

ORDINANCE NO. 2018- 47

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2018); 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 FOR A LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR THE ADMINISTRATIVE CORRECTION OF SCRIVENER'S ERRORS; AND PROVIDING AN EFFECTIVE DATE.

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

RECITALS

WHEREAS, Southeast Development Partners, LLC ("Petitioner"), having obtained written consent to the establishment of the District by the owner of 100 percent (100%) of the real property, described in attached Exhibit A, to be included in the District, petitioned the St. Johns County Board of Commissioners (the "County") to adopt an ordinance establishing the Grand Oaks Community Development District (the "District"), with petition attached as Exhibit B, pursuant to Chapter 190, Florida Statutes (2018); and

WHEREAS, Petitioner is a Florida limited liability company; 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 August 21, 2018; 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, 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.

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

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

SECTION 2. AUTHORITY. This Ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2018).

SECTION 3. DISTRICT NAME. There is hereby established a Community Development District situated entirely within the unincorporated limits of St. Johns County, Florida, which District shall be known as the "Grand Oaks 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 proposed District covers approximately 450 acres of land. The site is generally located along the south side of the State Road 16, 1 mile west of I-95 and 1 mile north of Cato Court in unincorporated St. Johns County, Florida.

SECTION 5. FUNCTIONS AND POWERS. The general powers and functions of the District are described in Chapter 190.012, Florida Statutes (2018). The District is also authorized to exercise additional special powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses as authorized and described in Section 190.012(2)(a), 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 Hyatt, Dennis M. Smith, Jr., Julia B. Smith, Marc Harris, and Brian Lamb. All of the above-styled persons are residents of the State of Florida and citizens of the United States of America.

SECTION 7. LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE. Nothing in this Ordinance shall be deemed as affirmative acceptance by St Johns County of any financial operational, maintenance, or any other responsibilities of the District, nor be deemed as affirmative acceptance of any proposed improvement.

SECTION 8. SEVERABILITY. If any provision of this Ordinance or the application thereof is formally determined by a court of competent jurisdiction to be illegal, invalid or unenforceable, such provisions shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the illegal, invalid or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

SECTION 9. SCRIVENER'S ERRORS. The correction of typographical and/or scrivener's errors contained in this Ordinance including Exhibit A hereto and which do not affect the intent of this Ordinance may be authorized by the County Attorney or designee, without need of public hearing, by filing a corrected or re-codified copy of same with the County Clerk.

SECTION 10. EFFECTIVE DATE. This Ordinance shall take effect pursuant to Florida general law.

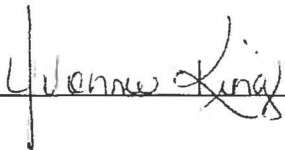
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 21st DAY OF August, 2018.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY

BY: 
Henry Dean, Chair

AUG 23 2018
Rendition Date

ATTEST: Hunter S. Conrad, CLERK

BY: 

EFFECTIVE DATE: _____



EXHIBIT 2 – LEGAL DESCRIPTION

A PORTION OF SECTIONS 26, 34, 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 1407.30 FEET, TO THE NORTHERLY LINE OF SAID SECTION 34, AND A POINT HERINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF COMMENCEMENT; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 47°52'58" EAST, 1112.56 FEET; COURSE NO. 2: SOUTH 42°07'05" WEST, 230.00 FEET; COURSE NO. 3: SOUTH 47°52'58" EAST, 140.00 FEET; COURSE NO. 4: NORTH 42°07'05" EAST, 230.00 FEET; COURSE NO. 5: SOUTH 47°52'58" EAST, 653.67 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, SOUTHEASTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36°43'37" WEST, 199.37 FEET; COURSE NO. 2: SOUTH 53°12'28" EAST, 40.00 FEET; COURSE NO. 3: SOUTH 36°40'16" WEST, 649.98 FEET; COURSE NO. 4: SOUTH 06°00'19" WEST, 558.50 FEET; COURSE NO. 5: SOUTH 16°42'47" WEST, 383.52 FEET TO A POINT HERINAFTER REFERRED TO AS REFERENCE POINT "B"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 47°52'58" EAST, ALONG THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 140.62 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 366, SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 36°43'37" WEST, 186.32 FEET; COURSE NO. 2: NORTH 53°12'28" WEST, 40.00 FEET; COURSE NO. 3: SOUTH 36°40'16" WEST, 633.40 FEET; COURSE NO. 4: SOUTH 06°00'19" WEST, 545.61 FEET; COURSE NO. 5: SOUTH 13°46'33" WEST, 307.65 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 79°35'28" EAST, ALONG LAST SAID LINE, 745.42 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 73, PAGE 425, SAID PUBLIC RECORDS; THENCE SOUTH 00°31'26" EAST, ALONG LAST SAID LINE, AND ALONG THE WESTERLY LINE OF THOSE LANDS DESIGNATED "PARCEL A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3267, PAGE 1092, SAID PUBLIC RECORDS, A DISTANCE OF 1146.58 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESIGNATED "PARCEL A"; THENCE NORTH 89°27'53" EAST, ALONG LAST SAID LINE, 952.54 FEET, THENCE SOUTH 00°36'00" EAST, ALONG LAST SAID LINE, 100.00 FEET; THENCE NORTH 89°27'47" EAST, 495.00 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED "PARCEL B", AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 3267, PAGE 1092; THENCE NORTH 89°26'57" EAST, ALONG LAST SAID LINE, 1209.14 FEET; THENCE NORTH 89°45'26" EAST, CONTINUING ALONG LAST SAID LINE, 896.31 FEET; THENCE SOUTH 00°14'34" EAST, 225.55 FEET; THENCE SOUTH 57°51'15" EAST, 63.27 FEET; THENCE SOUTH 00°14'34" EAST, 227.77 FEET; THENCE SOUTH 36°40'23" EAST, 581.96 FEET; THENCE SOUTH 75°52'08" EAST, 128.66 FEET; THENCE SOUTH 36°40'23" EAST, 55.04 FEET; THENCE NORTH 54°14'33" EAST, 463.37 FEET, TO THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16; THENCE SOUTH 36°40'23" EAST, ALONG LAST SAID LINE, 337.39 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°40'17" WEST, 35.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 53°19'49" WEST, 152.58 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 172.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°56'46" WEST, 172.28 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 91.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°18'50" WEST, 91.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88°03'55" WEST, 50.09 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 63.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°01'32" WEST, 63.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 75°59'08" WEST, 304.51 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 800.00 FEET, AN ARC DISTANCE OF 568.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°38'44" WEST, 556.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 283.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°30'43" WEST, 276.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF

EXHIBIT 2 – LEGAL DESCRIPTION

650.00 FEET, AN ARC DISTANCE OF 595.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°30'36" WEST, 574.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57°16'22" WEST, 46.20 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 508.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°02'31" EAST, 480.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 38°16'49" EAST, 295.49 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 211.34 FEET, AN ARC DISTANCE OF 383.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°55'03" WEST, 333.14 FEET; THENCE SOUTH 10°22'57" WEST, 264.40 FEET; THENCE NORTH 55°58'58" WEST, 82.53 FEET; THENCE NORTH 61°54'33" WEST, 57.71 FEET; THENCE NORTH 75°14'53" WEST, 42.81 FEET; THENCE SOUTH 64°28'08" WEST, 28.00 FEET; THENCE NORTH 75°45'33" WEST, 70.01 FEET; THENCE NORTH 70°45'06" WEST, 58.99 FEET; THENCE NORTH 79°40'32" WEST, 5.11 FEET; THENCE NORTH 79°40'34" WEST, 42.05 FEET; THENCE NORTH 78°56'46" WEST, 44.26 FEET; THENCE NORTH 64°46'23" WEST, 43.87 FEET; THENCE NORTH 32°59'04" WEST, 30.75 FEET; THENCE NORTH 78°04'27" WEST, 61.71 FEET; THENCE SOUTH 84°50'52" WEST, 81.61 FEET; THENCE NORTH 58°56'26" WEST, 41.47 FEET; THENCE NORTH 37°19'32" WEST, 84.36 FEET; THENCE NORTH 44°04'04" WEST, 87.05 FEET; THENCE SOUTH 68°02'27" WEST, 77.11 FEET; THENCE SOUTH 29°18'50" EAST, 8.49 FEET; THENCE SOUTH 16°52'29" EAST, 51.33 FEET; THENCE SOUTH 23°20'31" EAST, 81.98 FEET; THENCE NORTH 89°00'36" WEST, 169.63 FEET; THENCE NORTH 81°49'17" WEST, 91.66 FEET; THENCE NORTH 81°31'07" WEST, 87.91 FEET; THENCE NORTH 32°43'22" WEST, 26.18 FEET; THENCE NORTH 19°28'17" WEST, 31.94 FEET; THENCE NORTH 19°28'20" WEST, 4.82 FEET; THENCE NORTH 19°28'18" WEST, 70.18 FEET; THENCE NORTH 16°20'12" WEST, 75.96 FEET; THENCE NORTH 45°32'28" WEST, 16.86 FEET; THENCE SOUTH 66°04'48" WEST, 67.79 FEET; THENCE SOUTH 69°45'35" WEST, 93.95 FEET; THENCE SOUTH 70°59'58" WEST, 144.89 FEET; THENCE SOUTH 73°45'58" WEST, 139.43 FEET; THENCE SOUTH 75°26'17" WEST, 176.78 FEET; THENCE SOUTH 87°07'17" WEST, 98.73 FEET; THENCE NORTH 89°48'46" WEST, 89.55 FEET; THENCE NORTH 80°26'22" WEST, 28.86 FEET; THENCE NORTH 81°38'48" WEST, 136.77 FEET; THENCE NORTH 87°09'57" WEST, 94.95 FEET; THENCE SOUTH 88°57'03" WEST, 48.96 FEET; THENCE SOUTH 85°18'16" WEST, 43.20 FEET; THENCE SOUTH 85°34'41" WEST, 48.71 FEET; THENCE SOUTH 76°56'21" WEST, 32.58 FEET; THENCE SOUTH 77°24'18" WEST, 254.19 FEET; THENCE SOUTH 80°33'29" WEST, 181.65 FEET; THENCE SOUTH 88°41'47" WEST, 177.12 FEET; THENCE NORTH 80°22'02" WEST, 77.85 FEET; THENCE NORTH 88°29'24" WEST, 83.46 FEET; THENCE SOUTH 87°52'48" WEST, 33.12 FEET; THENCE NORTH 85°52'30" WEST, 29.80 FEET; THENCE NORTH 84°49'52" WEST, 71.39 FEET; THENCE NORTH 87°55'18" WEST, 84.72 FEET; THENCE NORTH 79°36'21" WEST, 49.23 FEET; THENCE NORTH 75°15'56" WEST, 66.23 FEET; THENCE NORTH 73°53'15" WEST, 40.83 FEET; THENCE NORTH 68°37'34" WEST, 43.39 FEET; THENCE SOUTH 22°10'01" WEST, 51.05 FEET; THENCE SOUTH 26°43'49" WEST, 64.02 FEET; THENCE SOUTH 08°03'19" WEST, 60.85 FEET; THENCE SOUTH 00°53'04" EAST, 202.63 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1399, SAID PUBLIC RECORDS; THENCE SOUTH 89°27'02" WEST, ALONG LAST SAID LINE, 2908.31 FEET, TO THE WESTERLY LINE OF AFORESAID SECTION 34; THENCE NORTH 19°22'30" EAST, ALONG LAST SAID LINE, 2330 FEET, MORE OR LESS, TO THE CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 775 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 89°27'02" EAST FROM AFORESAID REFERENCE POINT "A", ALSO BEING THE NORTHERLY LINE OF SAID SECTION 34; THENCE NORTH 89°27'02" EAST, ALONG LAST SAID LINE, 75 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF AFORESAID SECTION 26; THENCE NORTH 00°32'10" WEST, ALONG THE AFORESAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 465 FEET, MORE OR LESS, TO THE AFORESAID CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, NORTHWESTERLY AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 2010 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 53°58'46" WEST FROM AFORESAID REFERENCE POINT "B", ALSO BEING THE SOUTHERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979; THENCE SOUTH 53°58'46" EAST, ALONG LAST SAID LINE, 805 FEET, MORE OR LESS, TO SAID REFERENCE POINT "B", AND CLOSE.

