

**ST. JOHNS COUNTY ORDINANCE NO. 03-12**

**AN ORDINANCE ESTABLISHING THE ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2002); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, Taylor Woodrow Communities at St. Johns Forest, L.L.C., a Florida limited liability company ("Petitioner"), having obtained written consent to the establishment of the District by the owner of 100 percent of the real property to be included in the District, petitioned the Board of County Commissioners of St. Johns County (the "County") to adopt an ordinance establishing the St. Johns Forest Community Development District (the "District") pursuant to Chapter 190, Florida Statutes (2002); and

**WHEREAS**, Petitioner is a limited liability company, authorized to conduct business in the State of Florida; and

**WHEREAS**, Keith E. Bass, President of Taylor Woodrow Homes Florida, Inc. whose address is 8430 Enterprise Circle, Suite 100, Bradenton, FL. 34202 is authorized agent for the Petitioner with regard to any and all matters pertaining to the Petition to St. Johns County to establish the St. Johns Forest Community Development District; and

**WHEREAS**, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on February 25, 2003; and

**WHEREAS**, upon consideration of the record established at that hearing, the County determined that the statements within the Petition were true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area served by the District, that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area to be served by the District is amenable to separate special-district governance; and

**WHEREAS**, Petitioner has agreed that it will not sell any wetland mitigation lands to the District, which agreement is a material part of the findings made above; and

**WHEREAS**, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the petition; and now, therefore,

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:**

**SECTION 1.** The above RECITALS are adopted as Findings of Fact in support of this Ordinance.

**SECTION 2. AUTHORITY.** This ordinance is adopted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2002).

**SECTION 3. DISTRICT NAME.** There is hereby established a Community Development District situated entirely within unincorporated St. Johns County, Florida, which District shall be known as the "St. Johns Forest Community Development District".

**SECTION 4. EXTERNAL BOUNDARIES OF THE DISTRICT.** The external boundaries of the District are described in Exhibit A attached hereto and incorporated by reference, the overall parcel containing 435 acres, more or less. There are no out parcels excluded within the external boundaries.

**SECTION 5. FUNCTIONS AND POWERS.** The powers and functions of the District are described in Chapter 190, Florida Statutes.

**SECTION 6. BOARD OF SUPERVISORS.** The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Keith E. Bass, C. Alexander Bratt, Tom Spence, Marc I. Spencer and Cora Wiltshire.

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

**SECTION 7. SEVERABILITY.** If any provision of this ordinance is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 8. EFFECTIVE DATE.** This Ordinance shall take effect pursuant to general law.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 25<sup>th</sup> day of February, 2003.**

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

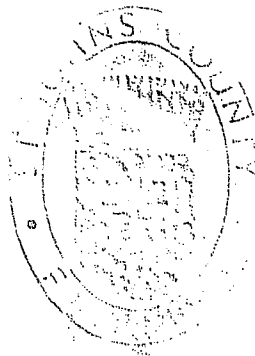
BY: James E. Bryant  
James E. Bryant, Chairman

RENDITION DATE 3/5/2003

ATTEST: Cheryl Strickland, Clerk

By: Colin L. Platt

Effective Date: 03-06-03



### Exhibit "A"

A parcel of land being a portion of Sections 17 and 18, Township 5 South, Range 28 East, St. Johns County, Florida being more particularly described as follows:

For a Point of Reference, Commence at the Section corner common to said Sections 17 and 18, and Sections 7 and 8, said Township and Range; thence South 88°45'06" West, along the North line of said Section 18, and the South line of Section 7, a distance of 196.66 feet, to a point situate in the Southwesterly right of way line of Russell Sampson Road, as shown on St. Johns County Road Plat Book 1, Pages 9, 10, 11, 12 and 13, of the Public Records of said St. Johns County, Florida, as established for maintenance purposes, said right of way of Russell Sampson Road having an undetermined right of way width, for a Point of Beginning. Thence South 42°11'19" East, along said Southwesterly right of way line, a distance of 443.75 feet, to the most Northerly corner of those certain lands described in Official Records Book 1080, Page 539, of said Public Records; thence South 30°00'36" West, along the Northwesterly line of last said lands, a distance of 967.59 feet, to the most Westerly corner thereof; thence South 60°11'31" East, along the Southwesterly line of said last mentioned lands, a distance of 700.12 feet, to the most Southerly corner thereof; thence North 29°57'37" East, along the Southeasterly line of said last mentioned lands, a distance of 878.34 feet, to the most Easterly corner of said last mentioned lands and a point situate in said Southwesterly right of way line of Russell Sampson Road; thence South 58°51'51" East, along said Southwesterly right of way line, a distance of 667.68 feet, to the most Northerly corner of those certain lands described in Official Records Book 1007, Page 1331 of the Public Records of said St. Johns County, Florida; thence South 31°22'51" West, along the Northwesterly line of said last mentioned lands, a distance of 369.89 feet; thence South 58°57'22" East, along the Southwesterly line of said last mentioned lands, a distance of 358.26 feet; thence Northeasterly, along the Southeasterly line of said lands described in Official Records Book 1007, Page 1331, of said Public Records, run the following three (3) courses and distances; Course No. 1: North 30°58'51" East, 105.24 feet; Course No. 2: North 25°03'57" East, 147.35 feet; Course No. 3: North 43°53'35" East, 119.00 feet, to the most Easterly corner of said last mentioned lands, and a point situate in said Southwesterly right of way line of Russell Sampson Road, said right of way at this point being 100 feet in width, as shown on the Plat of Meehan Estates, as recorded in Map Book 20, Pages 34 and 35 of said Public Records; thence South 58°39'02" East, along said Southwesterly right of way line, a distance of 146.28 feet, to the point of curvature of a curve to the left, being concave Northeasterly and having a radius of 4,439.30 feet; thence Southeasterly, along and around the arc of said curve and along said Southwesterly right of way line, a distance of 299.60 feet, said arc being subtended by a chord bearing and distance of South 60°35'03" East 299.54 feet, to the point of tangency of said curve; thence South 62°31'02" East, continuing along said Southwesterly right of way line, a distance of 71.53 feet, to the point of curvature of a curve to the right, being concave Southwesterly and having a radius of 1,281.08 feet; thence Southeasterly, along and around the arc of said curve, and continuing along said Southwesterly right of way line of Russell Sampson Road, a distance of 257.06 feet, said arc being subtended by a chord bearing and distance of South 56°46'07" East 256.63 feet, to the point of tangency of said curve; thence South 51°01'12" East, continuing along said Southwesterly right of way line, a distance of 397.76 feet, to the most Northerly corner of those certain lands described in Official Records Book 1026, Page 175, of said Public Records; thence South 38°35'38" West, along the Northwesterly line of said last mentioned lands, a distance of 512.05 feet, to the most Westerly corner thereof; thence South 55°13'23" East, along the Southwesterly line of said last mentioned lands, a distance of 506.95 feet; thence South 88°47'26" East, along the South line of said last mentioned lands, a distance of 69.97 feet, to a point situate in the East line of the Northwest ¼ of said Section 17; thence South 00°23'37" East, along said last mentioned line and along the East line of the Southwest ¼ of said Section 17, a distance of 1,404.55 feet, to the Northwest corner of the Southwest ¼ of the Southeast ¼ of said Section 17; thence South 89°05'10" East, along the North line of said Southwest ¼ of the Southeast ¼, a distance of 1,315.95 feet, to a point situate in the East line of the Southwest ¼ of the Southeast ¼ of said Section 17; thence South 02°24'33" West, along last said line, a distance of 91.58 feet, to a point situate in a curve being concave Northwesterly and having a radius of 2,801.93 feet, said curve lying 13.00 feet Northwesterly of and concentric to the Northwesterly right of way line of County Road No. C-210, formerly State Road No. S-210, (as established as a 100 foot right of way as shown on the state of Florida Department of Transportation Right of Way Map Section 7851-250, dated February 14, 1951), said right of way presently being variable in width, said Northwesterly right of way being a curve concave Northwesterly and having a radius of 2,814.93 feet;

thence Southwesterly, along and around the arc of said curve and concentric to said Northeasterly right of way line of County Road No. C-210, a distance of 74.02 feet, said arc being subtended by a chord bearing and distance of South 57°04'07" West 74.02 feet, to the point of tangency of said curve; thence South 57°49'31" West, parallel to and 13.00 feet Northwesterly of, when measured at right angles to said Northwesterly right of way line of County Road No. C-210, a distance of 1,460.25 feet to the point of curvature of a curve to the right, being concave Northwesterly and having a radius of 2,229.01 feet, said curve being concentric to and 13.00 feet Northwesterly of the curved Northwesterly right of way line of said County Road No. C-210; having a radius of 2,242.01 feet; thence Southwesterly, along and around the arc of said curve and concentric to said Northwesterly right of way line of County Road No. C-210, a distance of 199.24 feet, said arc being subtended by a chord bearing and distance of South 60°23'09" West, 199.17 feet, to a point situate in the Easterly boundary of those certain lands described and recorded in Official Records Book 1373, Page 239, of said Public Records of St. Johns County, Florida; thence North 16°14'06" West, along last said line, a distance of 970.14 feet; thence North 61°47'00" West, along the Northeasterly line of said last mentioned lands, a distance of 1,030.39 feet; thence South 89°23'11" West, along the Northerly line of said last mentioned lands, a distance of 1,320.44 feet, to the Northwest corner thereof, and a point situate in the West line of said Southwest ¼ of Section 17; thence North 00°35'35" West, along last said line, a distance of 943.22 feet, to the Northwest corner of said Southwest ¼ of Section 17; thence South 89°41'37" West, along the South line of the Northeast ¼ of said Section 18, and along the South line of the Northwest ¼ of said Section 18, a distance of 4,268.43 feet, to a point; thence North 09°39'07" West, a distance of 1,502.28 feet, to a point; thence North 02°34'02" West, a distance of 1,161.99 feet, to a point situate in the Northerly line of the Northwest ¼ of said Section 18; thence North 88°45'18" East, along the Northerly line of the Northwest ¼ of said Section 18, and the Southerly line of the Southeast ¼ of said Section 7, a distance of 1702.25 feet, to the Southwest corner of those certain lands described in Official Records Book 1511, Page 1475 of the Public Records of said County; thence North 88°45'06" East, along the Southerly line of said last mentioned lands, and the Northerly line of the Northwest ¼ of said Section 18, also being the Southerly line of the Southeast ¼ of said Section 7, a distance of 2,644.87 feet, to a point situate in the Southwesterly right of way of said Russell Sampson Road, and the Point of Beginning.

Containing 18,919.616 square feet and/or 434.3 acres, more or less.

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Taylor Woodrow Communities at St. Johns Forest, L.L.C., a Florida limited liability company, (hereafter "Petitioner"), hereby petitions the St. Johns County Board of County Commissioners pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District (hereafter "District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within St. Johns County, Florida. **Exhibit 1** depicts the general location of the project. The proposed District covers approximately 435 acres of land. The site is located North of County Road C-210 and West of Russell Sampson Road. The metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**.
2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.
3. Landowner Consent. At the time of filing this Petition, all of the land to be included in the District is owned or controlled by Taylor Woodrow Communities at St. Johns Forest, L.L.C. Petitioner therefore has obtained written consent to establish the District in accordance with Section 190.005, Florida Statutes. Documentation of this consent is contained in **Exhibit 3**.
4. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Keith E. Bass  
Address: c/o Taylor Woodrow  
8430 Enterprise Circle, Suite 100  
Bradenton, FL 34202

Name: C. Alexander Bratt  
Address: c/o Taylor Woodrow  
8430 Enterprise Circle, Suite 100  
Bradenton, FL 34202

Name: Tom Spence  
Address: c/o Taylor Woodrow  
14401 Waterchase Boulevard  
Tampa, FL 33626

Name: Marc I. Spencer  
Address: c/o Taylor Woodrow  
877 Executive Center Drive W, Suite 205  
St. Petersburg, FL 33702

Name: Cora Wiltshire  
Address: c/o Taylor Woodrow  
8430 Enterprise Circle, Suite 100  
Bradenton, FL 34202

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is St. Johns Forest Community Development District.

6. Existing Land Uses. The existing land uses within and adjacent to the proposed District are shown in the attached **Exhibit 4**. Currently the lands to be included within the District are zoned Planned Unit Development. The land within the District is presently undeveloped and vacant and contains timber.

7. Future Land Uses. The future general distribution, location, and extent of the public and private land uses proposed for the District by future land use plan element of the County's Future Land Use Plan is identified on **Exhibit 5**. The proposed development plan for the lands within the District is shown in **Exhibit 6**. The construction of approximately 545 single family residential units, and 75,000 square feet of commercial space is authorized for the development to be included within the District. Development is projected to occur over an estimated 10 year period.

The proposed land uses for lands contained within the proposed District are consistent with the approved St. Johns County Future Land Use Plan.

8. Major Water and Wastewater Facilities. There are no existing major trunk water mains and wastewater interceptors within the currently undeveloped lands proposed to be included within the District. **Exhibit 7** indicates the major outfall canals and drainage basins for the lands within the proposed District.

9. District facilities and services. **Exhibit 8** describes the type of facilities Petitioner presently expects the District to finance, construct and install. The estimated costs of construction are shown on **Exhibit 8**. Construction is expected to occur from 2003-2006. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions. It is presently expected that the water management facilities, the wetland mitigation areas and buffer areas, and the entry boulevard landscaping will be maintained by the District and the water and wastewater facilities will be maintained by the JEA.



10. Statement of Estimated Regulatory Costs. Exhibit 9 is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes (2002). The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

11. Authorized Agent. The Petitioner is authorized to do business in Florida. The authorized agent for the Petitioner is Keith E. Bass. See Exhibit 10 - Authorization of Agent.

