 feet to a point of the Northerly right-of-way line of said Nine Mile Road and the POINT OF BEGINNING; thence South 89°32'10" West along the said Northerly

right-of-way line of Nine Mile Road a distance of 354.95 feet; thence North $00^{\circ}27'50''$ West a distance of 17.00 feet; thence South $89^{\circ}32'10''$ West continuing along said Northerly right-of-way line of Nine Mile Road a distance of 205.04 feet to the point of curve of a curve concave Southeasterly having a radius of 1195.92 feet and a central angle of $27^{\circ}02'30''$; thence Southwesterly continuing along the said Northerly right-of-way line of Nine Mile Road and along the arc of said curve an arc distance of 564.43 feet, said arc being subtended by a chord bearing of South $76^{\circ}00'55''$ West and a chord distance of 559.21 feet to the point of tangency of said curve; thence South $62^{\circ}29'40''$ West continuing along said Northerly right-of-way line of Nine Mile Road a distance of 316.13 feet; thence South $65^{\circ}00'23''$ West continuing along said right-of-way line to its intersection with the Northeasterly right-of-way line of Interstate 95, State Road No. 9 (a 300 foot right-of-way as now established) a distance of 650.97 feet; thence North $27^{\circ}32'59''$ West along said Northeasterly right-of-way line a distance of 3535.33 feet; thence leaving said Northeasterly right-of-way line South $28^{\circ}21'52''$ East a distance of 1695.35 feet to the point of curve of a curve concave Northeasterly having a radius of 1051.92 feet and a central angle of $28^{\circ}47'48''$; thence Southeasterly along the arc of said curve an arc distance of 528.69 feet, said arc being subtended by a chord bearing of South $42^{\circ}45'46''$ East and a chord distance of 523.14 feet to the point of tangency of said curve; thence South $57^{\circ}09'40''$ East a distance of 1048.98 feet to the point of curve of a curve concave Northeasterly having a radius of 706.00 feet and a central angle of $38^{\circ}37'04''$; thence Southeasterly along the arc of said curve an arc distance of 475.85 feet, said arc being subtended by a chord bearing of South $76^{\circ}28'12''$ East and a chord distance of 466.89 feet to the point of tangency of said curve; thence North $84^{\circ}13'16''$ East a distance of 259.24 feet to the beginning of a non-tangent curve, said curve being concave Southerly having a radius of 3948.72 feet and a central angle of $06^{\circ}36'14''$; thence Northeasterly along the arc of said curve an arc distance of 455.12 feet, said arc being subtended by a chord bearing of North $86^{\circ}14'03''$ East and a chord distance of 454.87 feet to the end of said curve; thence North $89^{\circ}32'10''$ East a distance of 399.83 feet; thence South $00^{\circ}27'50''$ East a distance of 96.00 feet to the POINT OF BEGINNING.

Containing 21.33 acres, more or less

Parcel 101, Part "A"

A part of Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, Commence at the Southeast corner of said Section 11, thence South $89^{\circ}32'10''$ West along the South

line of said Section 11 and along the centerline of Nine Mile Road, County Road S13A (a 66 foot right-of-way as established) a distance of 1915.72 feet; thence North 00°27' West a distance of 33.00 feet to a point on the Northern right-of-way line of said Nine Mile Road and the POINT BEGINNING; thence South 89°32'10" West along the said Northern right-of-way line of Nine Mile Road a distance of 688.05 feet; thence North 00°27'50" West a distance of 96.00 feet; then North 89°11'12" East a distance of 165.01 feet; thence South 79°57'27" East a distance of 531.96 feet to the POINT BEGINNING.

Containing 0.95 acres, more or less

Interchange Northeast containing 397.98 acres, more or less

Interchange Southeast

All of Government Lots 1, 2 and 3, Section 14, Township 6 South, Range 28 East, St. Johns County, Florida, lying East of I-95, South of the Southerly right-of-way of Nine Mile Road (as now established with a varying right-of-way), and West of the West right-of-way of Francis Road (as now established for a 66 foot right-of-way) and a portion of Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, lying East of I-95 and West of Francis Road; all of the above lands being more particularly described as follows:

For a Point of Commencement use the intersection of Sections 11, 12, 13 and 14, being marked by a railroad spike and lying in the center of said Nine Mile Road; thence South $89^{\circ}34'52''$ West along the North line of said Section 14, 1390.91 feet; thence South $00^{\circ}26'58''$ West, 33.00 feet to the intersection of the South right-of-way line of said Nine Mile Road and the West right-of-way line of said Francis Road, said point being the POINT OF BEGINNING; thence continue South $00^{\circ}26'58''$ West along said West right-of-way line of Francis Road 1183.65 feet to the P.C. of a curve to the right having a radius, chord and chord bearing of 583.89 feet, 213.51 feet and South $10^{\circ}59'04''$ West; thence Southwesterly around the arc of said curve 214.72 feet to the P.T. of said curve; thence continuing on said Westerly line South $21^{\circ}31'10''$ West, 206.71 feet to the Northeast corner of lands as described in Official Records Volume 272, page 645, public records of said County, thence South $81^{\circ}22'40''$ West along the North line of said lands 198.00 feet to the Northwest corner; thence South $21^{\circ}31'10''$ West along the West line of said lands, 216.68 feet; thence South $81^{\circ}22'40''$ West, 435.88 feet, thence South $25^{\circ}09'28''$ West along a fence line 281.02 feet; thence South $81^{\circ}21'39''$ West, 647.32 feet along said fence line, thence South $12^{\circ}17'16''$ East 149.91 feet along said fence line to the North line of lands as described in Official Records Volume 170, page 329, public records of said County; thence South $81^{\circ}22'40''$ West along the North line of said lands, 599.89 feet to the Easterly right-of-way of I-95; thence North $27^{\circ}30'20''$ West along said Easterly line, 2077.02 feet to the Southerly right-of-way line of said Nine Mile Road; thence North $59^{\circ}48'06''$ East along said Southerly line 650.62 feet; thence North $62^{\circ}27'43''$ East along said line, 316.13 feet to the P.C. of a curve to the right having a radius, chord and chord bearing of 1101.46 feet, 516.49 feet and North $76^{\circ}01'17''$ East; thence Northeasterly around the arc of said curve 521.34 feet to the P.T. of said curve; thence North $89^{\circ}34'52''$ East, 200.53 feet; thence North $00^{\circ}50'22''$ West, 16.79 feet; thence North $89^{\circ}34'52''$ East along said Southerly line, 1567.81 feet to the POINT OF BEGINNING.

Containing 127.02 acres, more or less

LESS AND EXCEPT:

Parcel 100, Part "B"

A part of Lot 1 of the Antonio Huertas Grant, Section 38, together with a part of Government Lots 1, 2 and 3, Section 14, all lying in Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, Commence at the Northeast corner of said Section 14; thence South $89^{\circ}32'10''$ West along the North line of said Section 14 and along the centerline of Nine Mile Road, County Road S13A (a 66 foot right-of-way as now established) a distance of 2603.77 feet; thence South $00^{\circ}27'50''$ East a distance of 33.00 feet to a point on the Southerly right-of-way line of Nine Mile Road and the POINT OF BEGINNING; thence continue South $00^{\circ}27'50''$ East a distance of 96.00 feet; thence South $89^{\circ}32'10''$ West a distance of 399.83 feet to the beginning of a non-tangent curve concave Southerly having a radius of 3690.72 feet and a central angle of $06^{\circ}29'08''$; thence Southwesterly along the arc of said curve an arc distance of 417.77 feet, said arc being subtended by a chord bearing of South $86^{\circ}17'36''$ West and a chord distance of 417.55 feet to the end of said curve; thence South $78^{\circ}06'12''$ West a distance of 210.20 feet to the point of curve of a curve concave Southeasterly having a radius of 336.00 feet and a central angle of $70^{\circ}21'11''$; thence Southwesterly along the arc of said curve an arc distance of 412.57 feet, said arc being subtended by a chord bearing of South $42^{\circ}55'36''$ West and a chord distance of 387.14 feet to the point of tangency of said curve; thence South $07^{\circ}45'01''$ West a distance of 682.79 feet to the point of curve of a curve concave Northeasterly having a radius of 1051.92 feet and a central angle of $32^{\circ}18'00''$; thence Southeasterly along the arc of said curve an arc distance of 593.01 feet; said arc being subtended by a chord bearing of South $08^{\circ}23'59''$ East and a chord distance of 585.19 feet to the point of tangency of said curve; thence South $24^{\circ}32'59''$ East along a line to its intersection with the Northeasterly right-of-way line of Interstate 95, State Road No. 9 (a 300 foot right-of-way as now established) a distance of 676.83 feet; thence North $27^{\circ}32'59''$ West along said Northeasterly right-of-way line of Interstate 95 to its intersection with the Southerly right-of-way line of aforementioned Nine Mile Road, a distance of 1922.57 feet; thence North $59^{\circ}47'52''$ East along said Southerly right-of-way line of Nine Mile Road a distance of 650.52 feet; thence North $62^{\circ}24'17''$ East continuing along said Southerly right-of-way line a distance of 317.24 feet to the beginning of a non-tangent curve said curve being concave Southeasterly having a radius of 1093.00 feet and a central angle of $27^{\circ}04'45''$; thence Northeasterly continuing along said Southerly right-of-way line, an arc distance of 516.57 feet, said arc being subtended by a

chord bearing of North 75°59'48" East and a chord distance of 511.78 feet to the end of said curve; thence North 89°32'10" East continuing along said Southerly right-of-way line, a distance of 204.95 feet; thence North 00°27'50" West a distance of 17.00 feet; thence North 89°32'10" East continuing along said Southerly right-of-way line, a distance of 354.95 feet to the POINT OF BEGINNING.

Containing 11.57 acres, more or less

Parcel 101, Part "B"

A part of Government Lot 1, Section 14, Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, Commence at the Northeast corner of said Section 14; thence South 89°32'10" West along the North line of said Section 14 and along the centerline of Nine Mile Road, County Road Sl3A (a 66 foot right-of-way as now established) a distance of 1820.67 feet; thence South 00°27'50" East a distance of 33.00 feet to a point in the Southerly right-of-way line of said Nine Mile Road and the POINT OF BEGINNING; thence South 71°47'29" West a distance of 314.99 feet; thence South 89°32'10" West a distance of 483.10 feet; thence North 00°27'50" West along a line to its intersection with the aforementioned Southerly right-of-way line of Nine Mile Road, a distance of 96.00 feet; thence North 89°32'10" East along said Southerly right-of-way line, a distance of 783.10 feet to the POINT OF BEGINNING.

