RESOLUTION 2017-117

[Amended Saint Johns DRI Development Order]

A resolution of the Board of County Commissioners of the County of St. Johns, State of Florida, modifying the Saint Johns DRI Development Order as previously approved by St. Johns County Resolution Nos. 91-130, 91-183, 94-211, 95-06, 96-102, 98-233, 98-126, 98-179, 99-20, 99-173, 2002-63, 2003-116, 2004-133, 2006-290 and 2011-335; finding the modifications are consistent with St. Johns County Comprehensive Plan 2025, Ordinance 2010-38, and consistent with the St. Johns County Land Development Code; 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; 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, Resolution 96-102, Resolution 96-233, Resolution 98-126, Resolution 98-179, Resolution 99-20, Resolution 99-173, Resolution 2002-63, Resolution 2003-116, Resolution 2004-133, Resolution 2006-290, and Resolution 2011-335; and,

WHEREAS, the Developer has submitted a Development Order Modification to the Development of Regional Impact dated May 31, 2016, requesting modification of certain terms of the Development Order and Map H; and,

WHEREAS, there is clear and convincing evidence contained in the Development Order Modification in accordance with Subsection 380.06(19)(e)(5) of the Florida Statutes to rebut the presumption that the requested changes create a substantial deviation of the DRI; and,

WHEREAS, the changes proposed in the Development Order Modification do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the current Florida Statutes; and,

WHEREAS, the Board has reviewed the Development Order Modification at a public hearing held on April 4, 2017.

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 existing Development Order as previously amended and as modified by the Resolution, is consistent with the St. Johns County Comprehensive Plan 2025, adopted August 17, 2010, in Ordinance 2010-38, as modified.

b. The existing Development Order as previously amended and as modified by this Resolution, is consistent with the St. Johns County Land Development Code.


3. The Development Order adopted by Resolution 91-130, as amended by Resolutions 91-183, 94-211, 95-06, 96-102, 96-233, 98-126, 98-179, 99-20, 99-173, 2002-53, 2003-116, 2004-133, 2006-290 and 2011-335, is hereby modified by approval of the changes requested in the Development Order Modification as reflected in the blacklined version of the changes to the Development Order attached as Exhibit "B" to this Resolution and are as follows:

a. Modifies Master Development Plan, Map H, attached to this Resolution as Exhibit "C" for the Interchange Northeast Quadrant parcels to include Single-Family Age-Restricted (SFAR) and Multi-Family Age-Restricted (MFAR) as allowable uses in parcels 1 through 8, 13, and 14, adds Commercial uses to parcels 9, 10.1, 10.2, 11, 12, and 13, adds limited Commercial uses to parcel 14, restricts Residential uses within the Interchange Northeast Quadrant if Industrial uses are developed within the Interchange Northeast Quadrant, and restricts Industrial uses within the Interchange Northeast Quadrant if Residential uses are developed within the Interchange Northeast Quadrant.

b. Amends DO Specific Condition II.A to allow for the exchange of uses within the Interchange Parcels PUD within the DRI using a Land Use Equivalency Table. The proposed Land Use Equivalency Table is added to the DO and is attached to this resolution as Exhibit "D".

o. Incorporates the legislative extensions that have been granted to extend the DRI termination, build-out, downzoning protection, and phase and related mitigation expiration dates as specified in Exhibit "B".

4. The remainder of the Amended and Restated Development Order Conditions for the Saint Johns Development of Regional Impact is unchanged.

5. Except as modified by this Resolution, the Saint Johns DRI Development Order shall remain in full force and effect.
6. This Resolution shall become effective immediately upon adoption.

Passed and approved by the Board of County Commissioners of St. Johns County, Florida, this ____th day of ____________, 2017.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: ____________
Chair

ATTEST:

HUNTER S. CONRAD

By: ____________
Deputy Clerk

RENDITION DATE: 4/6/17
Exhibit "A" to Resolution

[Legal Description of Saint Johns DRI]
ST. JOHNS INTERCHANGE TRACT NORTHWEST QUADRANT

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 15 LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 43 LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 44, TOGETHER WITH A PART OF SECTION 38 OF THE ANTONIO HUERTAS GRANT LYING NORTHWEST OF INTERNATIONAL GOLF PARKWAY, 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 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 200.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°35'47" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 205.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'46" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 562.78 FEET; THENCE SOUTH 45°30'06" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 81.00 FEET TO A Point ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY; THENCE SOUTH 44°29'54" WEST ALONG SAID RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 484.97 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3531.68 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 291.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 42°08'03" WEST AND A CHORD DISTANCE OF 291.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39°46'11" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 193.56 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 3897.58 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 50°29'50" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2492.30 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF THE UTILITY SITE AS RECORDED IN OFFICIAL RECORDS BOOK 1095, PAGE 1592 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 53°13'38" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY LINE OF SAID UTILITY SITE.
AND ITS W ESTERLY PROLONGATION THEREOF, A DISTANCE OF 2224.53 FEET;
THENCE NORTH 14°55'52" EAST ALONG THE NORTHWESTERLY LINE OF
AFORESAID SECTION 44 AND ITS SOUTHWESTERLY PROJECTION THEREOF, A
DISTANCE OF 7123.49 FEET TO THE NORTHWESTERLY CORNER OF SAID
SECTION 44; THENCE NORTH 16°14'33" EAST ALONG THE NORTHWESTERLY
LINE OF AFORESAID SECTION 43, A DISTANCE OF 2983.85 FEET TO A POINT
ON SAID NORTHWESTERLY LINE OF SECTION 43; THENCE NORTH 01°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°54'53" EAST ALONG THE LINE DIVIDING TOWNSHIP 5
SOUTH AND TOWNSHIP 6 SOUTH, ALSO BEING THE NORTH LINE OF SAID
SECTION 3 TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY
LINE OF SAID INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW
ESTABLISHED), A DISTANCE OF 136.15 FEET; THENCE SOUTH 27°32'59"
EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95,
A DISTANCE OF 10,169.46 FEET; THENCE SOUTH 24°32'59" EAST LEAVING
SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 AND ALONG THE
AFORESAID WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING TO
INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 676.83 FEET TO THE POINT
OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING
A RADIUS OF 1051.92 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID
WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC
DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD
BEARING OF SOUTH 09°28'36" EAST AND A CHORD DISTANCE OF 547.10 FEET
TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°35'47" WEST
CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF
322.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1430.56 ACRES MORE OR LESS.