Copies of all correspondence and official notices should also be sent to:

Cheryl G. Stuart  
Jonathan T. Johnson  
HOPPING GREEN & SAMS, P.A.  
123 South Calhoun Street  
Post Office Box 6526  
Tallahassee, FL 32314.

12. This petition to establish the St. Johns Forest Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the St. Johns County Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in St. Johns County from bearing the burden for installation of the infrastructure and the maintenance of

certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the County Commission of St. Johns County, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes (2002); and

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 21<sup>st</sup> day of November, 2002.

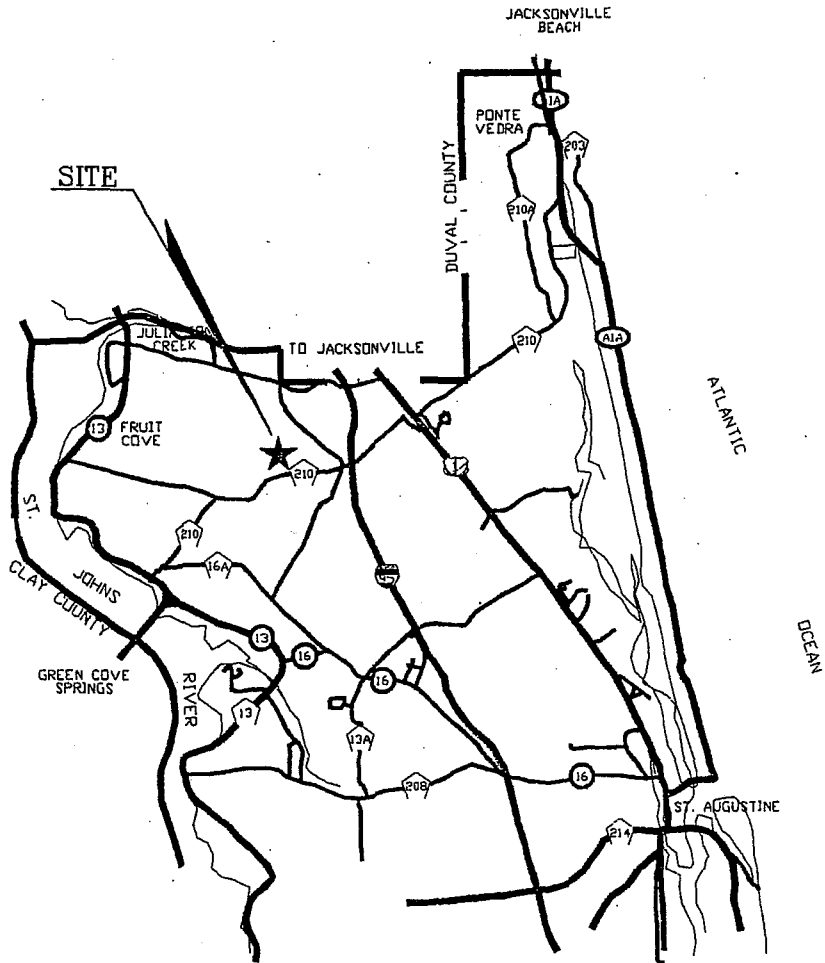
HOPPING GREEN & SAMS, P.A.

BY: 

Cheryl G. Stuart  
Florida Bar No. 622699

Jonathan T. Johnson  
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123 South Calhoun Street  
Post Office Box 6526  
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(850) 222-7500 (telephone)  
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Attorneys for Petitioner

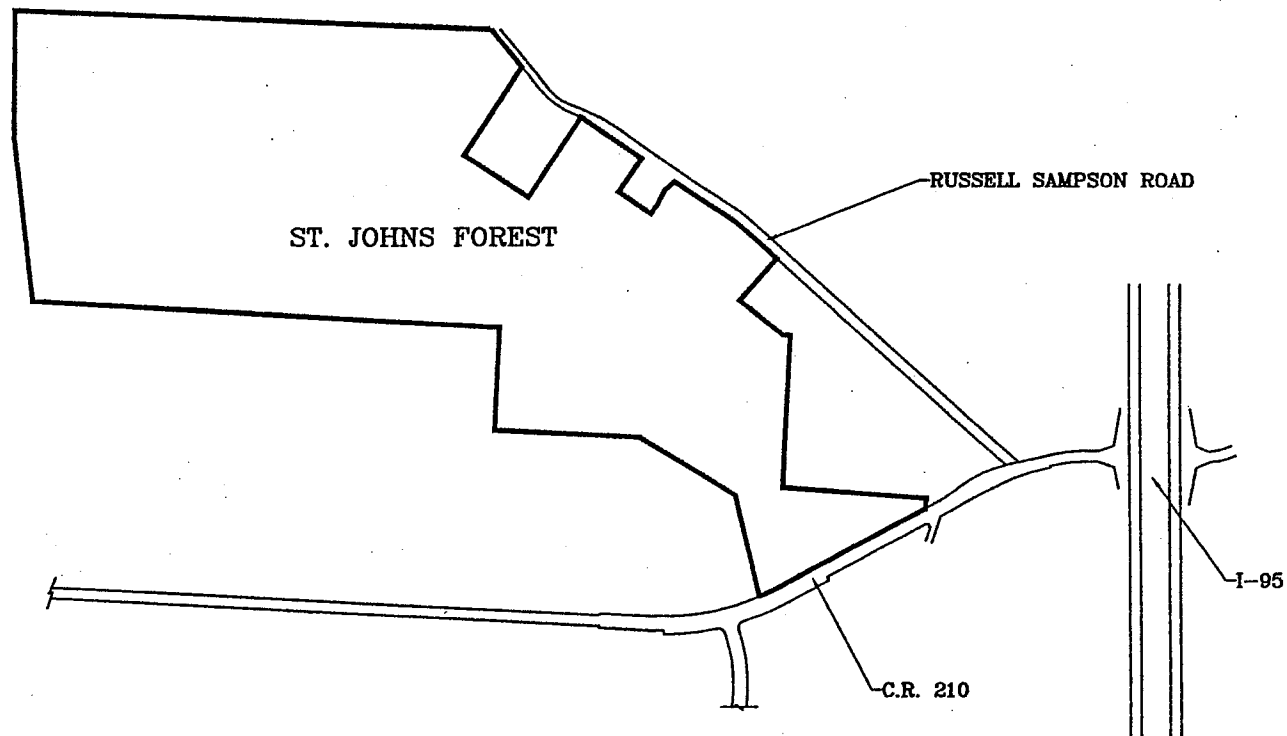
EXHIBIT "1"  
VICINITY MAP



ST. JOHNS FOREST  
COMMUNITY DEVELOPMENT DISTRICT

ORDINANCE BOOK 30 PAGE 640

EXHIBIT "1"  
LOCATION MAP



ST. JOHNS FOREST  
COMMUNITY DEVELOPMENT DISTRICT

ST. JOHNS FOREST  
COMMUNITY DEVELOPMENT DISTRICT  
MEETS AND BOUNDS DESCRIPTION  
OF EXTERNAL BOUNDARIES

EXHIBIT "2"

A PARCEL OF LAND BEING A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SECTION CORNER COMMON TO SAID SECTIONS 17 AND 18, AND SECTIONS 7 AND 8, SAID TOWNSHIP AND RANGE, THENCE SOUTH 88°45'06" WEST, ALONG THE NORTH LINE OF SAID SECTION 18, AND THE SOUTH LINE OF SECTION 7, A DISTANCE OF 196.66 FEET, TO A POINT SITUATE IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD, AS SHOWN ON ST. JOHNS COUNTY ROAD PLAT BOOK 1, PAGES 9, 10, 11, 12 AND 13, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AS ESTABLISHED FOR MAINTENANCE PURPOSES, SAID RIGHT OF WAY OF RUSSELL SAMPSON ROAD HAVING AN UNDETERMINED RIGHT OF WAY WIDTH, FOR A POINT OF BEGINNING, THENCE SOUTH 42°11'19" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 443.75 FEET, TO THE MOST NORTHERLY CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1080, PAGE 539, OF SAID PUBLIC RECORDS, THENCE SOUTH 30°00'36" WEST, ALONG THE NORTHWESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 967.59 FEET, TO THE MOST WESTERLY CORNER THEREOF, THENCE SOUTH 60°11'31" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 700.12 FEET, TO THE MOST SOUTHERLY CORNER THEREOF, THENCE NORTH 29°57'37" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 878.34 FEET, TO THE MOST EASTERLY CORNER OF SAID LAST MENTIONED LANDS AND A POINT SITUATE IN SAID SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD, THENCE SOUTH 58°51'51" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 667.68 FEET, TO THE MOST NORTHERLY CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1007, PAGE 1331 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THENCE SOUTH 31°22'51" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 369.89 FEET, THENCE SOUTH 58°57'22" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 358.26 FEET, THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1007, PAGE 1331, OF SAID PUBLIC RECORDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES, COURSE NO. 1: NORTH 30°58'51" EAST, 105.24 FEET; COURSE NO. 2: NORTH 25°03'57" EAST, 147.25 FEET; COURSE NO. 3: NORTH 43°53'35" EAST, 119.00 FEET, TO THE MOST EASTERLY CORNER OF SAID LAST MENTIONED LANDS, AND A POINT SITUATE IN SAID SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD, SAID RIGHT OF WAY AT THIS POINT BEING 100 FEET IN WIDTH, AS SHOWN ON THE PLAT OF MEEHAN ESTATES, AS RECORDED IN MAP BOOK 20, PAGES 34 AND 35 OF SAID PUBLIC RECORDS, THENCE SOUTH 58°39'02" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 146.28 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 4,439.50 FEET, THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 299.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°35'03" EAST 299.54 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 62°31'02" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 71.53 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,281.08 FEET, THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD, A DISTANCE OF 257.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°46'07" EAST 256.63 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 51°01'12" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 397.76 FEET, TO THE MOST NORTHERLY CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1026, PAGE 173 OF SAID PUBLIC RECORDS, THENCE SOUTH 38°33'38" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 512.05 FEET, TO THE MOST WESTERLY CORNER THEREOF, THENCE SOUTH 55°13'23" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 506.95 FEET, THENCE SOUTH 88°47'26" EAST, ALONG THE SOUTH LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 69.97 FEET, TO A POINT SITUATE IN THE EAST LINE OF THE NORTHWEST ¼ OF SAID

ST. JOHNS FOREST  
COMMUNITY DEVELOPMENT DISTRICT  
MEETS AND BOUNDS DESCRIPTION  
OF EXTERNAL BOUNDARIES

EXHIBIT "2"

SECTION 17; THENCE SOUTH 00°23'37" EAST, ALONG SAID LAST MENTIONED LINE AND ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 17, A DISTANCE OF 1,404.55 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 17; THENCE SOUTH 89°05'10" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼, A DISTANCE OF 1,315.95 FEET, TO A POINT SITUATE IN THE EAST LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 17; THENCE SOUTH 02°24'33" WEST, ALONG LAST SAID LINE, A DISTANCE OF 91.58 FEET, TO A POINT SITUATE IN A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,801.93 FEET, SAID CURVE LYING 13.00 FEET NORTHWESTERLY OF AND CONCENTRIC TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210, FORMERLY STATE ROAD NO. S-210, (AS ESTABLISHED AS A 100 FOOT RIGHT OF WAY AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7851-250, DATED FEBRUARY 14, 1951), SAID RIGHT OF WAY PRESENTLY BEING VARIABLE IN WIDTH, SAID NORTHWESTERLY RIGHT OF WAY BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,814.93 FEET; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AND CONCENTRIC TO SAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210, A DISTANCE OF 74.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°04'07" WEST 74.02 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 57°49'31" WEST, PARALLEL TO AND 13.00 FEET NORTHWESTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210, A DISTANCE OF 1,460.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,229.01 FEET, SAID CURVE BEING CONCENTRIC TO AND 13.00 FEET NORTHWESTERLY OF THE CURVED NORTHWESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. C-210, HAVING A RADIUS OF 2,242.01 FEET; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AND CONCENTRIC TO SAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210, A DISTANCE OF 199.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°23'09" WEST, 199.17 FEET, TO A POINT SITUATE IN THE EASTERLY BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1373, PAGE 239, OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 16°14'06" WEST, ALONG LAST SAID LINE, A DISTANCE OF 970.14 FEET; THENCE NORTH 61°47'00" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 1,030.39 FEET; THENCE SOUTH 89°23'11" WEST, ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 1,320.44 FEET, TO THE NORTHWEST CORNER THEREOF, AND A POINT SITUATE IN THE WEST LINE OF SAID SOUTHWEST ¼ OF SECTION 17; THENCE NORTH 00°35'35" WEST, ALONG LAST SAID LINE, A DISTANCE OF 943.22 FEET, TO THE NORTHWEST CORNER OF SAID SOUTHWEST ¼ OF SECTION 17; THENCE SOUTH 89°41'37" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 18, AND ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 18, A DISTANCE OF 4,268.43 FEET, TO A POINT; THENCE NORTH 09°39'07" WEST, A DISTANCE OF 1,502.28 FEET, TO A POINT; THENCE NORTH 02°34'02" WEST, A DISTANCE OF 1,161.99 FEET, TO A POINT SITUATE IN THE NORTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 18; THENCE NORTH 88°45'18" EAST, ALONG THE NORTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 18, AND THE SOUTHERLY LINE OF THE SOUTHEAST ¼ OF SAID SECTION 7, A DISTANCE OF 1702.25 FEET, TO THE SOUTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1511, PAGE 1475 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°45'06" EAST, ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LANDS, AND THE NORTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 18, ALSO BEING THE SOUTHERLY LINE OF THE SOUTHEAST ¼ OF SAID SECTION 7, A DISTANCE OF 2,644.87 FEET, TO A POINT SITUATE IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID RUSSELL SAMPSON ROAD, AND THE POINT OF BEGINNING.

CONTAINING 18,919.616 SQUARE FEET AND/OR 434.3 ACRES, MORE OR LESS.