Containing 1.39 acres, more or less

Interchange Southeast containing 114.06 acres, more or less

Interchange Northwest

All of Section 3 lying West of Interstate 95 right-of-way, all of Section 10 lying West of Interstate 95 right-of-way, all of Section 11 lying West of Interstate 95 right-of-way, all of Section 14 lying West of Interstate 95, all of Section 15, all of Section 43, all of Section 44, together with a part of Section 38 lying Northwest of Nine Mile Road, all lying in Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a POINT OF BEGINNING, commence at the intersection of the Northwestern right-of-way line of Nine Mile Road (County Road S13A, a 160 foot right-of-way as now established) with the Southwestern right-of-way line of Interstate 95 (a 300 foot right-of-way as now established); thence Southwesterly along said Northwestern right-of-way line of Nine Mile Road, the following eight courses; Course No. 1 - thence South $60^{\circ}09'09''$ West a distance of 752.14 feet to an angle point in said right-of-way line; Course No. 2 - thence South $62^{\circ}26'20''$ West along said Northwestern right-of-way line of Nine Mile Road (a 110 foot right-of-way as now established) a distance of 15.32 feet to the point of curve of a curve concave Southeasterly having a radius of 1185.13 feet; Course No. 3 - thence Southwesterly along the arc of said curve an arc distance of 170.00 feet, said arc being subtended by a chord bearing of South $58^{\circ}19'47''$ West and a chord distance of 169.85 feet to the point of compound curve; Course No. 4 - thence Southwesterly along the arc of a curve, said curve being concave Southeasterly and having a radius of 1185.11 feet an arc distance of 201.09 feet, said arc being subtended by a chord bearing of South $49^{\circ}21'34''$ West and a chord distance of 200.85 feet to the point of tangency of said curve; Course No. 5 - thence South $44^{\circ}29'54''$ West a distance of 204.46 feet; Course No. 6 - thence South $45^{\circ}30'05''$ East a distance of 17.00 feet; Course No. 7 - thence South $44^{\circ}29'54''$ West along said Northwestern right-of-way line of Nine Mile Road (a 66 foot right-of-way as now established) a distance of 5256.56 feet to an angle point in said Northwestern right-of-way line; Course No. 8 - thence South $50^{\circ}29'50''$ West a distance of 2475.39 feet; thence North $53^{\circ}13'38''$ West, leaving said Northwestern right-of-way line, a distance of 2258.70 feet; thence North $14^{\circ}55'52''$ East along the Northwestern line of aforesaid Section 44 and its Southwesterly projection thereof a distance of 7123.49 feet; to the Northwestern corner of said Section 44; thence North $16^{\circ}14'53''$ East along the Northwestern line of aforesaid Section 43 a distance of 2983.85 feet to a point on said Northwestern line of Section 43; thence North $01^{\circ}01'14''$ West along the West line of aforesaid Sections 10 and 3 to the Northwest corner of said Section 3 a distance of 6098.77 feet; thence North $88^{\circ}54'53''$ East along the line dividing Township 5 South and Township 6 South and the North

line of said Section 3 to its intersection with the aforesaid Southwesterly right-of-way line of Interstate 95 a distance of 136.50 feet; thence South $27^{\circ}32'59''$ East along said Southwesterly right-of-way line a distance of 12,538.84 feet to the POINT OF BEGINNING.

Containing 1456.88 acres, more or less

LESS AND EXCEPT:

Parcel 100, Part "E"

A part of Section 10, lying West of Interstate 95 right-of-way, together with all of Section 11, lying West of Interstate 95 right-of-way, together with all of Section 14, lying west of Interstate 95, together with a part of Section 15, together with a part of Lots 1 and 2 of the Antonio Huertas Grant, Section 38, lying Northwest of Nine Mile Road, all lying in Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, Commence at the Northwest corner of said Section 14; thence North $89^{\circ}32'10''$ East along the North line of said Section 14 to its intersection with the Southwesterly right-of-way line of Interstate 95, State Road No. 9 (a 300 foot right-of-way as now established), a distance of 128.63 feet, said intersection being the POINT OF BEGINNING; thence South $27^{\circ}32'59''$ East, along said Southwesterly right-of-way line, to its intersection with the Northwestern right-of-way line of Nine Mile Road, County Road Sl3A (a right-of-way of varying width), a distance of 701.62 feet; thence South $60^{\circ}09'09''$ West along said Northwestern right-of-way line of Nine Mile Road a distance of 752.14 feet; thence South $62^{\circ}26'19''$ West continuing along said right-of-way line a distance of 15.32 feet to the point of curve of a curve concave Southeasterly having a radius of 1185.11 feet and a central angle of $17^{\circ}56'25''$; thence Southwesterly continuing along said Northwestern right-of-way line and along the arc of said curve an arc distance of 371.08 feet, said arc being subtended by a chord bearing of South $53^{\circ}28'07''$ West and a chord distance of 369.56 feet to the point of tangency of said curve; thence South $44^{\circ}29'54''$ West continuing along said Northwestern right-of-way line a distance of 204.46 feet; thence South $45^{\circ}30'06''$ East a distance of 17.00 feet; thence South $44^{\circ}29'54''$ West continuing along said Northwestern right-of-way line a distance of 176.42 feet; thence North $45^{\circ}30'06''$ West leaving said Northwestern right-of-way line, a distance of 143.00 feet; thence North $44^{\circ}29'54''$ East a distance of 362.79 feet; thence North $41^{\circ}20'46''$ East a distance of 224.57 feet to the beginning of a non-tangent curve concave Northwesternly having a radius of 336.00 feet and a central angle of $35^{\circ}44'59''$; thence

Northeasterly along the arc of said curve an arc distance of 209.65 feet, said arc being subtended by a chord bearing of North 23°28'17" East and a chord distance of 206.26 feet to the end of said curve; thence North 05°35'47" East a distance of 1120.99 feet to the point of curve of a curve concave Southwesterly having a radius of 1051.92 feet and a central angle of 30°08'46"; thence Northwesterly along the arc of said curve an arc distance of 553.47 feet, said arc being subtended by a chord bearing of North 09°28'36" West and a chord distance of 547.10 feet to the point of tangency of said curve; thence North 24°32'59" West along a line to its intersection with the aforementioned Southwesterly right-of-way line of Interstate 95, State Road No. 9 a distance of 676.83 feet; thence South 27°32'59" East along said Southwesterly right-of-way line of Interstate 95 a distance of 1670.02 feet to the POINT OF BEGINNING.

Containing 19.65 acres, more or less

Parcel 101, Part "D"

A part of Lot 2 of the Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, Commence at the Northwest corner of Section 14 of said Township and Range; thence North 89°32'10" East along the North line of said Section 14 to its intersection with the Southwesterly right-of-way line of Interstate 95, State Road No. 9 (a 300 foot right-of-way as now established), a distance of 128.63 feet; thence South 27°32'59" East along said Southwesterly right-of-way line to its intersection with the Northwesterly right-of-way line of Nine Mile Road, County Road S13A (a right-of-way of varying width) a distance of 701.62 feet; thence South 60°09'09" West along said Northwesterly right-of-way line of Nine Mile Road a distance of 752.14 feet; thence South 62°26'19" West continuing along said Northwesterly right-of-way line a distance of 15.32 feet to the point of curve of a curve concave Southeasterly having a radius of 1185.11 feet and a central angle of 17°56'25"; thence Southwesterly continuing along said Northwesterly right-of-way line, and along the arc of said curve an arc distance of 371.08 feet; said arc being subtended by a chord bearing of South 53°28'07" West and a chord distance of 369.56 feet to the point of tangency of said curve; thence South 44°29'54" West continuing along said Northwesterly right-of-way line a distance of 204.46 feet; thence South 45°30'06" East a distance of 17.00 feet; thence South 44°29'54" West continuing along said Northwesterly right-of-way line a distance of 176.42 feet to the POINT OF

BEGINNING; thence continue South 44°29'54" West along said Northwesternly right-of-way line, a distance of 1003.52 feet; thence North 31°14'07" East a distance of 623.28 feet; thence North 44°29'54" East a distance of 396.87 feet; thence South 45°30'06" East a distance of 143.00 feet to the POINT OF BEGINNING.

Containing 2.30 acres, more or less

Interchange Northwest containing 1434.93 acres, more or less

SJH36

SIX MILE CREEK PARCEL

A portion of Sections 18, 19, 31 and 38, Township 6 South, Range 28 East and a portion of Sections 6, 38 and 41, Township 7 South, Range 28 East, and a portion of Sections 23, 24, 25 and 46, Township 6 South, Range 27 East, all lying in St. Johns County, Florida, being more particularly described as follows:

Commence at the intersection of the Westerly line of said Section 18, with the Southerly right of way line of State Road No. 16 (a 66.0 foot right of way as now established); thence North 63 degrees 25 minutes 15 seconds East, along said Southerly right of way line, 55.67 feet to the point of curvature of a curve to the right; thence continue along said Southerly right of way line along and around the arc of a curve concave Southerly and having a radius of 922.37 feet, an arc distance of 11.83 feet, said arc being subtended by a chord bearing and distance of North 63 degrees 46 minutes 47 seconds East, 11.83 feet to the POINT OF BEGINNING; thence South 02 degrees 35 minutes 54 seconds East, 2680.00 feet to the Southeast corner of those lands described and recorded in Official Records Book 492, page 812, of the public records of said county; thence South 87 degrees 24 minutes 06 seconds West, along the Southerly line of said lands, 1586.89 feet; thence North 65 degrees 14 minutes 26 seconds West, continuing along said Southerly line, 967.45 feet to the Easterly right of way line of State Road No. 13 (a 100.0 foot right of way as now established) said Easterly right of way line lying in a curve concave Westerly; thence Southwesterly along said Easterly right of way line and along and around the arc of said curve having a radius of 2342.01 feet, an arc distance of 721.77 feet, said arc being subtended by a chord bearing and distance of South 19 degrees 54 minutes 58 seconds West, 718.92 feet to a point on said curve; thence South 02 degrees 29 minutes 20 seconds East, 4147.93 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 25; thence South 88 degrees 34 minutes 00 seconds West, along the Northerly line of said Southeast 1/4 of the Northwest 1/4, 160 feet, more or less, to the Easterly waters of Six Mile Creek, thence Southeasterly along said waters, 3450 feet more or less, to the Northerly line of those lands described and recorded in Official Records Book 492, page 847, of the public records of said County; thence North 72 degrees 24 minutes 07 seconds East, along last said line, 2220 feet, more or less, to the Easterly line of said lands; thence South 28 degrees, 56 minutes 09 seconds East along last said line, 207.04 feet to the Southerly line of said lands; thence South 72 degrees 24 minutes 07 seconds West, along said