EXHIBIT "A"
PAGE 2 OF 13
ST. JOHNS INTERCHANGE TRACT SOUTHEAST QUADRANT

A PART OF THE ANTONIO MUERTAS GRANT, SECTION 38, TOGETHER WITH A PART OF GOVERNMENT LOTS 1 AND 2, 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 34; THENCE SOUTH 69°32'10" WEST ALONG THE NORTH LINE OF SAID SECTION 14 AND ALONG THE CENTERLINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 1330.41 FEET; THENCE SOUTH 00°24'16" WEST, A DISTANCE OF 33.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY WITH THE WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°24'16" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, A DISTANCE OF 1183.66 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 583.89 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 214.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 10°56'22" WEST AND A CHORD DISTANCE OF 223.51 FEET TO THE POINT OF TANGENCY CF SAID CURVE; THENCE SOUTH 21°28'28" WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, A DISTANCE OF 206.71 FEET; THENCE SOUTH 81°19'58" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, A DISTANCE OF 198.00 FEET; THENCE SOUTH 21°28'28" WEST, A DISTANCE OF 216.68 FEET; THENCE SOUTH 81°19'58" WEST, A DISTANCE OF 435.88 FEET; THENCE SOUTH 25°06'45" WEST, A DISTANCE OF 659.70 FEET; THENCE SOUTH 12°19'58" EAST, A DISTANCE OF 148.69 FEET; THENCE SOUTH 81°19'58" WEST ALONG A LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 598.47 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 154.32 FEET; THENCE NORTH 24°32'59" WEST LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERN RIGHT-OF-WAY LINE OF THE HAMP LEADING FROM INTERSTATE 95 TO AFORESAID INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 676.83 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY HAVING A RADIUS OF 1051.52 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EASTERN RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 593.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 08°23'59" WEST AND A CHORD DISTANCE OF 585.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 07°45'01" EAST CONTINUING ALONG SAID EASTERN RIGHT-OF-WAY LINE, A DISTANCE OF 682.79 FEET TO THE POINT OF CURVE OF A
CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 336.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 412.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 42°55'16" EAST AND A CHORD DISTANCE OF 387.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 78°06'12" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAMP, A DISTANCE OF 210.20 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 3690.72 FEET; THENCE EASTERLY CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 417.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 86°17'36" EAST AND A CHORD DISTANCE OF 417.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°32'10" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAMP, A DISTANCE OF 882.93 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 71°47'29" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 314.99 FEET; THENCE NORTH 89°32'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 423.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 114.06 ACRES MORE OR LESS.

INTENDED TO BE THE SAME LANDS AS THOSE DESCRIBED IN OFFICIAL RECORDS VOLUME 837, PAGE 410, LESS AND EXCEPT THE INTERCHANGE PARCEL CONVEYED TO FLORIDA DEPARTMENT OF TRANSPORTATION.
SAINT JOHNS INTERCHANGE TRACT NORTHEAST QUADRANT

PART OF SECTIONS 2 AND 3 TOGETHER WITH ALL OF SECTION 10 LYING EAST OF INTERSTATE 95 RIGHT-OF-WAY (A VARIABLE RIGHT-OF-WAY WIDTH BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2432) 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, 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 SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89°32'10" EAST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1325.00 FEET; THENCE NORTH 00°23'04" EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERNATIONAL GOLF PARKWAY TO INTERSTATE 95, A DISTANCE OF 102.42 FEET, SAID POINT BEING THE POINT OF BEGINNING, SAID POINT Lying ON A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 706.00 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 215.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 65°55'06" WEST AND A CHORD DISTANCE OF 214.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57°09'40" WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1048.98 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 528.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 42°45'46" WEST AND A CHORD DISTANCE OF 523.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°21'52" WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERNATIONAL GOLF PARKWAY TO INTERSTATE 95 TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 95, A DISTANCE OF 1695.35 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 2030.53 FEET; THENCE NORTH 89°18'55" EAST, LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4965.39 FEET; THENCE SOUTH 00°11'37" EAST ALONG SAID WEST LINE OF SAID EAST 1/2 OF SECTION 11 AND A NORTHERLY PROJECTION THEREOF, A DISTANCE OF 4957.34 FEET; THENCE SOUTH 89°11'13" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, A DISTANCE OF 1311.89 FEET; THENCE SOUTH 00°23'04" WEST ALONG SAID WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11. A DISTANCE OF 1262.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 388.30 ACRES MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED

(INGRESS & EGRESS EASEMENT BY OFFICIAL RECORDS BOOK 819, PAGE 1538)

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EXHIBIT "A"