EXHIBIT 3

LANDOWNER'S CONSENT TO ESTABLISHMENT OF DISTRICT

LANDOWNER'S CONSENT TO ESTABLISHMENT OF DISTRICT

TAYLOR WOODROW COMMUNITIES AT ST. JOHNS FOREST, L.L.C., a Florida limited liability company ("Company"), a member-managed company according to the records of the Division of Corporations of the Florida Department of State, by and through its Members, Taylor Woodrow Homes Florida, Inc., a Florida corporation, and TWCF, Inc., a Florida corporation, hereby certifies that it is the owner of certain real property located in St. Johns County according to and as described in the documentation attached hereto as part of this Exhibit 3 and incorporated herein by reference, and the property described in Exhibit 2 constitutes 100% of the real property proposed to be serviced by the St. Johns Forest Community Development District ("District") and is a part of the property described in the deed attached to this Exhibit 3.

By signing below, Company, as owner of the above-described property proposed to be included in the District, hereby gives full consent to the establishment of the District by ordinance of St. Johns County in accordance with § 190.005, Fla. Stat., and consents to the inclusion of its property within the boundaries of said District.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 30<sup>th</sup> day of November, 2002.

TAYLOR WOODROW COMMUNITIES AT  
ST. JOHNS FOREST, L.L.C.,  
a Florida limited liability company

By: Taylor Woodrow Homes Florida, Inc.,  
a Florida corporation,  
Its: Member

By: [Signature]  
Keith E. Bass, President

By: TWCF, Inc.,  
a Florida corporation,  
Its: Member

By: [Signature]  
Keith E. Bass, President



STATE OF FLORIDA  
COUNTY OF COLLIER

This instrument was acknowledged before me, a notary public, this 2<sup>nd</sup> day of November, 2002 by Keith E. Bass as President of Taylor Woodrow Homes Florida, Inc., a Florida corporation, and as President of TWCF, Inc., a Florida corporation, on behalf of each corporation, each as a Member of Taylor Woodrow Homes At St. Johns Forest, L.L.C., a Florida limited liability company, on behalf of said company, and he is \_\_\_\_\_ personally known to me or has produced N/A as identification and did not take an oath.

(Notary seal)

Phyllis A. Reed

Notary Public in and for State of Florida at Large

Printed name:

My Commission expires:

My Commission No.:



Phyllis A. Reed  
MY COMMISSION # CC867142 EXPIRES  
December 1, 2003  
BONDED BY TROY FAIN INSURANCE, INC.

2684

6  
7

PREPARED BY:  
TRACY K. ARTHUR, ESQ.  
RAYONIER INC.  
P.O. BOX 723  
FERNANDINA BEACH, FL 32035

RETURN TO:  
Taylor Woodrow  
8430 Enterprise Circle – Suite 100  
Bradenton, Florida 34202

Public Records of  
St. Johns County, FL  
Clerk# 02-056328  
O.R. 1820 PG 1342  
04:06PM 09/26/2002  
REC \$29.00 SUR \$4.00  
Doc Stamps \$26,866.70

**SPECIAL WARRANTY DEED**  
(Florida Property)

**THIS SPECIAL WARRANTY DEED, made this 24th day of September, 2002, from RAYLAND, LLC, a Delaware limited liability company, (formerly known as RAYLAND COMPANY, INC.) an address of which is P.O. Box 1188, Fernandina Beach, Florida 32035 (the "Grantor"), to TAYLOR WOODROW COMMUNITIES AT ST. JOHNS FOREST, L.L.C., a Florida limited liability company, whose address is 8430 Enterprise Circle – Suite 100, Bradenton, Florida 34202 (the "Grantee").**

**WITNESSETH:**

**THAT THE GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that 582.21+ acres of real property, and improvements thereon, as more particularly described as follows (the "Property"):**

**SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

**Tax Parcel ID#      026400-0000  
                                 026340-0000  
                                 023630-0000**

**THIS CONVEYANCE IS SUBJECT TO:** Ad valorem property taxes accruing subsequent to December 31, 2001; reservations, restrictions, easements, and all matters of record.

**GRANTEE COVENANTS** and agrees for itself, its successors and assigns, that no mobile home, modular home, manufactured home, or trailer shall be affixed to any portion of the Property, excepting and limited to construction trailers which may be located thereon during periods of construction or development activities. This covenant shall automatically expire upon the tenth (10<sup>th</sup>) anniversary of the date of execution of this deed. This covenant shall be construed to be a covenant running with the title to the lands conveyed hereby. If Grantee or its successors and assigns shall violate any part of this covenant, Grantor or its successors and assigns shall have the right to seek injunctive relief to prevent any violation thereof and shall be entitled to recover its costs of enforcement, including reasonable attorneys' fees, whether or not suit be brought to enforce this covenant.

**TOGETHER WITH** all tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND THE GRANTOR** hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the day and year first above written.

Signed and sealed in the presence of:

RAYLAND, LLC

a Delaware limited liability company

By: Rayonier Timberlands Management, Inc.,  
As its Manager

William J. Watson  
Print Name: WILLIAM J. WATSON

By: W. D. Ericksen  
W. D. Ericksen  
Its: Vice President

Virginia B Batten  
Print Name: Virginia B Batten

Attest: Tracy K. Arthur  
Tracy K. Arthur  
Its: Assistant Secretary



STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 24 day of September 2002, by W. D. Ericksen and Tracy K. Arthur, the Vice President and Assistant Secretary, respectively, of Rayonier Timberlands Management, Inc., a Delaware corporation, as the manager and on behalf of RAYLAND, LLC, a Delaware limited liability company, and who are both personally known to me.

Susan J. Holcombe  
SUSAN J. Holcombe (print)  
Notary Public, State of Florida  
My Commission Expires:  
Commission No.:



A portion of Sections 7, 17 and 18, all lying within Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCING at a Rayonier concrete monument at the Section corner common to said Sections 7, 17 and 18 and Section 8, said Township and Range; thence South  $88^{\circ}45'06''$  West, along the South line of said Section 7 and the North line of said Section 18, a distance of 196.66 feet to a point situate in the Southwesterly right of way line of Russell Sampson Road, said point as shown on St. Johns County Road Plat Book 1, Pages 9, 10, 11, 12 and 13 of the Public Records of said County, as established for maintenance purposes, said right of way of Russell Sampson Road having an undetermined right of way width and being variable in width according to found monumentation for a POINT OF BEGINNING; thence South  $42^{\circ}11'19''$  East, along said Southwesterly right of way line, a distance of 443.75 feet to the most Northerly corner of those certain lands described in deed recorded in Official Records Book 1080, Page 539 of said Public Records; thence South  $30^{\circ}00'36''$  West, along the Northwesterly line of said last mentioned lands, a distance of 967.59 feet to the most Westerly corner thereof; thence South  $60^{\circ}11'31''$  East, along the Southwesterly line of said last mentioned lands, a distance of 700.12 feet to the most Southerly corner thereof; thence North  $29^{\circ}57'33''$  East, along the Southeasterly line of said last mentioned lands, a distance of 878.34 feet to the most Easterly corner of said last mentioned lands and a point situate in said Southwesterly right of way line of Russell Sampson Road as monumented; thence South  $58^{\circ}51'42''$  East, along said Southwesterly right of way line, a distance of 667.68 feet to the most Northerly corner of those certain lands described in Official Records Book 1007, Page 1331 of said Public Records; thence South  $31^{\circ}22'51''$  West, along the Northwesterly line of said last mentioned lands, a distance of 369.89 feet; thence South  $58^{\circ}57'22''$  East, along the Southwesterly line of said last mentioned lands, a distance of 358.26 feet; thence the following three (3) courses and distances along the Southeasterly line of said last mentioned lands: Course No. 1: North  $30^{\circ}58'51''$  East, 105.24 feet; Course No. 2: North  $25^{\circ}03'57''$  East, 147.35 feet; Course No. 3: North  $43^{\circ}53'54''$  East, 118.96 feet to the most Easterly corner of said last mentioned lands and a point situate in said Southwesterly right of way line of Russell Sampson Road, said right of way at this point being 100 feet in width as shown on the plat of Meehan Estates, as recorded in Map Book 20, Pages 34 and 35 of said Public Records, said plat being in a Northeasterly direction from this point; thence South  $58^{\circ}39'02''$  East, along said Southwesterly right of way line, a distance of 146.28 feet to the point of curvature of a curve concave Northeasterly and having a radius of 4,439.30 feet; thence Southeasterly around and along the arc of said curve, continuing along said Southwesterly right of way line, a distance of 299.60 feet, said arc being subtended by a chord bearing and distance of South  $60^{\circ}35'03''$  East, 299.54 feet to the point of tangency of said curve; thence South  $62^{\circ}31'02''$  East, continuing along said Southwesterly right of way line, a distance of 71.53 feet to the point of curvature of a curve concave Southwesterly and having a radius of 1,281.08 feet; thence Southeasterly around and along the arc of said curve and continuing along said Southwesterly right of way line, a distance of 257.06 feet, said arc being subtended by a chord bearing and distance of South  $56^{\circ}46'07''$  East, 256.63 feet to the point of tangency of said curve; thence South  $51^{\circ}01'12''$  East, continuing along said Southwesterly right of way line, a distance of 397.76 feet to the most Northerly corner of those certain lands described in Official Records Book 1026, Page 175 of said Public Records; thence South  $38^{\circ}35'38''$  West, along the Northwesterly line of said last mentioned lands, a distance of 512.05 feet to the most Westerly corner thereof; thence South  $55^{\circ}13'23''$  East, along the Southwesterly line of said last mentioned lands, a distance of 506.95 feet; thence South  $88^{\circ}47'26''$  East, along the South line

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of said last mentioned lands, a distance of 69.97 feet to a point situate in the East line of the Northwest 1/4 of said Section 17; thence South 00°23'37" East, along said last mentioned line and along the East line of the Southwest 1/4 of said Section 17, a distance of 1,404.55 feet to a found Rayonier concrete monument situate at the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 17; thence South 89°05'10" East, along the North line of said Southwest 1/4 of the Southeast 1/4 a distance of 1,315.95 feet to a found Rayonier concrete monument; thence South 02°24'33" West, along the East line of said Southwest 1/4 of the Southeast 1/4 a distance of 91.58 feet to a point situate in a curve concave Northwesterly and having a radius of 2,814.93 feet, said curve lying 13.00 feet Northwesterly of and concentric to the Northwesterly right of way line of County Road No. C-210 West, formerly State Road No. S-210, (as established as a 100 foot right of way as shown on the State of Florida Department of Transportation Right of Way Map Section 7851- 250, dated February 14, 1951), said right of way presently being variable in width, said Northwesterly right of way line being a curve concave Northwesterly and having a radius of 2,801.93 feet; thence Southwesterly around and along the arc of said curve and concentric to said Northwesterly right of way line of County Road C210, a distance of 74.02 feet, said arc being subtended by a chord bearing and distance of South 57°04'07" West, 74.02 feet to the point of tangency of said curve; thence South 57°49'31" West, parallel to and 13.00 feet Northwesterly of when measured at right angles to said Northwesterly right of way line of County Road No. C210, a distance of 1,460.25 feet to the point of curvature of a curve concave Northwesterly and having a radius of 2,229.01 feet, said curve being concentric to and 13.00 feet Northwesterly of the curved Northwesterly right of way line of said County Road No. C210, having a radius of 2,242.01 feet; thence Southwesterly around and along the arc of said curve and concentric to said Northwesterly right of way line of County Road No. C210, a distance of 199.24 feet, said arc being subtended by a chord bearing and distance of 60°23'10" West, 199.17 feet to a point situate in the Easterly boundary of those certain lands described in deed recorded in Official Records Volume 1373, Page 239, of said Public Records; thence North 16°14'06" West, along said last mentioned line, a distance of 970.14 feet; thence North 61°47'00" West, along the Northeasterly line of said last mentioned lands, a distance of 1,030.39 feet; thence South 89°23'11" West, along the Northerly line of said last mentioned lands, a distance of 1,320.44 feet to the Northwest corner thereof and a point situate in the West line of said Southwest 1/4 of Section 17; thence North 00°35'35" West, along said last mentioned line, a distance of 943.22 feet to the Northwest corner of said Southwest 1/4 of Section 17; thence South 89°41'37" West, along the South line of the Northeast 1/4 of said Section 18, and along the South line of the Northwest 1/4 of said Section 18, a distance of 4,268.43 feet; thence North 09°39'07" West, a distance of 1,502.28 feet; thence North 02°34'01" West, a distance of 4,196.70 feet to the point of curvature of a curve concave Easterly and having a radius of 500.00 feet; thence Northerly around and along the arc of said curve, a distance of 490.60 feet, said arc being subtended by a chord bearing and distance of North 25°32'33" East, 471.16 feet to the point of tangency of said curve; thence North 53°39'07" East, a distance of 126.66 feet to a point situate in said Southwesterly right of way line of Russell Sampson Road, said right of way as shown on said County Road Plat Book 1, Pages 9, 10, 11, 12 and 13, aforementioned, said Southwesterly right of way line being a curve concave Southwesterly and having a radius of 4,773.62 feet; thence Southeasterly around and along the arc of said curve and along said Southwesterly right of way line, a distance of 105.39 feet, said arc being subtended by a chord bearing and distance of South 44°23'07" East, 105.39 feet to the point of tangency of said curve; thence South 43°45'10"