Southerly line, 2110 feet, more or less, to the aforesaid Easterly waters of Six Mile Creek, thence Southeasterly along said waters, 1150 feet, more or less, to the Northerly line of those lands described and recorded in Official Records Book 494, page 165, of the public records of said County; thence North 61 degrees 07 minutes 29 seconds East, along last said line, 1640 feet, more or less, to the Easterly line of said lands, thence South 28 degrees 56 minutes 09 seconds East, along last said line, 200.00 feet to the Southerly line of said lands; thence South 61 degrees 07 minutes 29 seconds West, along last said line, 1670 feet, more or less, to the aforesaid Easterly waters of Six Mile Creek; thence Southeasterly along said waters 1100 feet, more or less, to a line common to Section 46, Township 6 South, Range 27 East, and Section 38, Township 6 South, Range 28 East, St. Johns County, Florida; thence South 02 degrees 35 minutes 54 seconds East, along last said line, 110 feet, more or less, to the center line of aforesaid Six Mile Creek; thence Southerly along said center line of Six Mile Creek, 7950 feet, more or less, to a line common to Section 6 and Section 38 of Township 7 South, Range 28 East, St. Johns County, Florida; thence Easterly along a section line common to said Section 6 and Section 38, to the Easterly waters of aforesaid Six Mile Creek; thence Southeasterly along said Easterly waters, 5035 feet, more or less, to the Easterly line of said Section 38, Township 7 South, Range 28 East, St. Johns County, Florida; thence North 03 degrees 12 minutes 06 seconds West, along last said line, 1238 feet, more or less, to an angle point in said section line, thence North 03 degrees 18 minutes 26 seconds West along said Easterly section line and along the Easterly line of Section 6, Township 7 South, Range 28 East, St. Johns County, Florida, 3052.00 feet to a point on a line common to Sections 5, 6 and 41, Township 7 South, Range 28 East, St. Johns County, Florida; thence South 60 degrees 05 minutes 46 seconds East, along the line common to Section 5 and 41 of Township 7 South, Range 28 East, 1737.76 feet; thence continue along said line, South 71 degrees 16 minutes 57 seconds East, 4096.79 feet to the Westerly right of way line of State Road No. S-13A (a 100.0 foot right of way as now established); thence Northeasterly along said Westerly right of way line, 4210 feet, more or less, to the Southerly line of a 30.0 foot drainage right of way as described in Deed Book 182, page 133, of the public records of St. Johns County, Florida; thence Northwesterly along last said line, 1025 feet, more or less, to the Southerly line of Section 37, Township 6 South, Range 28 East, St. Johns County Florida; thence South 88 degrees 18 minutes 38 seconds West, along last said line, 1234 feet, more or less, to the Southwest corner of said Section 37; thence North 00 degrees 54 minutes 29 seconds West, along the Westerly line of said Section 37, 5063.0 feet, thence North 88 degrees, 28 minutes 14 seconds East, 702.28 feet to a point on the Westerly right of way line of State Road S-13A (Pacetti Road, a 100.0 foot right of way as now established); thence North 19 degrees 35 minutes 08 seconds East along said

Westerly right of way line, 250.48 feet; thence South 88 degrees 28 minutes 14 seconds West, 848.0 feet; thence South 77 degrees 22 minutes 58 seconds West, 1586.22 feet; thence North 40 degrees 04 minutes 50 seconds West, 110.35 feet; thence North 84 degrees 17 minutes 57 seconds West, 250.02 feet; thence South 83 degrees 25 minutes 31 seconds West, 325.42 feet; thence North 79 degrees 06 minutes 42 seconds West, 585.44 feet; thence South 10 degrees 53 minutes 18 seconds West, 13.78 feet; thence North 78 degrees 30 minutes 32 seconds West, 2622.77 feet; thence North 28 degrees 41 minutes 32 seconds East, 951.47 feet; thence North 37 degrees 53 minutes 52 seconds West, 466.13 feet; thence North 46 degrees 02 minutes 53 seconds East, 245.00 feet; thence North 51 degrees 22 minutes 33 seconds East, 202.09 feet; thence North 40 degrees 04 minutes 41 seconds West, 594.4 feet; thence North 49 degrees 58 minutes 19 seconds East, 1302.78 feet; thence South 53 degrees 44 minutes 12 seconds East, 190.00 feet; thence South 32 degrees 27 minutes 37 seconds East, 511.83 feet; thence North 54 degrees 46 minutes 53 seconds East, 359.01 feet; thence North 46 degrees 25 minutes 13 seconds East, 1060.54 feet; thence North 32 degrees 26 minutes 08 seconds East, 553.53 feet; thence South 38 degrees 15 minutes 05 seconds East, 1317.63 feet; thence North 73 degrees 16 minutes 23 seconds East, 265.00 feet; thence North 79 degrees 01 minute 51 seconds East, 1074.93 feet; thence North 85 degrees 08 minutes 13 seconds East, 581.92 feet; thence North 54 degrees 42 minutes 58 seconds East, 179.26 feet; thence South 74 degrees 23 minutes 52 seconds East, 1539.58 feet to the Westerly right of way line of State Road S-13A (Pacetti Road, a 100.0 foot right of way as now established); thence North 19 degrees 35 minutes 08 seconds East, along said Westerly right of way line, 2235.08 feet to the Southerly line of the North 1/2 of the Northeast 1/4 of Section 38, Township 6 South, Range 28 East, St. Johns County, Florida; thence North 72 degrees 21 minutes 19 seconds West along last said line, 2613.11 feet to the Southwest corner of the said North 1/2 of the Northeast 1/4; thence North 61 degrees 20 minutes 58 seconds West, 339.77 feet; thence South 24 degrees 01 minutes 13 seconds West, 160.99 feet; thence South 38 degrees 42 minutes 38 seconds West, 1063.03 feet; thence South 68 degrees 59 minutes 38 seconds West, 350.00 feet; thence North 50 degrees 29 minutes 38 seconds West, 2806.24 feet; thence North 33 degrees 54 minutes 24 seconds East, 2706.72 feet; thence North 70 degrees 30 minutes 54 seconds West, 679.17 feet; thence North 26 degrees 43 minutes 23 seconds East, 285.18 feet; thence North 70 degrees 30 minutes 54 seconds West, 626.57 feet; thence South 21 degrees 29 minutes 13 seconds West, 655.91 feet to the Northerly line of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 38; thence North 72 degrees 26 minutes 25 seconds West, along last said line and along the Northerly line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 38, 2242.24 feet to the Southerly right of way line of State Road No. 16 (a 66.0 foot right of way as now established); thence South 70 degrees 39 minutes 33

seconds West, along said Southerly right of way line, 312.6 feet to the point of curvature of a curve to the right; thence continue along said Southerly right of way line and around the arc of a curve concave Northerly and having a radius of 988.37 feet, an arc distance of 378.36 feet, said arc being subtended by a chord bearing and distance of South 81 degrees 57 minutes 33 seconds West, 376.05 feet to the point of tangency of said curve, said point of tangency being the Northeast corner of those lands described and recorded in Official Records Book 492, page 826, of the current public records of said county; thence South 02 degrees 55 minutes 33 seconds West, along the Easterly line of said lands, 943.94 feet; thence continue along the Easterly line of said lands, South 20 degrees 15 minutes 25 seconds West, 1916.53 feet to the Southerly line of said lands; thence North 31 degrees 54 minutes 57 seconds West, along said Southerly line, 506.42 feet to the Westerly line of said lands; thence North 20 degrees 15 minutes 25 seconds East, along said line 1700.01 feet; thence North 02 degrees 55 minutes 33 seconds East along said Westerly line, 735.00 feet to the aforesaid Southerly right of way line of State Road No. 16; thence North 87 degrees 04 minutes 27 seconds West, along said Southerly right of way line, 695.77 feet to the point of curvature of a curve to the left; thence continue along said Southerly right of way line and along and around the arc of a curve concave Southerly and having a radius of 1399.69 feet, an arc distance of 238.80 feet, said arc being subtended by a chord bearing and distance of South 88 degrees 02 minutes 18 seconds West, 238.51 feet to the point of tangency of said curve; thence South 83 degrees 09 minutes 03 seconds West, along said Southerly right of way, a distance of 155.68 feet to the Easterly line of those lands described and recorded in Official Records Book 845, page 1081, of the public records of said County, thence South 02 degrees 35 minutes 54 seconds East along said Easterly line a distance of 466.09 feet to the Southerly line of said lands; thence South 83 degrees 09 minutes 03 seconds West along the Southerly line of said lands, 300.00 feet to a point on the Easterly line of those lands described and recorded in Official Records Book 516, page 74, of the public records of said County; thence South 02 degrees 35 minutes 54 seconds East, along said Easterly line a distance of 764.91 feet; thence South 87 degrees 24 minutes 06 seconds West, 1372.21 feet; thence North 02 degrees 35 minutes 54 seconds West, 1127.97 feet to the aforesaid Southerly right of way line of State Road No. 16, said Southerly right of way line lying in a curve leading Southwesterly; thence along said Southerly right of way line and along and around the arc of a curve concave Southerly and having a radius of 922.37 feet, an arc distance of 224.52 feet, said arc being subtended by a chord bearing and distance of South 71 degrees 07 minutes 45 seconds West, 223.97 feet to the POINT OF BEGINNING.

Six Mile Creek Parcel containing 3897.57 acres, more or less

SJH38(1-4)

TURNBULL CREEK PARCEL

A part of Government Lots 15, 16 and 17, Section 38, Township 6 South, Range 28 East and that part of Government Lot 17, lying in Section 41, Township 7 South, Range 27 East, all lying in St. Johns County, Florida, being more particularly described as follows:

Begin at the Westerly line of Government Lot 17, Section 38, Township 6 South, Range 28 East and the Northerly line of Scaff Road (County maintained); thence South 76 degrees 33 minutes 35 seconds East, along the Northerly line of Scaff Road, 4608.66 feet to its intersection with the Northeasterly line of said Government Lot 17, Section 41, Township 7 South, Range 28 East; thence North 72 degrees 15 minutes, 59 seconds West 1942.6 feet to a point on said Northeasterly line of Government Lot 17, Section 38, Township 6 South, Range 28 East; thence North 19 degrees 01 minute 28 seconds East, 1344.79 feet; thence South 72 degrees 19 minutes 24 seconds East, 988.52 feet; thence North 18 degrees 47 minutes 30 seconds East, 4037.03 feet to the Northeasterly line of Government Lot 16; thence North 72 degrees 29 minutes 39 seconds West, along the Northeasterly line of Government Lots 15 and 16, 4654.07 feet to the Easterly line of Section 37, Township 6 South, Range 28 East; thence South 00 degrees 58 minutes 50 seconds East, along said Easterly line of Section 37, 5072.54 feet to the Southwest corner of said Section 37; thence South 88 degrees 18 minutes 30 seconds West, along the South line of said Section 37, 1680.68 feet to its intersection with the Southwesterly line of Government Lot 15; thence South 72 degrees 15 minutes 59 seconds East, along the Southwesterly line of said Government Lot 15, 874.26 feet to the Northwesterly corner of the aforementioned Government Lot 17; thence South 19 degrees 15 minutes 32 seconds West, along the Westerly line of said Government Lot 17, 345.11 feet to the POINT OF BEGINNING.