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PART OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A SECTION 11, THENCE NORTH 89°32'10" EAST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1325.00 FEET; THENCE NORTH 00°23'04" OF SAID SECTION 11 TO ITS INTERSECTION WITH THE NORTHEASTERLY INTERSTATE 95 (A VARIABLE RIGHT-OF-WAY WIDTH BY DEPARTMENT OF 102.42 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 625.00 FEET; THENCE NORTHEASTERLY 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 586.50 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, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHWESTERLY 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 28°09'10" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 00°27'50" EAST ALONG A LINE TO ITS INTERSECTION WITH THE FOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF SAID RAMP LEADING FROM NINE MILE ROAD TO INTERSTATE 95, A DISTANCE OF 70.00 FEET; THENCE SOUTH 89°11'12" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 165.01 FEET; THENCE SOUTH 89°32'10" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 399.83 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 3948.72 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 455.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 86°16'03" WEST AND A CHORD DISTANCE OF 454.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 84°13'15" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 259.24 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 706.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 260.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°13'38" WEST AND A CHORD DISTANCE OF 258.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES MORE OR LESS.
SIX MILE CREEK PARCEL

A PART OF SECTIONS 18, 19, 31 AND 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SECTIONS 24, 25, AND 46, TOWNSHIP 6 SOUTH, RANGE 27 EAST, SECTIONS 6, 38, AND 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 63°23'48" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 54.96 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 922.37 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 12.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 53°46'47" EAST, AND A CHORD DISTANCE OF 12.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 922.37 FEET; THENCE NORTHEASTERLY ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 224.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 71°07'56" EAST, AND A CHORD DISTANCE OF 223.87 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 02°36'50" EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1127.96 FEET; THENCE NORTH 87°23'36" EAST, A DISTANCE OF 1337.89 FEET; THENCE NORTH 02°36'44" WEST, A DISTANCE OF 764.85 FEET; THENCE NORTH 83°08'33" EAST, A DISTANCE OF 299.81 FEET; THENCE NORTH 02°37'28" WEST, TO ITS INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 16, A DISTANCE OF 465.00 FEET; THENCE NORTH 83°08'49" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 156.33 FEET; TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1399.69 FEET; THENCE EASTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 238.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°02'04" EAST, AND A CHORD DISTANCE OF 238.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°04'40" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 698.07 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 826 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°55'34" WEST, CONTINUING WITH SAID LANDS A DISTANCE OF 735.09 FEET; THENCE SOUTH 20°16'19" WEST, CONTINUING WITH
SAID LANDS A DISTANCE OF 1699.97 FEET; THENCE SOUTH 31°54'53" EAST, CONTINUING WITH SAID LANDS A DISTANCE OF 506.42 FEET; THENCE NORTH 20°16'15" EAST, CONTINUING WITH SAID LANDS A DISTANCE OF 1916.58 FEET; THENCE NORTH 02°55'02" EAST, TO ITS INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 943.99 FEET; TO THE A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 988.37 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 376.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 81°53'53" EAST, AND A CHORD DISTANCE OF 373.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 70°59'57" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 330.65 FEET; THENCE SOUTH 72°33'50" EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2244.12 FEET; THENCE NORTH 21°23'43" EAST, A DISTANCE OF 649.77 FEET; THENCE SOUTH 70°32'01" EAST, A DISTANCE OF 608.86 FEET; THENCE SOUTH 26°43'11" WEST, A DISTANCE OF 285.03 FEET; THENCE SOUTH 70°31'16" EAST, A DISTANCE OF 679.30 FEET; THENCE SOUTH 36°14'16" WEST, A DISTANCE OF 2704.77 FEET; THENCE SOUTH 50°27'22" EAST, TO ITS INTERSECTION WITH THE CENTERLINE OF A 60 FEET WIDE INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 749 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 2806.29 FEET; THENCE NORTH 68°58'53" EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 349.74 FEET; THENCE NORTH 38°14'04" EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1062.99 FEET; THENCE NORTH 24°03'39" EAST, A DISTANCE OF 160.94 FEET; THENCE SOUTH 61°21'45" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 339.53 FEET; THENCE SOUTH 72°23'10" EAST, TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 13-A A 100 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED, A DISTANCE OF 2613.00 FEET; THENCE SOUTH 19°34'54" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2235.43 FEET; THENCE NORTH 74°25'19" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1538.50 FEET; THENCE SOUTH 54°40'52" WEST, A DISTANCE OF 179.18 FEET; THENCE SOUTH 85°05'50" WEST, TO THE NORTHERLY CORNER OF LOT 5 AS SHOWN ON PLAT OF MILL CREEK ESTATES RECORDED IN MAP BOOK 14 PAGE 106 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 581.87 FEET; THENCE SOUTH 79°01'31" WEST, ALONG THE NORTHERLY LINE OF LOTS 6 AND 7 OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 1074.93 FEET; THENCE SOUTH 73°19'50" WEST, ALONG THE NORTHERLY LINE OF LOT 8, SAID MAP OF MILL CREEK

EXHIBIT "A"