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East, continuing along said Southwesterly right of way line, a distance of 1,089.24 feet to the point of curvature of a curve concave Northeasterly and having a radius of 1,469.32 feet; thence Southeasterly around and along the arc of said curve and continuing along said Southwesterly right of way line, a distance of 345.49 feet, said arc being subtended by a chord bearing and distance of South 50°29'20" East, 344.70 feet to the point of tangency of said curve; thence South 57°13'30" East, continuing along said Southwesterly right of way line, a distance of 964.18 feet to the point of curvature of a curve concave Northeasterly and having a radius of 1,937.96 feet; thence Southeasterly around and along the arc of said curve and continuing along said Southwesterly right of way line, a distance of 344.43 feet, said arc being subtended by a chord bearing and distance of South 62°19'00" East, 343.98 feet to the point of tangency of said curve; thence South 67°24'30" East, continuing along said Southwesterly right of way line, a distance of 83.22 feet to the point of curvature of a curve concave Southwesterly and having a radius of 1,467.16 feet; thence Southeasterly around and along the arc of said curve and continuing along said Southwesterly right of way line, a distance of 293.01 feet, said arc being subtended by a chord bearing and distance of South 61°41'13" East, 292.53 feet to the point of tangency of said curve; thence South 55°57'53" East, continuing along said Southwesterly right of way line, a distance of 95.05 feet; thence South 34°56'09" West, 165.73 feet to a point situate in the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 7; thence South 89°10'37" West, along said last mentioned line, a distance of 789.59 feet to the Northwest corner thereof; thence South 00°11'29" West, along the West line of said Southwest 1/4 of the Southeast 1/4 of Section 7, a distance of 1,076.29 feet to the Northeast corner of those certain lands described in Official Records Book 1511, Page 1475 of said Public Records; thence South 88°51'15" West, as found monumented, a distance of 200.54 feet to the Northwest corner thereof; thence South 00°02'55" West, along the West line of said last mentioned lands, as found monumented, a distance of 280.28 feet to the Southwest corner thereof and a point situate in the South line of said Section 7 and the North line of said Section 18; thence North 88°45'06" East, along said division line between Sections 7 and 18, a distance of 199.85 feet to the Southeast corner of said last mentioned lands, and the Southwest corner of said Southwest 1/4 of the Southeast 1/4 of Section 7; thence continue North 88°45'06" East, along said division line between Sections 7 and 18, a distance of 1,320.84 feet to the Southeast corner of said Southwest 1/4 of the Southeast 1/4 of Section 7; thence North 02°01'05" West, along the East line of said Southwest 1/4 of the Southeast 1/4, a distance of 675.24 feet to the Southeast corner of those certain lands described in Official Records Book 382, page 180 of said Public Records, being also the most Southerly corner of those certain lands described in Official Records Book 382, Page 186 of said Public Records; thence North 12°08'56" East, along the Easterly line of said last mentioned lands, a distance of 239.81 feet; thence North 05°16'58" East, and continuing along said last mentioned line, a distance of 253.41 feet to the Northeasterly corner thereof and a point situate in said Southwesterly right of way line of Russell Sampson Road, said right of way line, as shown on said County Road Plat Book 1, Pages 9, 10, 11, 12 and 13, aforementioned, said right of way line being a curve concave Southwesterly and having a radius of 906.06 feet; thence Southeasterly around and along the arc of said curve and continuing along said Southeasterly right of way line, a distance of 121.12 feet, said arc being subtended by a chord bearing and distance of South 49°36'14" East, 121.03 feet to the point of compound curvature of a curve concave Southwesterly and having a radius of 6,216.66 feet; thence Southeasterly around and along the arc of said curve and continuing along said Southwesterly right of way line, a distance of 423.86

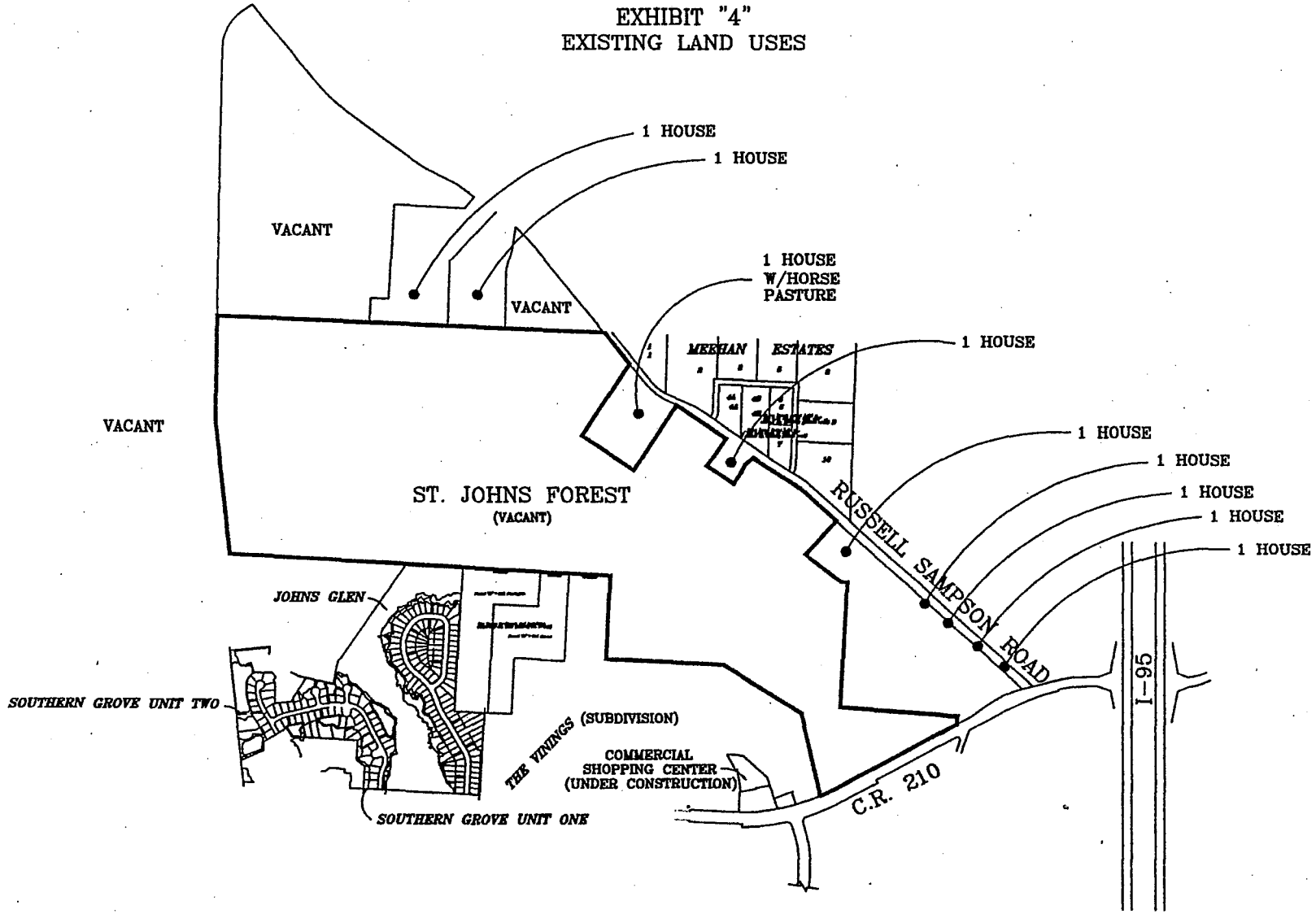
3 OF 4

feet, said arc being subtended by a chord bearing and distance of South 43°49'17" East, 423.78 feet to the point of tangency of said curve; thence South 41°52'06" East, continuing along said Southwesterly right of way line, a distance of 1,011.44 feet to a point situate in said division line between Sections 7 and 18; thence North 88°45'06" East, continuing along said Southwesterly right of way line, as per said Road Plat Book 9, Pages 9, 10, 11, 12 and 13, a distance of 13.23 feet to the POINT OF BEGINNING. Containing 582.21 acres, more or less.