Containing 455 acres, more or less

SJH38(5)

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Attraction/ Recreation	# Parking Spaces	No change proposed.		
	# Spectators			
	# Seats			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	# External Vehicle Trips			
Airports	D.O. conditions	Not applicable.		
	ADA representations			
	Runway (length)			
	Runway (strength)			
	Terminal (gross square feet)			
	# Parking Spaces			
Hospitals	# Gates	Not applicable.		
	Apron Area (gross square feet)			
	Site locational changes			
	Airport Acreage, including drainage, ROW, easements, etc.			
	# External Vehicle Trips			
	D.O. conditions			
Hospitals	ADA representations	Not applicable.		
	# Beds			
	# Parking Spaces			
	Building (gross square feet)			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
Hospitals	# External Vehicle Trips	Not applicable.		
	D.O. conditions			
	ADA representations			
	# Beds			
	# Parking Spaces			
	Building (gross square feet)			

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE	
Industrial	Acreage, including drainage, ROW, easements, etc.	206.29	205.5	Change approved on 11-10-94 reduced acreage to-192.3	
	# Parking Spaces Building (gross square feet)	No change proposed in gross square feet, parking spaces, employees, etc.			
	# Employees Chemical storage (barrels and lbs.)				
	Site locational changes	See Map H.			
	# External Vehicle Trips				
	D.O. conditions	No change proposed.			
	ADA representations				
	Mining Operations	Acreage mined (year) Water Withdrawal (Gal/day) Size of Mine (acres), including drainage, ROW, easements, etc.	Not applicable		
		Site locational changes # External Vehicle Trips			
		D.O. conditions			
ADA representations					
Office		Acreage, including drainage, ROW, easements, etc.	113.42	192.5	Change approved on 11- 10-94 reduced acreage to 160
		Building (gross square feet) # Parking Spaces	No changes proposed in gross square feet, parking spaces, employees, etc.		
		# Employees Site locational changes			
		# External Vehicle Trips	See Map H.		
		D.O. conditions	No changes proposed.		
		ADA representations			

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Petroleum/Chem. Storage	Storage Capacity (barrels and/or lbs.) Distance to Navigable Waters (feet) Site locational changes Facility Acreage, including drainage, ROW, easements, etc. # External Vehicle Trips D.O. conditions ADA representations	Not applicable.		
Ports (Marinas)	# boats, wet storage # boats, dry storage Dredge and fill (cu.yds.) Petroleum storage (gals.) Site locational changes Port Acreage, including drainage, ROW, easements, etc. # External Vehicle Trips D.O. conditions ADA representations	Not applicable.		
Residential	# dwelling units Type of dwelling units # lots Acreage, including drainage, ROW, easements, etc. Site locational changes # External Vehicle Trips D.O. conditions	7,182 23 fewer SF lots, 3 more patio homes, 20 more multi-family units No net change proposed Shift 485 residential units from the Six Mile Creek* No changes proposed.	7,200	Change approved on 11-10-94 reduced to 7,182

*Parcel to the Interchange Northwest Parcel.

SUBSTANTIAL DEVIATION DETERMINATION CHART

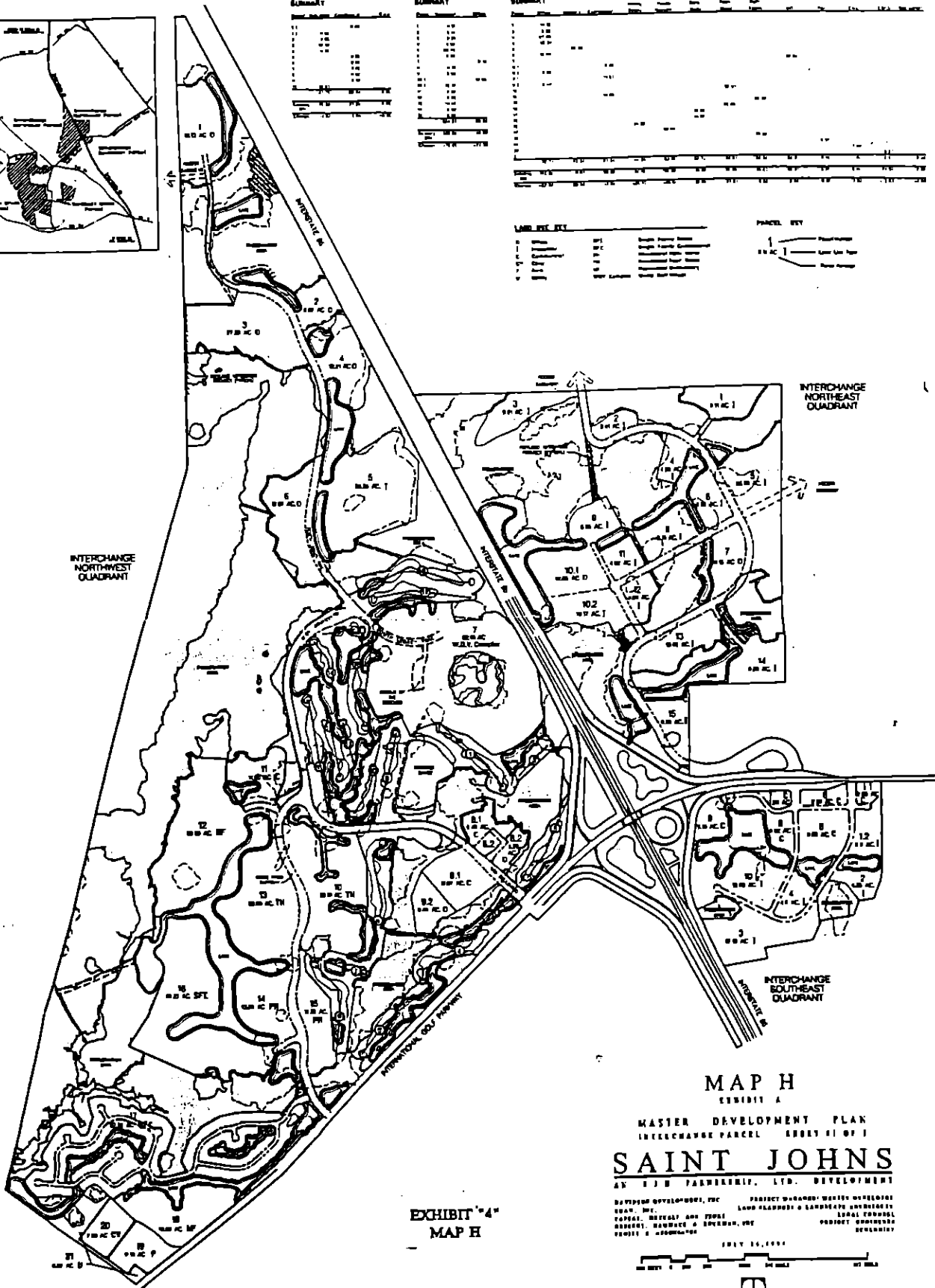
TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Wholesale, Retail, Service	Acreage, including drainage, ROW, easements, etc.	No changes proposed.		
	Floor Space (gross square feet)			
	# Parking Spaces			
	# Employees			
	Site locational changes	See Map H-minor shifting in location within Interchange Parc		
Hotel/Motel	# External Vehicle Trips	No changes proposed.		
	D.O. conditions			
	ADA representations			
	# Rental Units			
	Floor Space (gross square feet)			
R.V. Park	# Parking Places	No changes proposed.		
	# Employees			
	Site locational changes			
	Acreage, including drainage, ROW, easements, etc.			
	# External Vehicle Trips			
R.V. Park	D.O. conditions			
	ADA representations			
	Acreage, including drainage, ROW, easements, etc.			
	# Parking Spaces	No changes proposed.		
	Buildings (grds square feet)			
R.V. Park	# Employees			
	Site locational changes			
	# External Vehicle Trips			
	D.O. conditions			
	ADA representations			

SUBSTANTIAL DEVIATION DETERMINATION CHART

TYPE OF LAND USE	CHANGE CATEGORY	PROPOSED PLAN	ORIGINAL PLAN	PREVIOUS D.O. CHANGE + DATE
Open Space (All natural and vegetated non-impervius surfaces)	Acreage Site locational changes Type of open space D.O. conditions ADA representations	Int NW 592 acres Int NE 171.9 acres Int SE 8.0 acres Six Mile 1732 acres Turnbull 377 acres	Int NW 563 acres Int NE 100.5 acres Int SE 2.0 acres Six Mile 1732 acres Turnbull 377 acres	
Preservation, Buffer or Special Protection Areas	Acreage Site locational changes Development of site proposed D.O. conditions ADA representations			

Note: If a response is to be more than one sentence, attach a detailed description of each proposed change and copies of the proposed modified site plan drawings. The Bureau may request additional information from the developer or his agent.

1 _____
B to AC 1 _____



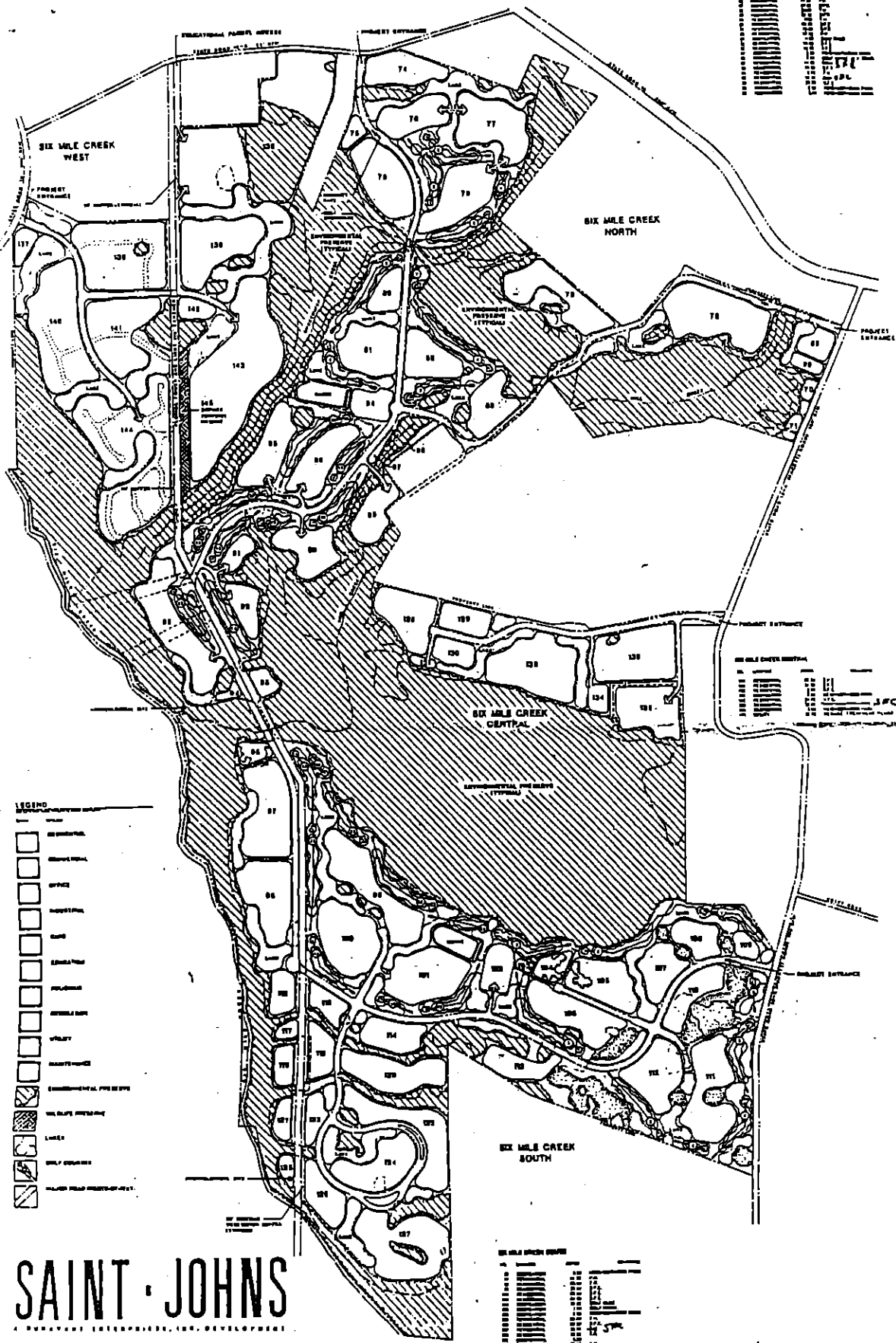
MAP H
EXHIBIT A
MASTER DEVELOPMENT PLAN
INTERCHANGE PARCEL SHEET #1 OF 1
SAINT JOHNS
BY J. M. PARNASS, LTD. DEVELOPMENT

DEVELOPED QUALIFICATIONS, THE	PROJECT WORKERS' WAGES WILL BE
LOW. THE	LOW STANDARDS OF LIVING WILL BE
FOOD, MEDICAL AND SOCIAL	FOOD, MEDICAL AND SOCIAL
WELFARE, MEDICAL AND SOCIAL	WELFARE, MEDICAL AND SOCIAL
WELFARE, MEDICAL AND SOCIAL	WELFARE, MEDICAL AND SOCIAL



EXHIBIT "4"
MAP H

NOTE THE LOCATION COORDINATES AND ADDRESS OF
OFFSHORE PETROLEUM OFFSHORE COAST GUARD HOUSE.
LAKES, ETC., ARE UNDERSTOOD IN NATION AND
SUBJECT TO CHANGE IN POSITION FROM SURVEILLANCE
IN THAT OFFSHORE PLANT.