CONTAINING 450 ACRES, MORE OR LESS.

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

PETITION TO ESTABLISH THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Southeast Development Partners, LLC, (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 450 acres of land. The site is generally located along the south side of the State Road 16, 1 mile west of I-95 and 1 mile north of Cato Court. The metes and bounds description of the proposed external boundaries of the District is set forth in Exhibit 2.
2. Excluded Parcels. There are no parcels within the proposed boundaries of the District which are to be excluded. The proposed school dedication site is located outside the proposed District boundaries as shown on Exhibit 5A-1 as are certain wetland conservation areas along the southeastern boundary of the property.
3. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the boundaries of the proposed District, in accordance with Section 190.005, Florida Statutes (2017). 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 Hyatt
Address: 233 Shell Bluff Ct.
Ponte Vedra Beach, FL 32082

Name: Dennis M. Smith, Jr.
Address: 4185 SR 16
St. Augustine, FL 32092

Name: Julia B. Smith
Address: 4185 SR 16
St. Augustine, FL 32092

Name: Marc Harris
Address: 233 Shell Bluff Ct.
Ponte Vedra Beach, FL 32082

Name: Brian Lamb
Address: 2005 Pan Am Circle, Suite 120
Tampa, FL 33607

5. Name. The proposed name of the District is Grand Oaks Community Development District.
6. Future Land Uses. The general distribution, location, and extent of the public and private future land uses proposed for the District, in accordance with the future land use plan element of the County's Future Land Use Plan, is identified in Exhibit 4. The proposed land uses for lands contained within the proposed District are consistent with the proposed Comprehensive Plan Amendment future land use designation of Residential C.
7. Major Water and Wastewater Facilities. . Currently, there are an existing 20" water main, 12" sewer force main, and 8" reclaimed water main along the State Road 16 frontage of the District. These items are depicted on Exhibit 5A-1.
8. District Facilities and Services. Exhibit 5A-2 depicts the preliminary master development plan including proposed roadway improvements. Exhibit 5B describes the type of facilities Petitioner presently expects the District to finance, construct, acquire and/or install, the estimated costs of construction for the facilities, and the anticipated schedule of completion. These facilities will serve the residential development within the District. 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.
9. Operation and Maintenance Entity. Exhibit 6 identifies the anticipated entity responsible for the operation and maintenance of the facilities identified in Exhibit 5B. In the event the District is unable or unwilling to continue as the owner and entity responsible for the maintenance of the facilities described in Exhibit 5B, a property owners' association will assume such rights and obligations. Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.
10. Statement of Estimated Regulatory Costs. Exhibit 7 is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes (2017). 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. Exhibit 8 identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should be sent to:

Brian Lamb
brian.lamb@merituscorp.com
Meritus Districts
2005 Pan Am Circle, Suite 120
Tampa, FL 33607

With copy to:

Jonathan T. Johnson
Jonathani@hgslaw.com
119 South Monroe Street, Suite 300
Tallahassee, FL 32301

12. This petition to establish the Grand Oaks 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. 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 (2017);
- b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, Florida Statutes;
- c. consent to the District's exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural and educational uses as authorized and described by Section 190.012(2), Florida Statutes; and
- d. grant such other relief as appropriate.

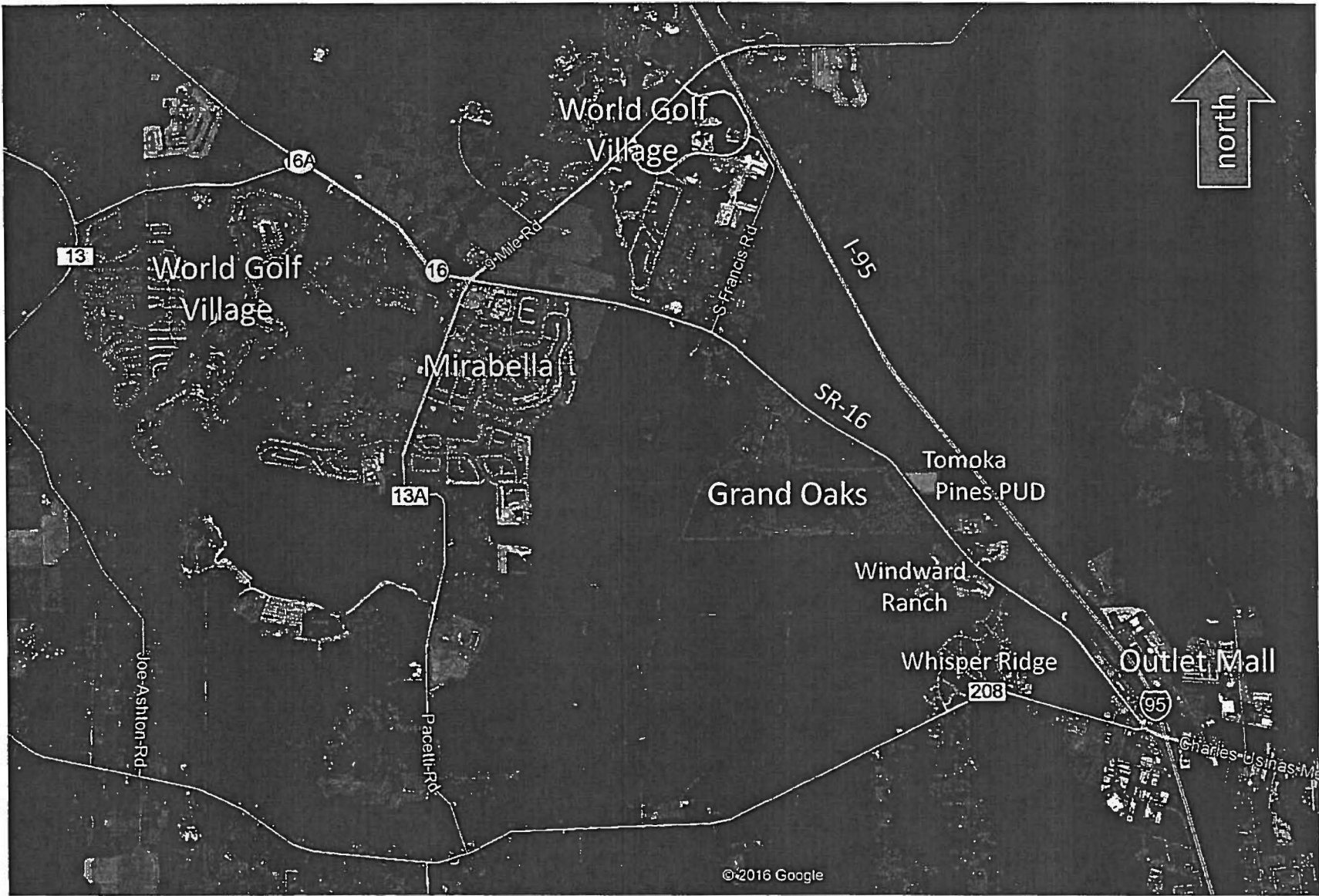
RESPECTFULLY SUBMITTED, this 9th day of July, 2018.