PAGE 8 OF 13
ESTATES, A DISTANCE OF 265.12 FEET; THEN NORTH 38°16'59" WEST, TO ITS INTERSECTION WITH THE AFORESAID CENTERLINE OF THE 60 FEET WIDE INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 749 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1317.69 FEET; THEN SOUTH 32°24'53" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 553.67 FEET; THEN SOUTH 45°26'11" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1060.20 FEET; THEN SOUTH 54°46'59" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 359.32 FEET; THEN NORTH 32°27'37" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 511.83 FEET; THEN NORTH 53°44'12" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 190.00 FEET; THEN SOUTH 49°58'19" WEST, LEAVING SAID CENTERLINE, A DISTANCE OF 1302.78 FEET; THEN SOUTH 40°03'36" EAST, A DISTANCE OF 594.57 FEET TO A POINT IN THE AFORESAID CENTERLINE; THEN SOUTH 51°20'38" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 202.00 FEET; THEN SOUTH 45°58'53" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 245.17 FEET; THEN SOUTH 37°50'46" EAST, TO ITS INTERSECTION WITH THE NORTHEASTERLY LINE OF LOT 19, AFOREMENTIONED MAP OF MILL CREEK ESTATES, A DISTANCE OF 464.72 FEET; THEN SOUTH 28°41'32" WEST, CONTINUING ALONG THE NORTHELY LINE OF LOTS 19 AND 20, A DISTANCE OF 951.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THEN SOUTH 78°30'30" EAST, CONTINUING ALONG THE SOUTHELY LINE OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 2622.07 FEET TO THE CENTERLINE OF THE AFORESAID 60 FEET WIDE INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 749 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THEN NORTH 10°58'45" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG LINES OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 13.74 FEET; THEN SOUTH 79°08'03" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG LINES OF SAID MILL CREEK ESTATES, A DISTANCE OF 586.21 FEET; THEN NORTH 83°25'33" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG LINES OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 325.39 FEET; THEN SOUTH 84°16'49" EAST, CONTINUING WITH SAID CENTERLINE AND ALONG LINES OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 249.97 FEET; THEN SOUTH 40°13'07" EAST, CONTINUING ALONG SAID CENTERLINE ALONG LINES OF SAID MILL CREEK ESTATES, A DISTANCE OF 110.39 FEET; THEN NORTH 77°22'33" EAST, CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 1586.26 FEET; THEN NORTH 88°34'49" EAST, CONTINUING ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13-A, A