PAPPAS METCALF & JENKS

PROFESSIONAL ASSOCIATION

ATTORNEYS AT LAW

200 WEST FORSYTH STREET - SUITE 1400
JACKSONVILLE, FLORIDA 32202-4327

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TELEPHONE
(904) 353-1980
TELECOPY
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September 17, 1996

Ms. Heather Morris
Planning Technician
St. Johns County Planning Department
Post Office Drawer 349
St. Augustine, Florida 32085-0349

RE: Major Modification of PUD Ordinance No.: 91-36 (Saint Johns-Interchange Parcel); Minor Modification of PUD Ordinance No.: 91-37 (Saint Johns-Six Mile Creek Parcel); Notice of Proposed Change (Saint Johns DRI)

Dear Heather:

This letter responds to the comments attached to your letter of September 5, 1996.

1. In response to the 911 comment, we will use correct road names for all final development plans and plats. Nothing in this application is intended to establish or change road names.

2. The County Attorney's office had several questions relating to the civic site. First, the existing civic site placement was approved as part of the last PUD/DRI Master Plan approval. The site has not yet been deeded to the County. Under Developmental Order Condition KK, Subsection 1, the Developer is to convey this parcel to the County within one hundred twenty (120) days of being requested to do so by the County. Under Developer Commitment No. 13 of the DRI Development Order, the Parcel may be used by the County for "civic use". Based on the conversations we had with various members of the staff at the time of the Application for Developmental Approval, the types of uses that would be allowable would include, but not be limited to, fire station, police station, emergency medical station, courthouse annex, and other similar uses. When the parcel is conveyed to the County, impact fee credits are to be awarded based on the fair market value of the land on the effective date of the development order together with the value of any improvements constructed by or at the expense of the Developer. In connection with closing of the Convention Center transaction, the Developer committed to the County to submit an application to change the location of the civic site and increase its size by July 31, 1996. Accordingly, we believe that the new site should be acceptable but this is really a question for the County staff.

3. It is not clear what page numbers the Attorney's office is referring to in its questions concerning industrial area. The confusion may occur because we have discussed the changes in industrial area parcel by parcel. In the Interchange Southeast parcel there is a net decrease in industrial acreage of 1.52 acres. In the Interchange Northeast parcel, there is a net decrease of 18.05 acres of industrial. In the Interchange Northwest parcel, there is a net increase 33.56 acres in industrial. Overall, there is a net increase of 13.99 acres of industrial. This is off-set by a 46.79 acre decrease in land devoted to office use.

4. The Attorney's office comments regarding limited site work are misplaced. The limited site work provisions of the PUD were previously approved at the staff's suggestion. No change is requested at this time.

5. The Planning Department also questioned whether there had been any negotiations with the County concerning the switching of the civic site. The Developer has discussed switching the civic site with the County Administrator's office. There are no written "agreements" concerning the new site. On the other hand, there were no written agreements concerning the old site. The site is part of the PUD master plan. The way to seek County approval is to submit an application for modification of the PUD Master Plan. That is what we have done.

6. In response to the questions concerning the number of units to be transferred from the Six Mile Creek parcel to the Interchange parcel, we believe our original number of 485 units is correct. Please refer to Table 3 of the Revised Intended Plan of Development for the Interchange PUD. In Table 3, please note that the total number of multi-family units being proposed is 1,162. The Planning Department indicated 1,146. Therefore, the increase in this category should be 490 rather than 474. We think this explains the difference between our numbers and the Planning Department numbers.

We believe that we have addressed all of the County's questions. Please schedule this request for a hearing before the St. Johns County Planning & Zoning Agency and the St. Johns County Board of County Commissioners as soon as possible. Please remember that, under Section 380.06(19)(f)3, the County shall hold the public hearing before the Board of County Commissioners within ninety (90) days after submittal of the proposed changes. We submitted the proposed changes on July 31, 1996. Accordingly, the hearing before the Board of County Commissioners should be held on

Ms. Heather Morris
September 17, 1996
Page 3

or before October 31, 1996. I would suggest a Planning & Zoning Agency hearing October 3, 1996, and a Board of County Commissioner's hearing October 22, 1996. If you anticipate any difficulty in meeting this schedule, please call.

Sincerely,

John G. Metcalf, raf.
John G. Metcalf

JGM/raf

cc:

James E. Davidson, Jr.
Sherry Davidson
Nicholas Meiszer
Donald R. Smith

Application Number 19960834 File Number PA-96-045

Project Name Dunavant Enterprises - Between CR13A & Six Mile Creek

Reviewing Department: 911

Please refer to attached map for correct road names.

Reviewing Department: Attorney

1. See July 31 letter to Terry Virta from John Metcalf. How have we previously approved the civic site placement that is to be moved? Has the county been deeded that civic site? What is it for? Have we given impact fee credits for the civic site? Is new site acceptable (access, etc.)?

2. Doesn't A-3 say industrial area increasing and top of page 4 say its decreasing?

3. Limited site work allowance. Shouldn't that be held until we have a FDP?

Reviewing Department: Building

No building department objections based on the information presented.

Reviewing Department: Env Health

None

Reviewing Department: Fire Serv.

No Comments

Reviewing Department: GrowthMan.

No comments.

Reviewing Department: Landscape

No comments.

Reviewing Department: Planning

Notice of Proposed Change to the Approved DRI

Application Number 19960834 File Number PA-96-045

Project Name Dunavant Enterprises - Between CR13A & Six Mile Creek

1. Has the applicant previously negotiated with the County for the switching of the Civic Site. Provide any agreements with the County that indicates that the new site is acceptable to the County.
2. I have received a letter from the NEFRPC, indicating that the proposed changes should not create additional regional impacts and that the proposed changes do not create a substantial deviation to the DRI (letter dated August 23, 1996).

Minor Modification to the Six Mile Creek PUD

As we have previously discussed, I have not considered this request to move residential dwelling units from the Six-Mile Parcel PUD to the Interchange Parcel PUD, with no increase in the overall approved dwelling units, and resulting in a decrease in the amount of residential dwelling units approved within the Six-Mile Parcel, as a major modification to the PUD since no land use is changing, even though the type of residential is changing. However, due to a conversation we had in Terry's office, there may be some differing opinions on this issue.

Major Modification to the Interchange Parcels PUD and Six Mile Creek Parcel PUD

The text provides a mix of residential development, providing the changes between the approved PUDs and the proposed. The mix indicated is as follows:

	Approved	Proposed	Change
Estate Lots	203	115	-88
SF-Conventional	517	225	-292
Patio Homes	72	135	+63
Townhomes	88	400	+312
Multi-family	672	1146	+474

Considering this mix and the number of units proposed to be changed, should the total in the "Change" column equal 485 units? It seems to equal 469 units. Are there additional units not referenced in this residential mix?

Reviewing Department: PublicWorks

No comments.

Reviewing Department: Traffic

No comments.

Reviewing Department: Utility

No Comments at this time

NORTH LEGACY TRAIL

SOUTH LEGACY TRAIL

WORLD GOLF TERRACE

WGV BOULEVARD

NORTH LEGACY TRAIL

SOUTH LEGACY TRAIL

WORLD GOLF TERRACE

WGV BOULEVARD

NORTH LEGACY TRAIL

SOUTH LEGACY TRAIL

WORLD GOLF TERRACE

WGV BOULEVARD

NORTH LEGACY TRAIL

SOUTH LEGACY TRAIL

WORLD GOLF TERRACE

WGV BOULEVARD

SAINT JOHN'S
NEWFOUNDLAND

Scale: 1 inch = 1 mile

North Arrow

Map of Saint John's, Newfoundland, showing the harbor, city center, and surrounding areas. The map includes labels for various streets and landmarks, such as the harbor, the city center, and the surrounding hills. The map is a detailed street map showing the layout of the city and its surroundings.