MERITUS DISTRICTS

/s/Brian Lamb

Brian Lamb
2005 Pam Am Circle, Suite 120
Tampa, FL 33607
(813) 873-7300 (telephone)
(813) 873-7070 (facsimile)
brian.lamb@merituscorp.com (email)

Agent for Petitioner



Grand Oaks

EXHIBIT 1 - LOCATION MAP



Dominion Engineering
 4348 Southpoint Blvd
 Jacksonville, FL 32224



Grand Oaks

AERIAL



Dominion Engineering
4348 Southpoint Blvd
Jacksonville, FL 32224

EXHIBIT 2 – LEGAL DESCRIPTION

A PORTION OF SECTIONS 26, 34, 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 26 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 4407.30 FEET, TO THE NORTHERLY LINE OF SAID SECTION 34, AND A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "A"; THENCE RETURN TO THE POINT OF COMMENCEMENT; THENCE SOUTHEASTERLY, SOUTHWESTERLY AND NORTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1; SOUTH 47°52'58" EAST, 1112.56 FEET; COURSE NO. 2; SOUTH 42°07'05" WEST, 230.00 FEET; COURSE NO. 3; SOUTH 47°52'58" EAST, 140.00 FEET; COURSE NO. 4; NORTH 42°07'05" EAST, 230.00 FEET; COURSE NO. 5; SOUTH 47°52'58" EAST, 653.67 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, SOUTHEASTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1; SOUTH 36°43'37" WEST, 199.37 FEET; COURSE NO. 2; SOUTH 53°12'28" EAST, 40.00 FEET; COURSE NO. 3; SOUTH 36°40'16" WEST, 649.98 FEET; COURSE NO. 4; SOUTH 06°00'19" WEST, 556.50 FEET; COURSE NO. 5; SOUTH 16°42'47" WEST, 383.52 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT "B"; THENCE RETURN TO THE POINT OF BEGINNING; THENCE SOUTH 47°52'58" EAST, ALONG THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 140.62 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 847, PAGE 366, SAID PUBLIC RECORDS; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND SOUTHERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1; SOUTH 36°43'37" WEST, 186.32 FEET; COURSE NO. 2; NORTH 53°12'28" WEST, 40.00 FEET; COURSE NO. 3; SOUTH 36°40'16" WEST, 633.40 FEET; COURSE NO. 4; SOUTH 06°00'19" WEST, 545.81 FEET; COURSE NO. 5; SOUTH 13°16'33" WEST, 307.65 FEET, TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE SOUTH 79°35'28" EAST, ALONG LAST SAID LINE, 745.42 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 73, PAGE 425, SAID PUBLIC RECORDS; THENCE SOUTH 00°31'26" EAST, ALONG LAST SAID LINE, AND ALONG THE WESTERLY LINE OF THOSE LANDS DESIGNATED "PARCEL A", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3267, PAGE 1092, SAID PUBLIC RECORDS, A DISTANCE OF 1146.58 FEET, TO THE SOUTHERLY LINE OF SAID LANDS DESIGNATED "PARCEL A"; THENCE NORTH 89°27'53" EAST, ALONG LAST SAID LINE, 952.54 FEET, THENCE SOUTH 00°36'00" EAST, ALONG LAST SAID LINE, 100.00 FEET; THENCE NORTH 89°27'47" EAST, 495.00 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED "PARCEL B", AS DESCRIBED AND RECORDED IN SAID OFFICIAL RECORDS BOOK 3267, PAGE 1092; THENCE NORTH 89°26'57" EAST, ALONG LAST SAID LINE, 1209.14 FEET; THENCE NORTH 89°45'26" EAST, CONTINUING ALONG LAST SAID LINE, 896.31 FEET; THENCE SOUTH 00°14'34" EAST, 225.55 FEET; THENCE SOUTH 57°51'15" EAST, 63.27 FEET; THENCE SOUTH 00°14'34" EAST, 227.77 FEET; THENCE SOUTH 36°40'23" EAST, 581.96 FEET; THENCE SOUTH 75°52'06" EAST, 128.66 FEET; THENCE SOUTH 36°40'23" EAST, 55.04 FEET; THENCE NORTH 54°14'33" EAST, 463.37 FEET, TO THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16; THENCE SOUTH 36°40'23" EAST, ALONG LAST SAID LINE, 337.39 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°40'17" WEST, 35.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 53°19'49" WEST, 152.58 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 172.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°56'46" WEST, 172.28 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 91.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°18'50" WEST, 91.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88°03'55" WEST, 50.09 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 63.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°01'32" WEST, 63.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 75°59'08" WEST, 304.51 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 800.00 FEET, AN ARC DISTANCE OF 568.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°38'44" WEST, 556.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 283.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°30'43" WEST, 276.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF

EXHIBIT 2 – LEGAL DESCRIPTION

650.00 FEET, AN ARC DISTANCE OF 595.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°30'36" WEST, 574.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57°16'22" WEST, 46.20 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 506.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°02'31" EAST, 480.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 38°16'49" EAST, 295.49 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 211.34 FEET, AN ARC DISTANCE OF 383.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°55'03" WEST, 333.14 FEET; THENCE SOUTH 10°22'57" WEST, 264.40 FEET; THENCE NORTH 55°58'58" WEST, 82.53 FEET; THENCE NORTH 61°54'33" WEST, 57.71 FEET; THENCE NORTH 75°14'53" WEST, 42.81 FEET; THENCE SOUTH 64°28'08" WEST, 28.00 FEET; THENCE NORTH 75°45'33" WEST, 70.01 FEET; THENCE NORTH 70°45'06" WEST, 58.99 FEET; THENCE NORTH 79°40'32" WEST, 5.11 FEET; THENCE NORTH 79°40'34" WEST, 42.05 FEET; THENCE NORTH 78°56'46" WEST, 44.26 FEET; THENCE NORTH 64°46'23" WEST, 43.87 FEET; THENCE NORTH 32°59'04" WEST, 30.75 FEET; THENCE NORTH 78°04'27" WEST, 61.71 FEET; THENCE SOUTH 84°50'52" WEST, 81.61 FEET; THENCE NORTH 58°56'26" WEST, 41.47 FEET; THENCE NORTH 37°19'32" WEST, 84.36 FEET; THENCE NORTH 44°04'04" WEST, 87.05 FEET; THENCE SOUTH 68°02'27" WEST, 77.11 FEET; THENCE SOUTH 29°18'50" EAST, 8.49 FEET; THENCE SOUTH 16°52'29" EAST, 51.33 FEET; THENCE SOUTH 23°20'31" EAST, 81.98 FEET; THENCE NORTH 89°00'36" WEST, 169.63 FEET; THENCE NORTH 81°49'17" WEST, 91.66 FEET; THENCE NORTH 81°31'07" WEST, 87.91 FEET; THENCE NORTH 32°43'22" WEST, 26.18 FEET; THENCE NORTH 19°28'17" WEST, 31.94 FEET; THENCE NORTH 19°28'20" WEST, 4.82 FEET; THENCE NORTH 19°28'18" WEST, 70.18 FEET; THENCE NORTH 16°20'12" WEST, 75.96 FEET; THENCE NORTH 45°32'28" WEST, 16.86 FEET; THENCE SOUTH 66°04'48" WEST, 67.79 FEET; THENCE SOUTH 69°45'35" WEST, 93.95 FEET; THENCE SOUTH 70°59'58" WEST, 144.69 FEET; THENCE SOUTH 73°45'58" WEST, 139.43 FEET; THENCE SOUTH 75°25'17" WEST, 176.78 FEET; THENCE SOUTH 87°07'17" WEST, 98.73 FEET; THENCE NORTH 89°48'46" WEST, 89.55 FEET; THENCE NORTH 80°26'22" WEST, 28.86 FEET; THENCE NORTH 81°38'48" WEST, 136.77 FEET; THENCE NORTH 87°09'57" WEST, 94.95 FEET; THENCE SOUTH 88°57'03" WEST, 48.96 FEET; THENCE SOUTH 85°18'16" WEST, 43.20 FEET; THENCE SOUTH 85°34'41" WEST, 48.71 FEET; THENCE SOUTH 76°56'21" WEST, 32.58 FEET; THENCE SOUTH 77°24'18" WEST, 254.19 FEET; THENCE SOUTH 80°33'29" WEST, 181.65 FEET; THENCE SOUTH 88°41'47" WEST, 177.12 FEET; THENCE NORTH 80°22'02" WEST, 77.85 FEET; THENCE NORTH 88°29'24" WEST, 83.46 FEET; THENCE SOUTH 87°52'48" WEST, 33.12 FEET; THENCE NORTH 85°52'30" WEST, 29.80 FEET; THENCE NORTH 84°49'52" WEST, 71.39 FEET; THENCE NORTH 87°55'18" WEST, 84.72 FEET; THENCE NORTH 79°36'21" WEST, 49.23 FEET; THENCE NORTH 75°15'56" WEST, 66.23 FEET; THENCE NORTH 73°53'15" WEST, 40.83 FEET; THENCE NORTH 68°37'34" WEST, 43.39 FEET; THENCE SOUTH 22°10'01" WEST, 51.05 FEET; THENCE SOUTH 26°43'49" WEST, 64.02 FEET; THENCE SOUTH 08°03'19" WEST, 60.85 FEET; THENCE SOUTH 00°53'04" EAST, 202.63 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1399, SAID PUBLIC RECORDS; THENCE SOUTH 89°27'02" WEST, ALONG LAST SAID LINE, 2908.31 FEET, TO THE WESTERLY LINE OF AFORESAID SECTION 34; THENCE NORTH 19°22'30" EAST, ALONG LAST SAID LINE, 2330 FEET, MORE OR LESS, TO THE CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 775 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 89°27'02" EAST FROM AFORESAID REFERENCE POINT "A", ALSO BEING THE NORTHERLY LINE OF SAID SECTION 34; THENCE NORTH 89°27'02" EAST, ALONG LAST SAID LINE, 75 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF AFORESAID SECTION 26; THENCE NORTH 00°32'10" WEST, ALONG THE AFORESAID WESTERLY LINE OF SECTION 26, A DISTANCE OF 465 FEET, MORE OR LESS, TO THE AFORESAID CENTERLINE OF TURNBULL CREEK; THENCE NORTHEASTERLY, SOUTHEASTERLY, NORTHERLY, NORTHWESTERLY AND EASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE OF TURNBULL CREEK, 2010 FEET, MORE OR LESS, TO AN INTERSECTION WITH A LINE BEARING NORTH 53°58'46" WEST FROM AFORESAID REFERENCE POINT "B", ALSO BEING THE SOUTHERLY LINE OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 866, PAGE 1979; THENCE SOUTH 53°58'46" EAST, ALONG LAST SAID LINE, 805 FEET, MORE OR LESS, TO SAID REFERENCE POINT "B", AND CLOSE.

CONTAINING 450 ACRES, MORE OR LESS.

EXHIBIT "3"
**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 acknowledges that **SOUTHEAST DEVELOPMENT PARTNERS, LLC** a Florida limited liability company (the "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 the owner of lands which constitute the entirety 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 and its jurisdiction with respect to the Property 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, which ever 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 required by Petitioner, consent to establishment of the Community Development District in substantially this form.

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.

