

ORDINANCE NO. 2021-67

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2020); 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.

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

RECITALS

WHEREAS, ICI Crossroads Holdings, 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 ("County") to adopt an ordinance establishing the Longleaf Pine Community Development District ("District"), with petition attached as **Exhibit B**, pursuant to Chapter 190, Florida Statutes (2020); and

WHEREAS, Petitioner is a Florida limited liability company, authorized to conduct business in the State of Florida; 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 September 21, 2021; and

WHEREAS, upon consideration of the record established at that hearing, the County determined that: the statements within the Petition were true and correct; 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; the land within the District is of sufficient size, is sufficiently compact and sufficiently contiguous to be developable as a functionally interrelated community; the District is the best alternative available for delivering community development services and facilities to the area served by the District; 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 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 (2020).

**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 "Longleaf Pine 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 528.53 acres of land. The site is generally located south of Race Track Road and bisected by both Longleaf Pine Parkway and Veterans Parkway, in unincorporated St. Johns County, Florida.

**SECTION 5. FUNCTIONS AND POWERS.** The general powers and functions of the District are described in Chapter 190, Florida Statutes (2020). 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, and security, including but not limited to guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, as authorized and described in Section 190.012(2), 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: Kelly White, James Stowers, Andy Hagan, Teri Hansen and Joanna Schmieder. 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. 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 21<sup>st</sup> DAY OF September, 2021.

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

BY:



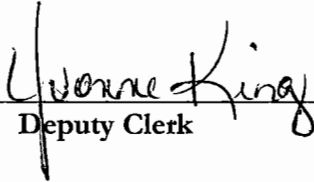
Jeremiah R. Blocker, Chair

**SEP 23 2021**

Rendition Date

**ATTEST: Brandon J. Patty, CLERK OF THE  
CIRCUIT COURT & COMPTROLLER**

BY:



Deputy Clerk

EFFECTIVE DATE:

**SEP 23 2021**



**EXHIBIT A**  
**BOUNDARIES OF DISTRICT**

LONGLEAF PINE CDD  
PARCEL No. 1 (NORTHWEST PARCEL)

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTIONS 2 AND 11, TOWNSHIP 8 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHEASTERLY CORNER OF TRACT "B", AS SHOWN ON THE PLAT OF "JULINGTON LAKES - PHASE 1", AS RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTHERLY NORTHWESTLY RIGHT-OF-WAY LINE OF COUNTY ROAD 244 WEST, (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 57 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "B", AS SHOWN ON THE PLAT OF "JULINGTON LAKES - PHASE 1", AS RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 09°04'52" EAST, A DISTANCE OF 410.18 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 70°54'52" WEST, A DISTANCE OF 142.31 FEET, TO A POINT; COURSE No. 3: RUN THENCE, NORTH 38°27'50" EAST, A DISTANCE OF 319.30 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 07°12'52" EAST, A DISTANCE OF 602.74 FEET, TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED (PARK DONATION), FROM RAYLAND, LLC TO ST. JOHNS COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 2288, PAGE 610; RUN THENCE, ALONG THE BOUNDARY LINES OF LAST SAID LANDS, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE, SOUTH 72°20'45" EAST, A DISTANCE OF 166.83 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 07°30'00" WEST, A DISTANCE OF 98.34 FEET, TO A POINT; COURSE No. 3: RUN THENCE, SOUTH 70°18'10" EAST, A DISTANCE OF 189.33 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 58°22'41" EAST, A DISTANCE OF 264.64 FEET, TO A POINT; COURSE No. 5: RUN THENCE, NORTH 52°35'34" EAST, A DISTANCE OF 236.36 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 14°54'45" WEST, A DISTANCE OF 212.71 FEET, TO A POINT; COURSE No. 7: RUN THENCE, NORTH 60°13'55" EAST, A DISTANCE OF 382.87 FEET, TO A POINT; COURSE No. 8: RUN THENCE, NORTH 08°57'54" EAST, A DISTANCE OF 141.23 FEET, TO A POINT; COURSE No. 9: RUN THENCE, SOUTH 07°59'28" WEST, A DISTANCE OF 112.65 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 04°33'59" WEST, A DISTANCE OF 182.11 FEET, TO A POINT; COURSE No. 11: RUN THENCE, NORTH 73°28'52" EAST, A DISTANCE OF 385.59 FEET, TO A POINT; COURSE No. 12: RUN THENCE, SOUTH 30°44'01" EAST, A DISTANCE OF 318.76 FEET, TO A POINT; COURSE No. 13: RUN THENCE, SOUTH 78°16'04" EAST, A DISTANCE OF 202.27 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 223 - NORTH SEGMENT, (ALSO KNOWN AS VETERANS PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 58, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 223 - NORTH SEGMENT, (ALSO KNOWN AS VETERANS PARKWAY), THE FOLLOWING THREE (3) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 05°58'48" TO THE LEFT, AN ARC DISTANCE OF 306.88 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°04'24" WEST, 306.72 FEET;  
COURSE No. 2: RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,700.00 FEET, THROUGH A CENTRAL ANGLE OF 28°17'38" TO THE RIGHT, AN ARC DISTANCE OF 1,377.76 FEET, TO A POINT OF CURVE, OF A CURVE LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°13'14" WEST, 1,363.80 FEET; DEPARTING FROM THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 223 - NORTH SEGMENT, AND ALONG AND AROUND THE ARC OF A CURVE, LEADING NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°02'23" TO THE LEFT, AN ARC DISTANCE OF 39.77 FEET, TO A POINT OF TANGENCY OF LAST SAID CURVE; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°20'38" WEST, 38.78 FEET; RUN THENCE, NORTH 88°40'20" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 305.63 FEET, TO A POINT OF INTERSECTION; RUN THENCE, NORTH 01°03'42" WEST, A DISTANCE OF 15.06 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,448.98 FEET, THROUGH A CENTRAL ANGLE OF 04°41'40" TO THE RIGHT, AN ARC DISTANCE OF 200.41 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°14'34" WEST, 200.35 FEET; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 3,284.00 FEET, THROUGH A CENTRAL ANGLE OF 11°28'42" TO THE LEFT, AN ARC DISTANCE OF 697.60 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 244 WEST, (ALSO KNOWN AS LONGLEAF PINE PARKWAY), SAID POINT ALSO BEING ON THE ARC OF A CURVE, LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°01'03" WEST, 698.80 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 10°33'15" TO THE LEFT, AN ARC DISTANCE OF 641.26 FEET, TO THE AFORESAID MOST SOUTHEASTERLY CORNER OF TRACT "B", "JULINGTON LAKES - PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°40'21" WEST, 640.79 FEET.

THE LANDS THUS DESCRIBED CONTAINS 2,118,472 SQUARE FEET, OR 48.63 ACRES, MORE OR LESS, IN AREA

LONGLEAF PINE CDD  
PARCEL 2 (NORTHEAST PARCEL)

A PARCEL OF LAND BEING A PORTION OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHWEST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "COUNTY ROAD 223-NORTH SEGMENT", AS RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, NORTH 89°14'11" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", (STORMWATER MANAGEMENT FACILITY), AND ALSO BEING THE COMMON BOUNDARY LINE BETWEEN SECTIONS 2 AND 11, TOWNSHIP 8 SOUTH, RANGE 27 EAST, A DISTANCE OF 1,580.67 FEET, TO A POINT; RUN THENCE SOUTH 02°48'59" EAST, A DISTANCE OF 1,734.45 FEET, TO THE NORTHWEST CORNER OF TRACT 1 (OPEN AREA), DURBIN, CROSSING SOUTH PHASE 1; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 58, PAGES 73 THROUGH 100 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, CONTINUE TO RUN SOUTH 02°48'59" EAST, ALONG THE AFORESAID SOUTH PHASE 1 (OPEN AREA), A DISTANCE OF 763.74 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD 244 EAST"; (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 13 THROUGH 21 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 67°08'24" WEST, A DISTANCE OF 187.67 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;  
COURSE No. 2: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,700.00 FEET, THROUGH A CENTRAL ANGLE OF 17°45'20" TO THE RIGHT, AN ARC DISTANCE OF 672.43 FEET, TO THE SOUTHEAST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF "COUNTY ROAD 244 EAST", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°13'44" WEST, 671.43 FEET; RUN THENCE, ALONG THE BOUNDARIES OF SAID TRACT "A" (STORMWATER MANAGEMENT FACILITY), THE FOLLOWING FIVE (5) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE, NORTH 23°38'59" WEST, A DISTANCE OF 225.01 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 95°59'29" WEST, A DISTANCE OF 67.88 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 37°18'00" WEST, A DISTANCE OF 78.59 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 67°41'52" WEST, A DISTANCE OF 171.53 FEET, TO A POINT;  
COURSE No. 5: RUN THENCE, SOUTH 22°18'08" WEST, A DISTANCE OF 250.00 FEET, TO A POINT, ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD 244 EAST" (ALSO KNOWN AS LONGLEAF PINE PARKWAY); RUN THENCE, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSE AND DISTANCE:  
COURSE No. 1: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,700.00 FEET, THROUGH A CENTRAL ANGLE OF 02°00'18" TO THE RIGHT, AN ARC DISTANCE OF 104.91 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°37'15" WEST, 104.90 FEET; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 82°09'15" TO THE LEFT, AN ARC DISTANCE OF 40.91 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°22'46" EAST, 38.01 FEET; RUN THENCE, NORTH 22°18'08" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 368.47 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY; RUN THENCE NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 30,370.28 FEET, THROUGH A CENTRAL ANGLE OF 00°01'50" TO THE RIGHT, AN ARC DISTANCE OF 18.21 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°30'59" EAST, 18.21 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,340.00 FEET, THROUGH A CENTRAL ANGLE OF 05°25'14" TO THE RIGHT, AN ARC DISTANCE OF 222.29 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°03'29" WEST, 222.21 FEET; RUN THENCE, NORTH 60°20'54" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 588.05 FEET, TO A POINT; RUN THENCE, NORTH 84°24'48" EAST, A DISTANCE OF 388.98 FEET, TO A POINT; RUN THENCE, NORTH 65°01'18" WEST, A DISTANCE OF 408.84 FEET, TO A POINT OF INTERSECTION; RUN THENCE, NORTH 88°18'30" WEST, A DISTANCE OF 48.58 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 23.00 FEET, THROUGH A CENTRAL ANGLE OF 89°58'14" TO THE LEFT, AN ARC DISTANCE OF 38.81 FEET, TO A POINT OF CURVE, OF A CURVE, ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 223-NORTH SEGMENT", (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 58, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°45'33" WEST, 35.03 FEET; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND ALSO BEING THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 223-NORTH SEGMENT", (ALSO KNOWN AS LONGLEAF PINE PARKWAY), HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 18°44'29" TO THE LEFT, AN ARC DISTANCE OF 661.88 FEET, TO THE AFORESAID MOST SOUTHWEST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "COUNTY ROAD 223-NORTH SEGMENT", AS RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°55'12" EAST, 657.39 FEET.

THE LANDS THUS DESCRIBED CONTAINS 3,887,410 SQUARE FEET, OR 84.65 ACRES, MORE OR LESS, IN AREA

LONGLEAF PINE  
COMMUNITY  
DEVELOPMENT DISTRICT

EXHIBIT 2

PARCEL LEGAL  
DESCRIPTIONS

May 25, 2021

LONGLEAF PINE  
COMMUNITY  
DEVELOPMENT DISTRICT

EXHIBIT 2A

PARCEL LEGAL  
DESCRIPTIONS

May 25, 2021

LONGLEAF PINE CDD  
PARCEL 3 (SOUTHWEST PARCEL)

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTIONS 3, 10, AND 11, TOWNSHIP 3 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGN AT THE INTERSECTION OF THE EAST LINE OF TRACT "A", ABERDEEN (PARCEL "CC29"), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 61, PAGES 43 THROUGH 48 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, (LONGLEAF PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 62, PAGES 81 THROUGH 87 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, LEADING SOUTHEASTERLY, AND HAVING A RADIUS OF 675.00 FEET, THROUGH A CENTRAL ANGLE OF 3574'31" TO THE RIGHT, AN ARC DISTANCE OF 594.71 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56'50'25" EAST, 594.30 FEET;  
COURSE No. 2: RUN THENCE, SOUTH 3971'00" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 559.19 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 3: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 1,123.00 FEET, THROUGH A CENTRAL ANGLE OF 4272'48" TO THE LEFT, AN ARC DISTANCE OF 632.77 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60'25'32" EAST, 613.69 FEET;  
COURSE No. 4: SOUTH 81'37'55" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 833.38 FEET, TO THE NORTHEAST CORNER OF TRACT "C", (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF COUNTY ROAD 244 WEST; RUN THENCE, ALONG THE AFORESAID BOUNDARIES OF SAID TRACT "C", THE FOLLOWING THREE (3) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE, SOUTH 02'22'05" WEST, A DISTANCE OF 478.26 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 81'57'55" EAST, A DISTANCE OF 152.00 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 02'22'05" EAST, A DISTANCE OF 276.26 FEET, TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST; RUN THENCE, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE, SOUTH 81'37'55" EAST, A DISTANCE OF 820.03 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 2: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,700.00 FEET, THROUGH A CENTRAL ANGLE OF 09'37'45" TO THE RIGHT, AN ARC DISTANCE OF 420.18 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77'19'02" EAST, 419.79 FEET; RUN THENCE, SOUTH 18'59'59" WEST, A DISTANCE OF 401.48 FEET, TO A POINT; RUN THENCE, SOUTH 49'30'04" EAST, A DISTANCE OF 341.01 FEET, TO A POINT; RUN THENCE, SOUTH 76'28'55" EAST, A DISTANCE OF 340.20 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 223 SOUTH, (VETERANS PARKWAY), AS PER THAT EASEMENT AND CONSENT TO USE OF RIGHT OF WAY AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 3328, PAGE 825 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY 223 SOUTH (VETERANS PARKWAY) AS PER SAID INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3328, PAGE 825 OF SAID PUBLIC RECORDS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 1,555.00 FEET, THROUGH A CENTRAL ANGLE OF 3913'40" TO THE LEFT, AN ARC DISTANCE OF 1,071.48 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00'26'48" EAST, 1,090.68 FEET;  
COURSE No. 2: RUN THENCE, SOUTH 40'40'00" EAST, ALONG LAST SAID TANGENCY, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 3: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 1,113.00 FEET, THROUGH A CENTRAL ANGLE OF 15'58'43" TO THE LEFT, AN ARC DISTANCE OF 310.30 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26'02'00" EAST, 306.30 FEET;  
COURSE No. 4: RUN THENCE, SOUTH 36'00'21" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 127.42 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 5: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 985.00 FEET, THROUGH A CENTRAL ANGLE OF 2'35'44" TO THE RIGHT, AN ARC DISTANCE OF 411.04 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT 130 FOOT JACKSONVILLE (JEA) ELECTRIC AUTHORITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 878, PAGE 1152 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24'02'59" EAST, 408.11 FEET; RUN THENCE, NORTH 07'48'09" WEST, ALONG THE SOUTHERLY LINE OF SAID 130 FOOT JACKSONVILLE (JEA) ELECTRIC AUTHORITY EASEMENT A DISTANCE OF 5,448.23 FEET, TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED FROM GREENBRIAR PROPERTIES, LLC TO JEA, AS RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 700, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 700 OF THE PUBLIC RECORDS, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE, NORTH 02'12'31" EAST, A DISTANCE OF 128.65 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 08'06'59" WEST, A DISTANCE OF 81.28 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 17'44'02" WEST, A DISTANCE OF 58.62 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 16'13'28" WEST, A DISTANCE OF 75.06 FEET, TO A POINT;  
COURSE No. 5: RUN THENCE, NORTH 35'33'43" WEST, A DISTANCE OF 53.78 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 59'59'17" WEST, A DISTANCE OF 51.26 FEET, TO A POINT;  
COURSE No. 7: RUN THENCE, SOUTH 69'20'34" WEST, A DISTANCE OF 53.00 FEET, TO A POINT; COURSE No. 8: RUN THENCE, SOUTH 89'30'12" WEST, A DISTANCE OF 54.84 FEET, TO A POINT;  
COURSE No. 9: RUN THENCE, NORTH 51'57'40" WEST, A DISTANCE OF 121.11 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 32'20'52" EAST, A DISTANCE OF 63.05 FEET, TO A POINT;  
COURSE No. 11: RUN THENCE, SOUTH 81'45'44" EAST, A DISTANCE OF 29.80 FEET, TO A POINT; COURSE No. 12: RUN THENCE, NORTH 47'24'09" EAST, A DISTANCE OF 58.19 FEET, TO A POINT;  
COURSE No. 13: RUN THENCE, NORTH 52'43'33" EAST, A DISTANCE OF 81.65 FEET, TO A POINT; COURSE No. 14: RUN THENCE, NORTH 17'24'00" EAST, A DISTANCE OF 49.08 FEET, TO A POINT;  
COURSE No. 15: RUN THENCE, NORTH 44'41'32" EAST, A DISTANCE OF 21.68 FEET, TO THE NORTHEAST CORNER OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 700 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT CORPORATE WARRANTY DEED FROM UNITED WATER FLORIDA, INC. TO JEA, AS RECORDED IN OFFICIAL RECORDS BOOK 1700, PAGE 112 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1700, PAGE 112 OF SAID PUBLIC RECORDS, THE FOLLOWING TWENTY (20) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE, NORTH 40'40'00" EAST, A DISTANCE OF 42.22 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 44'11'11" EAST, A DISTANCE OF 43.68 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 26'41'44" EAST, A DISTANCE OF 32.57 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 07'22'10" WEST, A DISTANCE OF 33.59 FEET, TO A POINT;  
COURSE No. 5: RUN THENCE, NORTH 22'12'29" WEST, A DISTANCE OF 41.48 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 14'48'35" WEST, A DISTANCE OF 50.22 FEET, TO A POINT;  
COURSE No. 7: RUN THENCE, NORTH 28'50'02" WEST, A DISTANCE OF 54.89 FEET, TO A POINT; COURSE No. 8: RUN THENCE, NORTH 00'03'59" WEST, A DISTANCE OF 74.72 FEET, TO A POINT;  
COURSE No. 9: RUN THENCE, NORTH 19'45'34" EAST, A DISTANCE OF 60.67 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 20'55'41" EAST, A DISTANCE OF 69.57 FEET, TO A POINT;  
COURSE No. 11: RUN THENCE, NORTH 32'21'34" EAST, A DISTANCE OF 48.52 FEET, TO A POINT; COURSE No. 12: RUN THENCE, NORTH 30'48'52" EAST, A DISTANCE OF 56.68 FEET, TO A POINT;  
COURSE No. 13: RUN THENCE, NORTH 20'44'31" EAST, A DISTANCE OF 46.52 FEET, TO A POINT; COURSE No. 14: RUN THENCE, NORTH 04'21'12" EAST, A DISTANCE OF 47.81 FEET, TO A POINT;  
COURSE No. 15: RUN THENCE, NORTH 09'57'48" EAST, A DISTANCE OF 63.14 FEET, TO A POINT; COURSE No. 16: RUN THENCE, NORTH 01'59'19" EAST, A DISTANCE OF 64.55 FEET, TO A POINT;  
COURSE No. 17: RUN THENCE, NORTH 09'03'59" EAST, A DISTANCE OF 60.67 FEET, TO A POINT; COURSE No. 18: RUN THENCE, NORTH 01'37'28" EAST, A DISTANCE OF 58.40 FEET, TO A POINT;  
COURSE No. 19: RUN THENCE, NORTH 10'27'44" EAST, A DISTANCE OF 50.01 FEET, TO A POINT; COURSE No. 20: RUN THENCE, NORTH 53'03'27" EAST, A DISTANCE OF 33.22 FEET, TO A POINT, ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED, FROM RAYMOND TIMBERLANDS OPERATING COMPANY, LP, TO ABERDEEN DEVELOPMENT, LLC, AND RECORDED IN OFFICIAL RECORDS BOOK 2034, PAGE 1048 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 87'48'21" EAST, ALONG THE AFORESAID SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 716.07 FEET, TO THE SOUTHEAST CORNER OF LAST SAID LANDS; RUN THENCE, ALONG THE EASTERLY LINE OF LAST SAID LANDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
COURSE No. 1: NORTH 03'57'40" WEST, A DISTANCE OF 3,182.69 FEET, TO A POINT; COURSE No. 2: NORTH 02'35'59" WEST, A DISTANCE OF 283.84 FEET TO AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 17,217,407 SQUARE FEET, OR 395.25 ACRES, MORE OR LESS, IN AREA.