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PAGE 9 OF 13
DISTANCE OF 848.22 FEET; THENCE SOUTH 19°34'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.61 FEET; THENCE SOUTH 88°28'23" WEST, LEAVING SAID WESTERLY RIGHT-
OF-WAY LINE, A DISTANCE OF 708.52 FEET TO A POINT IN THE WESTERLY LINE OF SECTION 37, TOWNSHIP 6 SOUTH, RANGE 28
EAST; THENCE SOUTH 01°19'26" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 4917.21 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 37; THENCE SOUTH 89°53'15" EAST, ALONG THE
SOUTH LINE OF SAID SECTION 37, A DISTANCE OF 1179.79 FEET TO THE SOUTHWESTERLY CORNER OF A 30 FEET WIDE DRAINAGE
EASEMENT AS RECORDED IN DRED BOOK 182 AT PAGE 133; THENCE SOUTH 37°18'20" EAST, ALONG SAID SOUTHWESTERLY LINE TO ITS
INTERSECTION WITH THE WESTERLY LINE OF STATE ROAD NO. 13-A,
A DISTANCE OF 995.95 FEET; THENCE SOUTH 12°10'27" WEST,
ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF
1440.16 FEET; TO THE POINT OF CURVE OF A CURVE, SAID CURVE
BEING CONCAVE EASTERLY, HAVING A RADIUS OF 2364.91 FEET;
THENCE SOUTHWESTERLY CONTINUING WITH SAID WESTERLY RIGHT-
OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC
DISTANCE OF 591.67 FEET, SAID ARC BEING SUBTENDED BY A
CHORD BEARING OF SOUTH 04°56'12" WEST, AND A CHORD DISTANCE
OF 590.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE;
THENCE SOUTH 02°18'03" EAST, CONTINUING WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2010.75 FEET; THENCE NORTH
71°16'18" WEST, ALONG THE DIVISION LINE BETWEEN SECTION 4
AND SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST, A DISTANCE
OF 4096.34 FEET; THENCE NORTH 60°26'27" WEST, CONTINUING
ALONG SAID DIVISION LINE, A DISTANCE OF 1734.02 FEET TO THE
COMMON CORNER TO SECTIONS 4, 5, AND 6; THENCE SOUTH
03°37'25" EAST, ALONG THE EASTERLY LINE OF SECTION 6, A
DISTANCE OF 3052.10 FEET; THENCE SOUTH 03°33'13" EAST,
ALONG THE EASTERLY LINE OF SECTION 38, A DISTANCE OF
2086.25 FEET; THENCE NORTH 87°12'39" WEST, A DISTANCE OF
863.15 FEET TO THE WATERS OF SIX MILE CREEK, THENCE NORTH
46°17'49" WEST, ALONG THE WATERS OF SAID SIX MILE CREEK, A
DISTANCE OF 1430.00 FEET; THENCE NORTH 45°19'26" WEST,
ALONG THE WATERS OF SAID SIX MILE CREEK, A DISTANCE OF
1973.08 FEET; THENCE NORTH 16°05'23" WEST, ALONG THE WATERS
OF SAID SIX MILE CREEK, A DISTANCE OF 639.84 FEET; THENCE
NORTH 05°55'41" EAST, A DISTANCE OF 540.00 FEET TO A POINT IN
THE DIVISION LINE BETWEEN SECTIONS 6 AND 38; THENCE
NORTH 89°20'12" WEST, ALONG SAID DIVISION LINE, A DISTANCE OF
540.00 FEET; THENCE NORTH 01°32'49" WEST, ALONG THE
WESTERLY LINE OF THE NORTH 28 ACRES OF THE NORTHEAST 1/4 OF
THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2655.80
FEET TO A POINT IN SAID SIX MILE CREEK; THENCE WITH THE
WATERS OF SAID SIX MILE CREEK THE FOLLOWING TWENTY NINE
(29) BEARING AND DISTANCES (1) NORTH 21°59'28" WEST, A
DISTANCE OF 115.71 FEET; (2) THEREIN NORTH 04°15'38" WEST, A
DISTANCE OF 471.70 FEET; (3) THEREIN NORTH 15°42'55" WEST, A
DISTANCE OF 530.00 FEET; (4) THEREIN NORTH 74°28'28" WEST, A
DISTANCE OF 160.00 FEET; (5) THEREIN NORTH 32°07'06" WEST, A
DISTANCE OF 147.65 FEET; (6) THEREIN NORTH 15°07'30" WEST, A
DISTANCE OF 555.70 FEET; (7) THEREIN NORTH 58°48'11" WEST, A
DISTANCE OF 336.17 FEET; (8) THEREIN NORTH 39°05'47" WEST, A
DISTANCE OF 291.63 FEET; (9) THEREIN NORTH 07°34'52" EAST, A
DISTANCE OF 480.55 FEET; (10) THEREIN NORTH 31°17'16" WEST, A
DISTANCE OF 88.74 FEET; (11) THEREIN NORTH 20°26'08" EAST, A
DISTANCE OF 219.13 FEET; (12) THEREIN NORTH 33°09'18" WEST, A
DISTANCE OF 141.49 FEET; (13) THEREIN NORTH
08°12'46" EAST, A DISTANCE OF 515.92 FEET; (14) THEREIN
15°19'05" WEST, A DISTANCE OF 745.08 FEET; (15)
THREE NORTH 33°44'44" WEST, A DISTANCE OF 216.76 FEET;
(16) THEREIN NORTH 54°12'24" WEST, A DISTANCE OF 864.38
FEET; (17) THEREIN NORTH 22°57'55" WEST, A DISTANCE OF
380.61 FEET; (18) THEREIN NORTH 20°24'29" WEST, A DISTANCE
OF 202.16 FEET; (19) THEREIN SOUTH 88°26'32" WEST, A
DISTANCE OF 190.74 FEET; (20) THEREIN NORTH 55°09'29" WEST,
A DISTANCE OF 308.93 FEET; (21) THEREIN NORTH
44°00'29" WEST, A DISTANCE OF 350.69 FEET; (22) THEREIN
33°10'43" WEST, A DISTANCE OF 230.07 FEET; (23) THEREIN
56°26'30" WEST, A DISTANCE OF 260.59 FEET; (24) NORTH
01°22'50" WEST, A DISTANCE OF 303.45 FEET; (25) THEREIN
28°32'35" WEST, A DISTANCE OF 522.44 FEET; (26)
THREE NORTH 19°05'07" WEST, A DISTANCE OF 479.11 FEET;
(27) THEREIN NORTH 70°02'28" WEST, A DISTANCE OF 257.46
FEET; (28) THEREIN NORTH 05°33'42" WEST, A DISTANCE OF
519.98 FEET; (29) THEREIN NORTH 33°12'51" WEST, A DISTANCE
OF 664.34 FEET; THEREIN NORTH 88°07'49" EAST, LEAVING THE
WATERS OF SAID SIX MILE CREEK, A DISTANCE OF 159.15 FEET TO
THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST
1/4 OF SECTION 25; THEREIN NORTH 02°29'20" WEST, TO ITS
INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE
ROAD NO. 13 (A 100 FOOT WIDE RIGHT-OF-WAY AS NOW
ESTABLISHED), A DISTANCE OF 4147.39 FEET TO A POINT ON A
CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS
OF 2342.01 FEET; THEREIN NORTHWESTERLY ALONG THE SAID
EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE
AN ARC DISTANCE OF 721.56 FEET, SAID ARC BEING SUBTENDED BY
A CHORD BEARING OF NORTH 19°55'50" EAST, AND A CHORD
DISTANCE OF 718.71 FEET TO THE END OF SAID CURVE AT THE
SOUTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN
OFFICIAL RECORDS VOLUME 492 AT PAGE 812 OF THE CURRENT
PUBLIC RECORDS OF SAID COUNTY; THEREIN SOUTH 65°13'38" EAST,
ALONG LINES OF SAME, A DISTANCE OF 967.56 FEET; THENCE NORTH 87°23'47" EAST, CONTINUE ALONG LINES OF SAME, A DISTANCE OF 1587.56 FEET; THENCE NORTH 02°36'55" WEST, CONTINUE ALONG LINES OF SAME, A DISTANCE OF 2680.13 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3910.04 ACRES MORE OR LESS.
PARCEL C