DAY LATE ENTERPRISES, INC., a Florida corporation

Witnesses:

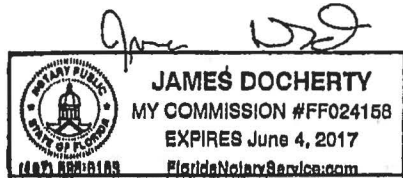
Julia B. Smith
Julia B. Smith
Printed Name

Keith Hyatt
KEITH HYATT
Printed Name

By: *Dennis M. Smith, Jr.*
Dennis M. Smith, Jr., President
4185 SR 16
St. Augustine, Florida 32092

The forgoing instrument was acknowledged before me this 9th day of March 2017, by Dennis M. Smith, Jr. as the president of Day Late Enterprises, Inc. a Florida corporation, on behalf of said company who () is personally known to me **OR** () produced a Florida driver license as identification, and who did take an oath that the matters contained herein are true and correct.

[NOTARIAL SEAL]



Recorded in Public Records St. Johns County, FL.
Clerk # 94034352 O.R. 1077 PG 1902 03:07PM- 10-18-94
Recording 13.00 Surcharge 2.00 Doc Stamp 6,160.00

JLH
Prepared by: Fred L. Ahern, Jr.
Buschman, Ahern & Persons
Post Office Box 50006
Jacksonville Beach, Florida 32240
94-685

3 REC. 1312
Doc. 6,160.00

CORPORATE WARRANTY DEED

RETURN TO GRANTEE

THIS INDENTURE, made this 4th day of October, 1994, between CAPITAL ADVANCEMENT, INC., a Delaware corporation, whose post office address is 12440 Park Avenue, Windermere, Florida 34786, a corporation existing under the laws of the State of Delaware, hereinafter called grantor, and DAY LATE ENTERPRISES, INC., a Florida corporation, whose post office address is 5852 Clifton Avenue, Jacksonville, Florida 32211, tax identification # _____, hereinafter called the grantee:

WITNESSETH, that the grantor, for and in consideration of the sum of TEN & No/100 Dollars to it in hand paid by the said grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

See Exhibit "A" attached

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S) UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR(S) NOR ANY MEMBER OF THE HOUSEHOLD OF GRANTOR(S) RESIDE THEREON.

15-02

Parcel Identification # 027270-0000; 027400-0000; 027420-0000; 027370-0000 and 027440-0010

SUBJECT TO covenants, restrictions, easements of record and also to taxes for 1994 and subsequent years.

AND the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in our presence:

CAPITAL ADVANCEMENT, INC.
Delaware corporation

Sign *Judy L. Blackwell*
Print JUDY BLACKWELL

Sign *Fred L. Ahern, Jr.*
Print _____

FRED L. AHERN, JR.

By: *David W. Hall*
DAVID W. HALL, Its Attorney in Fact, pursuant to Special Power of Attorney recorded at Clerks Number _____, of the public records of St. Johns County, Florida.

94.685

6,160.00

O.R. 1077 PG 1903

STATE OF FLORIDA
COUNTY OF DUVAL

I hereby certify that on this day before me personally appeared David W. Hall, as Attorney In Fact for CAPITAL ADVANCEMENT, INC., a Delaware corporation, pursuant to Special Power of Attorney recorded at Clerks Number _____, of the public records of St. Johns County, Florida, to me known to be the person described in and who executed the foregoing instrument as such Attorney In Fact, and he acknowledged before me that he executed the same for the uses and purposes therein expressed and same is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of October, 1994.

Judy L. Blackwell
Notary Public

(SEAL)



Notary Public, State of Florida
JUDY L. BLACKWELL
My Comm. Exp. May 4, 1998
Comm. No. CC 196443

COPY

ALL OF THAT PORTION OF THE FOLLOWING DESCRIBED LAND WHICH LIES SOUTHERLY OF STATE ROAD #16, ST. JOHNS COUNTY, FLORIDA BEING GOVERNMENT LOTS 4, 7 AND 8 AND THE EAST ONE HALF OF THE SOUTHWEST ONE QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST, TOGETHER WITH GOVERNMENT LOTS 1 AND 2, SECTION 34, TOWNSHIP 6 SOUTH, RANGE 28 EAST, THE NORTH ONE HALF OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST AND THE NORTH ONE HALF OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, EXCEPTING THEREFROM THOSE PARCELS OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 843, PAGE 1296, OFFICIAL RECORD BOOK 847, PAGE 366 AND OFFICIAL RECORD BOOK 834, PAGE 149, ALSO EXCEPTING THEREFROM THAT PARCEL OF LAND DESCRIBED AS PARCEL "C" IN OFFICIAL RECORD BOOK 871, PAGE 324, ALL RECORDED IN THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

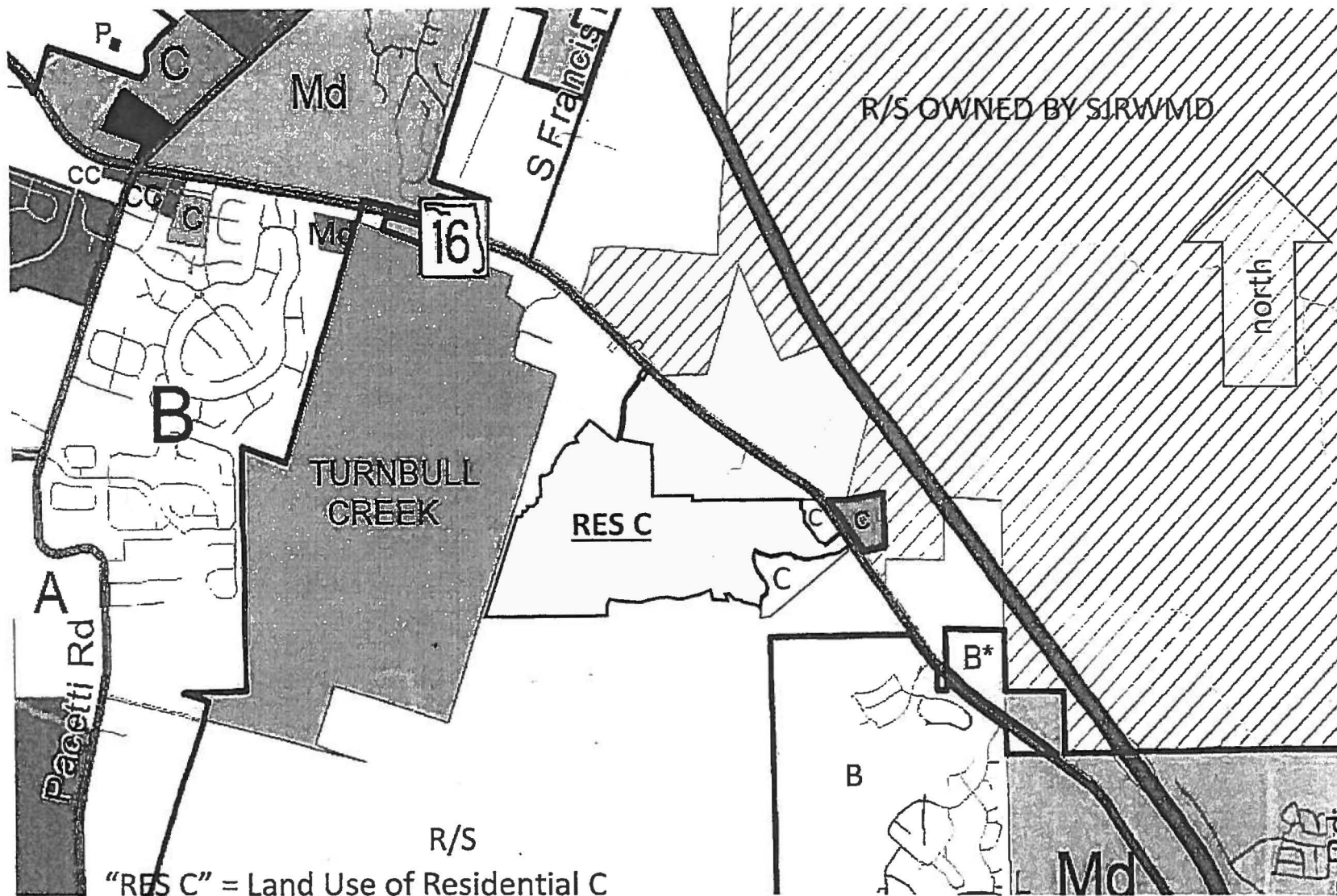
MEMO: Legibility of writing,
typing or printing unsatisfactory in
this document.

O.R. 1077 PG 1904

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE INTERSECTION OF THE EAST LINE OF SECTION 38 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #16, A 200 FOOT WIDE RIGHT-OF-WAY; THENCE SOUTH 19 DEGREES 21 MINUTES 08 SECONDS WEST, 3198.04 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 53 SECONDS EAST, 1136.89 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 31 SECONDS WEST, 411.58 FEET; THENCE SOUTH 19 DEGREES 21 MINUTES 08 SECONDS WEST, 2804.51 FEET; THENCE NORTH 89 DEGREES 25 MINUTES 40 SECONDS EAST, 6733.00 FEET; THENCE NORTH 54 DEGREES 13 MINUTES 47 SECONDS EAST, 2474.79 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #16; THENCE NORTH 36 DEGREES 41 MINUTES 43 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 1268.65 FEET TO A POINT OF CURVATURE, SAID CURVE HAVING A DELTA OF 03 DEGREES 04 MINUTES 06 SECONDS, RADIUS OF 1839.86 FEET AND TANGENT OF 49.28 FEET; THENCE ALONG THE ARC OF SAID CURVE 98.53 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 00 SECONDS WEST, 1261.08 FEET (DEED -1268.31 FEET); THENCE SOUTH 89 DEGREES 26 MINUTES 31 SECONDS WEST, 1210.84 FEET (DEED -1209.02 FEET); THENCE NORTH 00 DEGREES 33 MINUTES 29 SECONDS WEST, 100.00 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 31 SECONDS WEST, 1447.60 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 53 SECONDS WEST, 1146.68 FEET; THENCE NORTH 79 DEGREES 36 MINUTES 30 SECONDS WEST, 745.89 FEET (DEED - 748.43 FEET); THENCE NORTH 13 DEGREES 45 MINUTES 18 SECONDS EAST, 307.87 FEET; THENCE NORTH 05 DEGREES 58 MINUTES 32 SECONDS EAST, 545.65 FEET; THENCE NORTH 36 DEGREES 37 MINUTES 23 SECONDS EAST, 633.62 FEET; THENCE SOUTH 53 DEGREES 22 MINUTES 37 SECONDS EAST, 40.00 FEET; THENCE NORTH 36 DEGREES 37 MINUTES 23 SECONDS EAST, 185.54 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD #16; THENCE NORTH 47 DEGREES 53 MINUTES 20 SECONDS WEST, 140.64 FEET ALONG SAID RIGHT-OF-WAY; THENCE SOUTH 36 DEGREES 37 MINUTES 23 SECONDS WEST, 198.98 FEET; THENCE SOUTH 53 DEGREES 26 MINUTES 46 SECONDS EAST, 40.00 FEET; THENCE SOUTH 36 DEGREES 37 MINUTES 23 SECONDS WEST, 650.11 FEET; THENCE SOUTH 05 DEGREES 58 MINUTES 32 SECONDS WEST, 557.21 FEET; THENCE SOUTH 16 DEGREES 41 MINUTES 41 SECONDS WEST, 382.92 FEET; THENCE NORTH 54 DEGREES 01 MINUTES 00 SECONDS WEST, 818.2 FEET (DEED - 809.15 FEET) MORE OR LESS TO THE CENTERLINE OF A CREEK; THENCE MEANDER IN A NORTHERLY DIRECTION ALONG SAID CENTERLINE OF A CREEK 2228.5 FEET MORE OR LESS TO THE RIGHT-OF-WAY LINE OF SAID STATE ROAD #16; THENCE NORTH 47 DEGREES 53 MINUTES 20 SECONDS WEST, 22 FEET MORE OR LESS; THENCE NORTH 42 DEGREES 06 MINUTES 40 SECONDS EAST, 230.00 FEET; THENCE NORTH 47 DEGREES 53 MINUTES 20 SECONDS WEST, 1112.56 FEET ... TO THE POINT OF BEGINNING AND THE LAST CALL OF THIS DESCRIPTION.