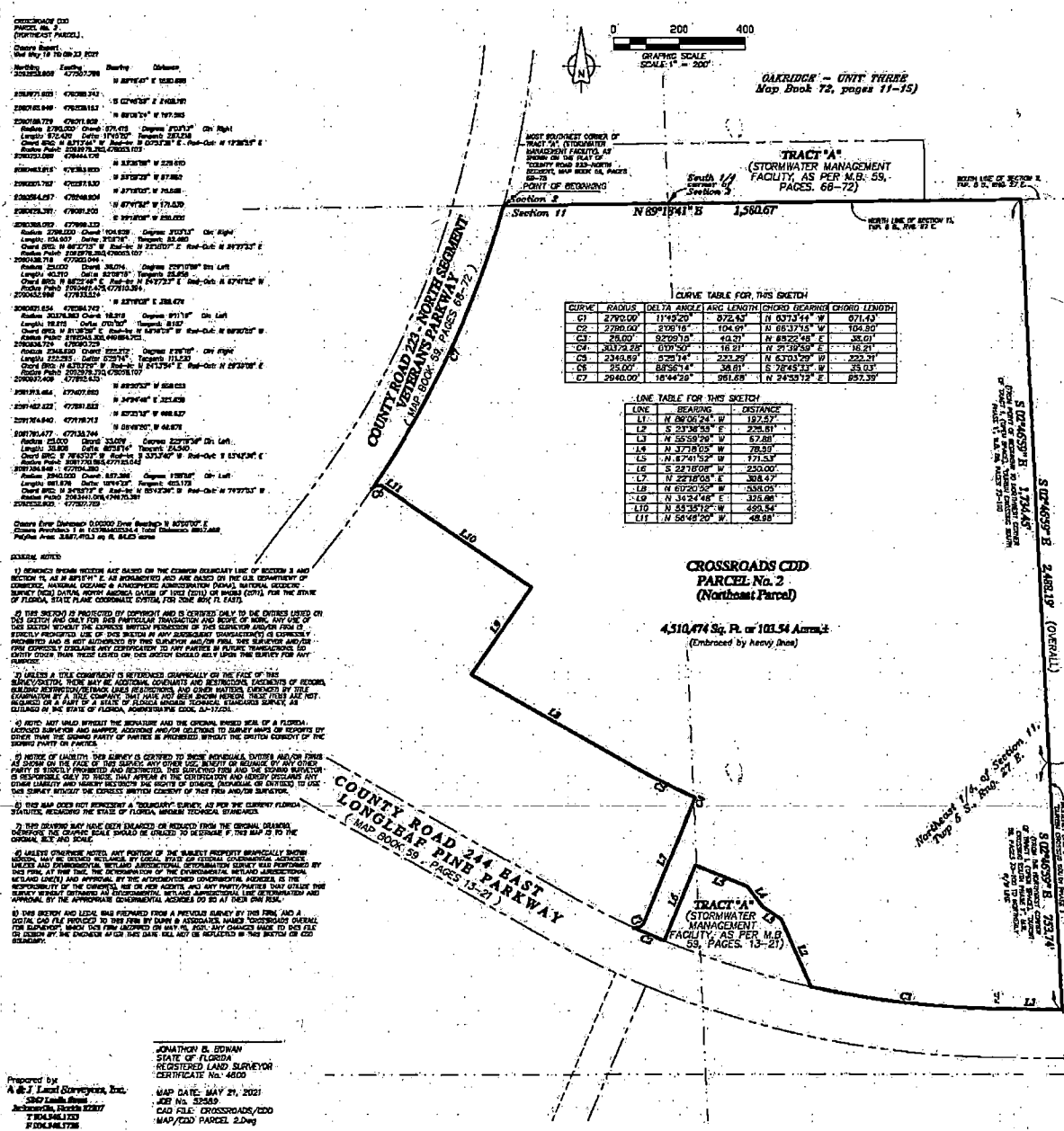


# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2C

## PARCEL 2 LEGAL MAP

May 25, 2021



CROSSROADS CDD  
PARCEL No. 2  
(SOUTHWEST PARCEL)  
...  
COUNTY ROAD 224 NORTH SEGMENT  
(M.B. BOOK 59, PAGES 68-72)  
COUNTY ROAD 224 EAST PARKWAY  
(M.B. BOOK 59, PAGES 13-21)

**CROSSROADS CDD  
PARCEL No. 2  
(Northeast Parcel)**

4,510,474 Sq. Ft. or 103.54 Acres  
(Enclosed by heavy lines)

**TRACT "A"  
(STORMWATER  
MANAGEMENT  
FACILITY, AS PER M.B. 59,  
PAGES 68-72)**

**TRACT "B"  
(STORMWATER  
MANAGEMENT  
FACILITY, AS PER M.B. 59,  
PAGES 13-21)**

JONATHAN B. BIDMAN  
STATE OF FLORIDA  
REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 4660  
Prepared by:  
A & J Land Surveyors, Inc.  
3500 Lemke Street  
Jacksonville, Florida 32207  
F18461120  
F104841736  
MAP DATE: MAY 21, 2021  
JOB NO. 20009  
CAD FILE: CROSSROADS CDD  
MAP/CDD PARCEL 2.Dwg





**EXHIBIT B**  
**PETITION**

# **PETITION TO ESTABLISH LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT**

Submitted By: Katie S. Buchanan

Florida Bar No. 14196

[katieb@hgslaw.com](mailto:katieb@hgslaw.com)

Michelle Rigoni

Florida Bar No. 0124758

[micheller@hgslaw.com](mailto:micheller@hgslaw.com)

119 South Monroe Street, Suite 300 (32301)

Post Office Box 6526

Tallahassee, Florida 32314

(850) 222-7500

(850) 224-8551 (fax)

Attorney for Petitioner

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

**PETITION TO ESTABLISH THE  
LONGLeAF PINE COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, ICI Crossroads Holdings, LLC (“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 (“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 528.53 acres of land. The site is generally located south of Race Track Road and bisected by both Longleaf Pine Parkway and Veterans Parkway. 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 external boundaries of the proposed District which are to be excluded from the District.

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*. 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: Kelly White  
Address: 1595 9<sup>th</sup> Ave.  
Deland, FL 32724

Name: James Stowers  
Address: 85 Abacus Avenue  
Ormond Beach, FL 32174

Name: Andy Hagan  
Address: 1430 Arroyo Vista Drive  
Deland, FL 32724

Name: Teri Hansen  
Address: 2320 West Park Road  
Deland, FL 32724

Name: Joanne Schmieder  
Address: 2209 Pennsylvania Drive  
DeLand, FL 32724

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 Longleaf Pine Community Development District.

6. Future Land Uses. The general distribution, location, and extent of the public and private existing and future land uses for the proposed 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 approved St. Johns County Future Land Use Plan.

7. Major Water and Wastewater Facilities. **Composite Exhibit 5** shows the existing and proposed major trunk water mains, sewer connections and drainage serving the lands within and around the proposed District.

8. District Facilities and Services. **Exhibit 6** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and/or

install<sup>1</sup>. The estimated costs of constructing the infrastructure serving land within the proposed District, as well as the anticipated entity responsible for ownership and maintenance, are identified in **Exhibit 7**. At present, these improvements are estimated to be made, acquired, constructed and/or installed from 2021 to 2023. 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. These estimates contemplate the exercise of the only two (2) special powers requested by the Petitioner at this time: (i) Section 190.012(2)(a), *Florida Statutes*, parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (ii) Section 190.012(2)(d), *Florida Statutes*, security, including but not limited to guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars. 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.

9. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in Florida. **Exhibit 9** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should be sent to:

Katie S. Buchanan ([katieb@hgslaw.com](mailto:katieb@hgslaw.com))  
Michelle Rigoni ([micheller@hgslaw.com](mailto:micheller@hgslaw.com))

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<sup>1</sup> The proposed District expects to finance, fund, construct, acquire and/or install the following facilities: roadways, water, reuse and wastewater, stormwater management, landscaping/entranceway and recreation improvements.

HOPPING GREEN & SAMS, P.A.  
P.O. Box 6526  
Tallahassee, Florida 32314

11. This petition to establish the Longleaf Pine Community Development District should be granted because it meets the six (6) factors set forth in Section 190.005(1)(e), *Florida Statutes*. The factors, and evidence submitted in support of the same, are as follows:

a. The statements contained within this Petition have been found to be true and correct. Section 190.005(1)(e)1., *Florida Statutes*.

b. 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. Section 190.005(1)(e)2., *Florida Statutes*.

c. The area of land within the proposed District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional interrelated community. Section 190.005(1)(e)3., *Florida Statutes*.

d. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the proposed District. Section 190.005(1)(e)4., *Florida Statutes*.

e. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. Section 190.005(1)(e)5., *Florida Statutes*.

f. The area to be served by the proposed District is amenable to separate special-district government. Section 190.005(1)(e)6., *Florida Statutes*.

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

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

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, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural, and educational uses, as authorized and described; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, both as authorized and described by Section 190.012(2), *Florida Statutes*; and

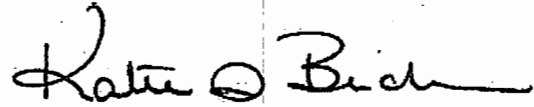
d. grant such other relief as appropriate.

[CONTINUED ON FOLLOWING PAGE]



RESPECTFULLY SUBMITTED, on the 11<sup>th</sup> day of June, 2021.

HOPPING GREEN & SAMS, P.A.



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Katie S. Buchanan  
Florida Bar No. 14196  
[katieb@hgslaw.com](mailto:katieb@hgslaw.com)

Michelle Rigoni  
Florida Bar No. 0124758  
[micheller@hgslaw.com](mailto:micheller@hgslaw.com)

119 South Monroe Street, Suite 300 (32301)  
Post Office Box 6526  
Tallahassee, Florida 32314  
(850) 222-7500  
(850) 224-8551 (fax)  
Attorney for Petitioner

# EXHIBIT 1


# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

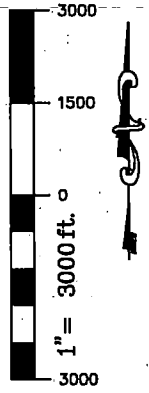
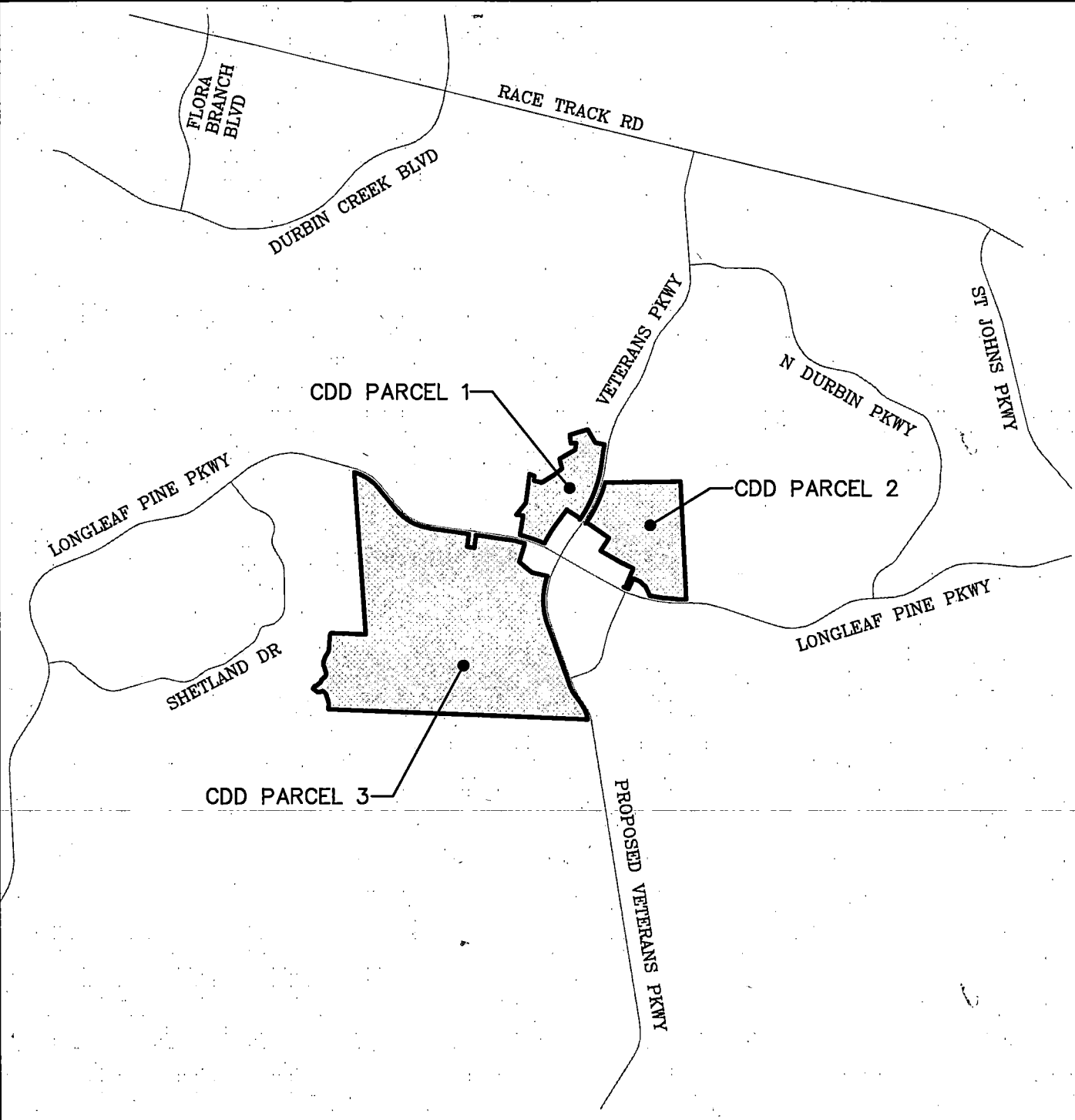
EXHIBIT 1

## GENERAL LOCATION

May 25, 2021

### LEGEND

 LONGLEAF PINE  
CDD



# EXHIBIT 2

# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2

## PARCEL LEGAL DESCRIPTIONS

May 25, 2021

### LONGLEAF PINE CDD PARCEL No. 1 (NORTHWEST PARCEL)

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTIONS 2 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHEASTERLY CORNER OF TRACT "B", AS SHOWN ON THE PLAT OF "JULINGTON LAKES - PHASE 1", AS RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTHERLY NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 244 WEST, (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "B", AS SHOWN ON THE PLAT OF "JULINGTON LAKES - PHASE 1", AS RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 09°04'52" EAST, A DISTANCE OF 410.18 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 79°54'52" WEST, A DISTANCE OF 142.31 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 38°27'50" EAST, A DISTANCE OF 319.30 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 07°12'52" EAST, A DISTANCE OF 802.74 FEET, TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED (PARK DONATION), FROM RAYLAND, LLC TO ST. JOHNS COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 2268, PAGE 810; RUN THENCE, ALONG THE BOUNDARY LINES OF LAST SAID LANDS, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 72°49'45" EAST, A DISTANCE OF 106.53 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 07°38'08" WEST, A DISTANCE OF 98.34 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, SOUTH 75°18'10" EAST, A DISTANCE OF 189.39 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 58°22'41" EAST, A DISTANCE OF 284.64 FEET, TO A POINT;  
COURSE No. 5: RUN THENCE, NORTH 52°39'34" EAST, A DISTANCE OF 239.36 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 14°34'45" WEST, A DISTANCE OF 212.71 FEET, TO A POINT;  
COURSE No. 7: RUN THENCE, NORTH 60°13'55" EAST, A DISTANCE OF 382.67 FEET, TO A POINT; COURSE No. 8: RUN THENCE, NORTH 06°37'54" EAST, A DISTANCE OF 141.23 FEET, TO A POINT;  
COURSE No. 9: RUN THENCE, SOUTH 87°59'28" WEST, A DISTANCE OF 112.65 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 04°35'09" WEST, A DISTANCE OF 182.11 FEET, TO A POINT;  
COURSE No. 11: RUN THENCE, NORTH 73°28'52" EAST, A DISTANCE OF 385.59 FEET, TO A POINT; COURSE No. 12: RUN THENCE, SOUTH 29°44'51" EAST, A DISTANCE OF 318.75 FEET, TO A POINT;  
COURSE No. 13: RUN THENCE, SOUTH 78°18'04" EAST, A DISTANCE OF 202.27 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 223 - NORTH SEGMENT, (ALSO KNOWN AS VETERANS PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 223 - NORTH SEGMENT, (ALSO KNOWN AS VETERANS PARKWAY), THE FOLLOWING THREE (3) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 05°58'49" TO THE LEFT, AN ARC DISTANCE OF 306.88 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°04'21" WEST, 306.72 FEET;

COURSE No. 2: RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 28°17'38" TO THE RIGHT, AN ARC DISTANCE OF 1,377.76 FEET, TO A POINT OF CUSP OF A CURVE, OF A CURVE LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°13'14" WEST, 1,383.80 FEET; DEPARTING FROM THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 223 - NORTH SEGMENT, AND ALONG AND AROUND THE ARC OF A CURVE, LEADING NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91°08'23" TO THE LEFT, AN ARC DISTANCE OF 39.77 FEET, TO A POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°12'08" WEST, 35.71 FEET; RUN THENCE, NORTH 56°48'20" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 303.63 FEET, TO A POINT OF INTERSECTION; RUN THENCE, NORTH 81°03'42" WEST, A DISTANCE OF 15.06 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,445.98 FEET, THROUGH A CENTRAL ANGLE OF 04°41'40" TO THE RIGHT, AN ARC DISTANCE OF 220.41 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°14'34" WEST, 200.35 FEET; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 3,284.00 FEET, THROUGH A CENTRAL ANGLE OF 11°28'42" TO THE LEFT, AN ARC DISTANCE OF 657.90 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 244 WEST, (ALSO KNOWN AS LONGLEAF PINE PARKWAY), SAID POINT ALSO BEING ON THE ARC OF A CURVE, LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°51'03" WEST, 658.80 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 10°33'15" TO THE LEFT, AN ARC DISTANCE OF 541.58 FEET, TO THE AFORESAID MOST SOUTHEASTERLY CORNER OF TRACT "B", "JULINGTON LAKES - PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°40'21" WEST, 540.79 FEET.

THE LANDS THUS DESCRIBED CONTAINS 2,118,472 SQUARE FEET, OR 48.83 ACRE, MORE OR LESS, IN AREA

### LONGLEAF PINE CDD PARCEL 2 (NORTHEAST PARCEL)

A PARCEL OF LAND BEING A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHWEST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "COUNTY ROAD 223-NORTH SEGMENT", AS RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, NORTH 89°18'41" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", (STORMWATER MANAGEMENT FACILITY), AND ALSO BEING THE COMMON BOUNDARY LINE BETWEEN SECTIONS 2 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, A DISTANCE OF 1,580.67 FEET, TO A POINT; RUN THENCE SOUTH 02°48'59" EAST, A DISTANCE OF 1,734.46 FEET, TO THE NORTHWEST CORNER OF TRACT 1 (OPEN AREA), DURBIN CROSSING SOUTH PHASE 1; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 73 THROUGH 100 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; CONTINUE TO RUN SOUTH 02°48'59" EAST, ALONG THE AFORESAID WESTERLY LINE OF TRACT 1 (OPEN AREA), A DISTANCE OF 763.74 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 244 EAST; (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 13 THROUGH 21 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 89°06'24" WEST, A DISTANCE OF 197.57 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;  
COURSE No. 2: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 11°45'20" TO THE RIGHT, AN ARC DISTANCE OF 572.43 FEET, TO SOUTHEAST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF "COUNTY ROAD 244 EAST"; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°13'44" WEST, 571.43 FEET; RUN THENCE, ALONG THE BOUNDARIES OF SAID TRACT "A" (STORMWATER MANAGEMENT FACILITY), THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 23°38'53" WEST, A DISTANCE OF 225.81 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 55°39'29" WEST, A DISTANCE OF 67.88 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 37°18'05" WEST, A DISTANCE OF 78.59 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 87°41'32" WEST, A DISTANCE OF 171.53 FEET, TO A POINT;  
COURSE No. 5: RUN THENCE, SOUTH 22°18'08" WEST, A DISTANCE OF 250.00 FEET, TO A POINT, ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD 244 EAST" (ALSO KNOWN AS LONGLEAF PINE PARKWAY); RUN THENCE, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSE AND DISTANCE:

COURSE No. 1: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 02°09'16" TO THE RIGHT, AN ARC DISTANCE OF 104.81 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°37'15" WEST, 104.80 FEET; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 92°09'19" TO THE LEFT, AN ARC DISTANCE OF 40.21 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°22'46" EAST, 36.01 FEET; RUN THENCE, NORTH 22°18'08" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 398.47 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY; RUN THENCE NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 30,378.28 FEET, THROUGH A CENTRAL ANGLE OF 00°15'00" TO THE RIGHT, AN ARC DISTANCE OF 16.21 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°39'58" EAST, 16.21 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,348.69 FEET, THROUGH A CENTRAL ANGLE OF 05°25'14" TO THE RIGHT, AN ARC DISTANCE OF 222.28 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°03'28" WEST, 222.21 FEET; RUN THENCE, NORTH 60°20'52" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 558.05 FEET, TO A POINT; RUN THENCE, NORTH 34°24'46" EAST, A DISTANCE OF 325.86 FEET, TO A POINT; RUN THENCE, NORTH 55°35'12" WEST, A DISTANCE OF 498.54 FEET, TO A POINT OF INTERSECTION; RUN THENCE, NORTH 56°48'20" WEST, A DISTANCE OF 48.88 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88°56'14" TO THE LEFT, AN ARC DISTANCE OF 38.81 FEET, TO A POINT OF CUSP OF A CURVE, ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 223-NORTH SEGMENT", (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°45'33" WEST, 35.03 FEET; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND ALSO BEING THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 223-NORTH SEGMENT", (ALSO KNOWN AS LONGLEAF PINE PARKWAY), HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 18°44'29" TO THE LEFT, AN ARC DISTANCE OF 961.68 FEET, TO THE AFORESAID MOST SOUTHWEST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "COUNTY ROAD 223-NORTH SEGMENT", AS RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°55'12" EAST, 957.39 FEET.