4 OF 4



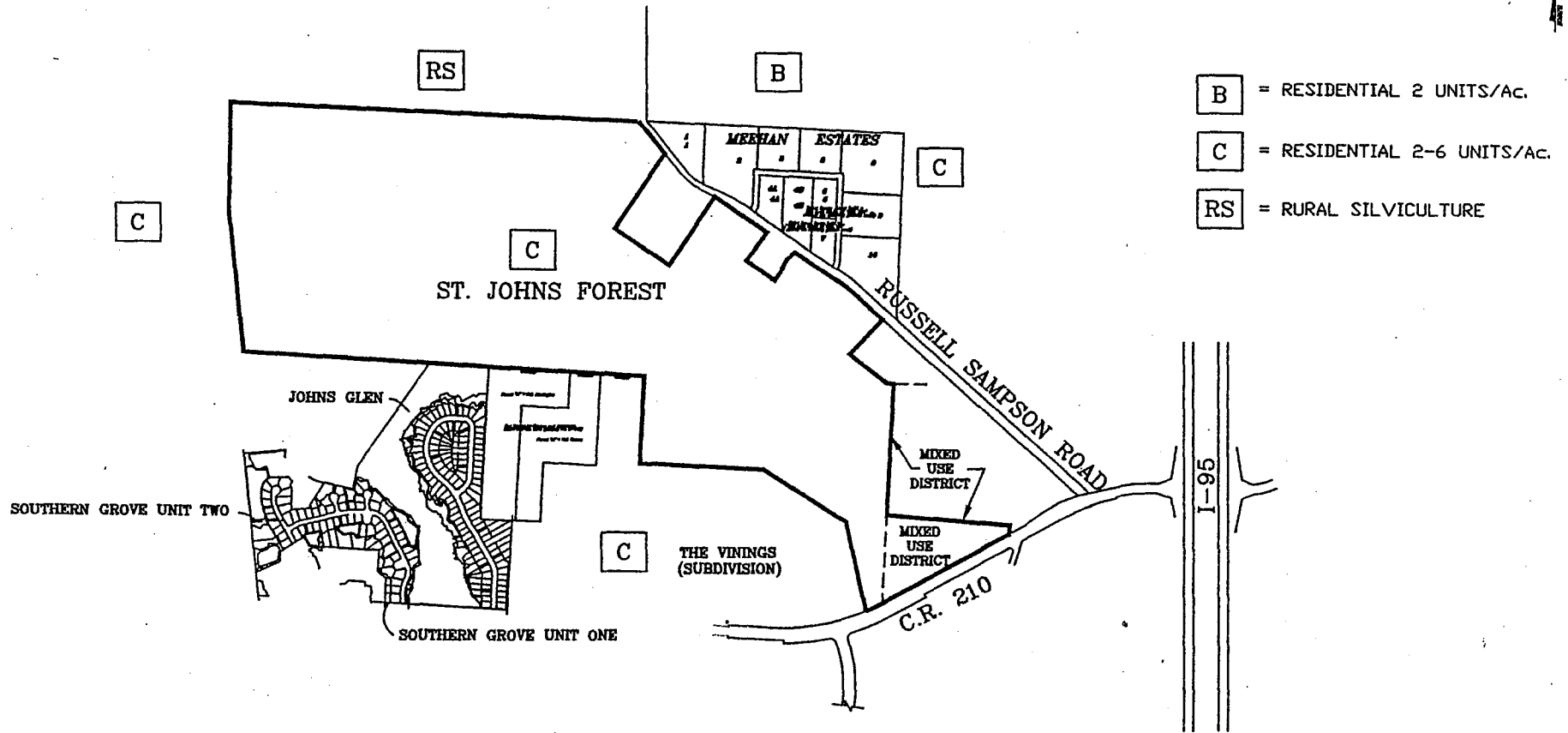
EXHIBIT "4"  
EXISTING LAND USES



ST. JOHNS FOREST  
COMMUNITY DEVELOPMENT DISTRICT

ORDINANCE BOOK 30 PAGE 653

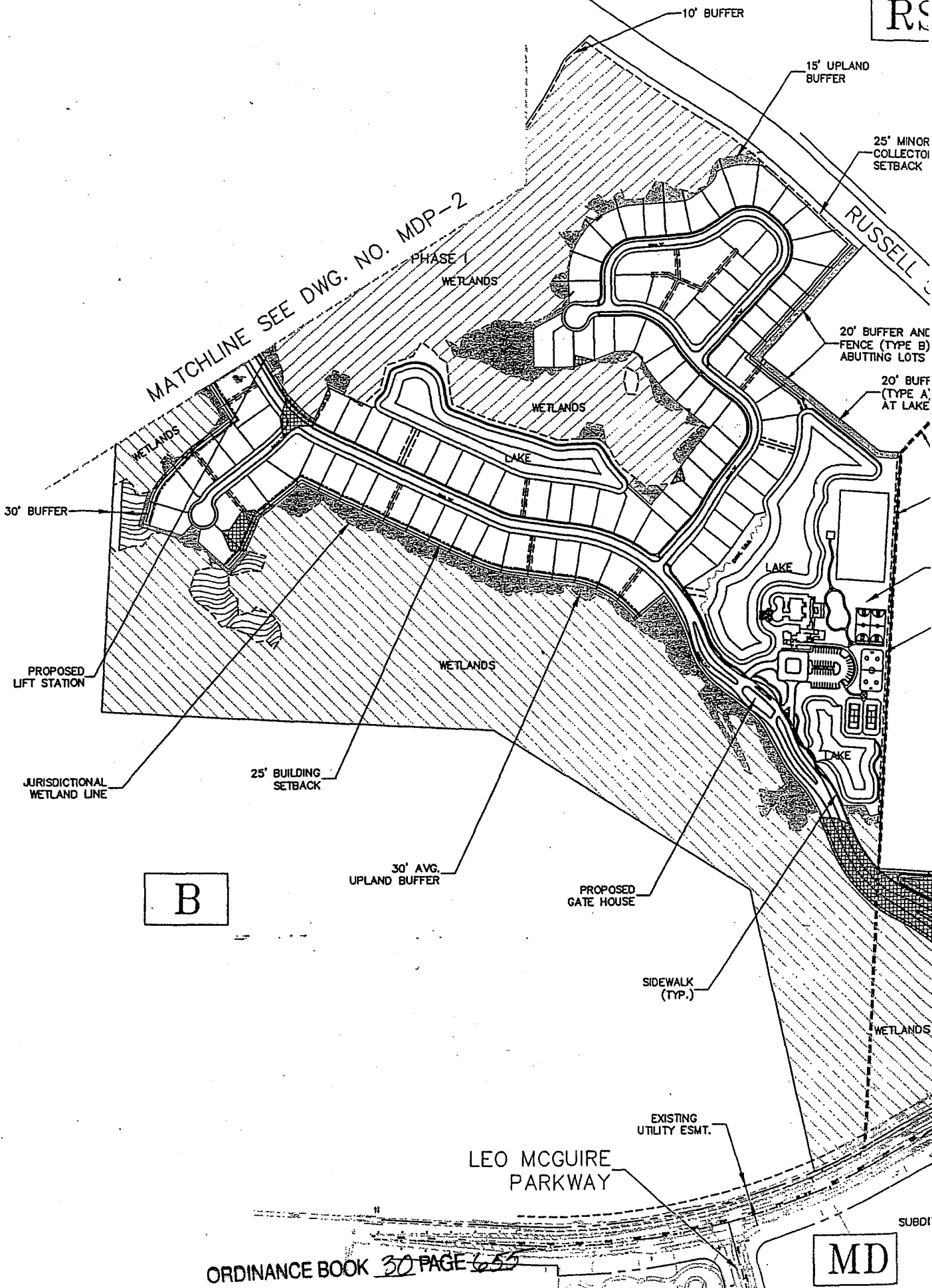
EXHIBIT "5"  
FUTURE LAND USES



ST. JOHNS FOREST  
COMMUNITY DEVELOPMENT DISTRICT

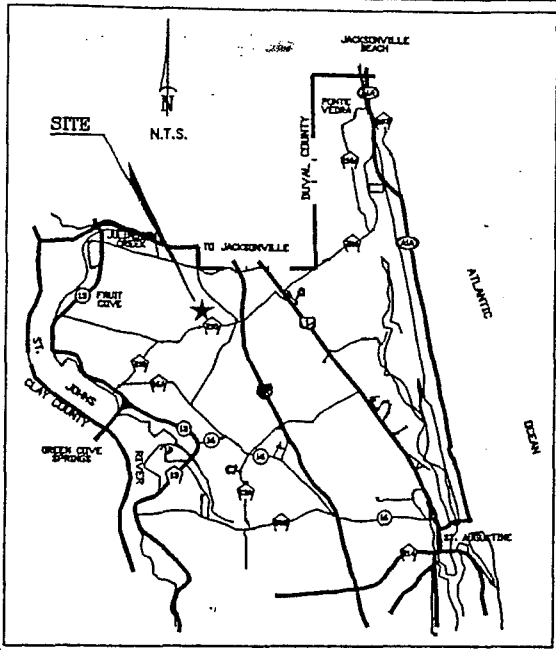
ORDINANCE BOOK 30 PAGE 657

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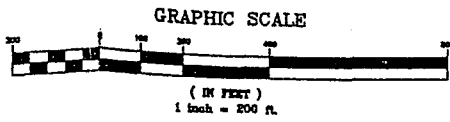


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MD



LOCATION MAP



DEVELOPMENT ANALYSIS

|                  |             |
|------------------|-------------|
| GROSS ACREAGE    | 435.65 Ac.± |
| UPLAND ACREAGE   | 229.25 Ac.± |
| WETLANDS         | 206.4 Ac.±  |
| WETLAND CREATION | 4.15 Ac.±   |
| WETLAND IMPACTS  | 7.74 Ac.±   |
| PROPOSED LAKE    | 28.0 Ac.±   |
| COMMERCIAL       | 16.0 Ac.±   |

LOT TYPES

|            |             |
|------------|-------------|
| 60' x 110' | = 187 UNITS |
| 70' x 110' | = 196 UNITS |
| 80' x 130' | = 156 UNITS |
| TOTAL      | = 539 UNITS |

\*DEVELOPER RESERVES THE RIGHT TO REVISE THE LOT SIZE MIX SHOWN ABOVE SO LONG AS MINIMUM LOT SIZE IS 6800SF AND MAXIMUM LOT YIELD IS HELD TO 545 LOTS.

| WETLANDS BY LANDUSE | CATEGORY |        |
|---------------------|----------|--------|
|                     | WETLAND  | UPLAND |
| RESIDENTIAL         | 199.4    | 220.25 |
| MIXED USE DISTRICT  | 7        | 9      |

LEGEND

- = ISOLATED WETLANDS
- = CONTIGUOUS WETLANDS
- = WETLAND IMPACT
- = WETLAND CREATION
- = BUFFER

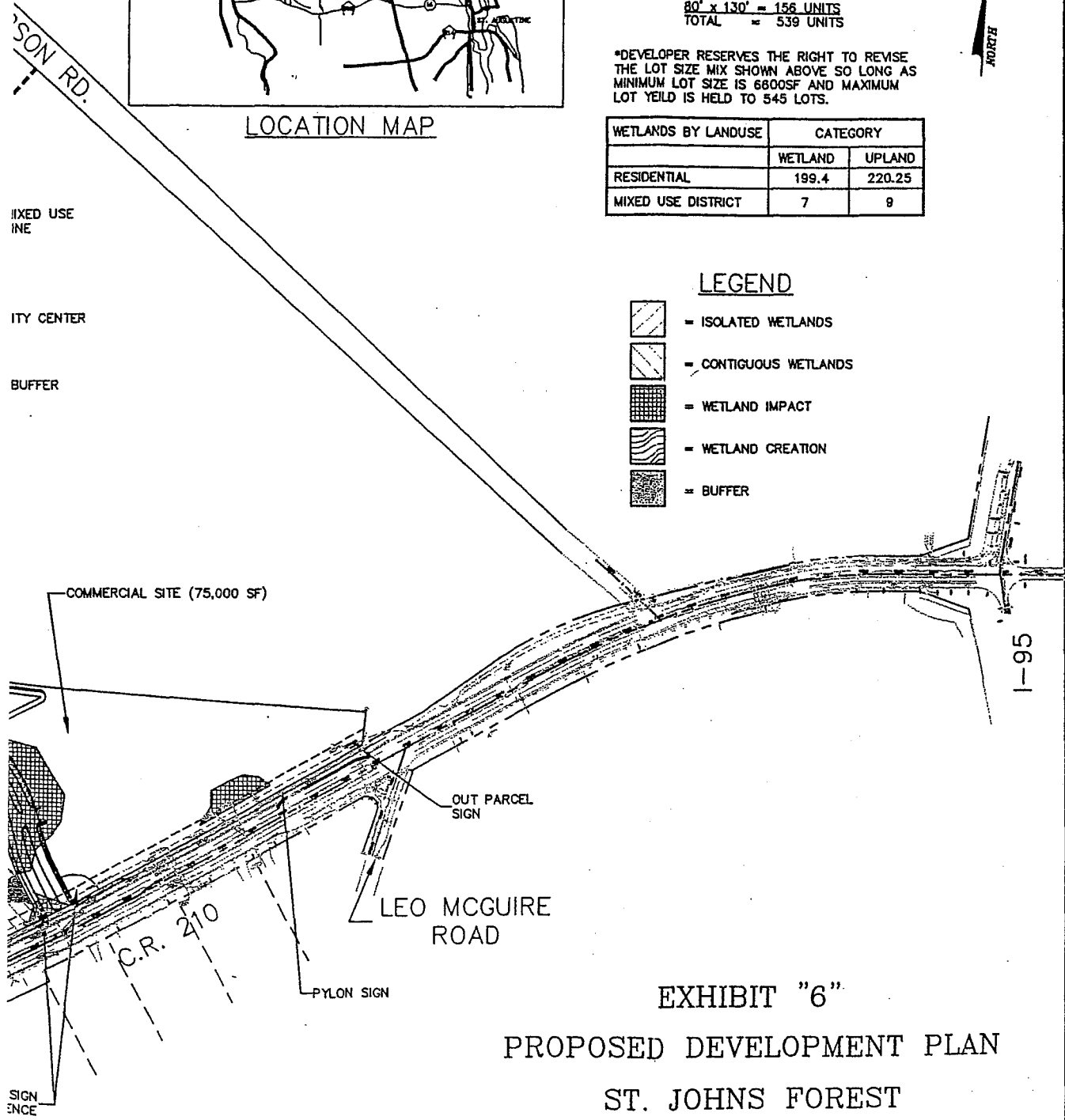


EXHIBIT "6"

PROPOSED DEVELOPMENT PLAN

ST. JOHNS FOREST

COMMUNITY DEVELOPMENT DISTRICT  
ORDINANCE BOOK 30 PAGE 656

| NO. | DATE | DESCRIPTION | BY: |
|-----|------|-------------|-----|
|     |      |             |     |
|     |      |             |     |
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|     |      |             |     |
|     |      |             |     |

REGISTERED ENGINEER  
ENG. BUS. NO. 4846

DESIGNED BY: PLB/VNC  
DRAWN BY: SS/JTM  
CHECKED BY: V. DUNN  
SCALE: 1" = 200'  
DATE: SEPTEMBER, 2002  
PROJ. NO.: 9805-924

**Hill, Boring, Dunn & Associates, Inc.**  
CIVIL ENGINEERS / LAND PLANNERS  
7950 BELFORT PARKWAY, SUITE 1600  
JACKSONVILLE, FLORIDA 32256  
904-281-1121

ST. JOHNS FOREST  
DEVELOPER  
TAYLOR WOODROW COMMUNITIES  
ST. JOHNS COUNTY, FLORIDA  
MASTER DEVELOPMENT PLAN

FILE  
MDP-1  
DWG. NO.  
SHEET 1 OF 2

NOT RELEASED FOR CONSTRUCTION

RS

JURISDICTIONAL WETLAND LINE

PROPOSED LIFT STATION

POTENTIAL ACCESS POINT

20' BUFFER AND FENCE (TYPE B) ABUTTING LOTS

15'

ALTERNATIVE POTENTIAL ACCESS POINT WITH AUTOMATIC SECURITY GATE

RS

15' UPLAND BUFFER

50' SETBACK

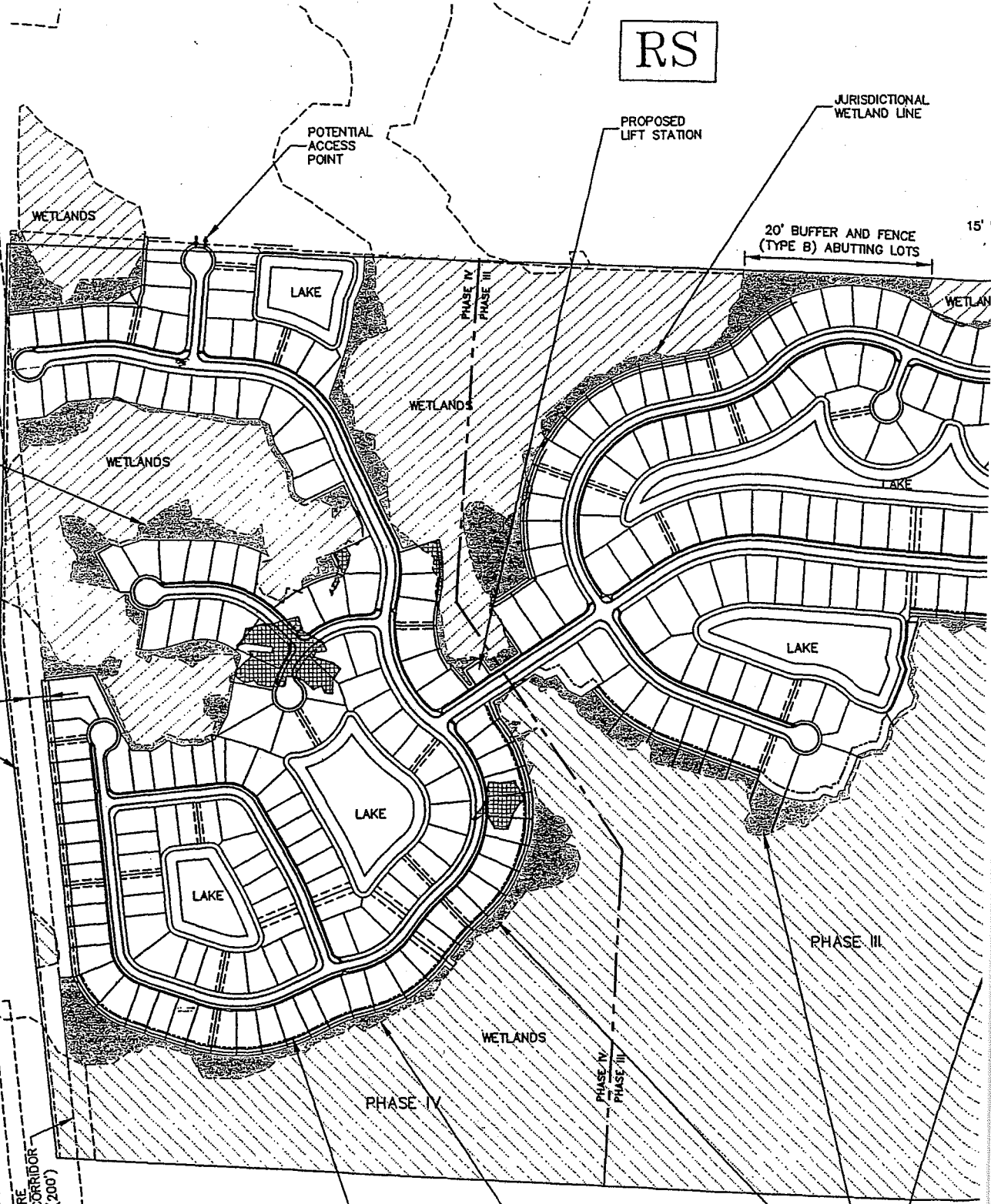
10' BUFFER

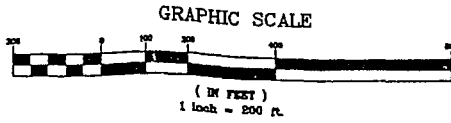
EXISTING 150' ELECTRIC TRANSMISSION AND DISTRIBUTION RIGHT-OF-WAY