TOGETHER WITH A 40 FOOT WIDE DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 833, PAGE 135, A 60 FOOT WIDE DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 833, PAGE 135, A 100 FOOT DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 871, PAGE 324 PARCEL "C", A 50 FOOT WIDE DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 843, PAGE 1296 AND A DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 847 PAGE 366, ALL RECORDED IN THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA.

SUBJECT TO A 40 FOOT WIDE NON-EXCLUSIVE DRAINAGE EASEMENT AS PER OFFICIAL RECORD BOOK 834, PAGE 149 AND A 10 FOOT WIDE FLORIDA POWER AND LIGHT EASEMENT AS PER OFFICIAL RECORD BOOK 562, PAGE 762 (SEE NOTES), ALL RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

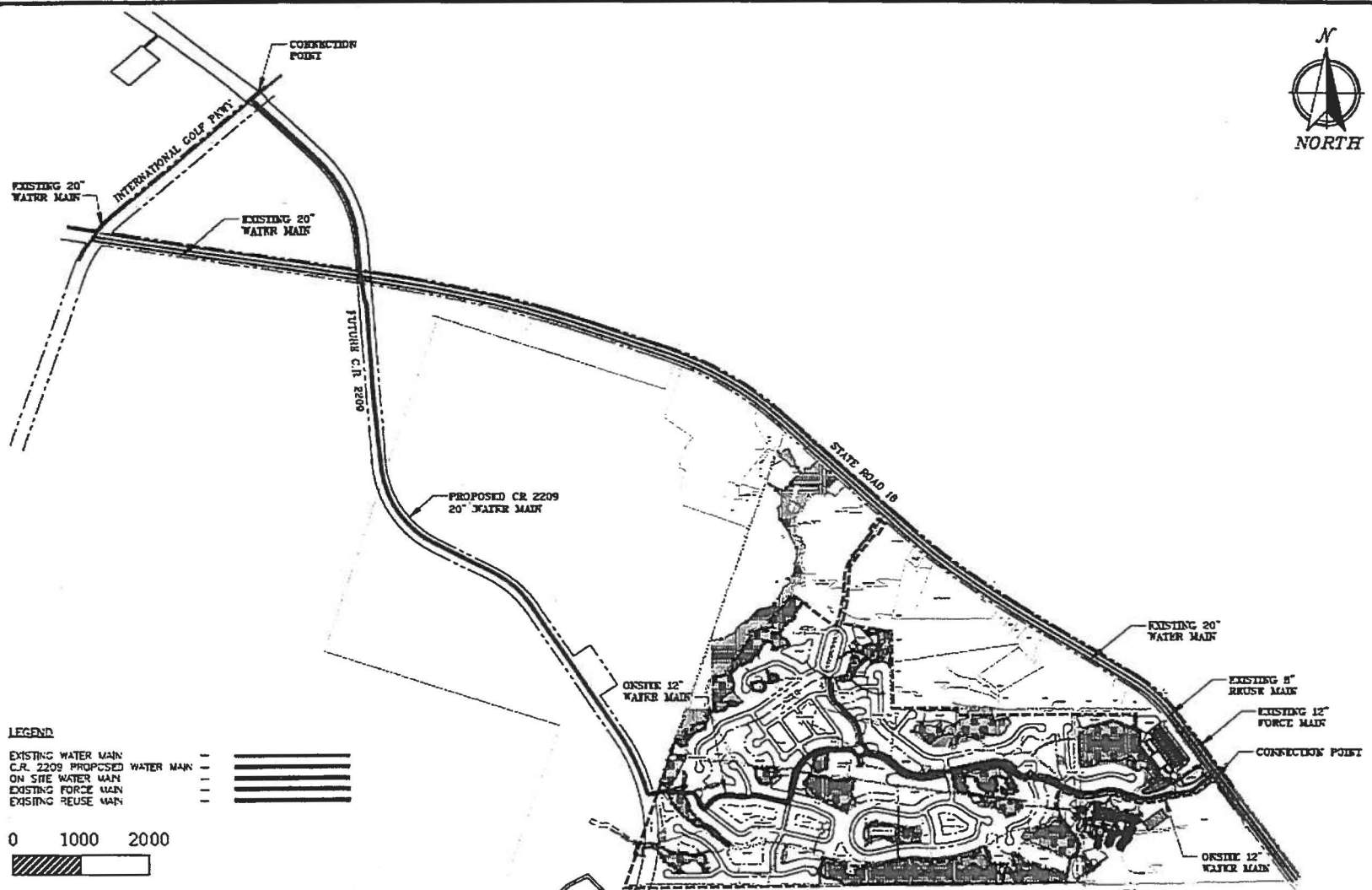


Grand Oaks

EXHIBIT 4 - PROPOSED FUTURE LAND USE MAP



Dominion Engineering
4348 Southpoint Blvd
Jacksonville, FL 32224



LEGEND
EXISTING WATER MAIN ---
C.R. 2209 PROPOSED WATER MAIN ---
ON SITE WATER MAIN ---
EXISTING FORCE MAIN ---
EXISTING REUSE MAIN ---

0 1000 2000

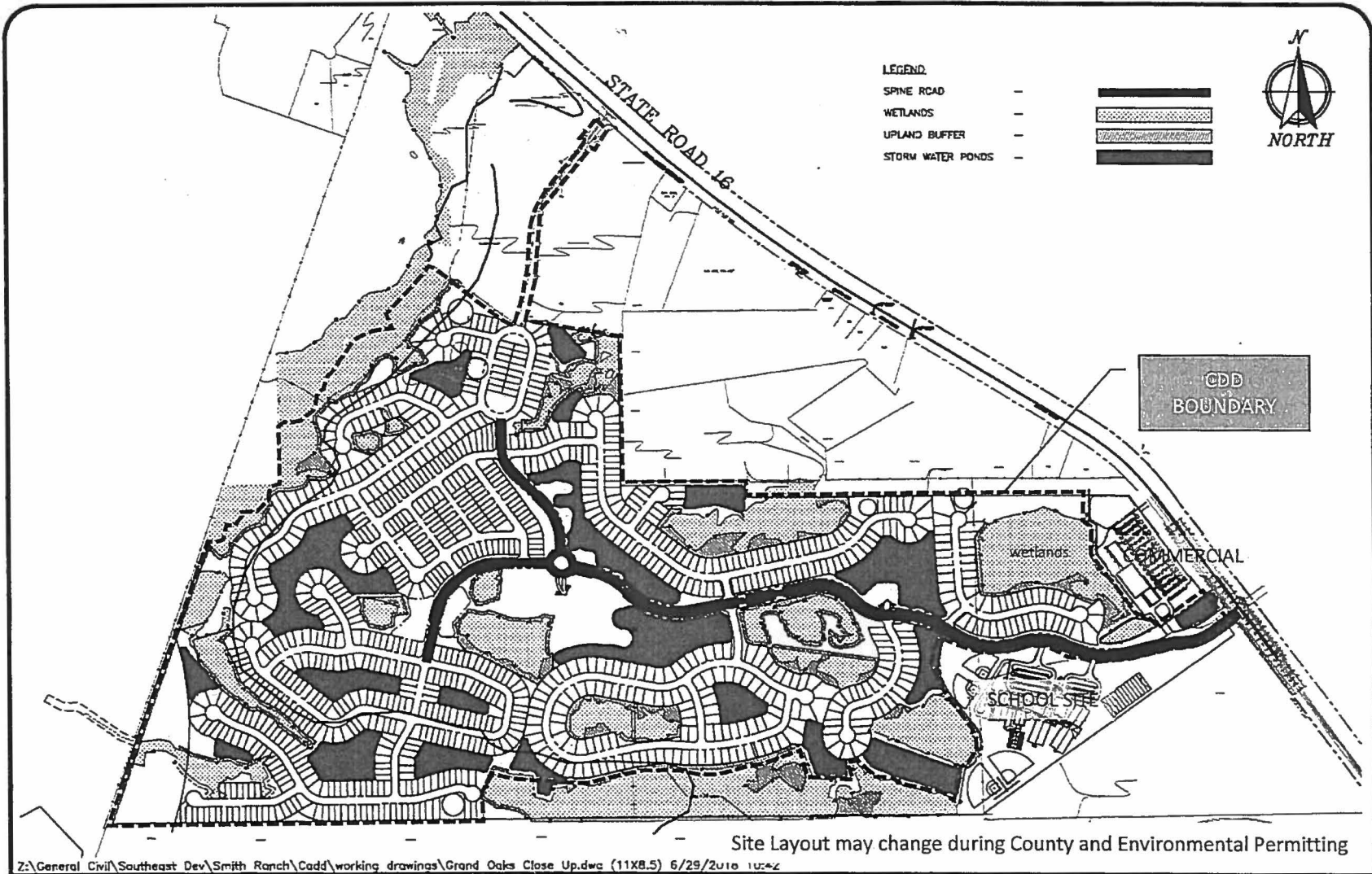
Z:\General Civil\Southeast Dev\Smith Ranch\Cadd\working drawings\Grand Oaks Water Main Loop Concept - REV 05 28 15.dwg (11'x8.5) 6/29/2016 09:55



DOMINION ENGINEERING GROUP, INC.
4348 SOUTHPOINT BLVD., SUITE 204
JACKSONVILLE, FLORIDA 32216
PH 904-854-4500 FAX 854-4505

GRAND OAKS OFFSITE UTILITIES EXHIBIT 5A-1

Figure: EXHIBIT 5A-1
Job Number: 2116.001
Scale: AS NOTED
Date: 6/28/2018



DOMINION ENGINEERING GROUP, INC.
 4348 SOUTHPOINT BLVD., SUITE 204
 JACKSONVILLE, FLORIDA 32216
 PH 904-854-4500 FAX 854-4505

**GRAND OAKS
 SITE LAYOUT
 EXHIBIT 5A-2**

Figure: EXHIBIT 5A-2

Job Number: 2116.001

Scale: N.T.S.