THE LANDS THUS DESCRIBED CONTAINS 3,887,410 SQUARE FEET, OR 84.65 ACRES, MORE OR LESS, IN AREA

LONGLEAF PINE  
COMMUNITY  
DEVELOPMENT DISTRICT

EXHIBIT 2A

PARCEL LEGAL  
DESCRIPTIONS

May 25, 2021

LONGLEAF PINE CDD  
PARCEL 3 (SOUTHWEST PARCEL)

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTIONS 3, 10, AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE EAST LINE OF TRACT "A", ABERDEEN (PARCEL "CC2B"), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 61, PAGES 43 THROUGH 48 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; WITH THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, (LONGLEAF PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, LEADING SOUTHEASTERLY, AND HAVING A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE OF 35°14'31" TO THE RIGHT, AN ARC DISTANCE OF 999.71 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°50'25" EAST, 590.30 FEET;

COURSE No. 2: RUN THENCE, SOUTH 39°13'09" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 589.18 FEET TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 3: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 1,123.00 FEET, THROUGH A CENTRAL ANGLE OF 42°24'46" TO THE LEFT, AN ARC DISTANCE OF 832.77 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°28'32" EAST, 613.89 FEET;

COURSE No. 4: SOUTH 81°37'55" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 833.35 FEET, TO THE NORTHWEST CORNER OF TRACT "C", (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF COUNTY ROAD 244 WEST; RUN THENCE, ALONG THE AFORESAID BOUNDARIES OF SAID TRACT "C", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 08°22'05" WEST, A DISTANCE OF 278.26 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 81°37'55" EAST, A DISTANCE OF 150.00 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 08°22'05" EAST, A DISTANCE OF 278.26 FEET, TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST; RUN THENCE, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 81°37'55" EAST, A DISTANCE OF 820.03 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 2: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 08°37'45" TO THE RIGHT, AN ARC DISTANCE OF 420.19 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°19'02" EAST, 419.79 FEET; RUN THENCE, SOUTH 18°59'50" WEST, A DISTANCE OF 401.46 FEET, TO A POINT; RUN THENCE, SOUTH 49°38'04" EAST, A DISTANCE OF 341.01 FEET, TO A POINT; RUN THENCE, SOUTH 78°28'35" EAST, A DISTANCE OF 340.20 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 223 SOUTH, (VETERANS PARKWAY), AS PER THAT EASEMENT AND CONSENT TO USE OF RIGHT OF WAY AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 3329, PAGE 825 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY 223 SOUTH (VETERANS PARKWAY) AS PER SAID INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3329, PAGE 825 OF SAID PUBLIC RECORDS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 1,585.00 FEET, THROUGH A CENTRAL ANGLE OF 39°13'40" TO THE LEFT, AN ARC DISTANCE OF 1,071.46 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°26'48" EAST, 1,050.88 FEET;

COURSE No. 2: RUN THENCE, SOUTH 20°03'38" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,300.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 3: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,115.00 FEET, THROUGH A CENTRAL ANGLE OF 15°58'43" TO THE LEFT, AN ARC DISTANCE OF 310.30 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°02'00" EAST, 308.30 FEET;

COURSE No. 4: RUN THENCE, SOUTH 38°00'21" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 127.42 FEET TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 5: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 885.00 FEET, THROUGH A CENTRAL ANGLE OF 23°54'44" TO THE RIGHT, AN ARC DISTANCE OF 411.09 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT 130 FOOT JACKSONVILLE (JEA) ELECTRIC AUTHORITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 878, PAGE 1182 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°02'59" EAST, 408.11 FEET; RUN THENCE NORTH 87°48'09" WEST, ALONG THE SOUTHERLY LINE OF SAID 130 FOOT JACKSONVILLE (JEA) ELECTRIC AUTHORITY EASEMENT A DISTANCE OF 5,448.23 FEET, TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED FROM GREENBRIAR PROPERTIES, LLC TO JEA, AS RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 700 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 700 OF THE PUBLIC RECORDS, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 02°12'31" EAST, A DISTANCE OF 128.88 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 08°06'39" WEST, A DISTANCE OF 61.28 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 17°44'02" WEST, A DISTANCE OF 58.82 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 16°13'26" WEST, A DISTANCE OF 75.06 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, NORTH 36°35'43" WEST, A DISTANCE OF 53.78 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 59°59'17" WEST, A DISTANCE OF 51.88 FEET, TO A POINT;

COURSE No. 7: RUN THENCE, SOUTH 68°20'34" WEST, A DISTANCE OF 55.00 FEET, TO A POINT; COURSE No. 8: RUN THENCE, SOUTH 89°30'12" WEST, A DISTANCE OF 54.54 FEET, TO A POINT;

COURSE No. 9: RUN THENCE, NORTH 51°57'40" WEST, A DISTANCE OF 121.11 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 32°20'52" EAST, A DISTANCE OF 63.05 FEET, TO A POINT;

COURSE No. 11: RUN THENCE, SOUTH 81°43'48" EAST, A DISTANCE OF 29.80 FEET, TO A POINT; COURSE No. 12: RUN THENCE, NORTH 47°24'09" EAST, A DISTANCE OF 68.19 FEET, TO A POINT;

COURSE No. 13: RUN THENCE, NORTH 92°43'33" EAST, A DISTANCE OF 61.85 FEET, TO A POINT; COURSE No. 14: RUN THENCE, NORTH 17°24'00" EAST, A DISTANCE OF 49.88 FEET, TO A POINT;

COURSE No. 15: RUN THENCE, NORTH 44°41'32" EAST, A DISTANCE OF 21.88 FEET, TO THE NORTHEAST CORNER OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 700 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT CORPORATE WARRANTY DEED FROM UNITED WATER FLORIDA, INC. TO JEA, AS RECORDED IN OFFICIAL RECORDS BOOK 1700, PAGE 112 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1700, PAGE 112 OF SAID PUBLIC RECORDS, THE FOLLOWING TWENTY (20) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 48°45'00" EAST, A DISTANCE OF 42.22 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 44°11'11" EAST, A DISTANCE OF 43.68 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 29°41'44" EAST, A DISTANCE OF 52.57 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 07°22'10" WEST, A DISTANCE OF 53.59 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, NORTH 22°12'29" WEST, A DISTANCE OF 41.48 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 14°48'35" WEST, A DISTANCE OF 50.22 FEET, TO A POINT;

COURSE No. 7: RUN THENCE, NORTH 28°50'02" WEST, A DISTANCE OF 54.89 FEET, TO A POINT; COURSE No. 8: RUN THENCE, NORTH 00°03'59" WEST, A DISTANCE OF 74.72 FEET, TO A POINT;

COURSE No. 9: RUN THENCE, NORTH 19°45'34" EAST, A DISTANCE OF 60.57 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 20°55'41" EAST, A DISTANCE OF 58.57 FEET, TO A POINT;

COURSE No. 11: RUN THENCE, NORTH 32°21'34" EAST, A DISTANCE OF 46.52 FEET, TO A POINT; COURSE No. 12: RUN THENCE, NORTH 30°48'52" EAST, A DISTANCE OF 56.66 FEET, TO A POINT;

COURSE No. 13: RUN THENCE, NORTH 20°44'51" EAST, A DISTANCE OF 46.62 FEET, TO A POINT; COURSE No. 14: RUN THENCE, NORTH 04°21'12" EAST, A DISTANCE OF 47.91 FEET, TO A POINT;

COURSE No. 15: RUN THENCE, NORTH 08°57'45" EAST, A DISTANCE OF 63.14 FEET, TO A POINT; COURSE No. 16: RUN THENCE, NORTH 01°38'15" EAST, A DISTANCE OF 64.55 FEET, TO A POINT;

COURSE No. 17: RUN THENCE, NORTH 09°03'59" EAST, A DISTANCE OF 60.87 FEET, TO A POINT; COURSE No. 18: RUN THENCE, NORTH 01°37'26" EAST, A DISTANCE OF 58.40 FEET, TO A POINT;

COURSE No. 19: RUN THENCE, NORTH 10°27'44" EAST, A DISTANCE OF 50.01 FEET, TO A POINT; COURSE No. 20: RUN THENCE, NORTH 53°03'27" EAST, A DISTANCE OF 33.22 FEET, TO A POINT, ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED, FROM RAYONIER TIMBERLANDS OPERATING COMPANY, LP TO ABERDEEN DEVELOPMENT, LLC, AND RECORDED IN OFFICIAL RECORDS BOOK 2038, PAGE 1048 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 87°48'21" EAST, ALONG THE AFORESAID SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 716.57 FEET, TO THE SOUTHEAST CORNER OF LAST SAID LANDS; RUN THENCE, ALONG THE EASTERLY LINE OF LAST SAID LANDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: NORTH 03°57'40" WEST, A DISTANCE OF 3,182.89 FEET, TO A POINT; COURSE No. 2: NORTH 02°35'39" WEST, A DISTANCE OF 283.84 FEET TO AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 17,217,407 SQUARE FEET, OR 395.25 ACRES, MORE OR LESS, IN AREA.

# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2B

**PARCEL 1 LEGAL MAP**

May 25, 2021

CROSSROADS CDD  
PARCEL No. 1  
(NORTHWEST PARCEL)

Closure Report  
FM May 21 06:14:17 2021

Northing	Easting	Bearing	Distance
2091642.568	4782762.683	N 09°04'32" E	413.180
2091647.600	4782783.403	N 79°54'21" W	142.310
2091672.528	4786642.292	N 39°27'00" E	316.300
2092222.540	4786433.903	N 07°12'32" E	602.728
2092820.494	4791010.596	S 77°50'00" E	106.628
2092789.057	478021.377	S 07°30'08" W	90.540
2092691.569	478008.311	S 79°19'10" E	169.390
2092848.674	478172.150	N 58°22'41" E	294.640
2092797.825	478414.538	N 52°38'34" E	238.380
2092943.205	478604.711	N 14°54'45" W	212.710
2093168.791	478548.971	N 00°13'53" E	302.670
2093338.943	478683.318	N 06°57'34" E	141.230
2093479.031	478893.443	N 04°33'59" W	182.100
2093478.082	478786.063	N 73°28'52" E	385.590
2093656.605	476772.250	N 73°28'52" E	385.590
2093786.457	477141.669	S 29°44'51" E	318.790
2093489.712	477300.027	S 78°18'04" E	202.270
2093448.698	477468.085	Radius: 2940.000 Chord: 306.722 Degree: 150°09" Dir: Left	
2093518.187	477468.085	Length: 306.081 Delta: 150°09" Tangent: 153.070	
2093518.187	477468.085	Chord Brc: S 09°04'21" W Rad-hc: S 77°50'14" E Rad-Out: S 83°53'18" E	
2093143.611	477448.720	Radius Point: 2092834.281, 480373.170	
2093143.611	477448.720	Radius: 2700.000 Chord: 1303.800 Degree: 203°13" Dir: Right	
2093143.611	477448.720	Length: 1377.757 Delta: 203°13" Tangent: 703.227	
2093143.611	477448.720	Chord Brc: S 20°31'14" W Rad-hc: N 83°53'14" W Rad-Out: N 65°37'57" E	
2093143.611	477448.720	Radius Point: 2093441.018, 474478.391	
2091801.051	478971.414	Radius: 25.000 Chord: 33.705 Degree: 220°03'59" Dir: Left	
2091801.051	478971.414	Length: 32.787 Delta: 81°02'13" Tangent: 28.502	
2091801.051	478971.414	Chord Brc: N 11°27'05" W Rad-hc: N 85°37'8" W Rad-Out: S 33°37'40" W	
2091801.051	478971.414	Radius Point: 2091880.178, 476687.715	
2092067.472	478717.420	Radius: 2001801.051 Chord: 169.389 Degree: 56°46'20" W Rad-hc: N 51°03'42" W Rad-Out: N 51°03'42" W	
2092076.838	478703.711	Radius: 2443.890 Chord: 200.354 Degree: 270°33" Dir: Right	
2092076.838	478703.711	Length: 200.410 Delta: 4°11'40" Tangent: 102.289	
2092076.838	478703.711	Chord Brc: S 39°14'34" W Rad-hc: N 50°08'16" W Rad-Out: N 81°24'38" E	
2091813.349	478587.281	Radius Point: 2093441.011, 474478.410	
2091813.349	478587.281	Radius: 3284.000 Chord: 658.768 Degree: 1°44'41" Dir: Left	
2091813.349	478587.281	Length: 657.898 Delta: 112°42" Tangent: 330.653	
2091813.349	478587.281	Chord Brc: S 32°51'03" W Rad-hc: S 51°24'06" E Rad-Out: S 82°33'11" E	
2091813.349	478587.281	Radius Point: 2092868.977, 478154.132	
2091813.349	478587.281	Radius: 2940.000 Chord: 840.783 Degree: 136°58" Dir: Left	
2091813.349	478587.281	Length: 841.558 Delta: 103°37'10" Tangent: 271.841	
2091813.349	478587.281	Chord Brc: N 74°42'21" W Rad-hc: S 24°30'17" W Rad-Out: S 141°03'07" W	
2091813.349	478587.281	Radius Point: 2092868.977, 478154.132	
2091813.349	478587.281	Radius: 2940.000 Chord: 840.783 Degree: 136°58" Dir: Left	
2091813.349	478587.281	Length: 841.558 Delta: 103°37'10" Tangent: 271.841	
2091813.349	478587.281	Chord Brc: N 74°42'21" W Rad-hc: S 24°30'17" W Rad-Out: S 141°03'07" W	
2091813.349	478587.281	Radius Point: 2092868.977, 478154.132	

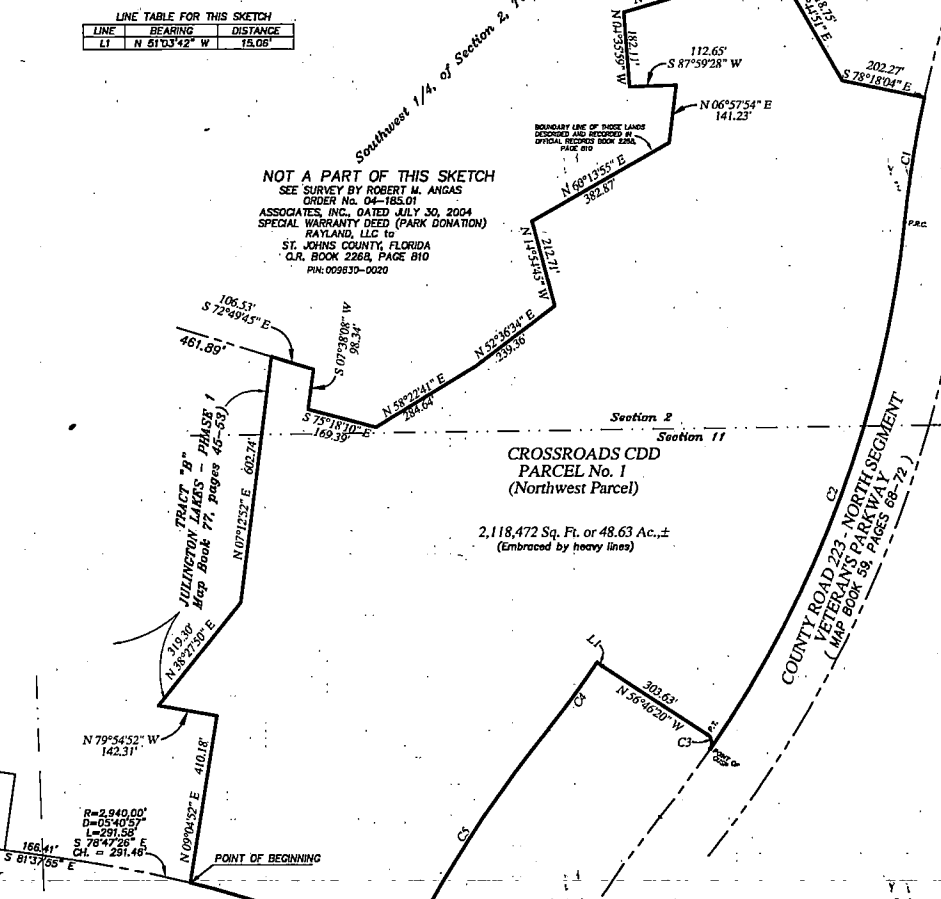
Closure Error Distances: 0.00041 Error Bearing: S 141°03'07" W  
Closure Perimeters: 1 N 1299737.4 Total Distance: 7753.899  
Polyline Area: 2,118,472.1 sq. ft. 48.63 acres

CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2940.00'	5°58'49"	306.86'	S 09°04'21" W	306.72'
C2	2790.00'	28°17'58"	1377.76'	S 20°31'14" W	1363.80'
C3	26.00'	81°09'23"	33.77'	N 11°27'08" W	35.71'
C4	2443.89'	4°41'40"	200.41'	S 39°14'34" W	200.35'
C5	3284.00'	11°28'42"	657.90'	S 32°51'03" W	656.80'
C6	2940.00'	10°33'15"	541.56'	N 70°40'21" W	540.79'

LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L7	N 61°03'42" W	15.00'



TRACT "D"  
(STORMWATER MANAGEMENT FACILITY, AS PER MAP BOOK 59, PAGES 51-67)

COUNTY ROAD 244 WEST  
LONGLEAF PINE PARKWAY  
(MAP BOOK 59, PAGES 51-67)

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE COMMON BOUNDARY LINE OF SECTION 2 AND SECTION 11, AS IS ACKNOWLEDGED AND AGREED TO BY THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL COASTIC SURVEY (NCS) DATA, NORTH AMERICA DATUM OF 1983 (NAD83) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 801 (FL EAST).
- 2) THIS SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SKETCH AND ONLY FOR THE PARTICULAR TRANSACTION AND SCOPE OF HEREIN. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTIONS IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.
- 3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/ORDER, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTIONS, ZONING LINE RESTRICTIONS, AND OTHER MATTERS, INVOLVED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE MATTERS ARE NOT REFERRED TO AS PART OF A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 33-17.001.
- 4) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEALED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND/OR ANY OTHER RELATIONS TO THESE MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES, AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTS THE RIGHTS OF OTHERS (INDIVIDUAL OR ENTITIES). THIS SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.
- 6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS.

- 7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING. THEREFORE, THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.
- 8) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON, MAY BE DEEMED WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AND ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM, AT THIS TIME. THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINES) AND APPROVAL BY THE APPROPRIATED GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.
- 9) THIS SKETCH AND LEGAL WAS PREPARED FROM A PREVIOUS SURVEY BY THIS FIRM, AND A DIGITAL CAD FILE PROVIDED TO THIS FIRM BY QUINN & ASSOCIATES, NAMES "CROSSROADS OVERALL FOR SURVEY", WHICH THIS FIRM UNDEVELOPED ON MAY 16, 2021. ANY CHANGES MADE TO THIS FILE OF DESIGN BY THE ENGINEER AFTER THIS DATE WILL NOT BE REFLECTED IN THIS SKETCH OR CDD BOUNDARY.

JONATHAN E. BOWAN  
STATE OF FLORIDA  
REGISTERED LAND SURVEYOR  
CERTIFICATE No. 4850

MAP DATE: MAY 21, 2021  
JOB No. 23289  
CAD FILE: CROSSROADS/CDD  
MAP/CDD PARCEL 1.dwg

Prepared by:  
A & J Land Surveyors, Inc.  
5847 Lochlo Street  
Jacksonville, Florida 32207  
T 904.346.1733  
F 904.346.1736

# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2C

**PARCEL 2 LEGAL MAP**

May 25, 2021

CROSSROADS CDD  
PARCEL No. 2  
(NORTHEAST PARCEL)

Closure Report  
Met May 19 10:00:33 2021

Northing Easting Bearing Distance  
2026152.000 477501.789 N 89°15'41" E 1580.668

2026179.505 479085.543 S 02°46'39" E 2488.101

2026188.640 479204.153 N 85°05'24" W 107.589

2026185.720 479071.608  
Radius: 2790.000 Chord: 571.415 Degree: 203°37' Di: Right  
Length: 572.428 Delta: 11°45'20" Tangent: 297.216  
Chord BPC N 83°13'44" W Rad-In: N 02°33'00" E Rad-Out: N 17°30'50" W

2026225.100 478444.178  
Radius: 2500.000 Chord: 500.000 Degree: 90°00' Di: Right  
Length: 500.000 Delta: 90°00' Tangent: 500.000  
Chord BPC N 27°30'53" W Rad-In: N 02°33'00" E Rad-Out: N 17°30'50" W

2026043.815 478333.800 N 53°36'29" W 67.880

2026007.782 478297.530 N 37°10'05" W 78.580

2026004.397 478249.004 N 67°41'52" W 171.530

2026029.391 478091.205 S 22°16'00" W 230.000

2026038.022 477998.332  
Radius: 2790.000 Chord: 104.800 Degree: 203°37' Di: Right  
Length: 104.807 Delta: 20°16' Tangent: 52.400  
Chord BPC N 89°15'41" E Rad-In: N 22°16'00" W Rad-Out: N 24°32'37" E

2026043.815 478333.800  
Radius: 2500.000 Chord: 36.014 Degree: 22°16'00" Di: Right  
Length: 42.917 Delta: 82°00' Tangent: 24.508  
Chord BPC N 82°24'48" E Rad-In: N 22°16'00" W Rad-Out: N 67°41'52" W

2026051.654 478084.742 N 22°18'08" E 328.474

2026130.253 478218.215  
Radius: 30379.238 Chord: 18.215 Degree: 01°19' Di: Left  
Length: 18.215 Delta: 01°19' Tangent: 24.508  
Chord BPC N 21°30'50" E Rad-In: N 02°33'00" E Rad-Out: N 02°33'00" W

2026051.654 478084.742  
Radius: 2346.000 Chord: 223.972 Degree: 205°18' Di: Right  
Length: 223.972 Delta: 17°14' Tangent: 112.310  
Chord BPC N 63°03'29" W Rad-In: N 24°32'37" E Rad-Out: N 20°30'50" W

2026037.408 477892.033  
Radius: 2500.000 Chord: 500.000 Degree: 90°00' Di: Right  
Length: 500.000 Delta: 90°00' Tangent: 500.000  
Chord BPC N 82°24'48" E Rad-In: N 22°16'00" W Rad-Out: N 67°41'52" W

2026179.505 479085.543 N 89°15'41" E 1580.668

2026188.640 479204.153 S 02°46'39" E 2488.101

2026185.720 479071.608  
Radius: 2790.000 Chord: 571.415 Degree: 203°37' Di: Right  
Length: 572.428 Delta: 11°45'20" Tangent: 297.216  
Chord BPC N 83°13'44" W Rad-In: N 02°33'00" E Rad-Out: N 17°30'50" W

2026225.100 478444.178  
Radius: 2500.000 Chord: 500.000 Degree: 90°00' Di: Right  
Length: 500.000 Delta: 90°00' Tangent: 500.000  
Chord BPC N 27°30'53" W Rad-In: N 02°33'00" E Rad-Out: N 17°30'50" W

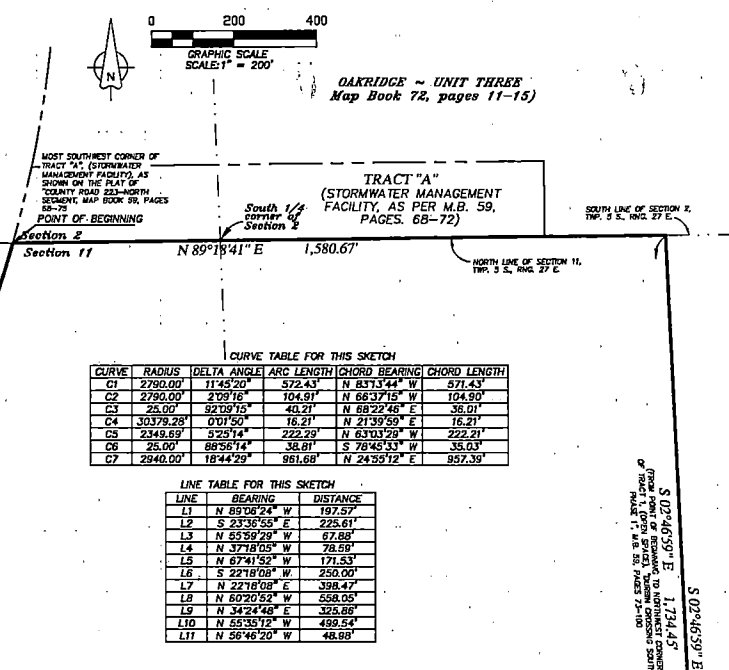
2026043.815 478333.800 N 53°36'29" W 67.880

2026007.782 478297.530 N 37°10'05" W 78.580

2026004.397 478249.004 N 67°41'52" W 171.530

2026029.391 478091.205 S 22°16'00" W 230.000

Closure Error Distance: 0.00000 Error Bearing: N 00°00'00" E  
Closure Precision: 1 in 1457944000:1 Total Distance: 8847.468  
Positive Area: 3,187,916.33 sq. ft. (73.65 Acres)



CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2790.00'	11°45'20"	572.43'	N 83°13'44" W	571.43'
C2	2790.00'	2°09'16"	104.91'	N 66°37'15" W	104.90'
C3	25.00'	92°19'15"	49.21'	N 88°22'46" E	36.01'
C4	30379.238'	0°01'50"	18.21'	N 21°30'50" E	16.21'
C5	2349.69'	5°25'14"	222.29'	N 63°03'29" W	222.21'
C6	25.00'	88°56'14"	38.81'	S 78°45'33" W	35.03'
C7	2948.00'	18°44'29"	951.68'	N 24°35'12" E	957.39'

LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	N 89°06'24" W	197.57'
L2	S 23°36'55" E	225.61'
L3	N 55°59'29" W	67.88'
L4	N 37°18'05" W	78.58'
L5	N 67°41'52" W	171.53'
L6	S 22°18'08" W	250.00'
L7	N 22°18'08" E	398.47'
L8	N 62°02'52" W	658.05'
L9	N 34°24'48" E	325.86'
L10	N 55°35'12" W	489.54'
L11	N 56°46'20" W	48.88'

CROSSROADS CDD  
PARCEL No. 2  
(Northeast Parcel)

4,510,474 Sq. Ft. or 103.54 Acres, ±  
(Embraced by heavy lines)

- GENERAL NOTES:
- 1) BEARINGS SHOWN HEREIN ARE BASED ON THE COMMON BOUNDARY LINE OF SECTION 2 AND SECTION 11, AS N 89°15'41" E, AS INDICATED AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (NAD83) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 18N (11, 645).
  - 2) THIS SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTRIES LISTED ON THIS SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTRY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSES.
  - 3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OR RECORD, BUILDING RESTRICTIONS, EASEMENTS OR LAND RESTRICTIONS, AND OTHER MATTERS, INDICATED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREIN. THESE ITEMS ARE NOT REQUIRED ON A PART OF A STATE OF FLORIDA HURRICANE SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 24-17.001.
  - 4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - 5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR DELAY BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OWNERS, INDIVIDUAL OR ENTITY TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.
  - 6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, HURRICANE SURVEYING STANDARDS.
  - 7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING. THEREFORE THE ORIGINAL SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.
  - 8) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREIN, MAY BE DEEMED WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES. UNLESS AN ENVIRONMENTAL WETLAND ASSOCIATIONAL DETERMINATION SURVEY HAS BEEN PERFORMED BY THIS FIRM, AT THIS TIME, THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINES AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNERS, HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.
  - 9) THIS SKETCH AND LEGAL MAP WAS PREPARED FROM A PREVIOUS SURVEY BY THIS FIRM, AND A DIGITAL CAD FILE INHERITED TO THIS FIRM BY JAMES W. ASSOCIATES, INC. (CROSSROADS OVERALL FOR SURVEY), WHICH THIS FIRM LAID OUT ON MAY 19, 2021. ANY CHANGES MADE TO THIS FILE OR DESIGN BY THE ENGINEER AFTER THIS DATE, WILL NOT BE REFLECTED IN THIS SKETCH OR CDD DRAWING.