POTENTIAL FUTURE NORTH/SOUTH CORRIDOR RIGHT OF WAY (200')






25' BUILDING SETBACK

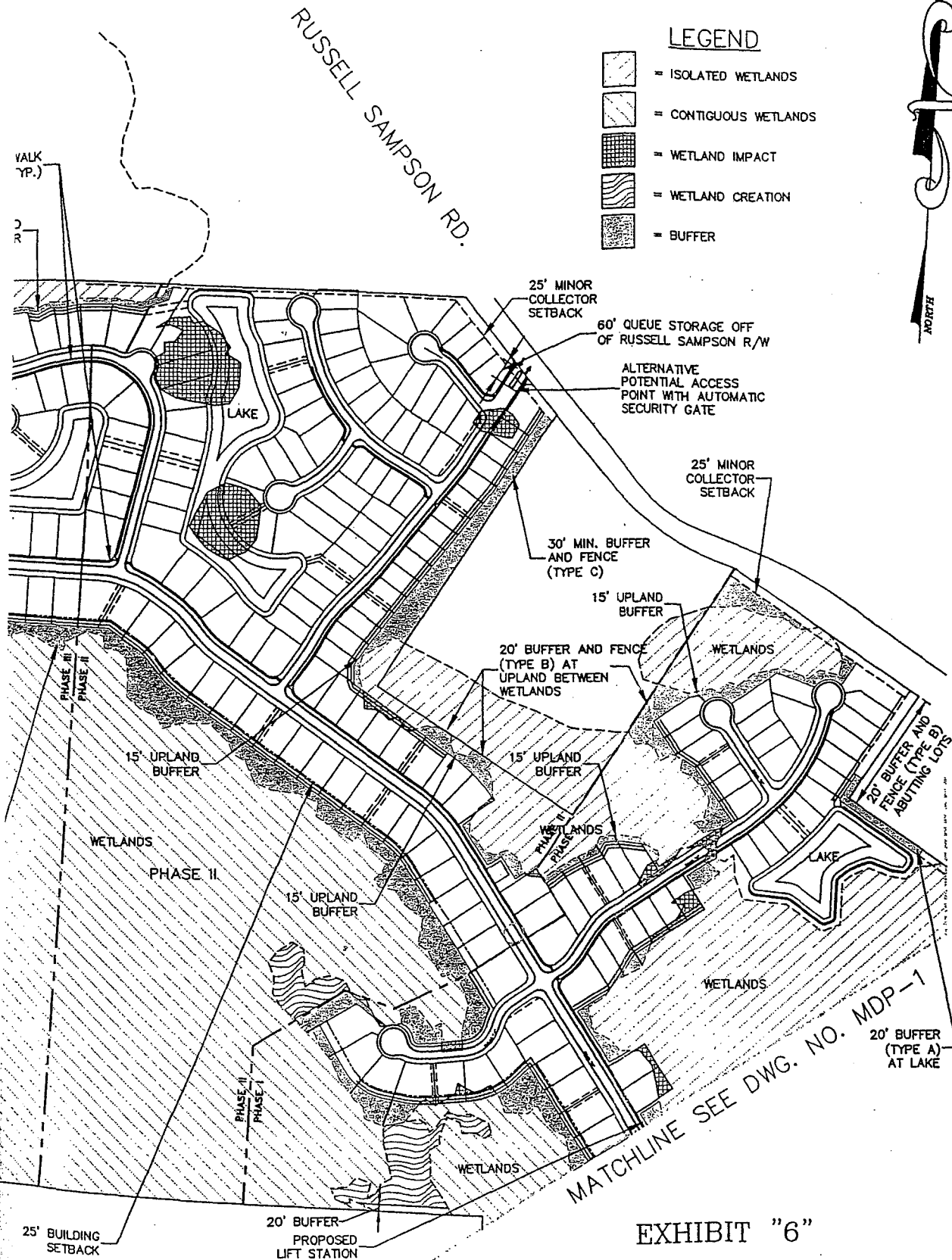
30' AVG. UPLAND BUF





**LEGEND**

-  = ISOLATED WETLANDS
-  = CONTIGUOUS WETLANDS
-  = WETLAND IMPACT
-  = WETLAND CREATION
-  = BUFFER



| NO. | DATE | DESCRIPTION | BY: |
|-----|------|-------------|-----|
|     |      |             |     |
|     |      |             |     |
|     |      |             |     |
|     |      |             |     |
|     |      |             |     |
|     |      |             |     |
|     |      |             |     |
|     |      |             |     |
|     |      |             |     |
|     |      |             |     |

DESIGNED BY: PLB/VNC  
 DRAWN BY: SS/TM  
 CHECKED BY: V. DUNN  
 SCALE: 1" = 200'  
 DATE: SEPTEMBER, 2002  
 PROJ. NO.: 9805-924

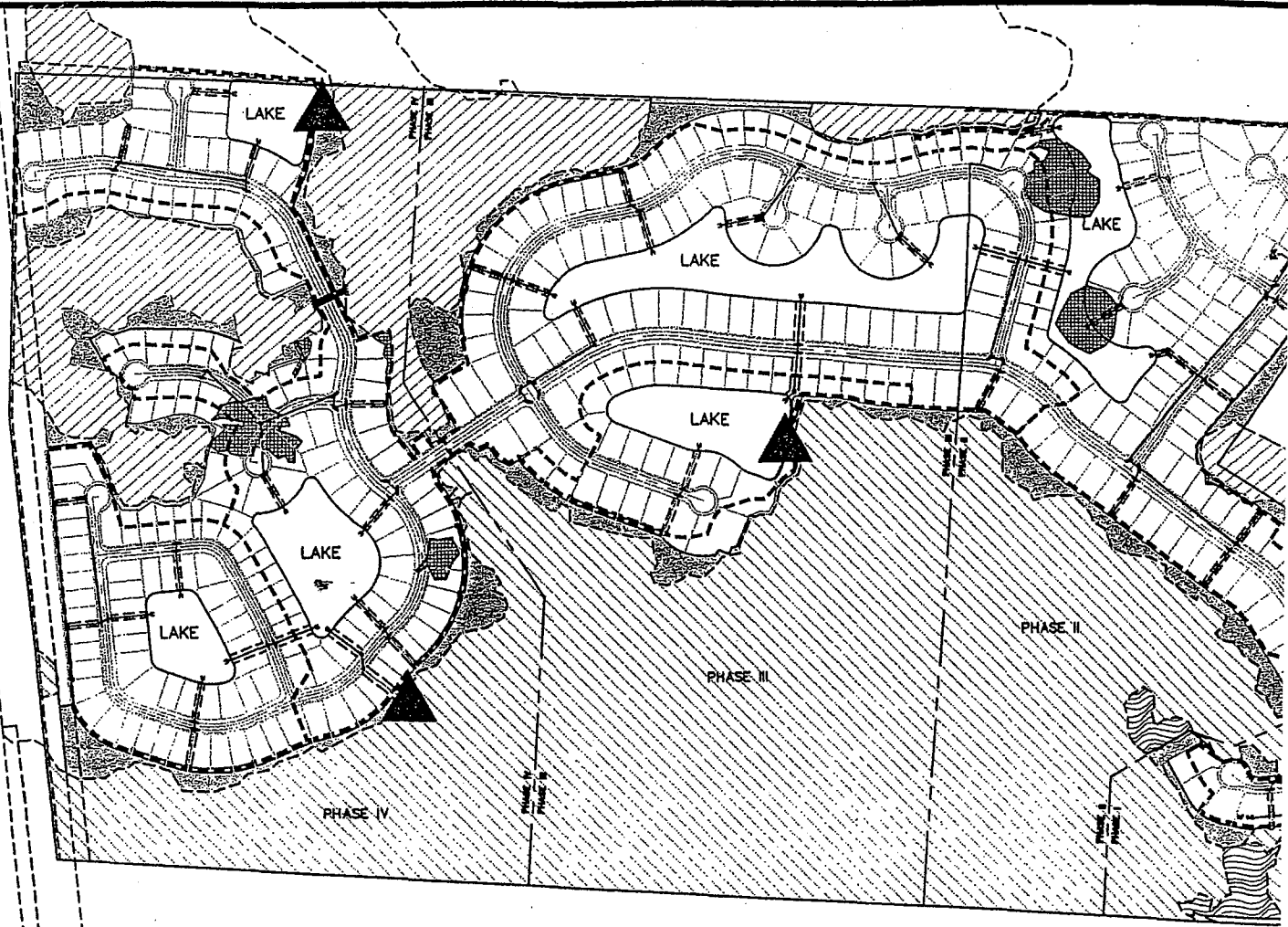
**Hill, Boring, Dunn & Associates, Inc.**  
 CIVIL ENGINEERS / LAND PLANNERS  
 7950 BELFORT PARKWAY, SUITE 1400  
 JACKSONVILLE, FLORIDA 32256  
 904-281-1121

**ST. JOHNS FOREST**  
 DEVELOPER  
**TAYLOR WOODROW COMMUNITIES**  
 ST. JOHNS COUNTY, FLORIDA  
 MASTER DEVELOPMENT PLAN

FILE  
**MDP-2**  
 DWG. NO.  
 SHEET 2 OF 2

EXHIBIT "6"  
 PROPOSED DEVELOPMENT PLAN  
 ST. JOHNS FOREST  
 ORDINANCE BOOK 30 PAGE 658 COMMUNITY DEVELOPMENT DISTRICT

NOT RELEASED FOR CONSTRUCTION



SYMBOL

DESCRIPTION



= DRAINAGE BASIN BOUNDARY



= LAKE OUTFALL

ST. JOHNS FORES  
 COMMUNITY DEVELOPMENT  
 MAJOR OUTFALL, CANALS AND D



SCALE: 1" = 600'

RUSSELL SAMPSON ROAD

LAKE

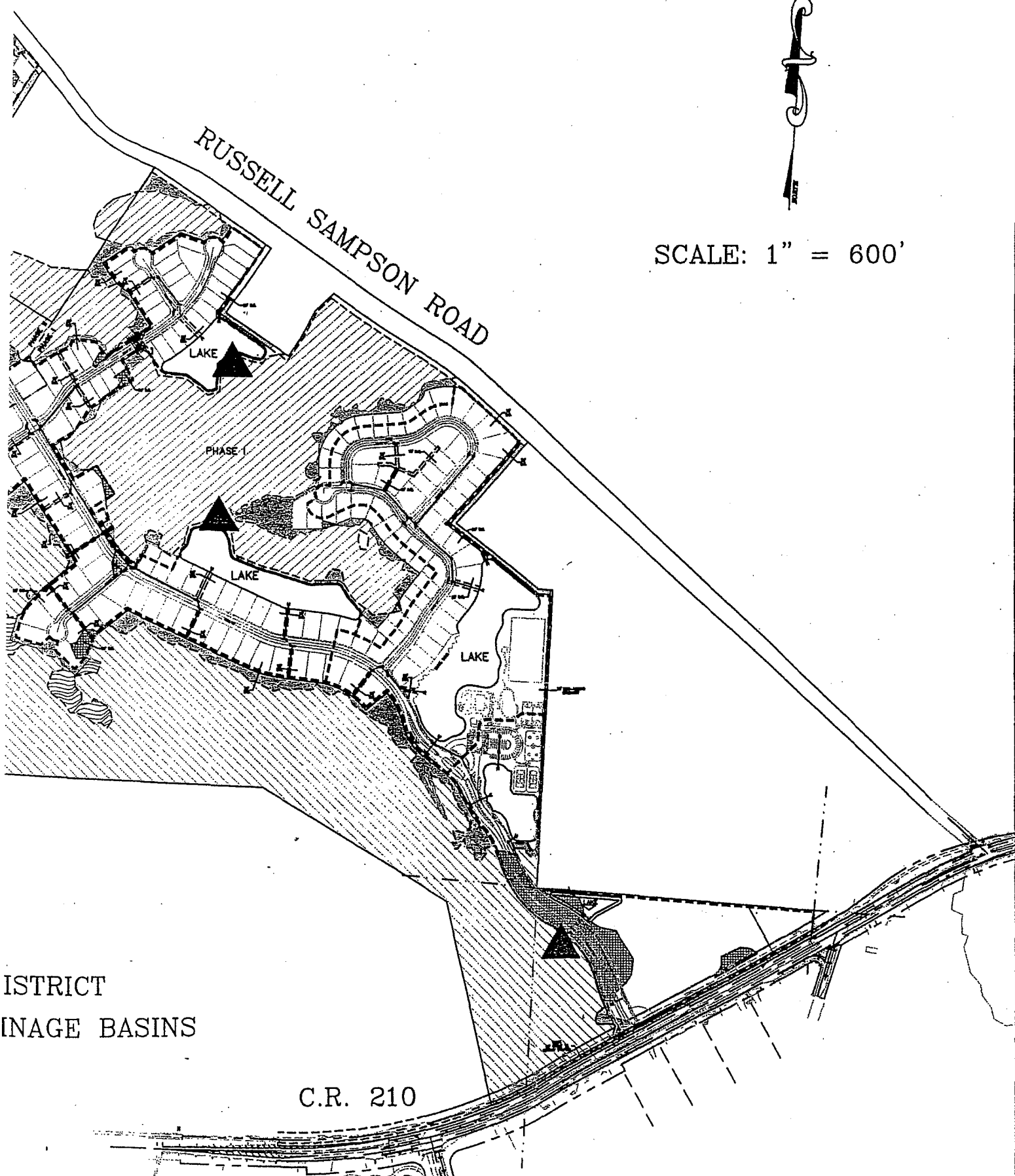
PHASE 1

LAKE

LAKE

DISTRICT  
RETENTION BASINS

C.R. 210





**EXHIBIT 8**  
**St. Johns Forest Community Development District**  
**Estimated Construction Costs Description\***

|   |               |                     |
|---|---------------|---------------------|
|   | <b>Total:</b> |                     |
| <b>Water Management</b>                                     |               | <b>\$3,492,000</b>  |
| (includes landscape/hardscape buffer)                       |               |                     |
| <br><b>Water Supply, Sewer, &amp; Wastewater Management</b> |               |                     |
| Water and sewer distribution system and                     |               |                     |
| force mains   |               |                     |
|   | \$3,336,245   |                     |
| Lift Stations (2)   |               |                     |
|   | 450,000       |                     |
|   |               | <b>\$3,786,245</b>  |
| <br><b>Roadway Improvements</b>                             |               |                     |
| CR-210 & Russell Sampson Rd.                                |               |                     |
|   | \$1,164,000   |                     |
| Entry Boulevard (inc. paving, drainage,                     |               |                     |
| water, sewer and force main)                                |               |                     |
|   | 850,000       |                     |
|   |               | <b>\$2,014,000</b>  |
| <br><b>Mitigation Areas and Wildlife Habitat</b>            |               |                     |
| (enhancement only)  |               |                     |
|   |               | <b>\$309,000</b>    |
| <br><b>Planning, Design, Engineering, Permitting</b>        |               | <b>\$715,450</b>    |
|   | <b>Total:</b> | <b>\$10,316,695</b> |

\* All estimates are in 2002 dollars.