SAINT JOHN'S
NEWFOUNDLAND

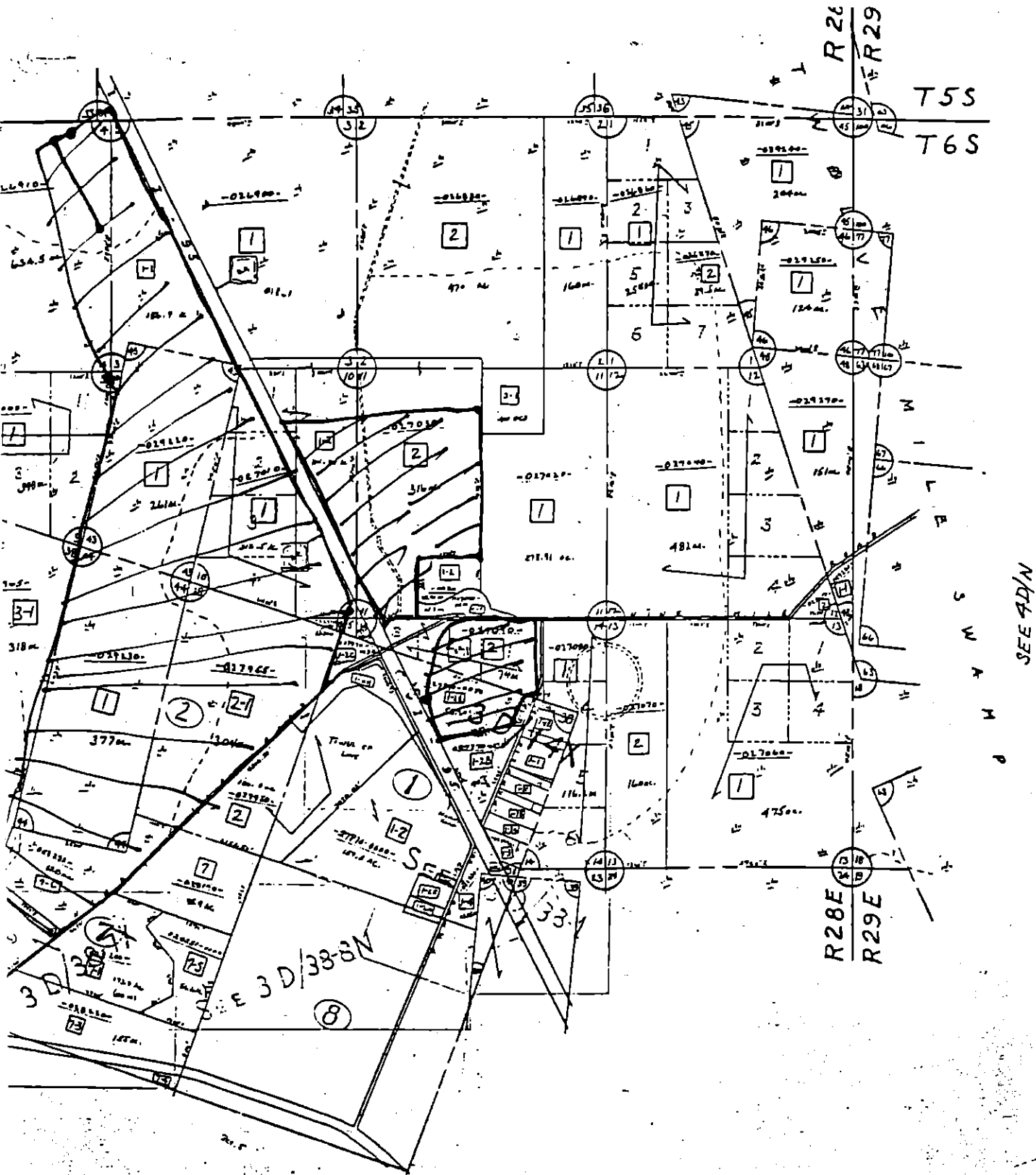
Scale: 1 inch = 1 mile

North Arrow

Map of Saint John's, Newfoundland, showing the harbor, city center, and surrounding areas. The map includes labels for various streets and landmarks, such as the harbor, the city center, and the surrounding hills. The map is a detailed street map showing the layout of the city and its surroundings.

THE UNIVERSITY OF TEXAS AT AUSTIN

—



SEE 3D/S

SEE 4D/N

FOR ASSESSMENT PURPOSES ONLY.
ANY PROPERTY APPRAISER DOES NOT CLAIM
SPECIALTY FOR "SURVEY" ACCURACY.

ASSESSMENT MAP
ST. JOHNS COUNTY, FLORIDA
OFFICE OF PROPERTY APPRAISER

SECTION	TOWNSHIP	RANGE	SHEET NUMBER
1 THRU 15, 18 38, 43-46, 48	6 S	28 E	3D N
SCALE 1" = 1320'	REVISIONS 2/5/78/000		

roughly 70 feet wide by 150 feet long. Discussion. Mr. Metcalf then agreed to 12,000 square feet minimum lot size, said take the submitted letter and strike through the 9,000 and substitute 12,000, up to 175 lots if they will fit on the land with the configuration of a minimum lot size of 12,000 square feet.

Dr. Kay explained her particular concern with the number of units, not concerned with lot size.

Motion by Mr. Tillis, seconded by Mr. Lampe, **failed 3/3**, Mr. DiMare absent, to recommend to the Board of County Commissioners, approval of the **request for a major modification to Ordinance No. 94-57, Cunningham Creek Plantation PUD**, for addition of up to 175 lots with a minimum lot size of 12,000 square feet, to permit sales trailers in addition to the already permitted construction trailers and allow for an additional two model homes to be used as sales centers, clarifying the corner lot setbacks, adding the second phase of development for this up to 175 additional lots with minimum 12,000 square feet lot size, revises the Master Plan to show Parcel A containing 233 platted lots and a Parcel B to contain up to 482 single family lots, with the addition of the recreation area offered by the applicant in the letter of October 17, 1996; and includes the entire letter as changed; add that prior to this going forward to the Board of County Commissioners that the applicant provide a detailed recreation development plan and conveyance plan, improvement plan, so that when they make the presentation to the Board of County Commissioners they can detail where it is, how much of it will be developed, and how it will be conveyed, and when it will be conveyed for use by the community residents; this is consistent with the Comprehensive Plan in terms of densities and the fact that this is a single development with a unified development plan and unified drainage plan and therefore is consistent with the Comprehensive Plan. Discussion. Mr. Jackson agreed with Dr. Kay's concern about the number of lots. The vote 3/3; the poll:

Dr. Kay	no
Mr. Lampe	yes
Mr. Tillis	yes
Mr. Jackson	no
Mr. Collier	yes
Chairman Kutzer	no

the **motion for approval failed to receive a majority vote, therefore constitutes a recommendation of denial to the Board of County Commissioners.**

Notice Of Proposed Change to DRI, Saint Johns Development

Mr. Spofford reported this is a request to find that the proposed changes to the St. Johns Development of Regional Impact Development Order, are non-substantial deviations, which would not require further review pursuant to Florida Statutes. Specifically, the applicant is requesting the following amendments, that the Master Development Plan would be revised to conform more closely with environmental permits of the Army Corps of Engineers and the Water Management District; it would also transfer 485 residential units from the Six Mile Creek Parcel within the DRI to the Interchange Northwest Parcel. The overall residential density of the DRI would remain the same. There are also minor changes of the types of residential development.

The amount of land area devoted to office use is reduced by 46.79 acres with no increase in the square footage for office space. The amount of land devoted to industrial would increase by almost 14 acres with no change in the square feet of industrial buildings. The amount of land devoted to parks is increased by 6.16 acres. The amount of land devoted to civic use is increased by 1.5 acres. The amount of land devoted to utility use is reduced by 15.5 acres. The amount of land devoted to preservation is increased by 5.2 acres in the Southeast Quadrant and by 42.25 acres in the Northeast Quadrant of the Interchange Parcel. Staff has reviewed the request, and also received two letters from the Department of Community Affairs and the Northeast Florida Regional Planning Council, which have no objections to the amendments; therefore, Staff would recommend that the changes do not constitute a substantial deviation requiring further review.

PRESENT for the applicant: Attorney John Metcalf, Pappas Metcalf & Jenks, representing SJH Partnership Ltd. and Dunavant Enterprises Inc.

SPEAKER: Frank Henry, 5160 Farm Creek Road, in opposition. Had questions regarding a transfer station.

Mr. Metcalf rebutted; clarified.

Motion by Dr. Kay, seconded by Mr. Lampe, carried 6/0, Mr. DiMare absent, to recommend to the Board of County Commissioners, that the proposed changes to the St. Johns DRI Development Order as outlined in the Notice of Proposed Change application with supporting information dated July 31, 1996, do not constitute a substantial deviation requiring further review; the requested changes do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes; the request is consistent with and furthers the objectives of the Comprehensive Plan; the request is compatible with the surrounding area and the future development trends of the area; the request does not appear to be detrimental to the surrounding area with respect to health, safety and welfare of the area.

Major Modification to Ordinance 91-36, Interchange Parcel, Saint Johns Development
Mr. Spofford reported this is a major modification to the Interchange Parcel PUD, which is separate from the Six Mile Creek PUD; the request is to add 485 residential dwelling units from the Six Mile Creek PUD, relocating the civic center site and increasing the size of it from 6 to 7.5 acres, also to accommodate the additional dwelling units the Master Development Plan Map H is being revised to more closely conform to the applicable environmental permits with the environmental agencies. Staff reviewed the request, and we believe it is more compatible with the surrounding development and we are recommending approval.

PRESENT for the applicant: Attorney John Metcalf, Pappas Metcalf & Jenks, Jacksonville.

SPEAKER: Gertrude Squires, 5142 Farm Creek Road. Wants to know what is going in there, and what is backing up to her.

The St. Augustine Record

PUBLISHED EVERY AFTERNOON 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 _____

Sandra D. Oliver who on oath says that she is

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 a _____

Notice of Public Hearing

in the matter of Dec 10, 1996 1:30pm

in the _____ Court, was published in said newspaper in the
issues of Nov 15, 1996

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, Florida, for a period of one year next preceding the first publication of the copy of advertisement; and affiant further says that she 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 15 day of Nov, 1996,

by Sandra D. Oliver who is personally

known to me or who has produced Personally Known as
(Type of Identification)
identification.

Zoe Ann Moss
(Signature of Notary Public)

(Seal)

Zoe Ann Moss

(Print, Type or Stamp Commissioned Name of Notary Public)

NOTICE OF PUBLIC HEARING OF ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS FOR A NOTICE OF PROPOSED CHANGE

TO THE SAINT JOHNS
DEVELOPMENT OF
REGIONAL IMPACT

The Board of County Commissioners of St. Johns County will hold a public hearing on a proposed change to the previously approved Saint Johns DRI as approved by St. Johns County on August 27, 1991 and Settlement Agreement adopted November 26, 1991 and as amended in 1994 and 1995 and 1996. The Applicants, EJM Partnership, Ltd. and Dunovon Enterprises, Inc. are proposing amendment to the Development of Regional Impact. The public hearing will be held during the regular meeting of the Board of County Commissioners on Tuesday, December 10, 1996 which begins at 1:30 p.m. in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida. At such hearing, the Board of County Commissioners will hear testimony from the public and will consider whether the proposed change(s) constitute a substantial deviation in the Development Order and will require further review. The Board will also consider and take action on the following Resolution:

A Resolution of the County of St. Johns State of Florida, modifying the Saint Johns DRI Development Order as previously approved by St. Johns County Resolution No. 91-130 and as previously modified by St. Johns County Resolution No. 94-101, 94-271, 95-04 and 95-100 finding the modifications are consistent with the St. Johns County Comprehensive Plan 1995-2005, Ordinance 90-53 and consistent with the St. Johns County Zoning Ordinance; finding that the modifications do not constitute a substantial deviation; and providing for an effective date.

The proposed change to be considered is as follows:

(1) shifting the location of units from the Six Mile Creek parcel to the Island change Northwest Parcel with overall density within the DRI project remaining unchanged; (2) reduce land area devoted to office uses by 48.79 acres; (3) the amount of land devoted to industrial use is increased by 13.99 acres; (4) the amount of land devoted to parks is increased by 6.14 acres; (5) the amount of land devoted to civic uses is increased by 1.5 acres; (6) the amount of land devoted to utility use is increased by 12.5 acres; (7) the amount of land devoted to residential use is increased by 10.0 acres; (8) reducing master development plan maps to accommodate the aforementioned changes.

It is the intent of the Board of County Commissioners of St. Johns County to amend the Saint Johns DRI Development Order as previously approved by St. Johns County Resolution No. 91-130 and as previously modified by St. Johns County Resolution No. 94-101, 94-271, 95-04 and 95-100 to find the modifications are consistent with the St. Johns County Comprehensive Plan 1995-2005, Ordinance 90-53 and consistent with the St. Johns County Zoning Ordinance; finding that the modifications do not constitute a substantial deviation; and providing for an effective date.