Date: 6/28/2018

EXHIBIT 5B

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Estimate of Costs and Timetable of Construction

Infrastructure Improvement*	2018 - 2019	2019 - 2021	Total Project Costs
Site Clearing & Grubbing	\$880,000	\$1,155,000	\$2,035,000
Earthwork	\$1,320,000	\$1,760,000	\$3,080,000
Roadways & Paving	\$1,430,000	\$1,980,000	\$3,410,000
Offsite Road & Utilities	\$715,000	\$2,200,000	\$2,915,000
Potable Water	\$44,000	\$990,000	\$1,034,000
Re-use Water	\$660,000	\$770,000	\$1,430,000
Sanitary Sewer	\$990,000	\$1,320,000	\$2,310,000
Storm Drainage	\$1,100,000	\$1,650,000	\$2,750,000
Storm Water Retention	\$1,980,000	\$2,090,000	\$4,070,000
Landscaping / Hardscaping	\$550,000	\$1,650,000	\$2,200,000
Amenity Facilities	\$550,000	\$4,400,000	\$4,950,000
Parks	\$275,000	\$275,000	\$550,000
Entrance Improvements	\$385,000	\$165,000	\$550,000
Walkways	\$748,000	\$660,000	\$1,408,000
Environmental Mitigation	\$748,000	\$330,000	\$1,078,000
TOTAL	\$11,627,000	\$21,065,000	\$32,692,000

*Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements of any operating and maintenance obligations of the District.

EXHIBIT 6

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT
Proposed Infrastructure Plan

INFRASTRUCTURE IMPROVEMENT*	CONSTRUCTION FUNDED BY	OWNERSHIP	OPERATION AND MAINTENANCE
Site Clearing & Grubbing/Earthwork	CDD	--	--
Roadways & Paving	CDD	CDD	CDD
Offsite Road & Utilities	CDD	County	County
Potable Water	CDD	County	County
Dry Utilities Trenching	CDD	--	--
Sanitary Sewer	CDD	County	County
Storm Drainage/Storm Water Retention	CDD	CDD	CDD
Entrance/Landscaping/Hardscaping	CDD	CDD	CDD
Amenity Facilities/Parks	CDD	CDD	CDD
Walkways	CDD	CDD	CDD
Sidewalks	CDD	CDD	CDD

*Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements of any operating and maintenance obligations of the District.

EXHIBIT 7

STATEMENT OF ESTIMATED REGULATORY COSTS

PETITION TO ESTABLISH

GRAND OAKS

COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:



AN EXPERIENCED TEAM OF SPECIAL TAXING DISTRICT EXPERTS

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FEBRUARY 19, 2018

As Revised July 9, 2018

EXHIBIT 7

STATEMENT OF ESTIMATED REGULATORY COSTS
FOR THE ESTABLISHMENT OF THE
GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

PREPARED BY:
MERITUS DISTRICTS
FEBRUARY 19, 2018 - AS REVISED JULY 9, 2018

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b. Is Likely To Have An Adverse Impact On Business Competitiveness, Including The Ability Of Persons Doing Business In The State To Compete With Persons Doing Business In Other States Or Domestic Markets, Productivity, Or Innovation In Excess Of \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule; Or	
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I. INTRODUCTION

1. Definitions

The following defined terms are used throughout this document:

“Agency” means each other unit of government in the state, including counties and municipalities, to the extent they are expressly made subject to this act by general or special law or existing judicial decisions.

“County” means St. Johns County, Florida

“Developer” means Southeast Development Partners, LLC

“District” means Grand Oaks Community Development District

“Petition” means the petition filed with St. Johns County to establish Grand Oaks Community Development District

“Petitioner” means Southeast Development Partners, LLC

“Rule” means the proposed ordinance creating Grand Oaks Community Development District

2. Purpose

This Statement of Estimated Regulatory Costs (“SERC”) is intended to fulfill the requirements of Section 190.005, Florida Statutes (“F.S.”) which outlines the required elements of a valid petition to establish a community development district. Specifically, Section 190.005(1)(a)8, F.S., requires that a SERC is prepared in accordance with Section 120.541, F.S.

The scope of this SERC is limited to the factors considered to be material or relevant to the community development district establishment process, and more specifically those items for inclusion required by Section 120.541(2), F.S.

3. Overview of Grand Oaks Community Development District (the “District”)

The proposed District will encompass approximately 450 acres. The Petition serves the purpose of establishing the District and defining a plan to finance, acquire, construct, and maintain the following types of infrastructure including, but not limited to: Offsite Roadways, Water and Wastewater Management, Roadways, District Water and Wastewater Management, Stormwater Management, Irrigation, Landscaping and Wetland/Upland Restoration/Mitigation, Wildlife Mitigation.

EXHIBIT 7

The District will finance the infrastructure improvements described above through special or non-ad valorem assessment revenue bonds. Annual assessments will be levied against all benefited properties within the District through special or non-ad valorem assessments. Par values are assigned to individual units to permit a prepayment of the debt service obligation if desired by the property owner. On-going operations and maintenance for District-owned facilities will be funded through maintenance assessments levied against all benefited properties within the District. The District is structured to be financially independent as intended by the Legislature and does not require any subsidy from the State of Florida or from any tax dollars from those residents of the County generated outside the District. It will not place any additional economic burden on those persons not residing within the District.

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II. STATUTORY REQUIREMENTS

Section 120.541 (2), F.S., read in conjunction with Section 190.005(1)(a)8, F.S., outlines the requirements of a valid SERC:

(1) An economic analysis showing whether the rule directly or indirectly:

- a. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
- b. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
- c. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

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

(3) 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 ordinance, and any anticipated effect on state or local revenues.

(4) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance. 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 ordinance, additional operating costs incurred, the cost of monitoring and reporting and any other costs necessary to comply with the Ordinance.

(5) 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 in Section 120.52, F.S.

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

(7) A description of any regulatory alternatives or the reasons for rejecting the alternative in favor of the establishment of the District.

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EXHIBIT 7

1. An Economic Analysis Showing Whether The Rule Directly Or Indirectly:

a. Is Likely To Have An Adverse Impact On Economic Growth, Private Sector Job Creation Or Employment, Or Private Sector Investment In Excess Of \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule;

b. Is Likely To Have An Adverse Impact On Business Competitiveness, Including The Ability Of Persons Doing Business In The State To Compete With Persons Doing Business In Other States Or Domestic Markets, Productivity, Or Innovation In Excess Of \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule; Or

c. Is Likely To Increase Regulatory Costs, Including Any Transactional Costs, In Excess Of \$1 Million In The Aggregate Within 5 Years After The Implementation Of The Rule.

The District is not likely to have an adverse impact on the items described above in (1) a., (1) b. or (1) c. above.

Economic Growth

The lands within the proposed District have undergone preliminary horizontal earthwork and construction. The District establishment will likely have no adverse impact in excess of \$1 million. To the contrary, it will likely encourage economic growth over the next 5 years by facilitating development of the District as a functionally connected community and promote compact and an economical enhancement of formerly unimproved land. The increase to costs associated with providing additional public infrastructure and services for the development will be matched by a comparable increase in revenues. These revenues will be generated by levying assessments against benefited land within the District; of which, the relative ratio of revenues to expenditures will change little over time. The District is structured to be self-sufficient in relation to the acquisition of revenues necessary to fund budgeted expenditures and will have a positive direct impact on economic growth.

In addition, the option to establish a community development district provides a financing mechanism to (i) fund Infrastructure at a low cost of capital, and (ii) on a timely, self-sufficient basis. The District will be used to finance basic public infrastructure and services. The annual special assessment is used to pay debt service on bonds and/or annual maintenance and District operating expenditures, which are secured further by the assessed property as collateral. Assessment liens are superior to private liens, such as construction or mortgage loans. This structure results in a lower cost of capital than is otherwise available to fund public infrastructure, and supports community development. New development results in increased property values, a larger tax base, and more tax revenues for the community at large. It also creates an immediate demand for new streets, water and sewer capacity, and other infrastructure necessities. The District will fund, construct and/or acquire the public infrastructure serving lands within the District. The result is that new growth can "pay for itself" instead of burdening an entire community with its costs.

Job Creation

Compared to the property's existing land use, development of the District and subsequent residential improvements would trigger private job creation. In general, volatility in the amount of home-building projects taking place in a region can have considerable ramifications on the productivity levels of many other local industries. A jump in residential construction drives up the demand for steel, wood, electricity, glass, plastic, wiring, piping and concrete. The need for skilled construction workers such as bricklayers, carpenters and electricians soars as well. By one estimate, some 1,500 fulltime jobs are created for every 500 single-family homes under construction. In 2012, the National Association of Home Builders (NAHB) estimated that the impacts of increased home-building included the creation of 3 new jobs and \$23,000 in state and local taxes from constructing one average new single family home. In April of 2015, the NAHB released its

EXHIBIT 7

estimates of the economic impact that residential construction has on the economy. Per the report, the additional, annually recurring impacts of building 100 single-family homes in a typical local area include:

- \$4.1 million in local income
- \$1.0 million in taxes and other revenue for local governments, and
- 69 local jobs

Transactional Costs and Competitiveness

It is not likely that transactional costs in excess of \$1 million, in the aggregate, will result within 5 years after the establishment and development of the District occurs. Any transactional costs are covered by the assessments described above. The establishment of the District is not likely to have an adverse impact on business competitiveness, including: the ability of persons or entities to conduct trade with businesses located in other states and/or domestic business partners, productivity, or innovation in excess of \$1 million in the aggregate within 5 years. Home building will increase the property tax base which is responsible for generating revenues that support local schools and community infrastructure and will ultimately lead to a more competitive County.