## EXHIBIT "9"

### STATEMENT OF ESTIMATED REGULATORY COSTS

#### 1.0 Introduction

#### 1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to form the **St. Johns Forest Community Development District** ("District"). The proposed District will comprise approximately 434.3 acres of land located in St. Johns County, Florida. The limitations on the scope of this SERC are explicitly set out in Section 190.002 (2) (d), F.S. (governing District formation or alteration) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the District, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

#### 1.2 Overview of the St. Johns Forest Community Development District

The proposed District will comprise approximately 434.3 acres within St. Johns County, Florida. The proposed District is designed to provide infrastructure, services, and facilities along with certain ongoing operations and maintenance to the St. Johns Forest development (the "Development"). The Development is planned for approximately 545 residential units and 75,000 square feet of commercial space.

A Community Development District ("CDD") is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002 (1) (a) F.S.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the city in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as St. Johns Forest. The scope of this SERC is limited to evaluating the consequences of approving the proposal to establish the District.

### **1.3 Requirements for Statement of Estimated Regulatory Costs**

Section 120.541 (2), F.S. (1997), defines the elements a statement of estimated regulatory costs must contain:

(a) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(b) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

(c) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.

(d) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S. St. Johns County is not defined as a small city for purposes of this requirement.

(e) Any additional information that the agency determines may be useful.

(f) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

**2.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.**

As noted above, the Development is designed for up to approximately 545 residential units and 75,000 square feet of commercial space. Formation of the District would provide storm water management services including landscaping and hardscape buffer, a water distribution and wastewater collection system including 2 lift stations, and enhancement of mitigation areas and wildlife habitat to all of these residences and commercial property through the proposed District facilities. It is not anticipated that anyone outside the Development would be affected by the rule creating the District, although the State of Florida and the County would be required to comply with the rule.

**3.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, or in the case of Districts under 1000 acres, an ordinance of the general purpose government establishing the District, and any anticipated effect on state and local revenues.**

**3.1 Costs to Governmental Agencies of Implementing and Enforcing Rule**

**State Government Entities**

There will be only modest costs to various State governmental entities to implement the proposed formation of the District. The District as proposed will encompass under 1,000 acres, therefore, the County is the establishing entity under 190.005 (1) F.S. The modest costs to various State entities to implement the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those State agencies that will receive and process the District's reports are very small because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.412, F.S., the proposed district must pay an annual fee to the State of Florida Department of Community Affairs, which offsets such costs.

**St. Johns County**

The proposed land for the District is in St. Johns County (the "County") and consists of less than 1,000 acres. The County and its staff will process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources. The costs to review the record of the local hearing, the transcript of the hearing, and the resolutions adopted by the

local general-purpose government will be offset by the filing fee required under 190.005 (1), F.S.

These costs to the County are modest for a number of reasons. First, according to Chapter 190, F.S., review of the petition to establish the District does not include analysis of the Development itself. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by the required filing fee. Finally, local governments routinely process similar petitions for land uses and zoning changes that are far more complex than is the petition to establish a CDD.

The annual costs to the County, because of the establishment of the District, are also very small. The proposed District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County.

### **3.2 Impact on State and Local Revenues**

Adoption of the proposed rule creating the CDD will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the St. Johns Forest development project. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida, the County, or any unit of local government. In accordance with State law, debts of the District are strictly its own responsibility.

### **4.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.**

Table 1 provides an outline of the various facilities and services the proposed District may provide. The water management system, water and sewer distribution systems, certain roadway improvements as described in Table 1, and landscaping and hardscape buffer will be funded by the District. The District is also expected to fund the enhancement of the mitigation and wildlife habitat area.

**Table 1. St. Johns Forest Community Development District  
Proposed Facilities and Services**

| <b>FACILITY</b>   | <b>FUNDED<br/>BY</b> | <b>O&amp;M</b> | <b>OWNERSHIP</b> |
|---|----------------------|----------------|------------------|
| Utilities   | CDD                  | County         | County           |
| Roadway Improvements:<br>CR 210 & Russell Sampson Rd<br>Entry Boulevard | CDD<br>CDD           | County<br>CDD  | County<br>CDD    |
| Storm Water Management,<br>Landscaping & Hardscape                      | CDD                  | CDD            | CDD              |

CDD=Community Development District; County=St. Johns County

The petitioner has estimated the design and development costs for providing the capital facilities as outlined in Table 1. The cost estimates are shown in Table 2 below. Total design and development costs for these facilities are estimated to be approximately \$10,316,695. The District may issue special assessment or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program as outlined in Table 2.

Prospective future landowners in the Development may be required to pay non ad valorem assessments levied by the District to secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem assessments for debt service, the District may also levy a non ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, locating in the District by new residents is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the non ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the seller to all prospective purchasers of property within the District.

A CDD provides the property owners with the option of having higher levels of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, City/County provision, or through developer equity and/or bank loans.

In considering these costs it shall be noted that occupants of the lands to be included within the Development will receive three major classes of benefits.

First, those residents and businesses in the Development will receive a higher level of public services sooner than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the community services will be completed concurrently with development of lands within the Development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows District landowners, through landowner voting and ultimately electoral voting for resident elected boards, as applicable, to determine the type, quality and expense of the District services they receive, provided they meet the County's overall requirements.

The cost impact on the ultimate landowners in the Development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. Given the low cost of capital for a CDD, the cost impact to landowners is negligible. This incremental cost of the high quality infrastructure provided by the District is likely to be fairly low.

**Table 2. Cost Estimate for District Facilities**

| CATEGORY  | COST              |
|---|-------------------|
| Storm Water Management<br>(includes landscape/hardscape buffer) | \$ 3,492,000      |
| Utilities   | \$ 3,786,245      |
| Roadway Improvements  | \$ 2,014,000      |
| Mitigation Areas & Wildlife Habitat<br>(enhancement only)       | \$ 309,000        |
| Planning, Design, Engineering & Permitting                      | <u>\$ 715,450</u> |
| GRAND TOTAL   | \$10,316,695      |



**5.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.**

There will be little impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid all of its contracts. This affords small businesses the opportunity to bid on District work.

The County has an estimated population that is greater than 75,000 according to the St. Johns County Government Website. Therefore the County is not defined as a "small county" according to Section 120.52, F.S.

**6.0 Any additional useful information.**

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

Prepared by: \_\_\_\_\_  
Severn Trent Environmental Services, Inc.

Revised 2/26/03

APPENDIX A

**COMPREHENSIVE CHART OF REQUIRED REPORTS (continued)**

|     | NAME<br><i>of Report</i>                                  | GOVERNING<br><i>Statute, rule, or law</i>       | PENALTY ROUTE<br><i>Initiated by</i>  | REPORT<br><i>Compliance</i> | HANDBOOK<br><i>Reference</i> | INFORMATION<br><i>Et cetera</i>  |
|-----|---|---|---|-----------------------------|------------------------------|--|
| 1.  | Financial Audit   | s. 11.45, F.S.<br>R. 9B-50.15, F.A.C.           | Penalties for required reports 1-6 are initiated by the following:<br>• Joint Legislative Auditing Committee,<br>• Designated agency, or<br>• Local government<br>These penalty routes are covered in chapter 21 of the handbook. | ■                           | chapter 18                   | Must be completed by an independent CPA  |
| 2.  | Financial Report  | s. 218.32, F.S.<br>R. 9B-50.014(1), F.A.C.      |   | ■                           | chapter 19                   | AFR form mailed to districts each October  |
| 3.  | Advance notice  | s. 218.38(1)(a), F.S.<br>R. 13K-1.0041, F.A.C.  |   | ■                           | chapter 20                   | Published notice of sale sufficient  |
| 4.  | Bond Information  | s. 218.38(1), F.S.<br>R. 13K-1.003, F.A.C.      |   | ■                           | chapter 20                   | Form BF 2003   |
| 5.  | Bonds—competitive   | s. 218.38(1)(b)1, F.S.<br>R. 13K-1.0051, F.A.C. |   | ■                           | chapter 20                   | Form BF 2004-A and Final Official Statement  |
| 6.  | Bonds—negotiated  | s. 213.38(1)(c)1, F.S.<br>R. 13K-1.006, F.A.C.  |   | ■                           | chapter 20                   | Form BF 2004-B and Final Official Statement  |
| 7.  | TRIM  | s. 200.068, F.S.<br>Ch. 12D-8, F.A.C.           | Department of Revenue   | ■                           | chapter 22                   | Trim package mailed to district each June  |
| 8.  | Limited Disclosure  | s. 112.3145, F.S.<br>Ch. 34, F.A.C.             | Commission on Ethics  | ■                           | chapter 23                   | Form 1 mailed by June 1  |
| 9.  | Gifts—Elected officers                                    | s. 112.3148, F.S.<br>Ch. 90-502, L.O.F.         | Commission on Ethics  | ■                           | chapter 23                   | Form 7 must be filed with Form 1   |
| 10. | Quarterly Gift  | s. 112.3148(6)(a), F.S.<br>Ch. 90-502, L.O.F.   | Commission on Ethics  | ■                           | chapter 23                   | Form 9 available from Supervisor of Elections  |
| 11. | Gifts—Agencies/DSOs                                       | s. 112.3148, F.S.<br>Ch. 90-502, L.O.F.         | Commission on Ethics  | ■                           | chapter 23                   | Form will be promulgated in Fall of 1991   |
| 12. | Quarterly Client  | s. 112.3145(4), F.S.<br>Ch. 90-502, L.O.F.      | Commission on Ethics  | ■                           | chapter 23                   | Form 2 available from Supervisor of Elections  |
| 13. | Honoraria expenses  | s. 112.3149, F.S.<br>Ch. 90-502, L.O.F.         | Commission on Ethics  | ■                           | chapter 23                   | Form will be promulgated in Fall of 1991   |
| 14. | Actuarial Report<br><i>(defined benefit plans)</i>        | s. 112.63, F.S.<br>R. 22D-1.003, F.A.C.         | Dept. of Administration   | ■                           | chapter 25                   | Must be available for inspection by public   |
| 15. | Actuarial Determination<br><i>(defined benefit plans)</i> | s. 112.63(1), F.S.<br>R. 22D-1.003, F.A.C.      | Dept. of Administration   | ■                           | chapter 25                   | File for period with no actuarial evaluation   |
| 16. | Actuarial Impact<br><i>(defined benefit plans)</i>        | s. 112.63(3), F.S.<br>R. 22D-1004(2), F.A.C.    | Dept. of Administration   | ■                           | chapter 25                   | Submit copy of Actuarial Impact Statement  |
| 17. | Defined Contribution                                      | s. 112.63, F.S.<br>R. 22D-1.006, F.A.C.         | Dept. of Administration   | ■                           | chapter 25                   | Report period—fiscal year or plan anniversary  |
| 18. | Public Depository   | s. 280.17, F.S.<br>R. 4C-2.009(4), F.A.C.       | Dept. of Insurance & Treasurer  |                             | chapter 27                   | Form 4G-17 mailed in January each year   |
| 19. | Proposed budget   | s. 218.34(2), F.S.<br>R. 9B50-014(1), F.A.C.    | Local government  |                             | chapter 28                   | <b>NOTE:</b><br>Penalties for required reports 7-18 are initiated by the designated state agency, and their penalty procedures are covered in chapters 22-27 of the handbook.<br><br>Penalties for required reports 20-23 are covered in chapter 34 of the handbook. |
| 20. | Public facilities report                                  | s. 189.415, F.S.<br><i>no rule</i>              | Local government  |                             | chapter 29                   |  |
| 21. | Public meetings   | s. 189.417, F.S.<br>R. 9B-50.01(6), F.A.C.      | Local government  |                             | chapter 30                   |  |
| 22. | District map  | s. 189.418, F.S.<br>R. 9B-50.015(3) F.A.C.      | Local government  |                             | chapter 31                   |  |
| 23. | Registered agent  | s. 189.416, F.S.<br>R. 9B-50.017, F.A.C.        | Local government  |                             | chapter 32                   |  |
| 24. | Charter   | s. 189.418(2), F.S.<br>R. 9B-50.013(1), F.A.C.  | <i>No penalty</i>   |                             | chapter 33                   |  |
| 25. | Surplus funds   | s. 218.487(1), F.S.<br><i>no rule</i>           | <i>No penalty</i>   |                             | chapter 35                   |  |
| 26. | Mergers   | s. 189.4042(2)(c), F.S.<br>R. 9B-50.018, F.A.C. | <i>No penalty</i>   |                             | chapter 9                    |  |
| 27. | Dissolutions  | s. 189.403, F.S.<br>R. 9B-50.019, F.A.C.        | <i>No penalty</i>   |                             | chapter 10                   |  |