JONATHAN B. BOWAN  
STATE OF FLORIDA  
REGISTERED LAND SURVEYOR  
CERTIFICATE No. 4600

Prepared by:  
A & J Land Surveyors, Inc.  
3547 Luella Street  
Jacksonville, Florida 32207  
T 904.346.1733  
F 904.346.1736

MAP DATE: MAY 21, 2021  
JOB No. 52589  
CADD FILE: CROSSROADS/CDD  
MAP/CDD PARCEL 2.Dwg





# EXHIBIT 3

This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

Katie S. Buchanan, Esq.  
Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

**CONSENT AND JOINDER TO ESTABLISHMENT  
OF A COMMUNITY DEVELOPMENT DISTRICT**

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

The undersigned understands and acknowledges that **ICI CROSSROADS HOLDINGS, LLC** ("Petitioner"), intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands which are intended to constitute 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 the 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, 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 requested by Petitioner, a 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 person executing this instrument.



# EXHIBIT A

# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

LONGLEAF PINE CDD  
PARCEL No. 1 (NORTHWEST PARCEL)

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTIONS 2 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHEASTERLY CORNER OF TRACT "B", AS SHOWN ON THE PLAT OF "JULINGTON LAKES - PHASE 1", AS RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTHERLY NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 244 WEST, (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "B", AS SHOWN ON THE PLAT OF "JULINGTON LAKES - PHASE 1", AS RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 09°04'52" EAST, A DISTANCE OF 410.18 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 79°54'52" WEST, A DISTANCE OF 142.31 FEET, TO A POINT; COURSE No. 3: RUN THENCE, NORTH 58°27'50" EAST, A DISTANCE OF 319.30 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 07°12'52" EAST, A DISTANCE OF 802.74 FEET, TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED (PARK DONATION), FROM RAYLAND, LLC TO ST. JOHNS COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 2268, PAGE 610; RUN THENCE, ALONG THE BOUNDARY LINES OF LAST SAID LANDS, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 72°49'45" EAST, A DISTANCE OF 106.93 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 07°38'08" WEST, A DISTANCE OF 98.34 FEET, TO A POINT; COURSE No. 3: RUN THENCE, SOUTH 75°18'10" EAST, A DISTANCE OF 189.39 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 58°22'41" EAST, A DISTANCE OF 284.64 FEET, TO A POINT; COURSE No. 5: RUN THENCE, NORTH 52°38'34" EAST, A DISTANCE OF 239.38 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 14°34'48" EAST, A DISTANCE OF 212.71 FEET, TO A POINT; COURSE No. 7: RUN THENCE, NORTH 60°13'55" EAST, A DISTANCE OF 382.87 FEET, TO A POINT; COURSE No. 8: RUN THENCE, NORTH 08°37'54" EAST, A DISTANCE OF 141.23 FEET, TO A POINT; COURSE No. 9: RUN THENCE, SOUTH 67°58'28" WEST, A DISTANCE OF 112.85 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 04°35'59" WEST, A DISTANCE OF 182.11 FEET, TO A POINT; COURSE No. 11: RUN THENCE, NORTH 73°28'52" EAST, A DISTANCE OF 385.59 FEET, TO A POINT; COURSE No. 12: RUN THENCE, SOUTH 28°44'51" EAST, A DISTANCE OF 318.75 FEET, TO A POINT; COURSE No. 13: RUN THENCE, SOUTH 78°18'04" EAST, A DISTANCE OF 202.27 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 223 - NORTH SEGMENT, (ALSO KNOWN AS VETERANS PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 223 - NORTH SEGMENT, (ALSO KNOWN AS VETERANS PARKWAY), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 05°58'49" TO THE LEFT, AN ARC DISTANCE OF 306.88 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°04'21" WEST, 306.72 FEET;

COURSE No. 2: RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 28°17'38" TO THE RIGHT, AN ARC DISTANCE OF 1,377.78 FEET, TO A POINT OF CUSP OF A CURVE, OF A CURVE LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°13'14" WEST, 1,363.80 FEET; DEPARTING FROM THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 223 - NORTH SEGMENT, AND ALONG AND AROUND THE ARC OF A CURVE, LEADING NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 81°08'25" TO THE LEFT, AN ARC DISTANCE OF 39.77 FEET, TO A POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°12'08" WEST, 35.71 FEET; RUN THENCE, NORTH 56°48'20" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 303.63 FEET, TO A POINT OF INTERSECTION; RUN THENCE, NORTH 51°03'42" WEST, A DISTANCE OF 15.08 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,445.98 FEET, THROUGH A CENTRAL ANGLE OF 04°41'40" TO THE RIGHT, AN ARC DISTANCE OF 200.41 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°14'34" WEST, 200.35 FEET; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 3,284.00 FEET, THROUGH A CENTRAL ANGLE OF 11°28'42" TO THE LEFT, AN ARC DISTANCE OF 657.90 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 244 WEST, (ALSO KNOWN AS LONGLEAF PINE PARKWAY); SAID POINT ALSO BEING ON THE ARC OF A CURVE, LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°51'03" WEST, 858.80 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 10°33'15" TO THE LEFT, AN ARC DISTANCE OF 541.56 FEET, TO THE AFORESAID MOST SOUTHEASTERLY CORNER OF TRACT "B", "JULINGTON LAKES - PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°40'21" WEST, 540.79 FEET.

THE LANDS THUS DESCRIBED CONTAINS 2,118,472 SQUARE FEET, OR 48.63 ACRE, MORE OR LESS, IN AREA

EXHIBIT 2

PARCEL LEGAL  
DESCRIPTIONS

May 25, 2021

LONGLEAF PINE CDD  
PARCEL 2 (NORTHEAST PARCEL)

A PARCEL OF LAND BEING A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEING AT THE MOST SOUTHWEST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "COUNTY ROAD 223-NORTH SEGMENT", AS RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, NORTH 89°18'41" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", (STORMWATER MANAGEMENT FACILITY), AND ALSO BEING THE COMMON BOUNDARY LINE BETWEEN SECTIONS 2 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, A DISTANCE OF 1,580.67 FEET, TO A POINT; RUN THENCE, SOUTH 02°46'59" EAST, A DISTANCE OF 1,734.45 FEET, TO THE NORTHWEST CORNER OF TRACT 1 (OPEN AREA), DUBBIN CROSSING SOUTH PHASE 1; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 73 THROUGH 100 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; CONTINUE TO RUN SOUTH 02°46'59" EAST, ALONG THE AFORESAID WESTERLY LINE OF TRACT 1 (OPEN AREA), A DISTANCE OF 753.74 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD 244 EAST"; (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 13 THROUGH 21 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD 244 EAST"; (ALSO KNOWN AS LONGLEAF PINE PARKWAY), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 89°06'24" WEST, A DISTANCE OF 197.57 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY; COURSE No. 2: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 11°45'20" TO THE RIGHT, AN ARC DISTANCE OF 572.43 FEET, TO THE SOUTHEAST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF "COUNTY ROAD 244 EAST"; LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°13'44" WEST, 571.43 FEET; RUN THENCE, ALONG THE BOUNDARIES OF SAID TRACT "A", (STORMWATER MANAGEMENT FACILITY), THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 23°38'53" WEST, A DISTANCE OF 223.61 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 55°39'29" WEST, A DISTANCE OF 67.88 FEET, TO A POINT; COURSE No. 3: RUN THENCE, NORTH 37°18'05" WEST, A DISTANCE OF 78.59 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 67°41'32" WEST, A DISTANCE OF 171.53 FEET, TO A POINT; COURSE No. 5: RUN THENCE, SOUTH 22°18'08" WEST, A DISTANCE OF 250.00 FEET, TO A POINT, ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD 244 EAST" (ALSO KNOWN AS LONGLEAF PINE PARKWAY); RUN THENCE, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSE AND DISTANCE:

COURSE No. 1: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 02°09'16" TO THE RIGHT, AN ARC DISTANCE OF 104.91 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°37'15" WEST, 104.90 FEET; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 82°09'15" TO THE LEFT, AN ARC DISTANCE OF 40.21 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°22'46" EAST, 35.01 FEET; RUN THENCE, NORTH 22°18'08" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 398.47 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY; RUN THENCE NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 30,378.28 FEET, THROUGH A CENTRAL ANGLE OF 00°01'50" TO THE RIGHT, AN ARC DISTANCE OF 16.21 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°39'59" EAST, 16.21 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,348.89 FEET, THROUGH A CENTRAL ANGLE OF 05°25'14" TO THE RIGHT, AN ARC DISTANCE OF 222.29 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°03'29" WEST, 222.21 FEET; RUN THENCE, NORTH 60°20'52" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 558.05 FEET, TO A POINT; RUN THENCE, NORTH 34°24'48" EAST, A DISTANCE OF 325.88 FEET, TO A POINT; RUN THENCE, NORTH 55°39'12" WEST, A DISTANCE OF 489.84 FEET, TO A POINT OF INTERSECTION; RUN THENCE, NORTH 56°46'20" WEST, A DISTANCE OF 48.98 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88°56'14" TO THE LEFT, AN ARC DISTANCE OF 38.61 FEET, TO A POINT OF CUSP OF A CURVE, ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 223-NORTH SEGMENT", (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°48'33" WEST, 35.03 FEET; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND ALSO BEING THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 223-NORTH SEGMENT", (ALSO KNOWN AS LONGLEAF PINE PARKWAY), HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 18°44'29" TO THE LEFT, AN ARC DISTANCE OF 961.68 FEET, TO THE AFORESAID MOST SOUTHWEST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "COUNTY ROAD 223-NORTH SEGMENT", AS RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°55'12" EAST, 957.39 FEET,

THE LANDS THUS DESCRIBED CONTAINS 3,887,410 SQUARE FEET, OR 84.65 ACRES, MORE OR LESS, IN AREA

# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2A

## PARCEL LEGAL DESCRIPTIONS

May 25, 2021

LONGLEAF PINE CDD  
PARCEL 3 (SOUTHWEST PARCEL)

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTIONS 3, 10, AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE EAST LINE OF TRACT "A", ABERDEEN (PARCEL "CC2B"), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 61, PAGES 43 THROUGH 48 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, (LONGLEAF PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 58, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, LEADING SOUTHEASTERLY, AND HAVING A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE OF 35°14'31" TO THE RIGHT, AN ARC DISTANCE OF 589.71 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°50'25" EAST, 590.30 FEET;  
COURSE No. 2: RUN THENCE, SOUTH 39°13'09" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 589.18 FEET TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 3: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 1,123.00 FEET, THROUGH A CENTRAL ANGLE OF 42°24'40" TO THE LEFT, AN ARC DISTANCE OF 832.77 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°25'32" EAST, 813.89 FEET;

COURSE No. 4: SOUTH 81°37'55" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 833.35 FEET, TO THE NORTHWEST CORNER OF TRACT "C", (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF COUNTY ROAD 244 WEST; RUN THENCE ALONG THE AFORESAID BOUNDARIES OF SAID TRACT "C", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 08°22'05" WEST, A DISTANCE OF 278.26 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 81°37'55" EAST, A DISTANCE OF 150.00 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 08°22'05" EAST, A DISTANCE OF 278.26 FEET, TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST; RUN THENCE, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 81°37'55" EAST, A DISTANCE OF 820.03 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 2: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 08°37'45" TO THE RIGHT, AN ARC DISTANCE OF 420.19 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°19'02" EAST, 419.79 FEET; RUN THENCE, SOUTH 16°53'50" WEST, A DISTANCE OF 401.46 FEET, TO A POINT; RUN THENCE, SOUTH 49°38'04" EAST, A DISTANCE OF 341.01 FEET, TO A POINT; RUN THENCE, SOUTH 76°28'35" EAST, A DISTANCE OF 340.20 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 223 SOUTH, (VETERANS PARKWAY), AS PER THAT EASEMENT AND CONSENT TO USE OF RIGHT OF WAY AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 3328, PAGE 825 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 223 SOUTH (VETERANS PARKWAY) AS PER SAID INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3328, PAGE 825 OF SAID PUBLIC RECORDS, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 1,585.00 FEET, THROUGH A CENTRAL ANGLE OF 39°13'40" TO THE LEFT, AN ARC DISTANCE OF 1,071.48 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°26'48" EAST, 1,050.88 FEET;  
COURSE No. 2: RUN THENCE, SOUTH 20°03'38" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,300.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 3: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,115.00 FEET, THROUGH A CENTRAL ANGLE OF 15°58'43" TO THE LEFT, AN ARC DISTANCE OF 310.30 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°02'00" EAST, 309.30 FEET;

COURSE No. 4: RUN THENCE, SOUTH 36°00'21" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 127.42 FEET TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 5: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 885.00 FEET, THROUGH A CENTRAL ANGLE OF 23°54'44" TO THE RIGHT, AN ARC DISTANCE OF 411.09 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT 130 FOOT JACKSONVILLE (JEA) ELECTRIC AUTHORITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 878, PAGE 1152 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°02'59" EAST, 408.11 FEET; RUN THENCE NORTH 87°48'09" WEST, ALONG THE SOUTHERLY LINE OF SAID 130 FOOT JACKSONVILLE (JEA) ELECTRIC AUTHORITY EASEMENT A DISTANCE OF 5,448.23 FEET, TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED FROM GREENBRIAR PROPERTIES, LLC TO JEA, AS RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 700, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 700 OF THE PUBLIC RECORDS, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 02°12'31" EAST, A DISTANCE OF 128.66 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 08°06'39" WEST, A DISTANCE OF 61.28 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 17°44'02" WEST, A DISTANCE OF 58.82 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 16°13'26" WEST, A DISTANCE OF 75.06 FEET, TO A POINT;  
COURSE No. 5: RUN THENCE, NORTH 36°35'43" WEST, A DISTANCE OF 53.78 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 59°59'17" WEST, A DISTANCE OF 51.88 FEET, TO A POINT;  
COURSE No. 7: RUN THENCE, SOUTH 68°20'34" WEST, A DISTANCE OF 55.00 FEET, TO A POINT; COURSE No. 8: RUN THENCE, SOUTH 89°30'12" WEST, A DISTANCE OF 54.54 FEET, TO A POINT;  
COURSE No. 9: RUN THENCE, NORTH 51°57'40" WEST, A DISTANCE OF 121.11 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 32°20'52" EAST, A DISTANCE OF 63.05 FEET, TO A POINT;  
COURSE No. 11: RUN THENCE, SOUTH 81°43'48" EAST, A DISTANCE OF 29.80 FEET, TO A POINT; COURSE No. 12: RUN THENCE, NORTH 47°24'09" EAST, A DISTANCE OF 68.19 FEET, TO A POINT;  
COURSE No. 13: RUN THENCE, NORTH 52°43'33" EAST, A DISTANCE OF 61.85 FEET, TO A POINT; COURSE No. 14: RUN THENCE, NORTH 17°24'00" EAST, A DISTANCE OF 49.88 FEET, TO A POINT;  
COURSE No. 15: RUN THENCE, NORTH 44°41'32" EAST, A DISTANCE OF 21.58 FEET, TO THE NORTHEAST CORNER OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 700 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT CORPORATE WARRANTY DEED FROM UNITED WATER FLORIDA, INC. TO JEA, AS RECORDED IN OFFICIAL RECORDS BOOK 1700, PAGE 112 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1700, PAGE 112 OF SAID PUBLIC RECORDS, THE FOLLOWING TWENTY (20) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 48°45'00" EAST, A DISTANCE OF 42.22 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 44°11'11" EAST, A DISTANCE OF 43.68 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 29°41'44" EAST, A DISTANCE OF 52.57 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 07°22'10" WEST, A DISTANCE OF 53.59 FEET, TO A POINT;  
COURSE No. 5: RUN THENCE, NORTH 22°12'29" WEST, A DISTANCE OF 41.48 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 14°48'35" WEST, A DISTANCE OF 50.22 FEET, TO A POINT;  
COURSE No. 7: RUN THENCE, NORTH 26°50'02" WEST, A DISTANCE OF 54.89 FEET, TO A POINT; COURSE No. 8: RUN THENCE, NORTH 00°03'59" WEST, A DISTANCE OF 74.72 FEET, TO A POINT;  
COURSE No. 9: RUN THENCE, NORTH 19°45'34" EAST, A DISTANCE OF 60.57 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 20°55'41" EAST, A DISTANCE OF 59.57 FEET, TO A POINT;  
COURSE No. 11: RUN THENCE, NORTH 32°21'34" EAST, A DISTANCE OF 46.52 FEET, TO A POINT; COURSE No. 12: RUN THENCE, NORTH 30°48'52" EAST, A DISTANCE OF 56.66 FEET, TO A POINT;  
COURSE No. 13: RUN THENCE, NORTH 20°44'51" EAST, A DISTANCE OF 46.62 FEET, TO A POINT; COURSE No. 14: RUN THENCE, NORTH 04°21'12" EAST, A DISTANCE OF 47.91 FEET, TO A POINT;  
COURSE No. 15: RUN THENCE, NORTH 06°57'45" EAST, A DISTANCE OF 63.14 FEET, TO A POINT; COURSE No. 16: RUN THENCE, NORTH 01°38'19" EAST, A DISTANCE OF 64.55 FEET, TO A POINT;  
COURSE No. 17: RUN THENCE, NORTH 09°03'59" EAST, A DISTANCE OF 60.87 FEET, TO A POINT; COURSE No. 18: RUN THENCE, NORTH 01°37'28" EAST, A DISTANCE OF 59.40 FEET, TO A POINT;  
COURSE No. 19: RUN THENCE, NORTH 10°27'44" EAST, A DISTANCE OF 50.01 FEET, TO A POINT; COURSE No. 20: RUN THENCE, NORTH 53°03'27" EAST, A DISTANCE OF 33.22 FEET, TO A POINT, ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED, FROM RAYONIER TIMBERLANDS OPERATING COMPANY, LP TO ABERDEEN DEVELOPMENT, LLC AND RECORDED IN OFFICIAL RECORDS BOOK 2036, PAGE 1048 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 87°48'21" EAST, ALONG THE AFORESAID SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 716.57 FEET, TO THE SOUTHEAST CORNER OF LAST SAID LANDS; RUN THENCE, ALONG THE EASTERLY LINE OF LAST SAID LANDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
COURSE No. 1: NORTH 03°57'40" WEST, A DISTANCE OF 3,162.89 FEET, TO A POINT; COURSE No. 2: NORTH 02°35'39" WEST, A DISTANCE OF 263.84 FEET TO AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 17,217,407 SQUARE FEET, OR 395.25 ACRES, MORE OR LESS, IN AREA.

# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2B

PARCEL 1  
LEGAL MAP

May 25, 2021

CROSSROADS CDD  
PARCEL No. 1  
(NORTHWEST PARCEL)

Closure Report  
Pl May 21 08:14:17 2021

Northing	Easting	Bearing	Distance
2091542.500	475720.803	N 05°04'32" E	410.180
2091047.600	470783.403	N 78°54'32" W	142.710
2091872.538	475864.262	N 38°27'00" E	318.300
2092222.640	475843.003	N 07°12'32" E	602.728
2092020.494	475918.500	S 72°50'00" E	100.826
2092769.037	476021.377	S 07°30'00" W	68.340
2092661.509	476000.311	S 75°10'10" E	169.330
2092648.614	476172.150	N 59°22'41" E	204.640
2092943.205	476094.711	N 32°30'34" E	238.380
2093148.731	476346.971	N 14°34'43" W	212.710
2093338.843	476883.318	N 60°17'55" E	342.870
2093478.031	476852.443	N 08°37'54" E	141.230
2093478.032	476788.983	S 67°59'26" W	112.650
2093556.603	476772.230	N 04°33'59" W	182.110
2093786.457	477141.889	N 73°20'52" E	383.590
2093483.712	477300.027	S 29°44'31" E	318.790
2093448.898	477486.093	S 78°18'04" E	202.270

CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2940.00'	6°58'49"	306.86'	S 09°04'21" W	306.72'
C2	2780.00'	28°17'38"	1377.79'	S 20°13'14" W	1363.80'
C3	25.00'	51°08'23"	39.77'	N 11°12'08" W	35.71'
C4	2445.98'	4°41'40"	200.41'	S 36°14'54" W	200.35'
C5	3284.00'	11°28'42"	657.80'	S 32°51'03" W	656.80'
C6	2940.00'	10°33'15"	541.56'	N 70°40'21" W	540.79'

LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	N 51°03'42" W	15.06'

Radius Point: 2092834.203, 480373.179  
 Radius: 2790.000 Chord: 1363.800 Degree: 28°17'38" Di: Right  
 Length: 1377.797 Deficit: 28°17'38" Tangent: 703.237  
 Chord Brg: S 20°13'14" W Rad-In: N 63°53'54" W Rad-Out: N 53°17'27" W  
 Radius Point: 2093441.016, 474675.351  
 2091818.000 476078.350  
 Radius: 28.000 Chord: 33.705 Degree: 22°10'39" Di: Left  
 Length: 33.787 Deficit: 81°27'27" Tangent: 104.281  
 Chord Brg: N 11°12'08" W Rad-In: N 03°37'57" W Rad-Out: S 37°34'47" W  
 Radius Point: 2091880.176, 476657.715  
 2091901.091 476871.414 N 58°40'20" W 303.632  
 2092087.472 476717.420 N 51°03'42" W 15.061  
 2092076.936 476703.711  
 Radius: 2443.800 Chord: 200.334 Degree: 27°03'17" Di: Right  
 Length: 200.410 Deficit: 4°41'40" Tangent: 104.281  
 Chord Brg: S 30°14'54" W Rad-In: N 50°00'10" W Rad-Out: N 51°24'57" W  
 Radius Point: 2093441.011, 474675.410  
 2091818.349 476587.291  
 Radius: 3284.000 Chord: 656.780 Degree: 11°28'42" Di: Left  
 Length: 657.898 Deficit: 11°28'42" Tangent: 330.053  
 Chord Brg: S 32°51'03" W Rad-In: S 51°24'36" E Rad-Out: S 62°33'18" E  
 Radius Point: 2093066.077, 479154.132  
 2091818.182 476233.979  
 Radius: 2940.000 Chord: 640.793 Degree: 10°33'15" Di: Left  
 Length: 641.658 Deficit: 10°33'15" Tangent: 271.547  
 Chord Brg: N 70°40'21" W Rad-In: S 24°30'17" W Rad-Out: S 14°03'12" W  
 Radius Point: 2098890.527, 475006.893  
 2091542.500 475720.803  
 Closure Error Distance: 0.00041 Error Bearing: S 14°03'10" W  
 Distance Precision: ± 18957371.4 Total Distance: 7703.890  
 Polygon Area: ± 114,472.1 sq. ft., 48.63 acres

NOT A PART OF THIS SKETCH  
 SEE SURVEY BY ROBERT M. ANGAS  
 ORDER No. 04-163.01  
 ASSOCIATES, INC. DATED JULY 30, 2004  
 SPECIAL WARRANTY DEED (PARK DONATION)  
 ATLANTA, GA to  
 ST. JOHNS COUNTY, FLORIDA  
 G.R. BOOK 2268, PAGE 810  
 P.M.: 0930390-0020

TRACT "D"  
 (STORMWATER MANAGEMENT FACILITY)  
 AS PER M.B. 59,  
 PAGES 51-67  
 COUNTY ROAD 244 WEST  
 LONGLEAF PINE PARKWAY  
 (MAP BOOK 59, PAGES 51-67)

TRACT "B"  
 JULIENBURG LAKES II  
 MAP BOOK 77, PAGES 46-50  
 N 07°18'08" W 98.341'  
 S 75°18'10" E 169.330'  
 N 58°22'24" E 284.624'  
 N 57°36'34" E 239.930'  
 N 07°18'08" W 98.341'  
 N 07°18'08" W 98.341'  
 N 07°18'08" W 98.341'

CROSSROADS CDD  
 PARCEL No. 1  
 (Northwest Parcel)  
 2,118,472 Sq. Ft. or 48.63 Ac.±  
 (Embraced by heavy lines)

GENERAL NOTES  
 1) READINGS SHOWN HEREON ARE BASED ON THE COMMON BOUNDARY LINE OF SECTION 2 AND SECTION 11, AS N 89°18'41" E, AS MONUMENTED AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (NAD 83) OR NAD83 (2011) FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 850E (FL EAST).  
 2) THIS SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTION IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS, AND ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY ON THIS SURVEY FOR ANY PURPOSE.  
 3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTIONS/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED ON A PART OF A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE 6A-7.005.  
 4) NOTES NOT HELD WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNATURE PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNATURE PARTY OF PARTIES.  
 5) NOTICE OF LIENS: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS EXPRESSLY PROHIBITED AND RESTRICTED. THIS SURVEYOR AND/OR FIRM SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR ON THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR CDD.  
 6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS.

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING. THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.  
 8) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON MAY BE DEEMED WETLANDS BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES. UNLESS AND ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY HAS BEEN PERFORMED BY THIS FIRM, AT THIS TIME, THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINES) AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.  
 9) THIS SKETCH AND LEGAL WAS PREPARED FROM A PREVIOUS SURVEY BY THIS FIRM, AND A DIGITAL CAD FILE PROVIDED TO THIS FIRM BY BORN & ASSOCIATES, INC. ("CROSSROADS OVERALL FOR SURVEYOR"), WHICH THIS FIRM UNZIPPED ON MAY 18, 2021. ANY CHANGES MADE TO THIS FILE OR HEREON BY THE ENGINEER AFTER THIS DATE WILL NOT BE REFLECTED IN THIS SKETCH OR CDD HEREON.

JONATHAN B. BOWMAN  
 STATE OF FLORIDA  
 REGISTERED LAND SURVEYOR  
 CERTIFICATE No. 4600  
 MAP DATE: MAY 21, 2021  
 JOB No. 52309  
 CAD FILE: CROSSROADS/CDD  
 MAP/CDD PARCEL 1.Dwg  
 Prepared by:  
 A & J Land Surveyors, Inc.  
 5847 Lucella Street  
 Jacksonville, Florida 32207  
 T: 904.346.1733  
 F: 904.346.1736

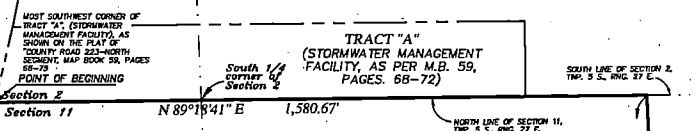
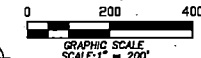
# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2C

PARCEL 2 LEGAL MAP

May 25, 2021

OAKRIDGE ~ UNIT THREE  
Map Book 72, pages 11-15)



CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2790.00'	11°45'20"	572.43'	N 83°13'44" W	571.43'
C2	2790.00'	2°09'16"	104.91'	N 66°37'15" W	104.90'
C3	25.00'	92°00'15"	40.31'	N 69°22'48" E	36.01'
C4	30379.29'	0°01'50"	16.21'	N 21°39'59" E	16.21'
C5	2349.69'	5°25'14"	222.29'	N 63°03'29" W	222.21'
C6	25.00'	88°56'14"	38.81'	S 78°45'33" W	35.03'
C7	2940.00'	18°44'29"	561.68'	N 24°55'12" E	557.39'

LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	N 89°06'24" W	197.57'
L2	S 23°35'55" E	225.61'
L3	N 58°59'29" W	67.89'
L4	N 37°18'05" W	78.59'
L5	N 67°41'52" W	171.53'
L6	S 22°18'09" W	250.00'
L7	N 22°18'09" E	398.47'
L8	N 80°22'52" W	558.05'
L9	N 34°24'48" E	325.86'
L10	N 55°35'12" W	499.54'
L11	N 58°46'20" W	48.88'

CROSSROADS CDD  
PARCEL No. 2  
(Northeast Parcel)

4,510,474 Sq. Ft. or 103.54 Acres, ±  
(Embraced by heavy lines)

COUNTY ROAD 223, NORTH SEGMENT  
(MAP BOOK 59, PAGES 68-72)

COUNTY ROAD 244 EAST  
LONGLEAF PINE PARKWAY  
(MAP BOOK 59, PAGES 13-21)

TRACT "A"  
(STORMWATER MANAGEMENT FACILITY, AS PER M.B. 59, PAGES 13-21)

CROSSROADS CDD  
PARCEL No. 2  
(NORTHEAST PARCEL)

Closure Report  
Run May 14 16:09:33 2021

Northings Eastings Sights Distances

2022652.900 477007.780 N 89°14'41" E 1002.000

2022671.000 476068.343 S 02°45'30" E 2483.191

2020186.640 476200.183 N 89°28'24" W 197.589

2020186.720 476011.608

Radius: 2790.000 Chord: 571.413 Degree: 2°03'13" Dht: Right  
Length: 072.420 Delta: 11°43'27" Tangent: 207.210  
Chord BPC: N 83°13'44" E Rod-In: N 02°03'30" E Rod-Out: N 18°23'53" E  
Radius Point: 2022979.320, 476003.103  
2020227.000 476444.178

2020043.815 476353.800 N 23°30'33" W 223.810

2020001.782 476297.830 N 53°58'26" W 67.600

2020054.397 476242.904 N 37°18'05" W 78.590

2020029.391 476091.205 S 22°18'09" W 250.000

2020228.000 477004.333

Radius: 2790.000 Chord: 104.900 Degree: 2°03'13" Dht: Right  
Length: 104.907 Delta: 2°07'19" Tangent: 32.400  
Chord BPC: N 89°06'24" W Rod-In: 22°18'09" E Rod-Out: N 24°27'23" E  
Radius Point: 2022979.320, 476003.103  
2020043.718 477002.044

Radius: 25.000 Chord: 36.014 Degree: 22°01'09" Dht: Left  
Length: 462.910 Delta: 82°01'17" Tangent: 23.800  
Chord BPC: N 69°22'48" E Rod-In: N 24°27'23" E Rod-Out: N 67°41'52" W  
Radius Point: 2020425.474, 477010.364  
2020043.800 477002.044

2020051.654 476054.742 N 22°18'09" E 398.474

Radius: 2790.000 Chord: 162.915 Degree: 07°11'19" Dht: Left  
Length: 162.916 Delta: 07°07'30" Tangent: 32.400  
Chord BPC: N 23°35'55" E Rod-In: N 60°18'05" W Rod-Out: N 60°20'35" W  
Radius Point: 2022979.320, 476003.103  
2020026.724 476000.720

Radius: 2349.690 Chord: 222.210 Degree: 22°01'19" Dht: Right  
Length: 222.205 Delta: 5°25'14" Tangent: 111.230  
Chord BPC: N 63°03'29" W Rod-In: N 24°13'54" E Rod-Out: N 20°20'20" E  
Radius Point: 2022979.320, 476003.103  
2020037.400 477082.633 N 60°20'35" W 558.055

2020181.494 477071.890 N 34°24'48" E 325.859

2021482.322 477591.022 N 55°35'12" W 499.537

2020178.640 477176.713 N 58°46'20" W 48.878

2020170.477 477130.744

Radius: 25.000 Chord: 35.030 Degree: 22°01'09" Dht: Left  
Length: 35.030 Delta: 82°01'17" Tangent: 24.500  
Chord BPC: S 23°35'55" E Rod-In: S 33°13'40" W Rod-Out: S 03°48'34" E  
Radius Point: 2022979.320, 477010.364  
2020178.640 477104.330

Radius: 2049.600 Chord: 657.325 Degree: 13°45'45" Dht: Left  
Length: 651.676 Delta: 15°44'29" Tangent: 463.172  
Chord BPC: N 24°55'12" W Rod-In: N 53°42'34" E Rod-Out: N 74°37'10" W  
Radius Point: 2023441.074, 474673.331  
2022652.900 477007.780

Closure Error Distance: 0.00000 Error Bearing: N 00°00'00" E  
Closure Perimeter: 1 by 1437944000000 Total Distance: 6847.468  
Polyline Area: 436051632 sq ft 10.045 acres

GENERAL NOTES

1) BEARINGS SHOWN HEREON ARE BASED ON THE COMMON BOUNDARY LINE OF SECTION 2 AND SECTION 11, AS IN 89°14'41" E. AS SURVEYED AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NATIONAL NAUTICAL CELESTIAL SURVEY (NCS) (NAD83 NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011)) FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 101 (1, 645).

2) THIS SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTRIES LISTED ON THIS SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THE SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTRY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OR RECORD RECORDS RESTRICTING CERTAIN LAND RESTRICTIONS AND OTHER MATTERS, ENDORSED BY THE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED ON A PART OF A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 34-17.001.

4) NOTES NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.

5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYOR AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR ON THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OWNERS (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS.

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING. THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

8) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON MAY BE COVERED BY RIGHTS BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AND ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM AT THIS TIME. THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINES AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNERS, HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.

9) THIS SKETCH AND LEGAL MAP PREPARED FROM A PREVIOUS SURVEY BY THIS FIRM, AND A DIGITAL CAD FILE PROVIDED TO THIS FIRM BY DUNN & ASSOCIATES' NAME: "CROSSROADS OVERALL FOR SURVEYOR" WHICH THIS FIRM UNLIPPED ON MAY 13, 2021. ANY CHANGES MADE TO THIS FILE OR CAD FILE BY THE ENGINEER AFTER THIS DATE WILL NOT BE REFLECTED IN THIS SKETCH OR CDD BOUNDARY.

KATHON B. BOWAN  
STATE OF FLORIDA  
REGISTERED LAND SURVEYOR  
CERTIFICATE No. 4600

Prepared by:  
A & J Lund Surveyors, Inc.  
3847 Luella Street  
Jacksonville, Florida 32207  
T 904.346.1733  
F 904.346.1736

MAP DATE: MAY 21, 2021  
JOB No. 52589  
CAD FILE: CROSSROADS/CDD  
MAP/CDD PARCEL 2.Dwg

SECTION 11  
N 89°14'41" E 1,580.67'

SECTION 2  
N 89°14'41" E 1,580.67'

S 02°46'30" E 1,734.45'

S 02°46'30" E 2,488.19' (OVERALL)

N 02°46'30" E 1,734.45'

S 02°46'30" E 753.74'

SECTION 11  
Northwest 1/4 of Section 11,  
Twp. 5 S., Rng. 27 E.

SECTION 2  
Northwest 1/4 of Section 2,  
Twp. 5 S., Rng. 27 E.





# EXHIBIT 4

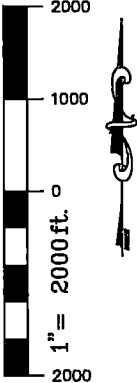
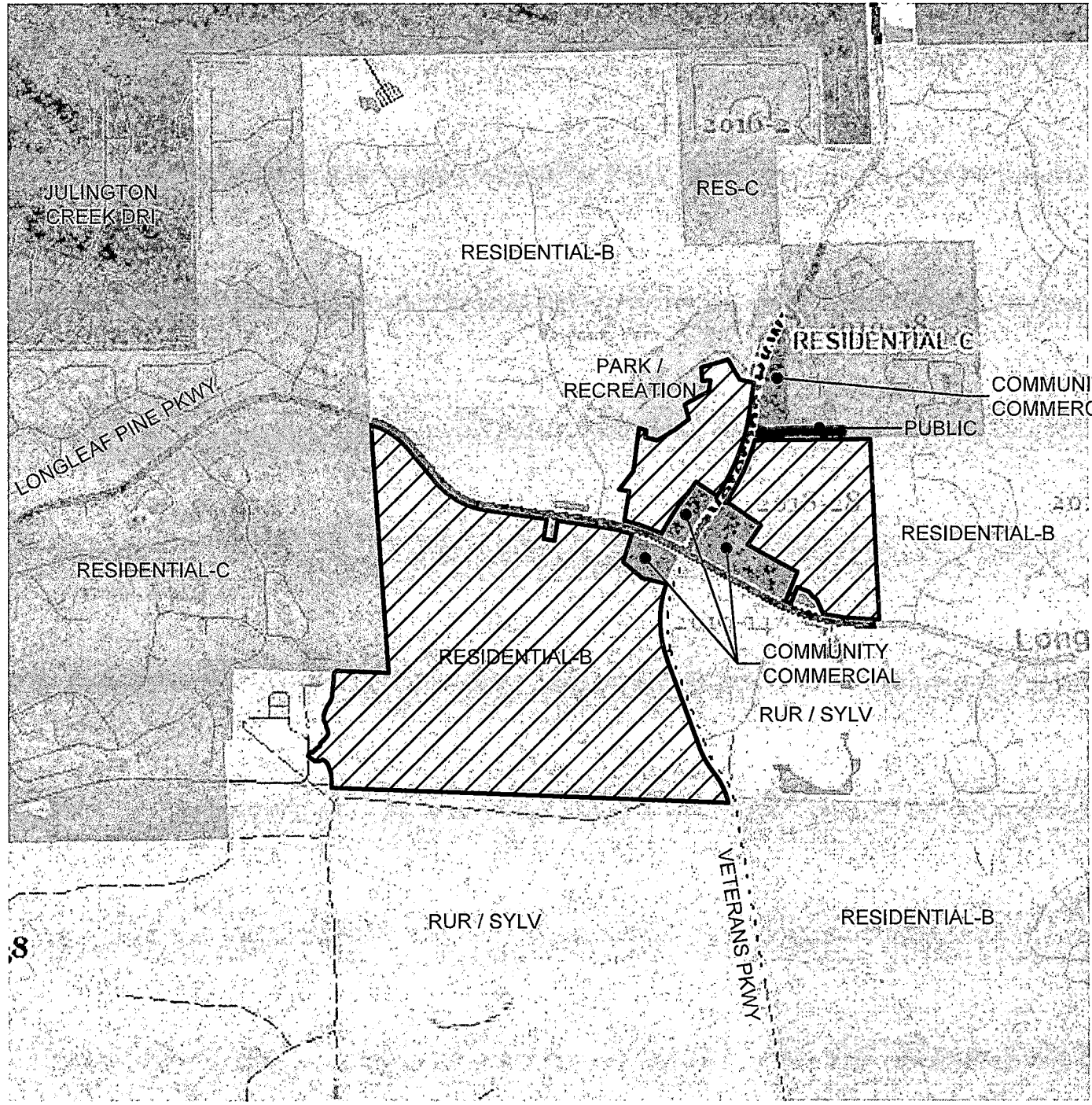
# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 4

## EXISTING / FUTURE LAND USE

May 25, 2021

### LEGEND



# EXHIBIT 5

# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5A

## MASTER WATER PLAN

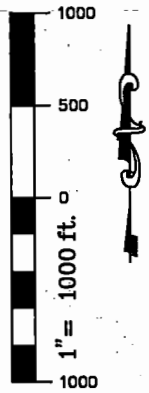
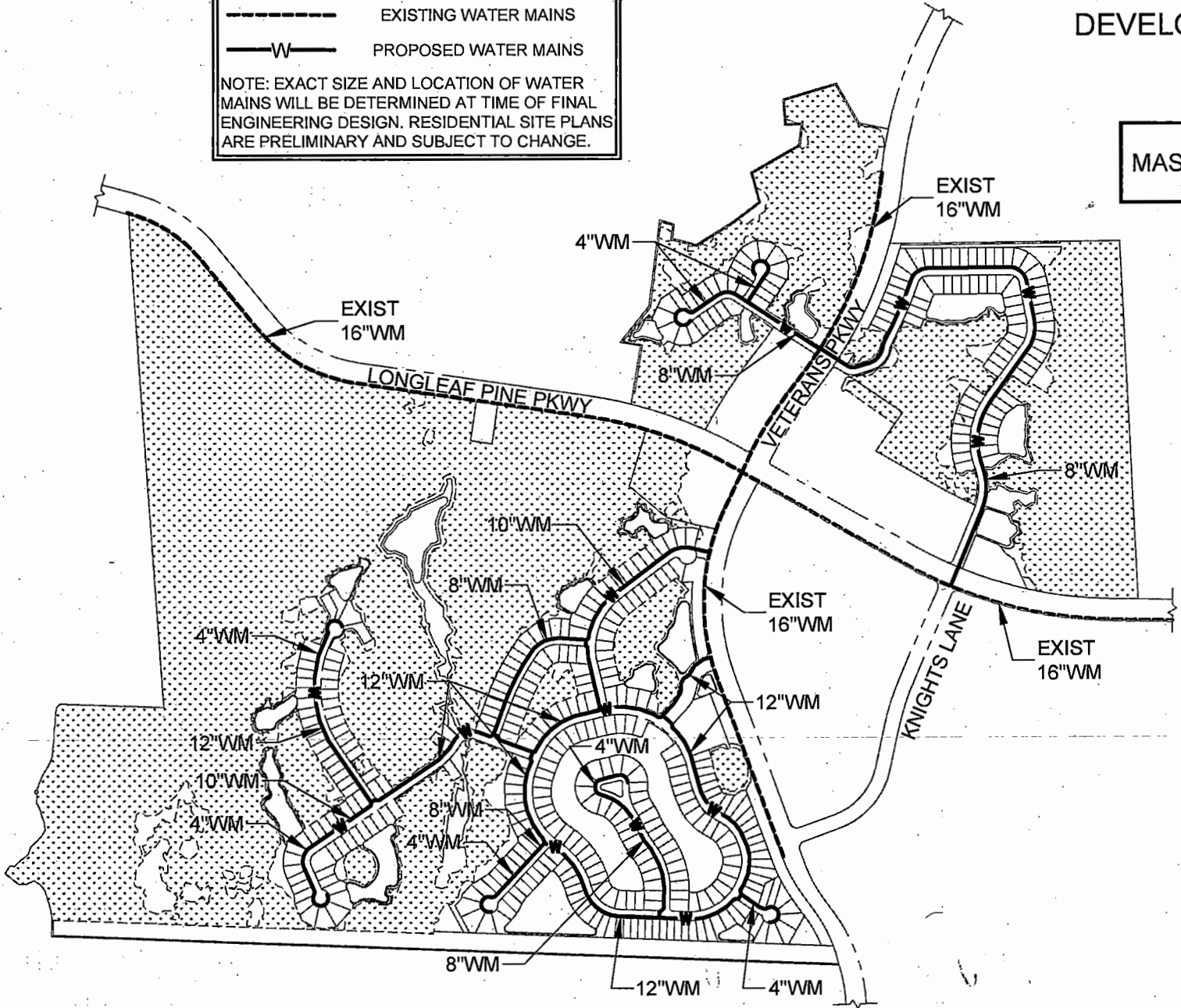
May 25, 2021

**LEGEND**

----- EXISTING WATER MAINS

—W— PROPOSED WATER MAINS

NOTE: EXACT SIZE AND LOCATION OF WATER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.



# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5B

## MASTER REUSE PLAN

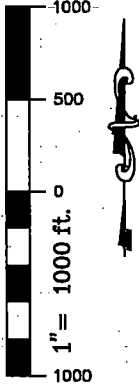
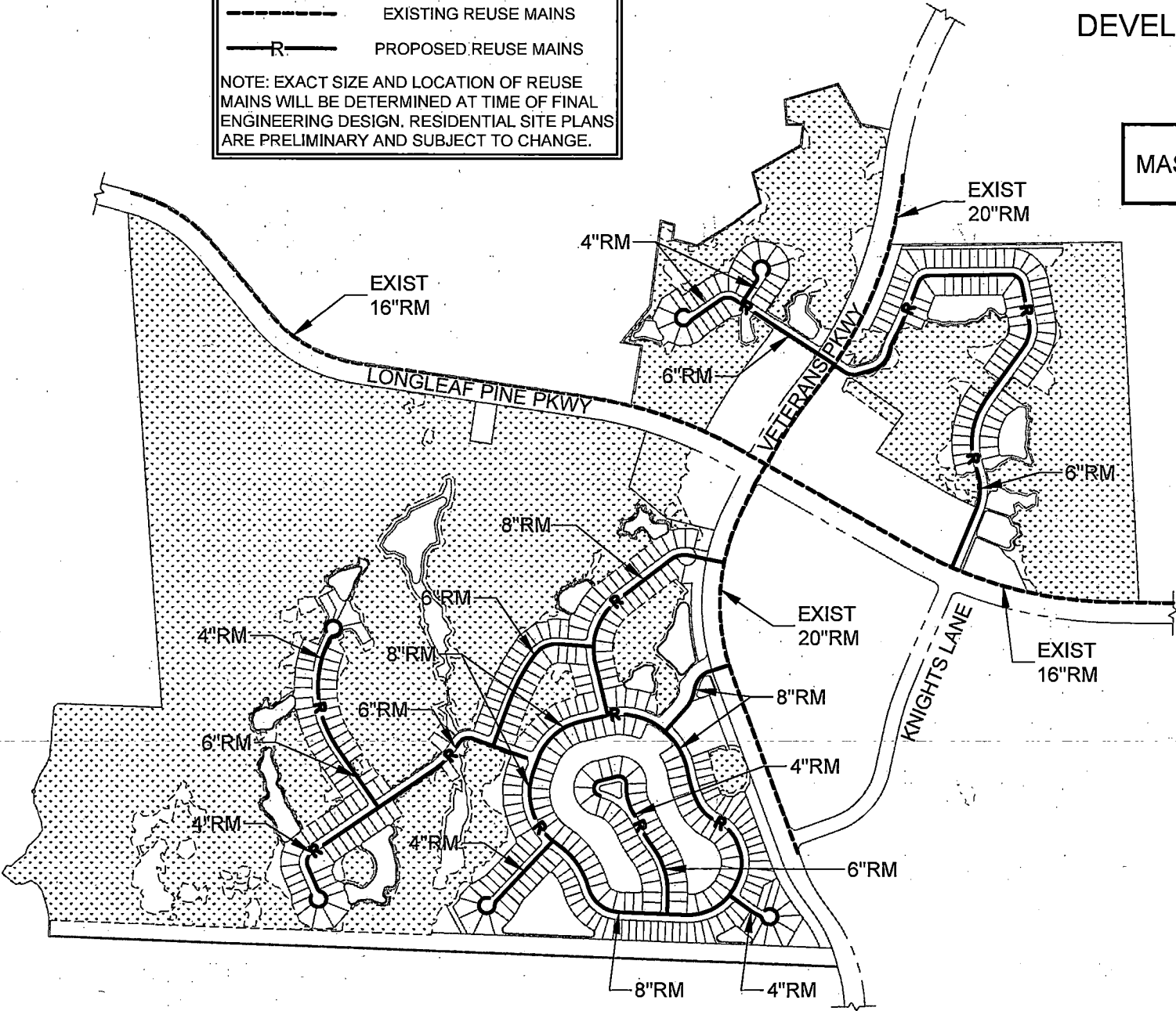
May 25, 2021

**LEGEND**

----- EXISTING REUSE MAINS

—R— PROPOSED REUSE MAINS

NOTE: EXACT SIZE AND LOCATION OF REUSE MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.






# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5C

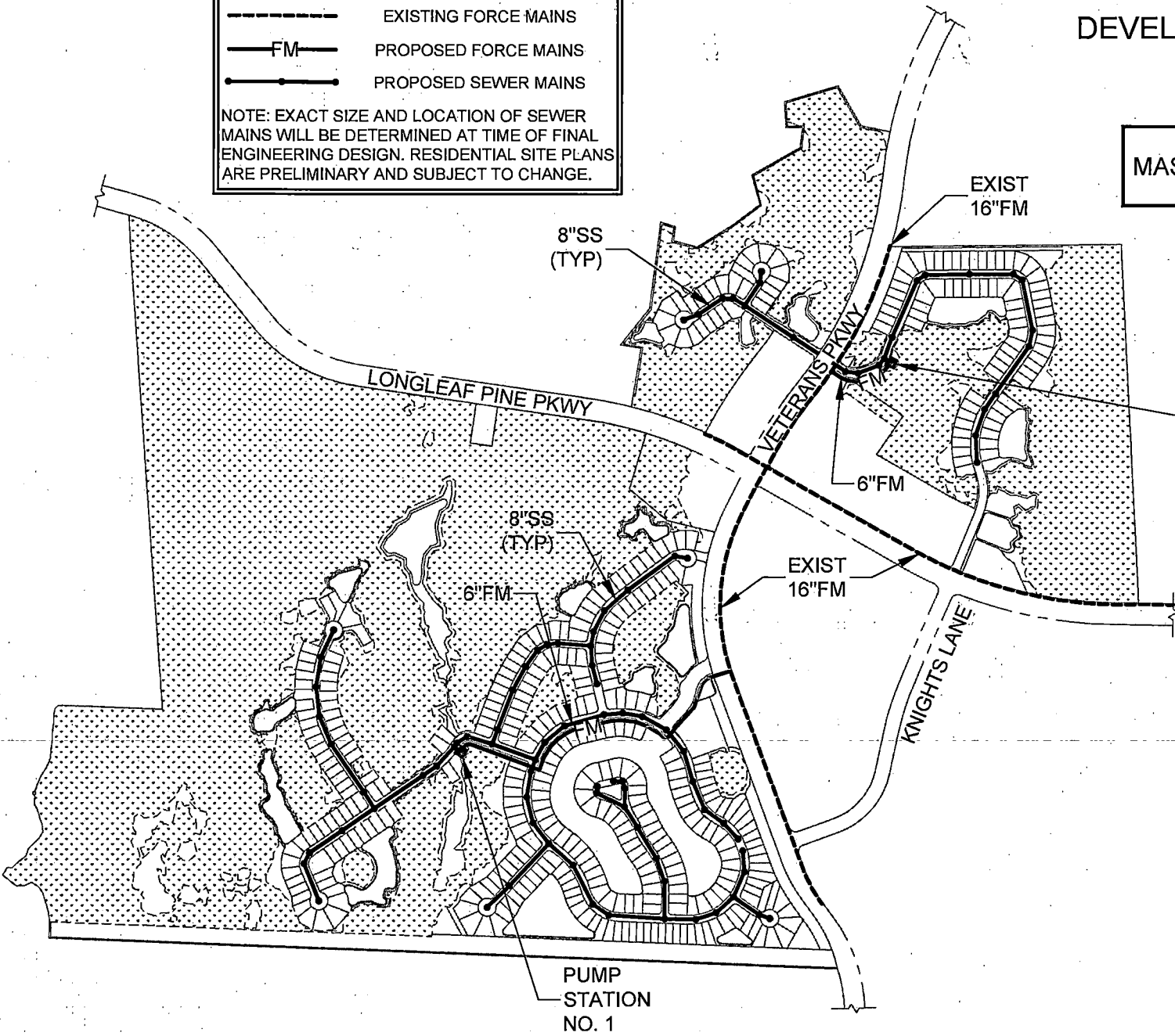
## MASTER SEWER PLAN

May 25, 2021

**LEGEND**

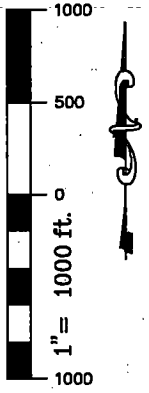
-  EXISTING FORCE MAINS
-  PROPOSED FORCE MAINS
-  PROPOSED SEWER MAINS

NOTE: EXACT SIZE AND LOCATION OF SEWER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.



PUMP  
STATION  
NO. 2

PUMP  
STATION  
NO. 1



# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5D

## MASTER DRAINAGE PLAN

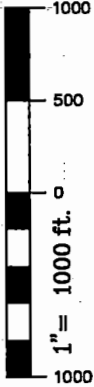
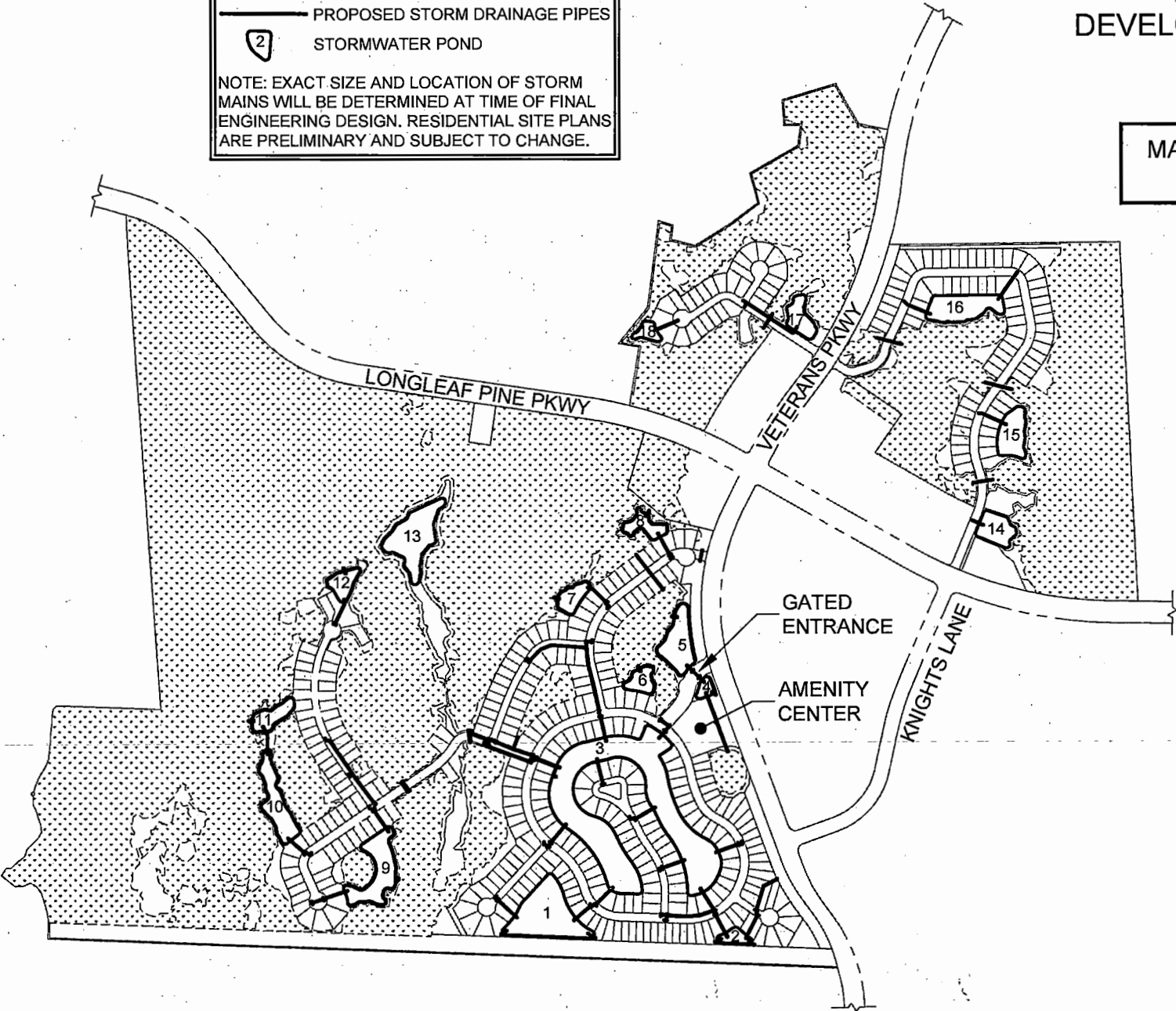
May 25, 2021

**LEGEND**

— PROPOSED STORM DRAINAGE PIPES

② STORMWATER POND

NOTE: EXACT SIZE AND LOCATION OF STORM MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.





# EXHIBIT 6

## EXHIBIT "6"

### PROPOSED INFRASTRUCTURE PLAN LONGLeAF PINE COMMUNITY DEVELOPMENT DISTRICT

---

<b>FACILITY</b>	<b>OWNERSHIP</b>	<b>OPERATION MAINTENANCE</b>
Roadways	CDD	CDD
Water, Reuse & Wastewater	JEA	JEA
Stormwater Management	CDD	CDD
Landscaping/Entranceway	CDD	CDD
Recreation	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 or any operation and maintenance obligation of the District.

# EXHIBIT 7

# EXHIBIT "7"

## ESTIMATED COST SUMMARY LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

### COST ESTIMATE SHEET LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

INFRASTRUCTURE COSTS	Total	2021	Annual Outlay <sup>3</sup>	
			2022	2023
1. Clearing and Earthwork	4,325,000	1,281,600	320,400	2,723,000
2. Roadway Improvements	1,879,000	556,800	139,200	1,183,000
3. Utilities (Water, Reuse, Sewer) <sup>1</sup>	5,737,000	1,700,000	425,000	3,612,000
4. Stormwater Systems	1,890,000	560,000	140,000	1,190,000
5. Landscaping/Entrance Way	1,228,700	982,960	245,740	
6. Recreational Improvements <sup>2</sup>	1,100,000	800,000	300,000	
7. Engineering, Testing, Planning, CEI	275,000	200,000	75,000	
<b>TOTAL COSTS</b>	<b>\$16,434,700</b>			

1. Includes all Water, Reuse, Sewer, Sewer Force Main, and Pump Stations.
2. These estimates contemplate the exercise of special powers pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes.
3. Represents anticipated annual outlay of costs based on anticipated construction timeline.

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

All estimates are 2021 dollars. Recreation cost estimate is based on historical bids for similar work. All other estimated costs are based on existing contracts for phase 1 and projections for the future phases. This cost summary contemplates the exercise of special powers by the District.

# EXHIBIT 8



**STATEMENT OF ESTIMATED  
REGULATORY COSTS  
ACCOMPANYING THE PETITION TO  
ESTABLISH  
LONGLEAF PINE COMMUNITY  
DEVELOPMENT DISTRICT**

**June 2021**

Prepared on June 10, 2021

PFM Financial Advisors LLC  
12051 Corporate Boulevard  
Orlando, FL 32817



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## STATEMENT OF ESTIMATED REGULATORY COSTS

### Longleaf Pine Community Development District

June 10, 2021

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#### 1.0 Introduction

##### 1.1 Purpose

This statement of estimated regulatory costs ("SERC") serves as an exhibit to the petition ("Petition") to establish the proposed Longleaf Pine Community Development District ("the District"). The proposed District will include approximately 528.5 acres of land on which ICI Crossroads Holdings, LLC. ("Petitioner") or its affiliates' plans to develop a portion of its District development ("Project"). The District is planned to include 426 residential lots and supporting infrastructure.

The lands within the proposed District are located entirely within the boundaries of St. Johns County, Florida ("County"). The District proposes to provide community services to the land uses planned for the District, as described in more detail below.

##### 1.2 Scope of the Analysis

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes (governing Community Development District formation or alteration) as follows:

"That the process of establishing such a district pursuant to uniform general law 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).



### 1.3 Requirements for Statement of Estimated Regulatory Costs

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

- a) 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.
- b) 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.
- c) 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.
- d) 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.
- e) 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.
- f) Any additional information that the agency determines may be useful.
- g) 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 An economic analysis showing whether the establishment of the proposed District directly or indirectly will have an adverse impact on economic growth, job creation, employment, private sector investment, business competitiveness or regulatory costs**

As outlined above, the proposed District will not have an adverse impact on economic growth, job creation, employment, private sector investment, business competitiveness or regulatory costs. Rather, the District's establishment is likely to increase the overall economic development described herein. This is because the District will provide infrastructure improvements within and surrounding the District's boundaries, allowing for the development of the land within the District. This development is planned to include residential uses which will require goods and services. This new demand created by the District's development will increase economic growth, job creation, employment, private sector investment and business competitiveness in the areas surrounding the District.

The District will have the ability to assess its property owners to pay for the installation, operation and maintenance of its infrastructure improvements. However, such costs will not be in addition to, or unique to the District. The infrastructure improvements to be funded by the District would be required to support development of the residential project regardless of the District's existence. Community development districts such as the proposed District can fund their infrastructure improvements with long-term bond financing that typically carries more favorable terms than other sources of funding. Thus, the costs related to the installation of the public infrastructure serving the planned new development will not be increased due to the existence of the District.

**3.0 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**

As outlined above, the proposed District is planned to include residential development and, likely, multiple property owners at build-out. It is the property owners within the District that will be served by, and therefore most affected by the District. However, the proposed ordinance establishing the District will not *require* the compliance of these District property owners. All initial property owners within the District have consented to the formation of the District and those who choose to purchase property within the District will be aware of the District and will purchase property within the District on a voluntary basis.

The District will provide community services to the properties within its boundaries, as outlined in Table 2.



**Table 2. Proposed Facilities and Services**

<u>District Infrastructure</u>	<u>Construction</u>	<u>Capital Financing*</u>	<u>Operation and Maintenance</u>
Roadways	Developer	District Bonds	CDD
Water, Reuse & Wastewater	Developer	District Bonds	JEA
Stormwater Management	Developer	District Bonds	CDD
Landscaping/Entranceway	Developer	District Bonds	CDD
Recreation	CDD	District Bonds	CDD

\*Costs not funded by bonds will be funded by the developer  
Source: Dunn & Associates, Inc.

All of the property owners within the District will be subject to District rules related to the services provided by, and the facilities owned or operated by, the District. District property owners will also be responsible for paying District assessments to install the public infrastructure improvements listed above and to fund the District's operations and maintenance expenses incurred thereafter on an ongoing basis. Of course, prior to the sale of the real estate to end users, all of the undeveloped land owned by the petitioner and any other landowner will also be under the jurisdiction of the District and subject to funding their share of the District's operations and maintenance expenses.

**4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues**

**4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance**

State Governmental Entities

The cost to State entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the City. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District.



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There are minimal additional ongoing costs to various State entities to implement and enforce the proposed ordinance. The District is a special purpose unit of local government, and is required to file various reports with the State of Florida, the Department of Economic Opportunity and other agencies of the State. The District's filing requirements are outlined in the attached Appendix. However, the additional costs to the State and its various departments to process the additional filings from the District are very low, since the State routinely processes filings from many other similar districts.

#### St. Johns County, Florida

The Petition to establish the District will require the County to review the Petition and its supporting exhibits. In addition, the County will hold a public hearing to discuss the Petition and consider any public input on the establishment of the District. These activities will require the time of County staff members and of the County Board of Commissioners. However, these costs will be modest at most for the following reasons. First, the review of the Petition to establish the District does not include an analysis of the project itself. In fact, such a review of the project is prohibited by statute. Second, the Petition contains all of the information necessary for the County's review. Third, no capital costs are involved in the review.

The County will incur negligible continuing costs if the petition is approved. The District is an independent unit of local government, so the District is responsible for its own budget, reporting, and the full conduct of its powers within its boundaries. The District will provide the County with its budget each year for the County's review and comment, but no County action on the budget is required. Table 2 outlines the Petitioner's current good faith estimate of the facilities or services the County and the District are planning on providing to the properties within the District.

#### 4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on State or County revenues. The District is an independent unit of local government. The District is designed to provide community facilities and services to serve the Project.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. By Florida State law, debts of the District are strictly its own responsibility.



**5.0 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**

The District may impose non-ad valorem assessments on the properties within its boundaries to fund the both the installation of its public infrastructure and for the ongoing operation and maintenance of this infrastructure. Community development districts are typically efficient providers of maintenance services as they are subject to government bidding requirements, professionally managed, and have the ability to place non-ad valorem assessments on the County tax roll to fund these activities. A good faith estimate of the costs of the District's public infrastructure is found below in Table 3.

**Table 3. Longleaf Pine CDD Summary of Probable Costs\***

	Annual Outlay <sup>3</sup>			
	Total	2021	2022	2023
1. Clearing and Earthwork	\$4,325,000	\$1,281,600	\$320,400	\$2,723,000
2. Roadway Improvements	\$1,879,000	\$556,800	\$139,200	\$1,183,000
3. Utilities (Water, Reuse, Sewer) <sup>1</sup>	\$5,737,000	\$1,700,000	\$425,000	\$3,612,000
4. Stormwater Systems	\$1,890,000	\$560,000	\$140,000	\$1,190,000
5. Landscaping/Entrance Way	\$1,228,700	\$982,960	\$245,740	
6. Recreational Improvements <sup>2</sup>	\$1,100,000	\$800,000	\$300,000	
7. Engineering, Testing, Planning, CEI	\$275,000	\$200,000	\$75,000	
<b>TOTAL COSTS</b>	<b>\$16,434,700</b>			

\*Source: Dunn & Associates, Inc.

Notes:

1. Includes all Water, Reuse, Sewer, Sewer Force Main, and Pump Stations.
2. These estimates contemplate the exercise of special powers pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes.
3. Represents anticipated annual outlay of costs based on anticipated construction timeline.

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions

The public improvements outlined above will likely be funded through the District's issuance of long-term bond debt. Repayment of the District's bond debt will be secured by assessments levied on all properties within the District in proportion to the relative benefit received by each property within the District. Thus, the properties located within the District will be the sole security for the repayment of any debt issued by the District.