A PART OF GOVERNMENT LOTS 15, 16 AND 17, SECTION 38, TOWNSHIP 6
SOUTH, RANGE 28 EAST, AND THAT PART OF GOVERNMENT LOT 17 LAYING IN
SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST ALL LAYING IN ST. JOHNS
COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR
A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SCAFF
ROAD, AS RECORDED IN OFFICIAL RECORDS VOLUME 845, PAGE 1083 OF THE
CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE WESTERN LINE OF
THENCE NORTH 19°05'30" EAST ALONG THE SAID WESTERN LINE OF
BEGINNING; THENCE NORTH 19°05'30" EAST CONTINUING ALONG THE SAID
WESTERN LINE OF GOVERNMENT LOT 17, A DISTANCE OF 359.48 FEET TO A
FOUND CONCRETE MONUMENT; THENCE NORTH 71°48'11" WEST ALONG THE
SOUTHWESTERLY LINE OF GOVERNMENT LOT 15 TO ITS INTERSECTION WITH
THE SOUTHERLY LINE OF SECTION 37, A DISTANCE OF 776.07 FEET TO A
SET 1/2 INCH REBAR; THENCE NORTH 88°23'17" EAST ALONG THE SOUTH
LINE OF SAID SECTION 37, A DISTANCE OF 1631.87 FEET TO A FOUND
CONCRETE MONUMENT; THENCE NORTH 00°58'56" WEST ALONG THE SAID
EASTERLY LINE OF SECTION 37, A DISTANCE OF 5970.70 FEET TO A SET
1/2 INCH REBAR; THENCE SOUTH 72°25'05" EAST ALONG THE NORTHEASTERLY
LINE OF GOVERNMENT LOTS 15 AND 16, A DISTANCE OF 4655.46 FEET TO A
FOUND CONCRETE MONUMENT; THENCE SOUTH 18°51'53" WEST, A DISTANCE OF
4033.56 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 72°14'54"
WEST, A DISTANCE OF 988.77 FEET TO A FOUND CONCRETE MONUMENT;
THENCE SOUTH 19°07'16" WEST TO ITS INTERSECTION WITH THE DIVISION
LINE BETWEEN GOVERNMENT LOTS 15 AND 17, A DISTANCE OF 1342.37 FEET
TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 72°08'14" EAST ALONG
SAID DIVISION LINE BETWEEN GOVERNMENT LOTS 15 AND 17, A DISTANCE OF
1941.01 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 76°29'14"
WEST ALONG THE EASTERLY PROLIFERATION OF THE CENTERLINE OF SAID
SCAFF ROAD, A DISTANCE OF 4653.33 FEET TO THE POINT OF BEGINNING.

CONTAINING BY SURVEY MADE BY NORTHEAST FLORIDA SURVEYORS, 454.55
ACRES MORE OR LESS.

EXHIBIT "A"

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Exhibit "B" to Resolution

[Blackline version of the changes to the DRI Development Order]
EXHIBIT B
Saint Johns DRI Development Order Changes
December 15, 2016

I. General Conditions.

E. The deadline for commencing physical development shall be December 19, 1995 and the
termination date shall be October 13, 2031*, unless sooner terminated pursuant to the terms of
this DO or by law.

Note: Physical development commenced prior to December 19, 1995.

F. St. Johns County agrees that the Saint Johns DRI shall not be subject to down-zoning, unit
density reduction, or intensity reduction prior to October 13, 2031*, unless it is demonstrated
that substantial changes in the conditions underlying the approval of the Development Order
have occurred, or the Development Order was based on substantially inaccurate information
provided by the Developer, or that the change is clearly established by St. Johns County to be
essential to the public health, safety, or welfare.

II. Specific Conditions.

A. Development of the Saint Johns DRI shall not exceed the following cumulatively for the entire
project:

<table>
<thead>
<tr>
<th>LAND USE</th>
<th>SCOPE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>7,200 d.u.</td>
</tr>
<tr>
<td>Office</td>
<td>2,493,000 s.f.</td>
</tr>
<tr>
<td>Retail/Commercial</td>
<td>583,000 s.f.</td>
</tr>
<tr>
<td>Industrial/Warehouse</td>
<td>2,464,000 s.f.</td>
</tr>
<tr>
<td>Golf</td>
<td>36 holes</td>
</tr>
<tr>
<td>Hotel</td>
<td>1,225 rooms</td>
</tr>
<tr>
<td>PGA Hall of Fame and Tour Productions</td>
<td>75,000 s.f.</td>
</tr>
</tbody>
</table>

It is the intent of this condition that the Saint Johns project be developed in a single phase,
commencing in 1995 and running through project build-out in October 13, 2031*.

The Applicant may increase or decrease the amount of a particular land use within the
Interchange Parcels PUD portion of the DRI (only) without filing a notice of proposed change,
provided that:

(a) Such changes are consistent with the Land Use Equivalency Table for the Interchange
Parcels PUD attached as an Exhibit to the Development Order (the “Land Use
The Land Use Equivalency Table"). The Land Use Equivalency Table attached as an Exhibit specifies the rate at which residential and non-residential uses may be exchanged for one another. The Land Use Equivalency Table establishes minimum and maximum ranges of development allowable for conversion under the Land Use Equivalency Tables.

(b) Any land use conversion that will result in more than 2,400 residential dwelling units within the Interchange Parcels PUD portion of the DRI must demonstrate at the time of election that the conversion received acceptance from (i) the St. Johns County Parks and Recreation Department and (ii) the St. Johns County School District for those residential units exceeding 2,400 units. Age-restricted units confirmed to be exempt from school concurrency by the St. Johns County School District shall not be deducted from the 2,400 residential units currently vested for school concurrency within the Interchange Parcels PUD. Recreation and school mitigation for those residential units exceeding 2,400, if any, shall be approved prior to construction plan approval for any of the single-family or multi-family dwelling units exceeding 2,400.

(c) Any time of election of a land use conversion under the Land Use Equivalency Table the Applicant shall notify, in writing, St. Johns County, the Department of Economic Opportunity (“DEO”), and the Northeast Florida Regional Council (“NEFRC”) of the election at least 30 days in advance of the change. Use of the Land Use Equivalency Table will be reported on an individual and cumulative basis in the biennial report. Any Notice of Proposed Change (“NOPC”) filed shall incorporate all changes made pursuant to the Land Use Exchange Table prior to the filing of such NOPC. So long as the conversion is consistent with the criteria contained in the Land Use Equivalency Table and no change is made to the Master Development Plan, Map H, no additional DRI approvals shall be required for the conversion.

(d) No land use conversions are allowable within the Six Mile Creek PUD portion of the DRI, and no further land use conversions other than those specified on the Land Use Equivalency Table may occur within the DRI without an amendment to the DRI Development Order and approval by the Board of County Commissioners in accordance with the requirements of Section 380.06 of the Florida Statutes.