**KEY** s—section R—Rules Ch—Chapter  
 F.S.—Florida Statutes F.A.C.—Florida Administrative Code L.O.F. Laws of Florida

**COMPREHENSIVE CHART OF REQUIRED REPORTS**

| FILING<br>District | NAME<br>of Report  | WHEN TO FILE |   | WHERE TO FILE |      |   |
|--------------------|--|--------------|---|---------------|------|---|
|                    |  | How often    | Deadline                                  | Local Govt.   | SDIP | Designated agency   |
| 1.                 | I Annual Financial Audit   | A            | within 12 months after end of fiscal year | ■             | ■    | Auditor General   |
| 2.                 | I Annual Financial Report (AFR)  | A            | by March 31                               | ■             | ■    | Department of Banking and Finance                                   |
| 3.                 | D I Advance notice of bond sale  | R            | prior to bond sale                        |               |      | Division of Bond Finance  |
| 4.                 | D I Bond Information Form (NOTE:)  | R (R)        | 120 days after bonds issued               | ■             | ■    | Division of Bond Finance (File with SDIP & local govt. annually)    |
| 5.                 | D I Bond Disclosure Form—Competitive Sale                                  | R            | 120 days after delivery of bonds          |               |      | Division of Bond Finance  |
| 6.                 | D I Bond Disclosure Form—Negotiated Sale                                   | R            | 120 days after delivery of bonds          |               |      | Division of Bond finance  |
| 7.                 | D I TRIM compliance report and certification of tax roll                   | A            | 130 days after                            |               |      | Division of Ad Valorem Tax  |
| 8.                 | D I Form 1—Limited Financial Disclosure                                    | A            | by July 1                                 | ■             |      | ◀ File required Ethics' reports with county Supervisor of Elections |
| 9.                 | D I Form 7—Gift Disclosure Elected Officers                                | A            | by July 1                                 | ■             |      |   |
| 10.                | D I Form 9—Quarterly Gift Disclosure                                       | R            | 1 quarter after reporting quarter         | ■             |      |   |
| 11.                | D I Gifts from Government Agencies and Direct Service Organizations (DSOs) | R            | annually by July 1                        | ■             |      |   |
| 12.                | D I Form 2—Quarterly Client Disclosure                                     | R            | 15 days after end of applicable quarter   | ■             |      |   |
| 13.                | D I Honoraria and related expenses   | R            | annually by July 1                        | ■             |      |   |
| 14.                | D I Actuarial Valuation Report (defined benefit plans)                     | R            | 60 days after certification               |               |      | Division of Retirement  |
| 15.                | D I Actuarial Determination Report (defined benefit plans)                 | R            | 60 days after reporting period            |               |      | Division of Retirement  |
| 16.                | D I Actuarial Impact Statement (defined benefit plans)                     | R            | Prior to final hearing                    |               |      | Division of Retirement  |
| 17.                | D I Defined Contribution Report  | R            | 60 days after reporting period            |               |      | Division of Retirement  |
| 18.                | D I Qualified Public Depository  | A            | by March 31                               |               |      | Bureau of Collateral Security                                       |
| 19.                | (D) I Proposed budget (Authority certifies compliance/ s. 11.45, F.S.)     | A (R)        | by September 1 (by September 1)           | ■             |      | (Department of Banking & Finance)                                   |
| 20.                | D I Public facilities report   | A            | March 1                                   | ■             |      | ◀ File report with each county and municipality in district         |
| 21.                | D I Public meetings schedule   | A            | beginning of fiscal year                  | ■             | ■    |   |
| 22.                | I District map   | A            |   | ■             | ■    |   |
| 23.                | D I Registered agent   | R            | within 1 year of creation                 | ■             | ■    |   |
| 24.                | D I Charter and amendments   | R            | 30 days after implementation              |               | ■    |   |
| 25.                | D I Investment of surplus funds and resolution                             | R            | at time of investment                     |               |      | State Board of Administration                                       |
| 26.                | D I Mergers  | R            | 30 days after merger                      | ■             | ■    |   |
| 27.                | D I Dissolutions   | R            | 30 days after dissolution                 | ■             | ■    |   |

**KEY** I—Independent districts file A—file Annually  
 D—Dependent districts file R—file only as Required

**EXHIBIT 10  
AUTHORIZATION OF AGENT**

**Consent and Joinder of Landowner  
to Establishment of a Community Development District**

The undersigned is the owner of certain lands more fully described on Exhibit A attached hereto and made a part hereof ("Property").

The undersigned understands and acknowledges that **Taylor Woodrow Communities at St. Johns Forest, L.L.C.** ("Petitioner"), intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute all or a part of the Community Development District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the Community Development District of one hundred percent (100%) of the owners of the lands to be included within the Community Development District.

The undersigned hereby consents to the establishment of a Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the Community Development District.

The undersigned acknowledges that the consent will remain in full force and effect until the Community Development District is established or three years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the Community Development District in substantially this form.

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The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 20<sup>th</sup> day of November, 2002.

**TAYLOR WOODROW COMMUNITIES AT  
ST. JOHNS FOREST, L.L.C.,**  
a Florida limited liability company

By: Taylor Woodrow Homes Florida, Inc.,  
a Florida corporation,  
Its: Member

By: [Signature]  
Keith E. Bass, President

By: TWCF, Inc.,  
a Florida corporation,  
Its: Member

By: [Signature]  
Keith E. Bass, President

### Exhibit "A"

A parcel of land being a portion of Sections 17 and 18, Township 5 South, Range 28 East, St. Johns County, Florida being more particularly described as follows:

For a Point of Reference, Commence at the Section corner common to said Sections 17 and 18, and Sections 7 and 8, said Township and Range; thence South 88°45'06" West, along the North line of said Section 18, and the South line of Section 7, a distance of 196.66 feet, to a point situate in the Southwesterly right of way line of Russell Sampson Road, as shown on St. Johns County Road Plat Book 1, Pages 9, 10, 11, 12 and 13, of the Public Records of said St. Johns County, Florida, as established for maintenance purposes, said right of way of Russell Sampson Road having an undetermined right of way width, for a Point of Beginning. Thence South 42°11'19" East, along said Southwesterly right of way line, a distance of 443.75 feet, to the most Northerly corner of those certain lands described in Official Records Book 1080, Page 539, of said Public Records; thence South 30°00'36" West, along the Northwesterly line of last said lands, a distance of 967.59 feet, to the most Westerly corner thereof; thence South 60°11'31" East, along the Southwesterly line of said last mentioned lands, a distance of 700.12 feet, to the most Southerly corner thereof; thence North 29°57'37" East, along the Southeasterly line of said last mentioned lands, a distance of 878.34 feet, to the most Easterly corner of said last mentioned lands and a point situate in said Southwesterly right of way line of Russell Sampson Road; thence South 58°51'51" East, along said Southwesterly right of way line, a distance of 667.68 feet, to the most Northerly corner of those certain lands described in Official Records Book 1007, Page 1331 of the Public Records of said St. Johns County, Florida; thence South 31°22'51" West, along the Northwesterly line of said last mentioned lands, a distance of 369.89 feet; thence South 58°57'22" East, along the Southwesterly line of said last mentioned lands, a distance of 358.26 feet; thence Northeasterly, along the Southeasterly line of said lands described in Official Records Book 1007, Page 1331, of said Public Records, run the following three (3) courses and distances; Course No. 1: North 30°58'51" East, 105.24 feet; Course No. 2: North 25°03'57" East, 147.35 feet; Course No. 3: North 43°53'35" East, 119.00 feet, to the most Easterly corner of said last mentioned lands, and a point situate in said Southwesterly right of way line of Russell Sampson Road, said right of way at this point being 100 feet in width, as shown on the Plat of Meehan Estates, as recorded in Map Book 20, Pages 34 and 35 of said Public Records; thence South 58°39'02" East, along said Southwesterly right of way line, a distance of 146.28 feet, to the point of curvature of a curve to the left, being concave Northeasterly and having a radius of 4,439.30 feet; thence Southeasterly, along and around the arc of said curve and along said Southwesterly right of way line, a distance of 299.60 feet, said arc being subtended by a chord bearing and distance of South 60°35'03" East 299.54 feet, to the point of tangency of said curve; thence South 62°31'02" East, continuing along said Southwesterly right of way line, a distance of 71.53 feet, to the point of curvature of a curve to the right, being concave Southwesterly and having a radius of 1,281.08 feet; thence Southeasterly, along and around the arc of said curve, and continuing along said Southwesterly right of way line of Russell Sampson Road, a distance of 257.06 feet, said arc being subtended by a chord bearing and distance of South 56°46'07" East 256.63 feet, to the point of tangency of said curve; thence South 51°01'12" East, continuing along said Southwesterly right of way line, a distance of 397.76 feet, to the most Northerly corner of those certain lands described in Official Records Book 1026, Page 175, of said Public Records; thence South 38°35'38" West, along the Northwesterly line of said last mentioned lands, a distance of 512.05 feet, to the most Westerly corner thereof; thence South 55°13'23" East, along the Southwesterly line of said last mentioned lands, a distance of 506.95 feet; thence South 88°47'26" East, along the South line of said last mentioned lands, a distance of 69.97 feet, to a point situate in the East line of the Northwest ¼ of said Section 17; thence South 00°23'37" East, along said last mentioned line and along the East line of the Southwest ¼ of said Section 17, a distance of 1,404.55 feet, to the Northwest corner of the Southwest ¼ of the Southeast ¼ of said Section 17; thence South 89°05'10" East, along the North line of said Southwest ¼ of the Southeast ¼, a distance of 1,315.95 feet, to a point situate in the East line of the Southwest ¼ of the Southeast ¼ of said Section 17; thence South 02°24'33" West, along last said line, a distance of 91.58 feet, to a point situate in a curve being concave Northwesterly and having a radius of 2,801.93 feet, said curve lying 13.00 feet Northwesterly of and concentric to the Northwesterly right of way line of County Road No. C-210, formerly State Road No. S-210, (as established as a 100 foot right of way as shown on the state of Florida Department of Transportation Right of Way Map Section 7851-250, dated February 14, 1951), said right of way presently being variable in width, said Northwesterly right of way being a curve concave Northwesterly and having a radius of 2,814.93 feet;

thence Southwesterly, along and around the arc of said curve and concentric to said Northeasterly right of way line of County Road No. C-210, a distance of 74.02 feet, said arc being subtended by a chord bearing and distance of South 57°04'07" West 74.02 feet, to the point of tangency of said curve; thence South 57°49'31" West, parallel to and 13.00 feet Northwesterly of, when measured at right angles to said Northwesterly right of way line of County Road No. C-210, a distance of 1,460.25 feet to the point of curvature of a curve to the right, being concave Northwesterly and having a radius of 2,229.01 feet, said curve being concentric to and 13.00 feet Northwesterly of the curved Northwesterly right of way line of said County Road No. C-210; having a radius of 2,242.01 feet; thence Southwesterly, along and around the arc of said curve and concentric to said Northwesterly right of way line of County Road No. C-210, a distance of 199.24 feet, said arc being subtended by a chord bearing and distance of South 60°23'09" West, 199.17 feet, to a point situate in the Easterly boundary of those certain lands described and recorded in Official Records Book 1373, Page 239, of said Public Records of St. Johns County, Florida; thence North 16°14'06" West, along last said line, a distance of 970.14 feet; thence North 61°47'00" West, along the Northeasterly line of said last mentioned lands, a distance of 1,030.39 feet; thence South 89°23'11" West, along the Northerly line of said last mentioned lands, a distance of 1,320.44 feet, to the Northwest corner thereof, and a point situate in the West line of said Southwest ¼ of Section 17; thence North 00°35'35" West, along last said line, a distance of 943.22 feet, to the Northwest corner of said Southwest ¼ of Section 17; thence South 89°41'37" West, along the South line of the Northeast ¼ of said Section 18, and along the South line of the Northwest ¼ of said Section 18, a distance of 4,268.43 feet, to a point; thence North 09°39'07" West, a distance of 1,502.28 feet, to a point; thence North 02°34'02" West, a distance of 1,161.99 feet, to a point situate in the Northerly line of the Northwest ¼ of said Section 18; thence North 88°45'18" East, along the Northerly line of the Northwest ¼ of said Section 18, and the Southerly line of the Southeast ¼ of said Section 7, a distance of 1702.25 feet, to the Southwest corner of those certain lands described in Official Records Book 1511, Page 1475 of the Public Records of said County; thence North 88°45'06" East, along the Southerly line of said last mentioned lands, and the Northerly line of the Northwest ¼ of said Section 18, also being the Southerly line of the Southeast ¼ of said Section 7, a distance of 2,644.87 feet, to a point situate in the Southwesterly right of way of said Russell Sampson Road, and the Point of Beginning.

Containing 18,919.616 square feet and/or 434.3 acres, more or less.

I HEREBY CERTIFY THAT THIS DOCUMENT  
IS A TRUE AND CORRECT COPY AS APPEARS  
ON RECORD IN ST. JOHNS COUNTY, FLORIDA  
WITNESS MY HAND AND OFFICIAL SEAL  
THIS 11<sup>th</sup> DAY OF March 2003  
CHERYL STRICKLAND, CLERK  
Ex-Officio Clerk of the Board of County Commissioners

BY: [Signature] DC.