Nine Mile Road, Section 11, a distance of 1055.20 feet; thence North 60°25'00" West a distance of 338.00 feet to a point on the Northwesterly right-of-way line of said Nine Mile Road and the POINT OF BEGINNING; thence along said Northwesterly right-of-way line of Nine Mile road run the following five courses; Course No. 1 - thence South 89°32'10" West a distance of 1043.00 feet; Course No. 2 - thence North 69°22'30" West a distance of 17.00 feet; Course No. 3 - thence South 89°32'10" West a distance of 1043.00 feet; Course No. 4 - thence Southwesterly along the arc of a circle of 1195.00 feet; Course No. 4 - thence Southwesterly along the arc of said curve an arc distance of 347.04 feet; said arc being subtended by a chord bearing of South 91°13'30" West a distance of 343.82 feet; thence leaving said Northwesterly right-of-way line of Nine Mile Road South 89°32'10" West along the aforementioned Southwesterly line of Section 11, a distance of 469.22 feet to the Southeast corner of aforementioned Government Lot 1; thence Continue South 89°32'10" West along the aforementioned Southwesterly line of Section 11, a distance of 589.15 feet; thence South 89°32'10" West a distance of 552.00 feet to a point on the Northwesterly right-of-way line of said Government Lot 1; thence North 12°57'00" West along said Northwesterly right-of-way line of said Government Lot 1 a distance of 8216.81 feet; thence North 89°18'35" East along said Northwesterly right-of-way line a distance of 464.35 feet; thence South 89°11'37" East along the West line of said Government Lot 1 and a distance of 1047.37 feet to the Point of Beginning; a section of said Government Lot 1, a distance of 33.00 feet; thence South 89°32'10" West along said Northwesterly line of said Government Lot 1, a distance of 788.00 feet to a point on the arc of said curve; thence Northwesterly along the arc of a circle of 825.00 feet; thence Easterly along the arc of said curve an arc distance of 859.00 feet; said arc being subtended by a chord bearing of North 70°12'00" East and a chord length of 50.00 feet to the point of tangency of said arc; thence North 70°12'00" East a distance of 100.00 feet to the point of curve of a circle; thence Easterly along the arc of said curve an arc distance of 713.92 feet; said arc being subtended by a chord bearing of

the westerly right of way line of Interstate 75, a 300.00 foot right of way as now established, the north of the formerly right of way line of Nine Mile Road, County Road 55A, a corner right of way of varying width as reestablished.

Containing 6.22 acres, more or less.

Partial to Port A.

A part of Section 11, to-wit: with a part of Government Lots 1 and 2, Section 11, Township 33 North, Range 12 East, County of St. Louis, Missouri.

Section 11, thence South 89°32'10" West along the South line of said Section 11 and along the centerline of Nine Mile Road, County Road S13A (a 66 foot right-of-way as now established) a distance of 2603.77 feet; thence North 00°27'50" West a distance of 33.00 feet to a point of the Northerly right-of-way line of said Nine Mile Road and the POINT OF BEGINNING; thence South 89°32'3" West along the said Northerly right-of-way line of Nine Mile Road a distance of 354.95 feet; thence North 00°27'50" West a distance of 17.00 feet; thence South 89°32'10" West continuing along said Northerly right-of-way line of Nine Mile Road a distance of 208.04 feet to the point of tangency of a concave curve of said curve having a radius of 1061.92 feet and a central angle of 72°02'30"; thence Southwesterly continuing along the said Northerly right-of-way line of Nine Mile Road and along the arc of said curve an arc distance of 564.43 feet, said arc being subtended by a chord bearing of South 76°00'55" West and a chord distance of 559.21 feet to the point of tangency of said curve; thence South 62°29'40" West continuing along said Northerly right-of-way line of Nine Mile Road a distance of 316.13 feet; thence South 65°00'20" West continuing along said right-of-way line to its intersection with the line of Interstate 95, State Road No. 9 (a 300 foot right-of-way as now established) a distance of 650.97 feet; thence North 27°32'59" West along said Northeastern right-of-way line a distance of 353.93 feet; thence Northwesterly along said right-of-way line to South 26°31'22" East a distance of 1493.35 feet to the point of curve of a curve concave Northeastarily having a radius of 1061.92 feet and a central angle of 36°47'48"; thence Southwesterly along the arc of said curve an arc distance of 526.69 feet, said arc being subtended by a chord bearing of South 40°19'4" East and a chord distance of 529.14 feet to the point of tangency of said curve; thence South

Containing 21.33 acres,
more or less

Parcel 101, Part "A"
A part of Section 11,
Township 6 South, Range 28
East, 2nd, Jones County,
Iowa, 1891.

11. The line of said
 section 11, thence South
 32°10' West along the
 South line of said Section 11
 and along the centerline of
 Nine Mile Road, County
 Road 313A (a 66 foot right-
 of-way as now established)
 a distance of 1915.72 feet to
 a point on the Northernly
 right-of-way line of said
 Nine Mile Road and there
 to the BEGINNING;
 12. thence South 32°10' West
 along the said Northernly
 right-of-way line of Nine
 Mile Road a distance of
 683.63 feet; thence North
 32°10' East along the North
 line of said Section 11
 a distance of 1915.72 feet
 to the POINT OF BEGINNING.

Interchange Northeast
containing 397.98 acres,
more or less

Interchange Southeast
All of Government Lots 1,
2 and 3, Section 14, Town-
ship 6 South, Range 28 East,
St. Johns County, Florida,
lying East of I-95, South of
the Southerly right-of-way
of Nine Mile Road (as now
established with a varying
right-of-way), and West of
the West right-of-way of
Francis Road (as now es-
tablished for a 66 foot right-
of-way) and a portion of
Section 36, Township 6
South, Range 28 East, St.
Johns County, Florida, ly-
ing East of I-95 and West of
Francis Road; all of the
above lands being more
particularly described as
follows:

For a Point of Commencement use the intersection of Sections 11, 12, 13, 14 and 15, being marked by a railroad spike and lying in the center of said Nine Mile Road; thence South 89°34'52" West along the North line of said Section 14, 1390.91 feet; thence South 00°26'58" West, 33.00 feet to the intersection of the South right-of-way line of said Nine Mile Road; thence South right-of-way line of said Francis Road, said point being the POINT OF BEGINNING; thence continue South 00°26'58" West along said West right-of-way line of Francis Road, 1183.45 feet to the P.C. of a curve to the right having a

radius, chord and chord bearing of 583.89 feet, 213.51 feet and South 10°59'04" West; thence Southwesterly around the arc of said curve 214.72 feet to the P.T. of said curve; thence continuing on said Westerly line South 21°31'10" West, 206.71 feet to the Northeast corner of lands as described in Official Records Volume 272, page 645, public records of said County, thence South 87°22'40" West along the North line of said lands 198.00 feet to the Northwest corner; thence South 21°31'10" West along the West line of said lands, 216.68 feet; thence South 81°22'40" West, 435.88 feet, thence South 25°09'28" West along a fence line 201.02 feet; thence South 81°21'39" West, 647.32 feet along said fence line; thence South 12°17'16" East 149.91 feet along said fence line to the North line of lands as described in Official Records Volume 170, page 329, public records of said County; thence South 81°22'40" West along the North line of said lands, 599.89 feet to the Easterly right-of-way of 1-95; thence North 27°30'20" West along said Easterly line, 2077.02 feet to the Southerly right-of-way line of said Little Rock Road; thence South 52°48'06" East along said Southerly line 650.63 feet; thence South 62°27'43" East along said line, 316.13 feet to the P.T. of a curve to the right having a radius, chord and chord bearing of 1101.46 feet, 514.49 feet and North 76°01'17" East; thence Northeasterly around the arc of said curve 521.34 feet to the P.T. of said curve; thence North 89°34'52" East, 200.53 feet; thence North 00°50'22" West, 16.79 feet; thence North 89°34'53" East along said Southerly line, 1567.81 feet to the POINT OF BEGINNING.

Containing 127.02 acres,
more or less

LESS AND EXCEPT
 Regel 102, Red 16/11

A part of Lot 1 of the Antonio Huertas Grant, Section 38, together with a part of Government Lots 1, 2 and 3, Section 14, all lying in Township 6 south, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, Commence at the Northeast corner of said Section 14; thence South 89°32'10" West along the North line of said Section 14 and along the centerline of Nine Mile Road, County Road S13A (a 66 foot right-of-way as now established) a distance of 2603.77 feet; thence South 27°27' East a distance of 134.62 feet to a point on the boundary right-of-way line of Nine Mile Road and the POINT OF BEGINNING; thence continue South 27°27' East a distance of 134.62 feet;

thence South 65°17'36" West a distance of 417.77 feet to the point of tangency of the South 65°17'36" West and a chord distance of 417.35 feet to the end of said curve; thence South 78°06'12" West a distance of 210.20 feet to the point of curve of a curve concave Southeasterly having a radius of 336.00 feet and a central angle of 70°23'11"; thence Southwesterly along the arc of said curve an arc distance of 412.37 feet, said arc being subtended by a chord bearing of South 42°55'36" West and a chord

Commence at the intersection of the Western line of said lot 18, with the Southern right of way line of State Road No. 1, (a 66.0 foot right of way, as now established); thence North 53 degrees 25 minutes 15 seconds East, along said Southern right of way line, 55.67 feet to the point of curvature of a curve to the right; thence continue along said Southern right of way line along and around the arc of a curve concave Southerly

and having a radius of 922.37 feet, an arc distance of 11.83 feet, said arc being subtended by a chord bearing and distance of North 63 degrees 46 minutes 47 seconds East, 11.83 feet to the POINT OF BEGINNING; thence South 02 degrees 35 minutes 54 seconds East, 2680.00 feet to the Southeast corner of those lands described and recorded in Official Records Book 492, page 812, of the public records of said county; thence South 87 degrees 24 minutes 06 seconds West, along the Southerly line of said lands, 1586.89 feet; thence North 65 degrees 14 minutes 26 seconds West, continuing along said Southerly line, 967.45 feet to the Easterly right of way line of State Road No. 13 (a 100.0 foot right of way as now established) said Easterly right of way line lying in a curve concave Westerly; thence Southwesterly along said Easterly right of way line and along and around the arc of said curve having a radius of 2342.01 feet, an arc distance of 721.77 feet, said arc being subtended by a chord bearing and distance of South 19 degrees 54 minutes 58 seconds West, 718.92 feet to a point on said curve; thence South 02 degrees 29 minutes 20 seconds East, 4147.93 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4 of said Section 25; thence South 88 degrees 34 minutes 00 seconds West, along the Northerly line of said Southeast 1/4 of the Northwest 1/4, 160 feet, more or less, to the Easterly waters of Six Mile Creek, thence Southeasterly along said waters, 3450 feet more or less, to the Northerly line of those lands described and recorded in Official Records Book 492, page 847, of the public records of said County; thence North 72 degrees 24 minutes 07 seconds East, along last said line, 2220 feet, more or less, to the Easterly line of said lands; thence South 28 degrees 56 minutes 09 seconds East along last said line, 207.04 feet to the Southerly line of said lands; thence South 72 degrees 24 minutes 07 seconds West, along said Southerly line, 2110 feet, more or less, to the aforesaid Easterly waters of Six Mile Creek, thence Southeasterly along said waters, 110 feet, more or less, to the Northerly line of those lands described and recorded in Official Records Book 492, page 847, of