FF.k Improvement of International Golf Parkway (f/k/a Nine Mile Road) to a two-lane arterial, to include turn lanes at major intersections and shoulder improvements from four-lane section at the Interchange Northeast Parcel entrance to U.S. 1 as approved by the St. Johns County Engineer. This roadway link shall be committed by October 19, 2023* or when the Biennial Monitoring Report projects that external traffic volume generated by the project in the ensuing two-year period will equal or exceed seventy-two thousand five hundred ninety-four (72,594) daily trips, or when the Biennial Monitoring Report projects that external traffic volume generated by the project in the ensuing two-year period within TAZs 1-5 will exceed forty-two thousand two hundred forty-four (42,244) daily trips, whichever occurs earlier. Until such time as the roadway is committed as required above, no further Final Development Permits shall be issued within TAZ 2 unless the Applicant demonstrates to the satisfaction of FDOT, NEFRC,
St. Johns County, and DEO that the roadway will be operating at the adopted LOS over the next five years.

FF.1 Improvement of Pacetti Road from S.R. 16 to C.R. 208 to a two-lane arterial, to include turn lanes at major intersections, shoulder improvements, and improvements to the horizontal curvature of the roadway, as approved by the St. Johns County Engineer. This roadway link shall be committed when the Biennial Monitoring Report projects that external traffic volume generated by the project in the ensuing two-year period will equal or exceed seventy-two thousand five hundred ninety-four (72,594) daily trips, or when the Biennial Monitoring Report projects that external traffic volume generated by the project in the ensuing two-year period within TAZs 6-10 will equal or exceed thirty thousand three hundred fifty (30,350) external trips per day or one year prior to the DRI build-out or one year prior to the DRI termination date of October 13, 2031*, whichever occurs earlier. Until such time as the roadway is committed as required above, no further Final Development Permits shall be issued within TAZs 1 and 3-10 unless the Applicant demonstrates to the satisfaction of FDOT, NEFRC, St. Johns County, and DEO that the roadway will be operating at the adopted LOS over the next five years.

FF.4 Four-laning of S.R. 16 from the Six Mile Creek central entrance to C.R 16A. This roadway link shall be committed when the Biennial Monitoring Report projects that external traffic volume generated by the project in the ensuing two-year period will equal or exceed ninety-one thousand five hundred (91,500) daily trips, or when the Biennial Monitoring Report projects that external traffic volume generated by the project in the ensuing two-year period within TAZs 1 and 3-10 will exceed eighty one thousand three hundred seventy two (81,372) daily trips, or when the Biennial Monitoring Report projects that external traffic volume generated by the project within TAZs 6-10 will equal or exceed forty-one thousand seven-hundred thirty (41,730) daily trips or one year prior to the DRI build-out or one year prior to the DRI termination date of October 13, 2031*, whichever occurs earlier. Until such time as the roadway is committed as required above, no further Final Development Permits shall be issued within TAZs 1 and 3-10 unless the Applicant demonstrates to the satisfaction of FDOT, NEFRC, St. Johns County, and DEO that the roadway will be operating at the adopted LOS over the next five years.

FF.7 Improvements at C.R. 16A from Maguire Road to S.R. 16 to a two-lane arterial, including shoulder improvements and turn lanes, as necessary, as approved by the St. Johns County Engineer. This roadway link shall be committed when the Biennial Monitoring Report projects that external traffic volume generated by the project in the ensuing two-year period
will equal or exceed ninety-one thousand five hundred (91,500) daily trips, or when the Biennial Monitoring Report projects that external traffic volume generated by the project in the ensuing two-year period within TAZs 1 and 3-10 will exceed eighty one thousand three hundred seventy two (81,372) daily trips, or when the Biennial Monitoring Report projects that external traffic volume generated by the project in the ensuing two-year period within TAZs 6-10 will equal or exceed forty-one thousand seven hundred thirty (41,730) daily trips or one year prior to the DRI build-out or one year prior to the DRI termination date of October 13, 2031*, whichever occurs earlier. Until such time as the roadway is committed as required above, no further Final Development Permits shall be issued within TAZs 1 and 3-10 unless the Applicant demonstrates to the satisfaction of FDOT, NEFRC, St. Johns County, and DEO that the roadway will be operating at the adopted LOS over the next five years.

* The DRI termination, build-out, downzoning protection, and phase and related mitigation expiration dates have been extended in accordance with the following legislative extensions:

a) State of Florida Executive Orders 2011-128, 2011-172, and 2011-202 for wildfires (143 day plus six-month extension)

b) State of Florida Executive Order 2012-140 for Tropical Storm Debby (60 day plus six-month extension)

c) State of Florida Executive Order 2012-199 for Tropical Storm Isaac (60 day plus six-month extension)

d) State of Florida Executive Order 2015-173 for Tropical Storm Erika (60 day plus six-month extension)

e) State of Florida Executive Order 2016-136 for Tropical Storm Colin (60 day plus six-month extension)

f) State of Florida Executive Order 2016-205 for Tropical Storm Hermine (60 day plus six-month extension)

g) State of Florida Executive Order 2016-230 for Hurricane Matthew (34 day plus six-month extension)
Exhibit “C” to Resolution

[Master Development Plan – Map H]
Exhibit “D” to Resolution

[Land Use Equivalency Table]
### EXHIBIT "D"
### ST. JOHNS DRI/DO
### INTERCHANGE PARCELS
### LAND USE EQUIVALENCY TABLE