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EXHIBIT 7

2. A Good Faith Estimate Of The Number Of Individuals And Entities Likely To Be Required To Comply With The Ordinance, Together With A General Description Of The Types Of Individuals Likely To Be Affected By The Ordinance.

The individuals and entities likely to be required to comply with the Ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: The State of Florida and its residents, the County and its residents, current property owners within the District, and future property owners within the District.

THE STATE OF FLORIDA

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment of the District and will only be affected in connection with the expenditures the State incurs through nominal administrative costs outlined in Section 3 below.

ST. JOHNS COUNTY

The County and its residents not residing within the District will be affected to the degree that human resources are expended in review of documents and in the partnership approach with which this development has required. A petition review fee has been determined by the County and such fee should compensate for the efforts of County staff in the district establishment review process.

CURRENT PROPERTY OWNERS WITHIN THE DISTRICT

The current property owners of the lands within the District will not be negatively affected by District's creation. In fact, the current property owners will benefit from the District through the facilitation of land development and improvements within the District.

FUTURE PROPERTY OWNERS

The future property owners are those who will own property in the proposed District. Future property owners will be affected to the extent that the District allocates debt for the construction of public infrastructure improvements and undertakes operation and maintenance responsibility for certain infrastructure and administration.

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EXHIBIT 7

3. A Good Faith Estimate Of The Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance, And Any Anticipated Effect On State And Local Revenues.

3.1. Cost To The Agency, And To Any Other State And Local Entities, Of Implementing And Enforcing The Proposed Ordinance

State Government Entities

Upon establishment of the District, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. These reporting requirements will be in effect as of the establishment of the District and will create the need for additional reporting or District expenditures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient, independent special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden have been placed on the State due to the District's establishment.

St. Johns County

Upon establishment of the District, the County will not incur any quantifiable on-going costs resulting from its existence. The District would be responsible for submitting its annual budget, financial report, audit and public financing disclosures to the County. Since there are no legislative requirements for review or action, neither agency will necessarily incur any costs. The County, however, may choose to review these documents, which are offset by a fee paid to the County for the administrative review process.

In addition, the District may choose to engage with the St. Johns County Property Appraiser and St. Johns County Tax Collector to collect special or non-ad valorem assessments levied to pay for the operations & maintenance and repay bonds issued to acquire and construct public infrastructure improvements. Fees charged to the District will offset the costs incurred by these agencies to make these collections. Therefore, no additional burden is placed on the County for the collection of the revenue.

3.2. Any Anticipated Effect on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state revenues. The District does have the potential for an increase in state sales tax revenue resulting from a stimulated economy; although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction, infrastructure installation and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes. Additional revenues will be generated by the future residents of the District, including but not limited to; increased gas tax collections, increased utility taxes and fees from both public utilities and private utilities. In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

There is no cause for concern that a District obligation could become a State or County obligation, thereby negatively effecting state or local revenues. This cannot occur as Chapter 190 specifically addresses this

EXHIBIT 7

issue and expressly states: "It is further the purpose and intent of the Legislature that no debt or obligation of a district constitute a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

4. A Good Faith Estimate Of The Transactional Costs Likely To Be Incurred By Individuals And Entities, Including Local Government Entities, Required To Comply With The Requirements Of The Ordinance.

The transactional costs associated with the establishment of the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. When the District determines to issue bonds, assessments will be levied against benefited property owners within the District. The revenue generated by the payment of these assessments will be used to repay the bonds. The obligation to pay the assessments is secured by the real estate within the district and is transferred proportionately to new property owners upon the sale of any portions of the property.

To fund the cost of maintaining infrastructure, operations and maintenance assessments will be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, landowners are responsible for the payment of these assessments on the basis of their relative property ownership of the areas receiving benefit from infrastructure improvements and subsequent maintenance.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by the County and/or other taxing authorities.

In exchange for the payment of these special assessments, landowners receive substantial benefit. Specifically, these persons can expect to receive a higher level of services because they, the property owners, elect the members of the District's Board of Supervisors. Furthermore, the District is limited in jurisdiction and its responsibility is constrained to only the property within the District or certain off-site improvements. Therefore, the District administrators should be extremely accessible and responsive to the needs of the property owners within the District. Community Development Districts offer the opportunity for a higher level of service to residents of the County without impacting the service capacity of other local governments.

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EXHIBIT 7

5. 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.

Section 288.703, F.S., defines "Small Business" as:

An independently owned and operated business concern that employs 200 or fewer permanent full-time employees and that, together with its affiliates, has a net worth of not more than \$5 million or any firm based in this state which has a Small Business Administration 8(a) certification. As applicable to sole proprietorships, the \$5 million net worth requirement shall include both personal and business investments.

Section 120.52, F.S., defines "Small City" as:

Any municipality that has an unincarcerated population of 10,000 or less according to the most recent decennial census.

Section 120.52, F.S. defines "Small County" as:

Any county that has an unincarcerated population of 75,000 or less according to the most recent decennial census.

According to the 2010 US Census's Rank of Florida Counties by Population Size in 2010 and Population Distribution, the total estimated population of the County was 226,640 making it the 24th largest county in the State. The proposed District should not have any negative impact on small businesses. Any business, large or small, has the option of locating their operating facilities within a community development district, provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subject to the financial obligations imposed by the District, but will enjoy the resulting benefits derived from operating within the District's boundaries. At this time, the proposed District does not contain any potential commercial property and therefore would not contribute to any competition with the local business community.

The financial obligations would be in the form of special assessments while the benefits would be in the form of a higher quality and lower cost development. This should, in theory, be more conducive to the economic success of a business.

Furthermore, the District operates according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result of the District's establishment, and the subsequent development, small businesses should be better able to compete for District business serving the lands to be included within the District. The District does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the District.

Development of the District will have a positive impact on the small businesses of the local economy. As outlined above, success of the development will generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

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The County is not a small county; the development and improvement of the property subject to this establishment petition should have no effect on nearby small cities.

6. Any Additional Information That the Agency Determines May Be Useful

Certain data utilized in this report was provided by the Developer/Petitioner and represents the best information available at this time. Meritus Districts has prepared this report and the assertions and findings are based on research, observation and experience both in Public Policy Making and District Management Experiences of its employees.

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EXHIBIT 7

7. An Analysis of Alternatives for Delivering Community Development Services and Facilities

**Analysis Of Alternatives For Delivering Community
Development Services And Facilities
To Be Served By The
Grand Oaks Community Development District**

Alternative	Description	Analysis
County Financing	The County is responsible for the management of the construction of the roadways, and all other infrastructure associated with the development. In addition, the County is responsible for maintenance of the utilities.	Regardless of the specific mechanism (i.e., MSTU, MSBU, Dependent District), the County would incur costs associated with financing and management of the construction. The source of necessary construction funds would be the County's general revenue fund, or issuance of additional debt, therefore, these costs, along with annual maintenance costs, will be borne by County residents, not just property owners within the District. The County, however, may already have a policy prohibiting the construction of "Subdivision level" infrastructure, as do many other general-purpose local governments.
Private Conventional Financing	The cost of constructing infrastructure is financed through conventional bank financing or a combination of private financing and equity financing.	Private financing is difficult to obtain and when available, is very expensive. This may result in housing that is less affordable and/or a decrease in the level of service(s) provided. In addition, annual maintenance would likely be delegated to a Homeowners' Association (HOA/POA) which does not have the same legal backing to enforce dues and assessments as does the CDD.
Community Development District	A combination of public and private entities establishes a mechanism to finance, construct, maintain and manage community development services and facilities.	The CDD will incur the cost of issuing Bonds necessary to finance the construction of the necessary infrastructure, will oversee and manage all phases of construction, and will be responsible for the maintenance and management of the common areas on an ongoing basis. All costs associated with these activities will be borne only by those property owners within the District that benefit from the improvements. No County general funds will be used and no County residents outside of the District will incur costs. RECOMMENDED ALTERNATIVE

EXHIBIT 7

III. CONCLUSION

The purpose of this SERC is to support the petition filed with the County to establish Grand Oaks Community Development District, as required by Florida Statute, Chapter 190, and prepared in accordance with F.S. Section 120.541. The scope of this SERC is limited to the factors considered to be material or relevant to the establish process, and more specifically those items for inclusion required by F.S. Section 120.541 (2). The table below summarizes the items in the SERC required by F.S. Section 120.541 (2).

Item	Result
<i>Estimate of the number and type of individuals and entities likely to be required to comply with/affected by the ordinance</i>	The State of Florida and its residents, the County and its residents, current property owners within the District, and future property owners may be required to comply with the ordinance.
<i>Estimate of the cost to the Agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance</i>	<p>The involvement of State/Local Government Entities will be limited to reviewing, interpreting, and summarizing the petition establishing the District. State/Local Government Entities already have the necessary staff in place to process these reports and the costs related to these changes are nominal. Section 189.018, F.S., sets forth an annual fee schedule applicable to special districts to help compensate for the minimal costs.</p> <p>The County and its staff will review, conduct a public hearing, and vote upon the Petition to establish the Grand Oaks CDD. The modest costs to perform these tasks will be offset by the filing fee. In addition, the Petitioner must fund and publish the notice of public hearing within a newspaper of general, local circulation in accordance with statutory noticing requirements.</p>
<i>Any anticipated effect on state or local revenues</i>	<p>Establishment of the District should have no negative impact on state and local revenues.</p> <p>Local tax revenues may be impacted positively due to the potential increase in long-term property values both within, and within close proximity to, the District. New commercial activity will increase revenue collection for state and local agencies.</p>
<i>A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the ordinance</i>	<p>The majority of the transactional costs for the District result from the actual financing of the infrastructure improvements, which are typically borne entirely by the District through bonds secured by special assessments.</p> <p>There should not be any major transactional costs incurred by local government entities (i.e. the County) related to the ordinance establishing the District.</p>
<i>An analysis of the impact on small businesses, small counties and small cities.</i>	<p>An overall increase in local economic activity (i.e. local small businesses within close proximity to the District) may be felt due to increased traffic, increased employment, and increased construction and development.</p> <p>Furthermore, certain contracts for goods and services needed by the District are competitively bid. This will allow many small businesses the opportunity to provide bids to the District for these goods and services.</p> <p>No negative impact on small cities or counties. The costs to fund the infrastructure improvements are financed entirely by the District, and furthermore that debt obligation is the responsibility of the property owners within the District.</p>

EXHIBIT 7

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Table 1 – Estimate of Costs and Timetable of Construction

Infrastructure Improvement*	2018 - 2019	2019 - 2021	Total Project Costs
Site Clearing & Grubbing	\$880,000	\$1,155,000	\$2,035,000
Earthwork	\$1,320,000	\$1,760,000	\$3,080,000
Roadways & Paving	\$1,430,000	\$1,980,000	\$3,410,000
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Amenity Facilities	\$550,000	\$4,400,000	\$4,950,000
Parks	\$275,000	\$275,000	\$550,000
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*Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements of any operating and maintenance obligations of the District.