the public records of said County; thence North 61 degrees 07 minutes 29 seconds East, along last said line, 1640 feet, more or less, to the Easterly line of said lands, thence South 28 degrees 56 minutes 09 seconds East, along last said line, 200.00 feet to the Southerly line of said lands; thence South 61 degrees 07 minutes 29 seconds West, along last said line, 1670 feet, more or less, to the aforesaid Easterly waters of Six Mile Creek; thence Southeasterly along said waters 1100 feet, more or less, to a line common to Section 46, Township 6 South, Range 27 East, and Section 38, Township 6 South, Range 28 East, St. Johns County, Florida; thence South 02 degrees 35 minutes 54 seconds East, along last said line, 110 feet, more or less, to the center line of aforesaid Six Mile Creek; thence Southerly along said center line of Six Mile Creek, 7950 feet, more or less, to a line common to Section 6 and Section 38 of Township 7 South, Range 28 East, St. Johns County, Florida; thence Easterly

along a section line common to said Section 6 and Section 38, to the Easterly waters of aforesaid Six Mile Creek; thence Southeasterly along said Easterly waters, 3035 feet, more or less, to the Easterly line of said Section 38, Township 7 South, Range 28 East, St. Johns County, Florida; thence North 03 degrees 12 minutes 06 seconds West, along last said line, 1238 feet, more or less, to an angle point in said section line, thence North 03 degrees 18 minutes 26 seconds West along said Easterly section line and along the Easterly line of Section 6, Township 7 South, Range 28 East, St. Johns County, Florida, 3052.00 feet to a point on a line common to Sections 5, 6 and 41, Township 7 South, Range 28 East, St. Johns County, Florida; thence South 60 degrees 05 minutes 46 seconds East, along the line common to Section 5 and 41 of Township 7 South, Range 28 East, 1737.76 feet; thence continue along said line, South 71 degrees 16 minutes 57 seconds East, 4096.79 feet to the Westerly right of way line of State Road No. S-13A (a 100.0 foot right of way as now established); thence Northeasterly along said Westerly right of way line, 4210 feet, more or less, to the Southerly line of a 30.0 foot drainage right of way as described in Deed Book 182, page 133, of the public records of St. Johns County, Florida; thence Northwesteasterly along last said line, 1025 feet, more or less, to the southerly line of Section 37, Township 6 South, Range 28 East, St. Johns County, Florida; thence South 89 degrees 18 minutes 38 seconds West, along last said line, 1234 feet, more or less, to the Southwest corner of said Section 37; thence North 00 degrees 54 minutes 29 seconds West, along the Westerly line of said Section 37, 5063.0 feet; thence North 88 degrees 28 minutes 14 seconds East, 702.28 feet to a point on the Westerly right of way line of State Road S-13A (Parcel II Road, a 100.0 foot right of way as now established); thence North 19 degrees 35 minutes 08 seconds East along said Westerly right of way line, 250.48 feet; thence South 88 degrees 28 minutes 14 seconds West, 848.0 feet; thence South 77 degrees 22 minutes 58 seconds West, 1586.22 feet; thence North 40 degrees 04 minutes 50 seconds West, 110.35 feet; thence North 84 degrees 17 minutes 57 seconds West, 250.02 feet; thence South 83 degrees 25 minutes 31 seconds West, 325.42 feet; thence North 77 degrees 06 minutes 42 seconds West, 585.44 feet; thence South 10 degrees 53 minutes 18 seconds West, 13.78 feet; thence North 78 degrees 30 minutes 32 seconds West, 2622.77 feet; thence North 28 degrees 41 minutes 32 seconds East, 931.47 feet; thence North 37 degrees 53 minutes 52 seconds West, 466.13 feet; thence North 46 degrees 02 minutes 53 seconds East, 245.00 feet; thence North 51 degrees 22 minutes 33 seconds East, 202.09 feet; thence North 40 degrees 04 minutes 41 seconds West, 594.4 feet; thence North 49 degrees 58 minutes 19 seconds East, 1302.78 feet; thence South 53 degrees 44 minutes 12 seconds East, 190.00 feet; thence South 32 degrees 27 minutes 37 seconds East, 511.83 feet; thence North 54 degrees 46 minutes 53 seconds East, 339.01 feet; thence North 46 degrees 25 minutes 13 seconds East,

1060.54 feet; thence North 32 degrees 26 minutes 08 seconds East, 553.53 feet; thence South 38 degrees 15 minutes 05 seconds East, 1317.63 feet; thence North 73 degrees 16 minutes 23 seconds East, 265.00 feet; thence North 79 degrees 01 minutes 51 seconds East, 1074.93 feet; thence North 85 degrees 08 minutes 13 seconds East, 581.92 feet; thence North 54 degrees 42 minutes 58 seconds East, 179.26 feet; thence South 74 degrees 23 minutes 52 seconds East, 1539.58 feet to the Westerly right of way line of State Road S-13A (Parcel I Road, a 100.0 foot right of way as now established); thence North 19 degrees 35 minutes 08 seconds East, along said Westerly right of way line, 2235.08 feet to the Southerly line of the North 1/2 of the Northeast 1/4 of Section 38, Township 6 South, Range 28 East, St. Johns County, Florida; thence North 72 degrees 21 minutes 19 seconds West along last said line, 2613.11 feet to the Southwest corner of the said North 1/2 of the Northeast 1/4; thence North 61 degrees 20 minutes 58 seconds West, 339.77 feet; thence South 24 degrees 01 minutes 13 seconds West, 160.99 feet; thence South 38 degrees 42 minutes 38 seconds West, 1063.03 feet; thence South 68 degrees 39 minutes 38 seconds West, 350.00 feet; thence North 50 degrees 29 minutes 38 seconds West, 2806.24 feet; thence North 33 degrees 54 minutes 24 seconds East, 2706.72 feet; thence North 70 degrees 30 minutes 54 seconds West, 679.17 feet; thence North 26 degrees 43 minutes 23 seconds East, 285.18 feet; thence North 70 degrees 30 minutes 54 seconds West, 626.57 feet; thence South 21 degrees 29 minutes 13 seconds West, 655.91 feet to the northerly line of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 38; thence North 72 degrees 26 minutes 25 seconds West, along last said line and along the Northerly line of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 38, 2242.24 feet to the Southerly right of way line of State Road No. 16 (a 66.6 foot right of way as now established); thence South 88 degrees 28 minutes 14 seconds West, along said Southerly right of way line, 212.6 feet to the point of curvature of a curve to the right, thence along said Southerly right of way line and around the arc of a curve concave Southerly and having a radius of 988.37 feet, an arc distance of 378.36 feet, said arc being subtended by a chord bearing and distance of South 81 degrees 57 minutes 33 seconds West, 376.05 feet to the point of tangency of said curve, said point of tangency being the Northeast corner of those lands described and recorded in Official Records Book 492, page 826, of the current public records of said County; thence South 02 degrees 55 minutes 33 seconds West, along the Easterly line of said lands, 943.94 feet; thence continue along the Easterly line of said lands, South 20 degrees 15 minutes 25 seconds West, 1916.53 feet to the Southerly line of said lands; thence North 31 degrees 54 minutes 57 seconds West, along said Southerly line, 506.42 feet to the Westerly line of said lands; thence North 20 degrees 15 minutes 25 seconds East, along last said line 1700.01 feet; thence North 02 degrees 55 minutes 33 seconds East along said Westerly line, 735.00 feet to the

aforesaid Southerly right of way line of State Road No. 16; thence North 87 degrees 04 minutes 27 seconds West, along said Southerly right of way line, 695.77 feet to the point of curvature of a curve to the left; thence continue along said Southerly right of way line and along and around the arc of a curve concave Southerly and having a radius of 1399.69 feet, an arc distance of 238.80 feet, said arc being subtended by a chord bearing and distance of South 88 degrees 02 minutes 18 seconds West, 238.51 feet to the point of tangency of said curve; thence South 83 degrees 09 minutes 03 seconds West, along said Southerly right of way, a distance of 155.68 feet to the Easterly line of those lands described and recorded in Official Records Book 845, page 1081, of the public records of said County; thence South 02 degrees 35 minutes 54 seconds East along said Easterly line a distance of 466.09 feet to the Southerly line of said lands; thence South 83 degrees 09 minutes 03 seconds West along the Southerly line of said lands, 300.00 feet to a point on the Easterly line of those lands described and recorded in Official Records Book 516, page 74, of the public records of said County; thence South 02 degrees 35 minutes 54 seconds East, along said Easterly line a distance of 764.91 feet; thence South 87 degrees 24 minutes 06 seconds West, 1372.21 feet; thence North 02 degrees 35 minutes 54 seconds West, 1127.97 feet to the aforesaid Southerly right of way line of State Road No. 16, said Southerly right of way line lying in a curve leading Southerly; thence along said Southerly right of way line and along and around the arc of a curve concave Southerly and having a radius of 922.37 feet, an arc distance of 224.52 feet, said arc being subtended by a chord bearing and distance of South 71 degrees 07 minutes 45 seconds West, 223.97 feet to the POINT OF BEGINNING.

Six Mile Creek Parcel containing 3897.57 acres, more or less
TURNBULL CREEK PARCEL

A part of Government Lots 15, 16 and 17, Section 38, Township 6 South, Range 28 East and that part of Government Lot 17, lying in Section 41, Township 7 South, Range 27 East, all lying in St. Johns County, Florida, being more particularly described as follows:

Begin at the Westerly line of Government Lot 17, Section 38, Township 6 South, Range 28 East and the Northerly line of Scaff Road (County maintained); thence South 76 degrees 33 minutes 35 seconds East, along the Northerly line of Scaff Road, 4608.66 feet to its intersection with the Northeasterly line of said Government Lot 17, Section 41, Township 7 South, Range 28 East; thence North 77 degrees 15 minutes 59 seconds West, 1942.6 feet to a point on said Northeasterly line of Government Lot 17, Section 38, Township 6 South, Range 28 East; thence North 19 degrees 01 minute 28 seconds East, 1344.79 feet; thence South 72 degrees 19 minutes 24 seconds East, 988.32 feet; thence North 18 degrees 47 minutes 30 seconds East, 4037.03 feet to the Northeasterly line of Government Lot 16; thence North 72 degrees 29 minutes 39 seconds West, along the Northeasterly line of Government Lots 15 and 16, 4654.07 feet

to the Easterly line of Section 37, Township 6 South, Range 28 East; thence South 00 degrees 58 minutes 50 seconds East, along said Easterly line of Section 37, 5072.54 feet to the Southwest corner of said Section 37; thence South 88 degrees 18 minutes 30 seconds West, along the South line of said Section 37, 1680.68 feet to its intersection with the Southwesterly line of Government Lot 15; thence South 72 degrees 15 minutes 59 seconds East, along the Southwesterly line of said Government Lot 15, 874.26 feet to the Northwesterly corner of the aforesaid government Lot 17; thence South 19 degrees 15 minutes 32 seconds West, along the westerly line of said Government Lot 17, 345.11 feet to the POINT OF BEGINNING.

Containing 455 acres, more or less

The application and Draft Resolution are available for review in the office of the Clerk of the Board of County Commissioners and the Planning Office at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and the County Libraries, and may be examined prior to said public hearing. All interested parties shall be granted an opportunity to be heard at 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 David Halestad, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095, not later than 5 days prior to the date of this meeting.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the County Commissioners 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 Department, P.O. Drawer 349, St. Augustine, Florida, 32025.

BOARD OF COUNTY COMMISSIONERS
"BUD"
MARKEL
ITS CLERK
L802 Nov. 15, 1996