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Residential</th>
<th>Senior Adult Housing - Detached (SFAH)</th>
<th>Senior Adult Housing - Attached (MFAR)</th>
<th>Hotel (Rooms)</th>
<th>Commercial/Retail (kfs)</th>
<th>Office (kfs)</th>
<th>Industrial/Warehouse (kfs)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential (DU)</td>
<td>1</td>
<td>1.9002</td>
<td>2.4797</td>
<td>1.414</td>
<td>0.2300</td>
<td>0.5680</td>
<td>0.4799</td>
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<tr>
<td>Age Restricted - Detached (DU) (SFAH)</td>
<td>0.5263</td>
<td>1</td>
<td>1.3649</td>
<td>0.744</td>
<td>0.1219</td>
<td>0.2989</td>
<td>0.2350</td>
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<tr>
<td>Age Restricted - Attached (DU) (MFAR)</td>
<td>0.4033</td>
<td>0.7663</td>
<td>1</td>
<td>0.570</td>
<td>0.0927</td>
<td>0.2290</td>
<td>0.1911</td>
</tr>
<tr>
<td>Hotel (Rooms)</td>
<td>0.7073</td>
<td>1.3440</td>
<td>1.3758</td>
<td>1</td>
<td>0.1626</td>
<td>0.4017</td>
<td>0.3317</td>
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<tr>
<td>Commercial/Retail (kfs)</td>
<td>3.3488</td>
<td>8.7636</td>
<td>10.7835</td>
<td>6.149</td>
<td>1</td>
<td>2.4899</td>
<td>2.0816</td>
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<tr>
<td>Office (kfs)</td>
<td>1.7607</td>
<td>3.3457</td>
<td>4.3659</td>
<td>2.489</td>
<td>0.4049</td>
<td>1</td>
<td>0.8462</td>
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<tr>
<td>Industrial/Warehouse (kfs)</td>
<td>2.0882</td>
<td>3.9680</td>
<td>5.1780</td>
<td>2.982</td>
<td>0.4802</td>
<td>1.1850</td>
<td>1</td>
</tr>
</tbody>
</table>

*Net New PM Peak Hour trips for Senior Adult Housing Detached and Attached (LLC 251 and 252)*

Calculated using the following criteria:

Regression equation from ITE's Trip Generation Handbook, 9th Edition
No pass-by considered
Internal capture was calculated as 25%.

Example:

Convert 100 DU of Residential to Age Restricted - Detached
100 x 1.9002 = 190.0
100 Residential Dwelling Units is equivalent to 190 Age Restricted - Detached Dwelling Units

Convert 50,000 sf of Office to Industrial
50,000 x 0.8437 = 42,160
50,000 sf of Office is equivalent to 42,160 sf of Industrial

### MINIMUM/MAXIMUM DEVELOPMENT PROJECTIONS

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Units</th>
<th>Minimum</th>
<th>Maximum</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Dwelling Unit</td>
<td>1,545</td>
<td>2,790</td>
</tr>
<tr>
<td>Senior Adult Housing - Detached (SFAH)</td>
<td>Dwelling Unit</td>
<td>0</td>
<td>400</td>
</tr>
<tr>
<td>Senior Adult Housing - Attached (MFAR)</td>
<td>Dwelling Unit</td>
<td>0</td>
<td>500</td>
</tr>
<tr>
<td>Hotel (Rooms)</td>
<td>Rooms</td>
<td>5,000</td>
<td>12,25</td>
</tr>
<tr>
<td>Commercial/Retail (kfs)</td>
<td>Square Feet</td>
<td>400,000</td>
<td>1,577,100</td>
</tr>
<tr>
<td>Office (kfs)</td>
<td>Square Feet</td>
<td>2,000,000</td>
<td>5,000,000</td>
</tr>
<tr>
<td>Industrial/Warehouse (kfs)</td>
<td>Square Feet</td>
<td>350,000</td>
<td>2,873,000</td>
</tr>
</tbody>
</table>

*The combined total number of residential dwelling units shall not exceed 3,120 units.*
NOTICE OF PUBLIC HEARING TO CONSIDER A PROPOSED CHANGE TO THE ST. JOHNS DRI INTERCHANGE PARCELS

NOTICE IS HEREBY GIVEN that a public hearing will be held on Thursday, January 19, 2017, at 7:00 a.m. at the St. Johns County Administration Building, Auditorium, 6850-A State Road A1A, St. Augustine, Florida 32084, by the St. Johns County Board of County Commissioners, for the following purpose:

There being in the office of the County Clerk of the county of St. Johns, State of Florida, certain instruments of description, namely, refer to DR-99-555, for a summary of which refer to the attached map entitled "St. Johns DRI Interchange Parcels," which is a true and correct copy of said documents, which are in said office recorded for public inspection.

Interested parties may submit written comments with respect to the proposed DR-99-555 decision. This file is maintained in the Planning & Zoning Division of the Growth Management Department, 1st Floor, Perdue Annex, 4040 Lewis Speedway, St. Augustine, Florida 32084, and may be examined by interested parties prior to said public hearing.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he or she may need to ensure that a record of the proceeding is made, which includes the testimony and evidence, upon which the appeal is to be based.

The County Clerk’s Office has been established to provide public notice of all matters that are subject to public notices and public hearings. All notices will be published in the newspaper of record, the St. Augustine Record, and the record of the proceedings will be available for public inspection.

This notice is provided as a public service by the St. Johns County, Florida, for the purpose of informing the public of the public hearing.

In the matter of DRIMOD 2016-01 NE QU - DRIMOD 2016-01 NE QU

was published in said newspaper on 12/14/2016

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 has been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he/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 day of DEC 14, 2016

by

who is personally known to me

or who has produced as identification

(Signature of Notary Public)