EXHIBIT 7

GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

Table 2 – Proposed Infrastructure Plan

INFRASTRUCTURE IMPROVEMENT*	CONSTRUCTION FUNDED BY	OWNERSHIP	OPERATION AND MAINTENANCE
Site Clearing & Grubbing/Earthwork	CDD	--	--
Roadways & Paving	CDD	CDD	CDD
Offsite Road & Utilities	CDD	County	County
Potable Water	CDD	County	County
Dry Utilities Trenching	CDD	--	--
Sanitary Sewer	CDD	County	County
Storm Drainage/Storm Water Retention	CDD	CDD	CDD
Entrance/Landscaping/Hardscaping	CDD	CDD	CDD
Amenity Facilities/Parks	CDD	CDD	CDD
Walkways	CDD	CDD	CDD
Sidewalks	CDD	CDD	CDD

*Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements of any operating and maintenance obligations of the District.

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Brian K. Lamb, Meritus Districts whose address is 2005 Pan Am Circle, Suite 120, Tampa, FL 33607 to act as agent for Southeast Development Partners, LLC, a Florida limited liability company, with regard to any and all matters pertaining to the Petition to the St. Johns County Board of County Commissioners to establish a Community Development District, pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked.

Witnesses:

Dennis Smith
Dennis Smith

Printed Name

Mary E. Bartlett
Mary E. Bartlett
Printed Name

Southeast Development Partners, LLC, a Florida limited liability company

By: *Keith Hyatt*
Keith Hyatt

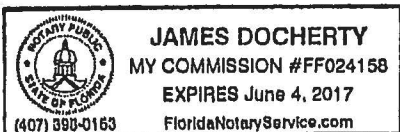
Manager

233 Shell Bluff Ct.

Ponte Vedra Beach, Florida 32082

The forgoing instrument was acknowledged before me this 9th day of March 2017, by Keith Hyatt as the manager of Southeast Development Partners, LLC a Florida limited liability company, on behalf of said company who () is personally known to me **OR** () produced a Florida driver license as identification, and who did take an oath that the matters contained herein are true and correct.

[NOTARIAL SEAL]



James Docherty
Notary Public, State of Florida

Print Name: JAMES DOCHERTY

NOTICE OF PUBLIC HEARING
St. Johns County Board of County Commissioners
Petition to Establish the Grand Oaks Community Development District

DATE: Tuesday, August 21, 2018
TIME: 9:00 A.M.
LOCATION: County Auditorium, County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084

In accordance with the provisions of Chapter 190, *Florida Statutes*, a public hearing will be held by the Board of County Commissioners of St. Johns County, Florida beginning at 9:00 A.M., on Tuesday, August 21, 2018, at County Auditorium, 500 San Sebastian View, St. Augustine, Florida 32084, to consider an ordinance granting a petition to establish a community development district which will be known as the "Grand Oaks Community Development District" (the "District"). The title of the proposed ordinance is as follows:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2017); 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 FOR A LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The proposed community development district is comprised of approximately 450 acres, more or less, generally located along the south side of State Road 16, 1 mile west of I-95, and 1 mile north of Cato Court. The Petitioner has proposed to establish the Grand Oaks Community Development District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities, which may be authorized by such districts under Florida law including but not limited to Chapter 190, Florida Statutes.

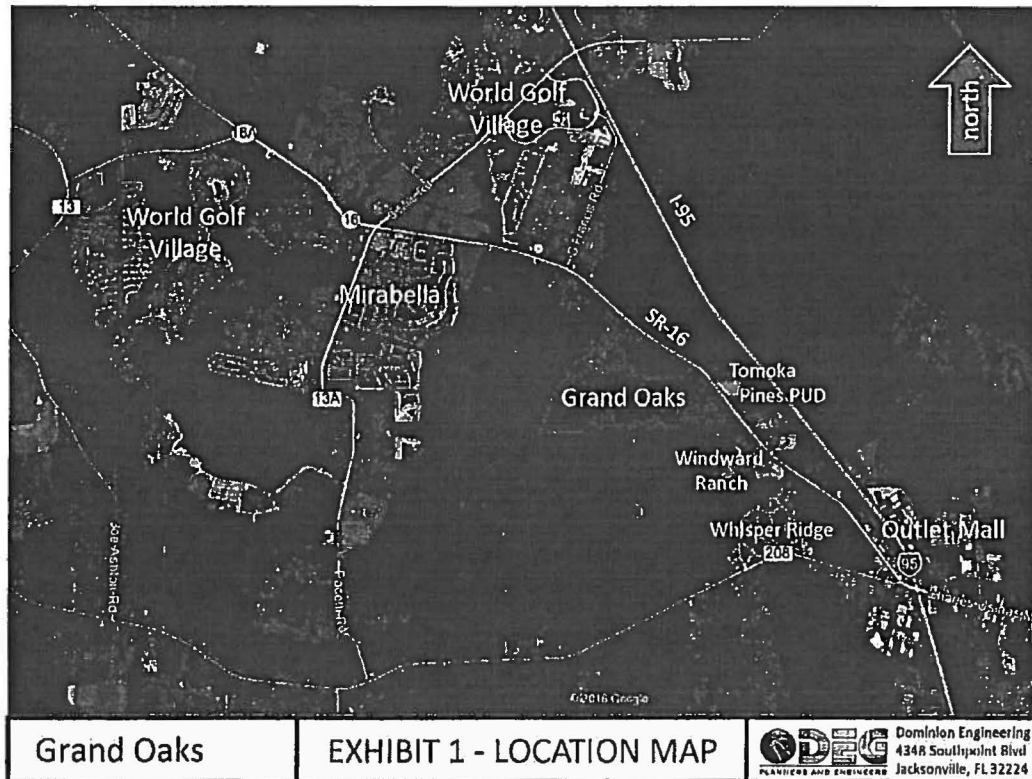
Copies of the petition, department reports and proposed ordinance are open to public inspection at the Growth Management Department in the Permit Center at 4040 Lewis Speedway, St. Augustine, Florida, 32084.

All interested persons and affected units of general - purpose government shall be given an opportunity to appear at the hearing and present oral or written comments on the petition. Any persons or affected unit of general - purpose local government, who wish to appeal any decision made by the Board with respect to any matter considered at this public hearing will need a record of the proceedings. For that purpose the person or unit of general - purpose local government may need to insure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is to be based.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in the proceedings should contact ADA Coordinator, at (904) 209-0650 or the County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32095 (for hearing impaired individuals call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of the hearing).

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JAMES K. JOHNS, CHAIR
File Number: CDD 2017-01

Run Dates: July 24, July 31, August 7 and August 14



THE ST. AUGUSTINE RECORD
Affidavit of Publication

MERITUS CORP
2005 PAN AM CIRCLE, SUITE 120

TAMPA, FL 33607

ACCT: 35273
AD# 0003069378-01

PO#

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

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a NOTICE OF HEARING in the matter of GRAND OAKS CDD was published in said newspaper on 07/24/2018, 07/31/2018, 08/07/2018, 08/14/2018.

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

NOTICE OF PUBLIC HEARING
St. Johns County Board of County Commissioners
Petition to Establish the Grand Oaks Community Development District

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TIME: 9:00 A.M.
LOCATION: County Auditorium, County Administration Building
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St. Augustine, Florida 32084

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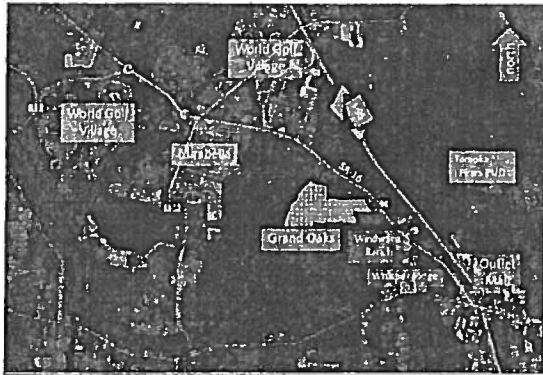
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BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
HENRY DEAN, CHAIR
File Number: CDD 2017-03



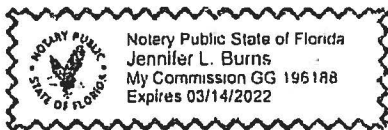
Grand Oaks LOCATION MAP

Sworn to and subscribed before me this _____ day of AUG 14 2018

by Jamie Williams who is personally known to me or who has produced as identification

0003069378 July 24, 31, Aug 7, 14, 2018

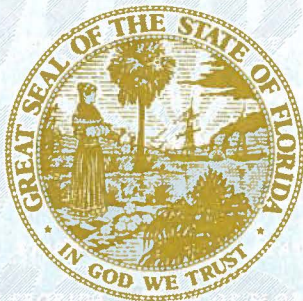
Jennifer L. Burns
(Signature of Notary Public)



STATE OF FLORIDA DEPARTMENT OF STATE

I, KEN DETZNER, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of St. Johns County Ordinance No. 18-47, which was filed in this office on August 24, 2018, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.

**Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
24th day of August, A.D., 2018.**



Ken Detzner
Secretary of State

If photocopied or chemically altered, the word "VOID" will appear.

"State of Florida" appears in small letters across the face of this 8 1/2 x 11" document.