It is important to note that the costs incurred by the District in providing its infrastructure and services are typical for development of the type contemplated here. In other words, there is nothing peculiar about the District's financing activities that would require additional funding over and above what would normally be needed. Therefore, these costs are not in addition to normal development costs. Thus, District-imposed assessments for operations and maintenance costs will be similar to what would be charged in any event by a property owners' association common to most master planned developments.

Real estate markets are generally efficient, because buyers and renters evaluate all of the costs and benefits associated with various alternative locations. The operations and maintenance charges for property within the Project must be in line with the competition. Furthermore, the decision by new property owners to locate within the District is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the District's costs in exchange for the benefits that the District provides.

**6.0 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 no impact on small businesses because of the formation of the proposed District. If anything, the impact may be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

The District is not located within a county with a population of less than 75,000 or within a city with a population of less than 10,000. Therefore, the proposed District is not located in either a county or city that is defined as "small" by Florida Statute § 120.52.

**7.0 Any additional useful information.**

It is useful to reflect upon the question of whether the proposed formation of the District is the best alternative for providing community facilities and services to the Project. As one alternative to the District, the City could approve an ad valorem assessment area for services. However, this alternative is inferior to the District. Unlike the District, it would require the City to continue to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be fully sequestered to the land directly benefiting from them, as the case would be with the District.

Another alternative to the District would be for the developer to use a property owners association ("POA") for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments along in the same manner as ad valorem property taxes. Therefore, the District is far more assured of



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obtaining its needed operational funds than is a POA. Second, the proposed District is a unit of local government. Therefore, unlike the POA the District must abide by all governmental rules and regulations, including government-in-the-sunshine requirements.

A District also is preferable to these alternatives from an accountability perspective. With a District as proposed, property owners within the District would have a focused unit of government under their direct control. The District can then be more responsive to property owner needs without disrupting other City responsibilities.

PFM Financial Advisors LLC certifies that this SERC meets the requirements for a SERC as set out in Chapter 120.541, F.S.

PFM Financial Advisors LLC (formerly Fishkind and Associates, Inc.) has developed over 100 SERCs for various clients. Below is a listing of some of the other community development district clients for which we have prepared SERCs.

- The Lake Nona "Family" of Community Development Districts in Orlando
- Urban Orlando (Baldwin Park) Community Development District in Orlando
- The Villages "Family" of Community Development Districts in Lake, Sumter, and Marion Counties
- Winter Garden Village at Fowler Groves Community Development District in Winter Garden
- Highlands Community Development District in Tampa
- The Tradition "Family" of Community Development Districts in Port St. Lucie



## APPENDIX

### LIST OF DISTRICT REPORTING REQUIREMENTS

REPORT	FLORIDA STATUTE SECTION	DATE
Annual Financial Audit	218.39	9 months after end of fiscal year
Annual Financial Report (AFR)	218.32	Within 45 days after delivery of audit
Financial Disclosure Form 1	112.3145	By July 1
Public Depositor	280.17	By November 30
Proposed Budget	190.008	By June 15
Adopted Budget	190.008	By October 1
Public Facilities Report	189.08	Initial report within 1 year of creation, updates every 7 years
Public Meetings Schedule	189.015	Beginning of fiscal year
Notice of Bond Issuance	218.38	Within 120 days after delivery
Registered Agent	189.014	30 days after first Board Meeting
Notice of Establishment	190.0485	30 days after formation
Creation Documents	189.016	30 days after adoption
Notice of Public Finance	190.009	After financing

# EXHIBIT 9



**AUTHORIZATION OF AGENT**

This letter shall serve as a designation of Katie S. Buchanan of Hopping Green & Sams, P.A., whose address is 119 S. Monroe Street, Suite 300, Tallahassee, Florida 32301, to act as agent for ICI Crossroads Holdings, LLC, with regard to any and all matters pertaining to the Petition to the Board of County Commissioners of St. Johns, Florida, 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 in writing.

**WITNESS**

**ICI CROSSROADS HOLDINGS, LLC**

By: Nicole Keeley  
Name: NICOLE KEELEY

By: [Signature]  
Name: MORTEZA HOSEINI KAEGAR  
Title: PRESIDENT

By: Joanne Schmeider  
Name: JOANNE SCHMIEDER

**STATE OF FLORIDA**  
**COUNTY OF Volusia**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 02<sup>nd</sup> day of June, 2021, by MORTEZA HOSEINI KAEGAR as PRESIDENT of ICI CROSSROADS HOLDINGS, LLC, who appeared before me this day in person, and who is either personally known to me, or produced \_\_\_\_\_ as identification.

Nicole Keeley  
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

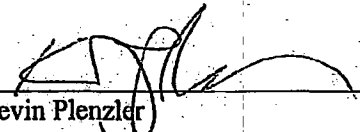
Name: NICOLE KEELEY  
(Name of Notary Public, Printed, Stamped or Typed as Commissioned)



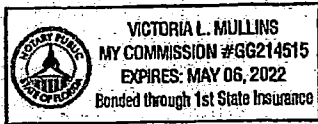


are true and correct to the best of my knowledge and belief.

Executed this 10<sup>th</sup> day of September, 2021.

  
Kevin Plenzler

SWORN TO and SUBSCRIBED before me by means of  physical presence or  online notarization, this 10<sup>th</sup> day of September, 2021 by the Affiant.



[notary seal]

Victoria L. Mullins  
(Official Notary Signature)  
Name: Victoria L. Mullins  
Personally Known yes  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

1                   **TESTIMONY OF KEVIN PLENZLER FOR THE ESTABLISHMENT**  
2                   **OF THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT**

3  
4   **1. Please state your name and business address.**

5  
6   My name is Kevin Plenzler. My business address is 3501 Quadrangle Boulevard Suite  
7   270, Orlando, Florida 32817.

8  
9   **2. By whom are you employed and in what capacity?**

10  
11   I am employed by PFM Financial Advisors LLC, as a Senior Managing Consultant.

12  
13   **3. Please briefly summarize your duties and responsibilities.**

14  
15   I provide management, municipal advisory and financial consulting services to  
16   community development districts.

17  
18   **4. Do you work with both public and private sector clients?**

19  
20   Yes. I work with a number of public sector clients that include community development  
21   districts ("CDD") across the state. I also work with various private real estate  
22   developers.

23  
24   **5. Prior to your current employment, by whom were you employed and what were**  
25   **your responsibilities in those positions?**

26  
27   Prior to joining the staff at PFM., I was a Project Engineer in the environmental services  
28   industry for J.A. Jones Environmental Services Company in Jacksonville, Florida.

29  
30   **6. Please describe your educational background.**

31  
32   I have a Bachelor of Science degree in Environmental Engineering Technology from  
33   the University of Dayton and a Master of Business Administration degree from the  
34   University of Florida Warrington College of Business.

35  
36   **7. Please describe your work with CDDs in Florida.**

37  
38   Through PFM, the clients I serve are both resident-elected and landowner-elected CDDs,  
39   depending on the stage in the life of the development. I assist the various Boards of  
40   Supervisors and residents by managing the accounting, official recordkeeping, and  
41   operations and management of the assets acquired or constructed by the CDD. I provide  
42   management, municipal advisory and financial advising services to about forty (40)  
43   active CDDs across Florida.

44  
45   **8. What has been your role with respect to the proposed Longleaf Pine Community**  
46   **Development District ("Proposed District") establishment proceeding?**

47

1 I serve as a financial, economic, and management consultant relating to the establishment  
2 of the Proposed District. Specifically, I prepared Exhibit 8, the Statement of Estimated  
3 Regulatory Costs ("SERC"), of the Petition to Establish the Proposed District  
4 ("Petition").  
5

#### 6 DISTRICT MANAGEMENT

- 7  
8 9. At this point, I will ask you to address certain matters that relate to CDD  
9 management. Please describe the general manner in which a CDD actually  
10 operates.  
11

12 CDDs are governed by a five-member Board of Supervisors ("Board"). These Board  
13 members are initially elected by landowners in the CDD. The Board is the governing  
14 body of the CDD. The Board employs a district manager, who supervises the district's  
15 services, facilities, and administrative functions. The Board annually considers and, after  
16 public notice and hearing, adopts a budget. The CDD submits a copy of the proposed  
17 budget to the applicable local general-purpose government for review and optional  
18 comment prior to its adoption each year.  
19

- 20 10. Are there requirements, such as the open meetings and public records laws, imposed  
21 upon CDDs in order to safeguard the public that are similar to those imposed upon  
22 other general purpose local governments?  
23

24 Yes, there are.  
25

- 26 11. Please describe these requirements and safeguards.  
27

28 It is important to note that the establishment of a CDD does not change any requirements  
29 for governmental approval of construction within the CDD. Any land development  
30 requirements and all state and local development regulations still apply.  
31

32 Members of the Board must be residents of Florida and citizens of the United States.  
33 After the Board shifts to being elected by the resident electors of the CDD, the  
34 supervisors must also be residents and electors of the CDD. Board members must  
35 annually file the same financial disclosure forms required by other local officials.  
36

37 Under the Government in the Sunshine laws, all CDD Board meetings are open to the  
38 public, and other restrictions are imposed under Chapter 286, *Florida Statutes*. Further,  
39 all documents of the CDD are available to the public upon request, in accordance with  
40 Florida public records law. Additionally, like other political subdivisions, a CDD is  
41 required to send financial reports to the Department of Financial Services. Also, a CDD  
42 is audited by an independent certified public accountant every year.  
43

44 Finally, to impose special or non-ad valorem assessments under Chapter 170, *Florida*  
45 *Statutes*, a CDD must provide published and mailed notice to those who are assessed.  
46 That assessment process entails preparation of a methodology that fairly and equitably  
47 allocates the cost of the CDD's projects.

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**12. Please describe in general terms how a CDD operates financially.**

In the early stages, particularly when a CDD is formed in mid-year, the CDD's operating funds may be funded by a "funding agreement" between the CDD and the landowner/developer in lieu of assessments that the CDD might have imposed on property within the CDD.

In order to provide long term financing of capital projects, CDDs often issue bonds. All bonds issued by CDDs must be secured by a trust agreement, and any bond maturing over a period of more than five years must be validated and confirmed by court decree pursuant to Chapter 75, *Florida Statutes*. The CDD also may borrow funds on a long or short-term basis.

Debt may be retired by the district through non-ad valorem or special assessments imposed on benefited properties, or rates, fees, and charges imposed on users of CDD facilities and services. By law, debt of the CDD cannot become debt of any other government (city, county or state), without that government's consent.

**13. What alternatives, other than CDDs, are you familiar with that might be available to provide community infrastructure for the lands within the Proposed District?**

In my opinion there are two alternatives that might provide community infrastructure such as the roads, utilities, drainage, and other improvements contemplated for the Proposed District. First, the general-purpose local government could finance the improvements utilizing special assessments and general funds. Alternatively, the developer could provide infrastructure through private means, including private financing if available. As discussed later in my testimony, neither of these alternatives is preferable to the use of the CDD concept.

**14. Do you have an opinion, as someone experienced in district management and operations, as to whether the Proposed District is the best available alternative for delivering community services and facilities to the areas that will be served by the Proposed District?**

Yes. For this project, the Proposed District is the best alternative available for delivering the proposed services and facilities to the area that will be served. These improvements include but are not limited to clearing & earthwork, storm drainage, roadways and sidewalks, wastewater collection, potable water, Moon Bay Parkway improvements, Moon Bay Parkway Extension improvements, landscaping, entry signate, fencing and fountains, amenity, tree mitigation, wetland mitigation, CR 210 & Moon Bay Parkway Traffic Signal and CR 210 Roadway improvements.

**15. What is the basis for your opinion?**

St. Johns County ("County") could finance the roadway and drainage improvements utilizing special assessments or general funds. The developer and/or a homeowner's

1 association could provide these facilities, as well as the water and sewer facilities,  
2 through private financing.  
3

4 In evaluating these alternatives, it is important to consider whether the alternative can  
5 provide focused services, can effectively and efficiently manage and maintain the  
6 facilities, and whether the alternative can secure low cost, long-term public financing.  
7 The County clearly provides the long-term perspective and is a stable and relatively low  
8 cost source of financing and provider of services at sustained levels. However, the  
9 County has substantial demands over a broad geographical area that places a heavy  
10 management delivery load on its staff. In addition, if dependent district financing were  
11 used, the County would be responsible for all administrative aspects of the dependent  
12 district. By using a dependent district mechanism, the County would be increasing its  
13 responsibility, and hence liability, for the variety of actions that will take place in the  
14 Longleaf Pine development. By contrast, a CDD can be created to provide focused  
15 attention to a specific area in a cost-effective manner. It also allows the County to focus  
16 staff time, finances, and other resources elsewhere and does not burden the general body  
17 of taxpayers in the County with the debt associated with this growth.  
18

19 The other alternative is the use of private means – either through a property owner's  
20 association or through the developer, or both in combination. This combination can  
21 clearly satisfy the high demand for focused service and facilities and managed delivery.  
22 However, only a public entity can assure a long-term perspective, act as a stable provider  
23 of services and facilities, qualify as a lower cost source of financing and pay for services  
24 at sustained levels. Property owners' associations lack the ability to effectively finance  
25 these types of improvements. Their ability to assure adequate funds for sustained high  
26 levels of maintenance is less than with a CDD.  
27

28 Furthermore, neither the developer nor a POA would be required to conduct all actions  
29 relating to the provision of these improvements in the "Sunshine" as a CDD must, or  
30 abide by other public access requirements that are incumbent upon a CDD and its Board.  
31 Also, provision and long term operation and maintenance of these improvements,  
32 particularly the recreation and drainage activities, by a CDD ensures that residents have  
33 guaranteed access to the body or entity making decisions about these facilities, and in fact  
34 will one day sit as the five member Board making the decisions that impact their  
35 community directly.  
36

37 A CDD is an independent, special-purpose unit of local government designed to focus its  
38 attention on providing the best long-term service to its specific benefited properties and  
39 residents. It has limited power and a limited area of jurisdiction. The Proposed District  
40 will be governed by its own Board and managed by those whose sole purpose is to  
41 provide the Proposed District long term planning, management and financing of these  
42 services and facilities. This long-term management capability extends to the operation  
43 and maintenance of the facilities owned by the Proposed District. Further, the sources for  
44 funding and manner of collection of funds will assure that the Proposed District's  
45 facilities will be managed at the sustained levels of quality desired by residents well into  
46 the future.  
47

1 16. **As someone experienced in district management, is the area to be included within**  
2 **the Proposed District of sufficient size, compactness, and sufficiently contiguous to**  
3 **be developable as one functional, interrelated community?**  
4

5 **Yes. From a management perspective, the area to be included within the Proposed**  
6 **District is of sufficient size, compactness and is sufficiently contiguous to be developable**  
7 **as one functional, interrelated community.**  
8

9 17. **What does the term “functionally interrelated community” mean?**  
10

11 **Local governments provide developments with the criteria for the elements of**  
12 **infrastructure to provide for the facilities and services, including stormwater drainage,**  
13 **water, sewer, and other facilities and services. Functional unification means that each**  
14 **provided facility and service has a mutual reinforcing relationship to one another, with**  
15 **each facility and service designed to contribute to the development and maintenance of**  
16 **the community as a whole. Each facility and service must meet the growth and**  
17 **development of the community, so a management capability and a funding source are**  
18 **required for each service and facility. Thus, each of these necessary facilities and**  
19 **services must be integrated, unified, and connected into a long-range plan.**  
20

21 18. **What is the basis for your opinion?**  
22

23 **First, the lands to be included within the Proposed District have sufficient infrastructure**  
24 **needs to be developable as a functionally interrelated community. Second, this necessary**  
25 **infrastructure can be provided by the Proposed District in a cost-effective manner based**  
26 **upon the specific design of the community. Furthermore, the use of one development**  
27 **plan whose infrastructure is implemented by a CDD to provide the community services**  
28 **and facilities will ensure that the proposed improvements are provided and maintained in**  
29 **an efficient, functional and integrated manner.**  
30

31 **The lands within the Proposed District will initially consist of approximately 143.89**  
32 **acres of land. The purpose of this statutory requirement is to ensure successful and**  
33 **efficient delivery of services and facilities to the property. Based upon my previous**  
34 **experience with special districts, the Proposed District is suitably configured to maximize**  
35 **the timely and cost-efficient delivery of the necessary services and facilities.**  
36

37 19. **Do you have an opinion, as someone experienced in district management and**  
38 **operations, as to whether the area that will be served by the Proposed District is**  
39 **amenable to separate special district government?**  
40

41 **Yes.**  
42



1 20. What is your opinion?  
2

3 The Proposed District is of sufficient size, compactness and contiguity. Therefore, the  
4 area to be served by the Proposed District is well suited to separate special district  
5 governance.  
6

7 21. What is the basis for your opinion?  
8

9 Two criteria are needed to evaluate a land area as amenable to separate special district  
10 government. One, does the land area have need for the facilities and services and will its  
11 owners and residents benefit from facilities that the special district could provide? Two,  
12 is the land area of sufficient size, sufficiently compact and sufficiently contiguous to be  
13 the basis for a functional interrelated community?  
14

15 Under both criteria, the Proposed District is a planned community of sufficient size with  
16 a need for the facilities and improvements that are presently expected to be provided by  
17 the Proposed District. As described in the Petition, the Proposed District will construct  
18 and maintain certain needed facilities and services. Other facilities and improvements  
19 may be constructed by the Proposed District and ultimately maintained by the County.  
20 Based on my experience, CDDs of this size are large enough to effectively provide and  
21 manage services. From a management and operations perspective, the land area is well  
22 suited to the provision of the proposed services and facilities.  
23

24 22. Do you have an opinion, as someone experienced in district management and  
25 operations, as to whether the community development services and facilities of the  
26 Proposed District will be incompatible with the capacity and use of existing local  
27 and regional community development services and facilities?  
28

29 Yes.  
30

31 23. What is your opinion?  
32

33 The proposed services and facilities of the Proposed District are not incompatible with  
34 the capacity and uses of existing local or regional community development services and  
35 facilities.  
36

37 24. What is the basis for your opinion?  
38

39 Petitioner presently expects the Proposed District to finance and construct a stormwater  
40 management system, roadway improvements, water and sewer systems, and amenity,  
41 entry features and landscaping improvements. None of the facilities expected to be  
42 provided by the Proposed District presently exist. There will be no overlap or  
43 incompatibility because the facilities and improvements expected to be provided by the  
44 Proposed District do not exist today.  
45

ECONOMICS AND FINANCING

1  
2  
3 25. Are you familiar with the Petition filed by ICI Holdings, LLC ("Petitioner"), to  
4 establish the Proposed District?

5  
6 Yes, I have reviewed the petition and all the attached exhibits. Specifically, I prepared  
7 Petition Exhibit 8 which is the SERC, a requirement of Chapter 190, *Florida Statutes*.

8  
9 26. Based on your review of Petition Exhibit 8 (Statement of Estimated Regulatory  
10 Costs), are there any updates that need to be made at this time?

11  
12 No updates are necessary at this time.

13  
14 27. What exactly is a Statement of Estimated Regulatory Costs ("SERC")?

15  
16 It is a requirement under Section 120.541(2), *Florida Statutes*, which has been  
17 incorporated into the law on establishment of CDDs.

18  
19 28. In general terms, please summarize the economic analyses presented in the SERC.

20  
21 An understanding of the SERC requires the recognition of the scope of review and  
22 evaluation for the establishment of a CDD as set out in Chapter 190, *Florida Statutes*.  
23 Section 190.002(2)(d), *Florida Statutes*, states "that the process of establishing such a  
24 district pursuant to uniform general law [must] be fair and based only on factors material  
25 to managing and financing the service-delivery function of the district, so that any matter  
26 concerning permitting or planning of the development is not material or relevant." Thus,  
27 the scope of the economic analysis included in the SERC addresses only the  
28 establishment of the Proposed District, and not the planning or development of the  
29 property itself.

30  
31 The economic analysis sets out the assumptions about the development within the  
32 Proposed District and the anticipated infrastructure to be provided by it. The analysis  
33 addresses each of the potentially affected parties defined in the statute and evaluates the  
34 impact of the Proposed District on each such group.

35  
36 The Proposed District is a limited and highly specialized unit of local government. It is a  
37 special-purpose unit of local government with a single objective: the provision and  
38 maintenance of infrastructure and services for a planned new community. Its economic  
39 benefits exceed its economic cost to Petitioner, the County, and to all subsequent  
40 purchasers and landowners of the community - in short, to all affected parties.

41  
42 Once the Proposed District is established, there are no direct costs to the County. While  
43 the Proposed District will provide certain reports and budgets to the County for its  
44 discretionary review, there are no requirements that it incur any obligations or expense  
45 associated with its review. In addition, to the extent the Proposed District utilizes the  
46 services of the Property Appraiser or Tax Collector under the provisions of Chapter 197,

1 *Florida Statutes*, to collect its assessments the Proposed District must pay the  
2 administrative costs associated with those services.  
3

4 It is important to note that under Chapter 190, *Florida Statutes*, the debt of the Proposed  
5 District cannot become the debt of the County or the State of Florida. Since the Proposed  
6 District will be an independent unit of government and will issue its own bonds, the  
7 Proposed District will not have any affect on the bonding capacity of the County or the  
8 State of Florida.  
9

10 **29. Please describe briefly the data and methodology used in preparing the SERC and**  
11 **related analyses.**

12  
13 The data for the analysis came from the landowner, other experts working on the Petition,  
14 and from the Petition itself. The methodology is standard economic impact assessment.  
15

16 **30. As a financial consultant, do you have an opinion regarding the financial viability**  
17 **and feasibility of the Proposed District?**

18 Yes, I do.  
19

20  
21 **31. What is that opinion?**

22  
23 In my opinion, based on my experience with other CDDs, the Proposed District is  
24 expected to be financially viable and feasible.  
25

26 **32. Does this conclude your testimony?**

27 Yes, it does.  
28  
29



6. My pre-filed testimony addresses the various statutory requirements and an overview of the proposed development within the proposed District.

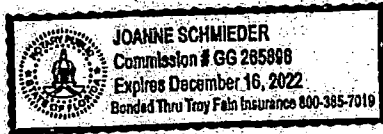
7. No other corrections or amendments to my pre-filed testimony are required.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 13<sup>th</sup> day of September, 2021.

Kelly White  
KELLY WHITE

SWORN TO and SUBSCRIBED before me by means of  physical presence or  online notarization, this 13<sup>th</sup> day of September, 2021 by the Affiant.



[notary seal]

Joanne Schmierer  
(Official Notary Signature)  
Name: JOANNE SCHMIERER  
Personally Known   
OR Produced Identification   
Type of Identification \_\_\_\_\_

1                   **TESTIMONY OF KELLY WHITE FOR THE ESTABLISHMENT OF THE**  
2                   **LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT**

3  
4           **1.     Please state your name and business address.**

5  
6           My name is Kelly White and my mailing address is 2379 Beville Road, Daytona Beach,  
7           Florida 32219.

8  
9           **2.     By whom are you employed and in what capacity?**

10  
11           I am the Director of Finance of ICI Homes, Inc. and designated agent of ICI Crossroads  
12           Holdings, LLC for the purpose of the establishment hearing of Longleaf Pine Community  
13           Development District

14  
15           **3.     Briefly summarize your duties and responsibilities.**

16  
17           I am responsible for financing land and development activities for the company which  
18           includes financing with CDD Bonds.

19  
20           **4.     Who is the petitioner in this proceeding?**

21  
22           The petitioner is ICI Crossroads Holdings, LLC ("Petitioner"), which is the business  
23           entity that will supervise the development of the area.

24  
25           **5.     Are you familiar with the Petition to Establish ("Petition") the Longleaf Pine**  
26           **Community Development District ("Proposed District") filed by the Petitioner?**

27  
28           Yes. I assisted in the formulation of the Petition and accompanying documents and met  
29           with members of the consultant team we hired to prepare the filing. I also reviewed the  
30           Petition and accompanying documents.

31  
32           **6.     Are there any changes or corrections to any of the documents attached to the**  
33           **Petition at this time?**

34  
35           No.

36  
37           **7.     Please generally describe each of the documents attached to the Petition.**

38  
39           The Petition describes the Petitioner's request for establishment of a community  
40           development district. Attached to the Petition are the following exhibits:

41  
42           Exhibit 1 is a map showing the general location in which the Proposed District is located.

43  
44           Exhibit 2 is a metes and bounds description of the boundaries of the Proposed District.  
45

1 Exhibit 3 is the consent of the landowners to the establishment of a community  
2 development district, executed by ICI Crossroads Holdings, LLC, which represents the  
3 consent of one hundred percent (100%) of the owners of the lands to be included within  
4 the District.  
5

6 Exhibit 4 contains a map depicting the future general distribution, location and extent of  
7 the public and private land uses within the proposed District by the future land use plan  
8 element.  
9

10 Exhibit 5 contains a map identifying existing and proposed major trunk water mains and  
11 sewer connections serving the lands within and around the proposed District.  
12

13 Exhibit 6 contains a list of the facilities and services the proposed District is expected to  
14 finance, fund, construct, acquire and/or install, as well as the anticipated entity  
15 responsible for the ownership and maintenance thereof.  
16

17 Exhibit 7 is a summary of the estimated costs and timeline for constructing, installing or  
18 acquiring the facilities and services described in Exhibit 6.  
19

20 Exhibit 8 is the Statement of Estimated Regulatory Costs prepared by PFM Financial  
21 Advisors LLC.  
22

23 Exhibit 9 is an authorization of agent form which authorizes Katie S. Buchanan to act as  
24 the agent for the Petitioner during these proceedings.  
25

26 8. Were these documents attached to the Petition prepared by you or under your  
27 supervision?  
28

29 Yes.  
30

31 9. To the best of your knowledge, is the general location map identified as Exhibit 1 to  
32 the Petition a true and accurate depiction of the general location of the Proposed  
33 District?  
34

35 Yes.  
36

37 10. To the best of your knowledge is the metes and bounds description included in  
38 Exhibit 2 to the Petition a true and accurate recitation of the land area to be  
39 included within the Proposed District?  
40

41 Yes.  
42

43 11. To the best of your knowledge, is Exhibit 3 to the Petition a true and accurate copy  
44 of the consent obtained from the owners of one hundred percent (100%) of the lands  
45 to be included within the proposed District?  
46

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Yes.

12. To the best of your knowledge, is the map included in Exhibit 4 a true and accurate depiction of the future general distribution, location and extent of public and private land uses within the proposed District?

Yes.

13. To the best of your knowledge, is Exhibit 5 a true and accurate depiction of the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District?

Yes.

14. To the best of your knowledge, does Exhibit 6 truly and accurately list the facilities and services that the proposed District is expected to finance, fund, construct, acquire and/or install, as well as the anticipated owner and entity responsible for operation and maintenance thereof?

Yes.

15. To the best of your knowledge, does Exhibit 7 truly and accurately list the estimated costs of constructing and timeline for the infrastructure serving land within the proposed District?

Yes.

16. To the best of your knowledge, is Exhibit 8 a true and accurate copy of the Statement of Estimated Regulatory Costs?

Yes.

17. To the best of your knowledge, is Exhibit 9 a true and accurate copy of the Authorization of Agent form?

Yes.

18. Are the contents of the Petition and the exhibits attached to it, as described herein, true and correct to the best of your knowledge?

Yes.

19. Are you familiar with the area that is to be included within the Proposed District?

Yes, I am familiar with the general area and the site specifically.



1 20. **Approximately how large is the Proposed District in acres?**

2  
3 The Proposed District is located entirely within the limits of the St. Johns County  
4 ("County"), Florida, and covers approximately 528.53 acres of land.  
5

6 21. **What steps were taken with respect to filing the Petition with the County**  
7 **Commission of the St. Johns County?**  
8

9 On June 11, 2021, the Petitioner formally filed the Petition and Exhibits with the County  
10 by submitting the original Petition to the County Clerk. Accompanying the original  
11 Petition was a check in the amount of Sixteen Thousand Three Hundred and Seventy  
12 Dollars (\$16,370) made payable to the County. Copies of the Petition were  
13 contemporaneously filed with the offices of the County Planning Department, County  
14 Administrator and the County Attorney for their respective reviews.  
15

16 22. **Who are the five persons designated in the Petition to serve as the initial Board of**  
17 **Supervisors?**  
18

19 The five persons are Kelly White, James Stowers, Andy Hagan, Teri Hansen, and Joanne  
20 Schmieder.  
21

22 23. **Do you know each of these persons personally?**  
23

24 Yes, I do.  
25

26 24. **To the best of your knowledge, are any of the other proposed members of the Board**  
27 **of Supervisors of the Proposed District employees, officers or stockholders of the**  
28 **Petitioner?**  
29

30 Yes, all of the initial members of the Board of Supervisors are all all officers or  
31 employees of ICI Homes, Inc., an affiliate of the Petitioner.  
32

33 25. **Are each of the persons designated to serve as the initial Board of Supervisors**  
34 **residents of the State of Florida and citizens of the United States?**  
35

36 Yes, they are.  
37

38 26. **Are there residential units planned for development within the Proposed District?**  
39

40 Yes. There are approximately 426 residential units currently planned for development  
41 within the Proposed District.  
42

43 27. **Would you please describe the proposed timetable for development of land within**  
44 **the Proposed District?**  
45

1 The proposed timetable for the acquisition, construction and/or installation of the  
2 infrastructure serving land is expected to occur over an estimated two (2) year period.  
3

- 4 **28. Would you generally describe the services and facilities you currently expect the**  
5 **Proposed District to provide?**  
6

7 It is intended that the District will provide services within its boundaries including, but  
8 not limited to, roadway improvements, stormwater management infrastructure, water and  
9 sewer distribution systems, landscaping and hardscaping improvements, and recreation  
10 amenities.  
11

- 12 **29. In general, what financing methods does the Petitioner propose for the Proposed**  
13 **District to pay for the anticipated facilities and services?**  
14

15 The Petitioner presently expects that the Proposed District will finance certain services  
16 and improvements through the issuance of tax-exempt bonds. The debt issued by the  
17 Proposed District is expected to be retired by "non-ad valorem" or "special" assessments  
18 on benefitted property within the Proposed District. Ongoing maintenance and  
19 operational activities are expected to be funded by maintenance assessments.  
20

- 21 **30. Who will be responsible for paying the Proposed District's assessments?**  
22

23 Only property owners within the Proposed District will be responsible for paying  
24 assessments. We do not expect the Proposed District to issue general obligation debt  
25 which pledges its full faith and credit.  
26

- 27 **31. Will these Proposed District debts be an obligation of the St. Johns County or the**  
28 **State of Florida?**  
29

30 No. Florida law provides that community development district debt cannot become the  
31 obligation of a county, a city, or the state without the consent of that government.  
32

- 33 **32. Why is the Petitioner seeking to have a community development district established**  
34 **for this area?**  
35

36 According to information provided by the Florida Department of Economic Opportunity,  
37 there are more than 700 active community development districts ("CDD(s)") in Florida.  
38 CDDs are an efficient, effective way to provide infrastructure and have become accepted  
39 in the marketplace of homebuyers.  
40

41 From our perspective, the establishment of a CDD is logical for this project. It is a long-  
42 term, stable, financially-secure entity. The Proposed District is a structured, formal  
43 entity, with the legal ability to respond to future changes in the circumstances and desires  
44 of its residents. Under Florida law, the Proposed District has access to the county tax  
45 collection mechanisms which helps ensure that the facilities will be maintained. In that  
46 sense, to us, it is preferable to a property owners' association.

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Additionally, a CDD has the ability to enter into interlocal agreements with other government entities. These allow a CDD to work with other government entities to complete projects that benefit residents within the CDD boundaries while also assisting local governments in completing infrastructure necessary to serve growth.

In addition, the Proposed District has the financial capability to assist in the provision of necessary capital improvements sooner than might otherwise be the case. The County, developers, builders and residents will all benefit from these improvements in terms of access, traffic flow, safety, and general property enhancement.

Additionally, a CDD is the entity preferred by many regulatory agencies, including many water management districts, to operate and maintain the stormwater management and other similar systems. This is because the CDD is a perpetual entity, operating in open meetings, with the financial ability to ensure that the maintenance of these important environmental facilities and amenities is accomplished.

Given the nature of this project, in my opinion, a CDD is a logical, prudent, and desirable way to ensure this needed infrastructure is maintained.

33. Does this conclude your testimony?

Yes.

**BEFORE THE COUNTY COMMISSION  
ST. JOHNS COUNTY, FLORIDA**

IN RE:        A Petition to Establish Longleaf Pine        )  
                  Community Development District        )  
\_\_\_\_\_ )

**AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY**

STATE OF FLORIDA  
COUNTY OF DUVAL

I, Vincent J. Dunn, P.E., being first duly sworn, do hereby state for my affidavit as follows:

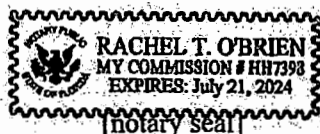
1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Vincent J. Dunn and I am President of Dunn and Associates, Inc., and a Florida Professional Engineer.
3. The prepared written, pre-filed testimony consisting of eight (8) pages submitted under my name to the County Commission of St. Johns County relating to the Petition to Establish ("Petition") the Longleaf Pine Community Development District ("District") and attached hereto, is true and correct.
4. If I were asked the questions contained in the pre-filed testimony orally at the District establishment hearing, my oral answers would be the same as the written answers presented in my pre-filed testimony.
5. My credentials, experience and qualifications concerning land development and the construction of public infrastructure as a professional engineer and related matters are accurately set forth in my pre-filed testimony.
6. No corrections or amendments to my pre-filed testimony are required.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 10th day of September, 2021.

Vincent J. Dunn  
Vincent J. Dunn, P.E.

SWORN TO and SUBSCRIBED before me by means of  physical presence or  online notarization, this 10TH day of SEPTEMBER, 2021 by the Affiant.



Rachel T. O'Brien  
(Official Notary Signature)  
Name: RACHEL T. O'BRIEN  
Personally Known YES  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

1                   **TESTIMONY OF VINCENT J. DUNN, P.E., FOR THE ESTABLISHMENT**  
2                   **OF THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT**

3  
4           **1. Please state your name and business address.**

5  
6           My name is Vincent J. Dunn, P.E. My business address is 8647 Baypine Road, Suite  
7           200, Jacksonville, Florida 32256.

8  
9           **2. By whom are you employed and in what capacity?**

10  
11           I am President of Dunn and Associates, Inc., and serve as a Florida Professional  
12           Engineer.

13  
14           **3. Please describe your duties with Dunn and Associates, Inc.**

15  
16           I have designed, engineered and managed a broad range of residential and mixed-use  
17           public, private, commercial and industrial projects.

18  
19           **4. Please give your educational background, with degrees earned, major areas of study**  
20           **and institutions attended.**

21  
22           I earned a Bachelor of Science degree in Civil and Environmental Engineering from  
23           Clarkson College of Technology.

24  
25           **5. Do you have any professional licenses, registrations or certifications?**

26  
27           I am registered as a Professional Engineer in the State of Florida (Florida Registration  
28           No. 39452).

29  
30           **6. Please summarize your previous experience as it relates to public facility design and**  
31           **construction and land development and planning.**

32  
33           Since 1983, I have served as project manager for large master planned communities,  
34           large and small residential developments, commercial and office developments and  
35           municipal roadway stormwater and recreation projects.

36  
37           **7. Are you familiar with the Petition to Establish ("Petition") the Longleaf Pine**  
38           **Community Development District ("Proposed District") filed by ICI Crossroads**  
39           **Holdings, LLC ("Petitioner")?**

40  
41           Yes.

42  
43           **8. Have you reviewed the Petition and approved its contents?**

44  
45           Yes, I have to the extent that it contains contents that were prepared by me or at my  
46           direction.  
47

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**9. What has been your role with respect to the Proposed District's establishment proceeding?**

I reviewed the overall cost estimates prepared by my firm under my direction and the various exhibits that were required for submittal.

**10. Did you prepare, or have others under your supervision prepare, any of the exhibits attached to the Petition?**

Yes, Exhibits 1, 4, 5, 6, and 7 were prepared by my firm. Exhibit 2 was prepared by A & J Land Surveyors, Inc., which was reviewed in conjunction with Exhibit 4.

**12. Do any of those Petition exhibits require any change or correction?**

No changes or corrections are required.

**13. Are Petition Exhibits 1, 2, 4, 5, 6 and 7 true and correct to the best of your knowledge and belief?**

Yes.

**14. In general, what do Petition Exhibits 1, 2, 4, 5, 6 and 7 demonstrate?**

Exhibit 1 is a map showing the general location of the Proposed District.

Exhibit 2 is a metes and bounds description of the boundaries of the Proposed District.

Exhibit 4 is a map which depicts the existing/future land uses for areas within the Proposed District.

Exhibit 5 contains maps identifying existing and proposed major trunk water mains, reuse mains, sewer connections and the master drainage system serving the lands within and around the proposed District.

Exhibit 6 contains a list of the facilities and services the proposed District is expected to finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible for the ownership and maintenance thereof.

Exhibit 7 is a summary of the estimated costs and timeline for constructing, installing or acquiring the facilities and services described in Exhibit 6.

**15. Would you generally describe the services and facilities that the Proposed District is expected to provide?**

The Petitioner presently intends for the Proposed District to participate in the acquisition or construction of certain improvements including but are not limited to certain roadway

1 improvements (including landscape/irrigation, hardscape/signage), water, reuse and  
2 sewer utilities, stormwater systems and recreational improvements.

- 3  
4 **16. Are the construction cost estimates for the proposed facilities, as identified in**  
5 **Exhibit 7 for the Proposed District reasonable?**

6  
7 Yes, I have reviewed the construction cost estimates and, to the best of my knowledge,  
8 information and belief and based on the information available, the construction cost  
9 estimates for the Proposed District are reasonable based on my experience and  
10 knowledge of the local construction industry.

- 11  
12 **17. Based on your training and experience as a professional engineer, do you have an**  
13 **opinion as to whether the Proposed District is of sufficient size, sufficient**  
14 **compactness and sufficient contiguity to be developable as a functional interrelated**  
15 **community?**

16  
17 Yes, I do have an opinion.

- 18  
19 **18. What is your opinion?**

20  
21 My opinion is that it meets the indicated requirements to be a functional interrelated  
22 community because it has sufficient size, sufficient compactness, and sufficient  
23 contiguity.

- 24  
25 **19. What is the basis for your opinion?**

26  
27 First, the lands to be included within the Proposed District have sufficient significant  
28 infrastructure needs to be developable as a functionally interrelated community. Second,  
29 this necessary infrastructure can be provided by the Proposed District in a cost effective  
30 manner based upon the specific design of the community. Furthermore, the use of one  
31 development plan whose infrastructure is implemented by a community development  
32 district ("CDD") to provide the community services and facilities will ensure that the  
33 proposed improvements are provided and maintained in an efficient, functional and  
34 integrated manner.

- 35  
36 **20. As a professional engineer, do you have an opinion as to whether the services and**  
37 **facilities to be provided by the Proposed District will be incompatible with the**  
38 **capacities and uses of existing local and regional community development facilities**  
39 **and services?**

40  
41 My opinion is that the Proposed District will not be incompatible with the capacities and  
42 uses of existing local and regional community facilities and services.

- 43  
44 **21. What is the basis for your opinion?**

45  
46 There is no duplication or overlap of facilities or services because no other entity or unit  
47 of government is presently funding or providing the improvements proposed by the



1 Proposed District. Therefore, the Proposed District will be an efficient entity to  
2 participate in the construction and maintenance of the necessary infrastructure  
3 improvements.  
4

- 5 **22. As a professional engineer, do you have an opinion as to whether the area to be**  
6 **included within the Proposed District is amenable to being served by separate**  
7 **special district government?**  
8

9 Yes. The Proposed District encompasses approximately 528.53 acres. First, land  
10 covering of this size is large enough to support its own community with individual  
11 facility and service needs. Second, although maintenance of improvements is also a  
12 concern, the Proposed District can be utilized as an efficient long-term mechanism to  
13 ensure that the residents of the Proposed District pay for and receive proper and required  
14 maintenance. Therefore, my opinion is that the area within the Proposed District is  
15 amenable to separate special district government.  
16

- 17 **23. As a professional engineer, do you have an opinion as to whether the Proposed**  
18 **District is the best alternative to provide the proposed community development**  
19 **services and facilities to the area that will be served?**  
20

21 Yes.  
22

- 23 **24. What is your opinion?**  
24

25 It is my opinion that the Proposed District is the best alternative to provide the proposed  
26 services and facilities within the Proposed District.  
27

- 28 **25. What is the basis of your opinion?**  
29

30 The Proposed District is a long-term, stable, perpetual entity capable of funding,  
31 constructing and, in some cases, maintaining the facilities over the lifetime of the  
32 facilities because the Proposed District has the advantage of being a unit of local  
33 government, which has access to the tax exempt bond market. Neither a property  
34 owners' nor homeowners' association (POA/HOA) has the ability to finance  
35 infrastructure of the nature and scope contemplated here, or manage the construction,  
36 acquisition or maintenance of the public infrastructure. Neither is authorized to place a  
37 first lien on property if the owner does not pay its maintenance assessments. Overall, the  
38 Proposed District would be a more timely, reliable and cost-efficient mechanism to  
39 deliver and maintain the needed community improvements.  
40

- 41 **26. Can you provide an example of a service or facility and explain why a CDD is a**  
42 **preferred alternative for long-term operation and maintenance?**  
43

44 Yes. An example would be a stormwater management system. By statute, CDDs and  
45 property owners' associations are permitted to operate and maintain these systems.  
46 However, homeowners' associations are generally required by typical water management  
47 district rules to provide significantly more information and documentation before they are

1 authorized to operate and maintain a stormwater management system. Such  
2 documentation generally must (i) indicate that the association has the required financial  
3 capabilities, (ii) mandate that the association will operate and maintain such systems and  
4 (iii) provide that the association cannot be dissolved until another entity is found to  
5 maintain the system.

6  
7 A CDD, which is generally considered to be a more secure financial, legal and  
8 administrative entity, generally must simply provide a letter to the water management  
9 district committing that the district will accept operation and maintenance responsibility.  
10 All things being equal, a CDD is preferred over a homeowners' or property owners'  
11 association for operation and maintenance of a stormwater management system.

12  
13 **27. Do you have an opinion, as someone experienced in planning, as to whether the**  
14 **establishment of the Proposed District is inconsistent with any applicable element or**  
15 **portion of the State Comprehensive Plan?**

16  
17 Yes.

18  
19 **28. What is that opinion?**

20  
21 It is my opinion that the establishment of the Proposed District is not inconsistent with  
22 any applicable element or portion of the State Comprehensive Plan.

23  
24 **29. What is the basis for that opinion?**

25  
26 I have reviewed, from a planning perspective, applicable portions of the State  
27 Comprehensive Plan which relate to the establishment of a community development  
28 district.

29  
30 The State Comprehensive Plan "provides long-range policy guidance for the orderly  
31 social, economic, and physical growth of the state." The State Comprehensive Plan sets  
32 forth 25 subjects, goals, and numerous policies. Two subjects are particularly relevant,  
33 from a planning perspective, to the establishment of the Proposed District: No. 15- Land  
34 Use and No. 25- Plan Implementation.

35  
36 **30. What is Subject 15 and why is it relevant?**

37  
38 Subject 15 recognizes the importance of locating development in areas that have the  
39 fiscal abilities and service capacity to accommodate growth. It is relevant because  
40 community development districts are designed to provide infrastructure services and  
41 facilities in a fiscally responsible manner to the areas which can accommodate  
42 development. The Proposed District is not inconsistent with this goal because the  
43 Proposed District will have the fiscal capability to provide the specified services and  
44 facilities in this growth area. Additionally, under this subject, Policy 1 is relevant.

45  
46 **31. What is Policy 1 and why is it relevant?**

47

1 Policy 1 promotes efficient development activities in areas which will have the capacity  
2 to service new populations and commerce. The Proposed District will be a vehicle to  
3 provide a high quality of infrastructure facilities and services in an efficient and focused  
4 manner at sustained levels over the long term life of the community.  
5

6 **32. You also mentioned Subject 25. What is this and why is it relevant?**  
7

8 This subject calls for systematic planning capabilities to be integrated into all levels of  
9 government throughout the state, with particular emphasis on improving inter-  
10 governmental coordination and maximizing citizen involvement. The Proposed District  
11 will be able to finance and construct (and in some cases operate and maintain) the  
12 contemplated infrastructure improvements as authorized under Chapter 190, *Florida*  
13 *Statutes*, subject to and not inconsistent with the local government comprehensive plan  
14 and land development regulations. Citizen involvement is maximized since board  
15 meetings are publicly advertised, open to the public, and property owners can be involved  
16 in the provision of the improvements. Additionally, establishment of the Proposed  
17 District will enhance governmental coordination since Section 189.08, *Florida Statutes*,  
18 requires the Proposed District to file public facilities reports with St. Johns County  
19 ("County"), and to annually update such reports to the extent there are any changes,  
20 which reports and updates the County may rely upon in any revisions to its local  
21 comprehensive plan.  
22

23 **33. Are there any relevant policies under this subject of the State Comprehensive Plan?**  
24

25 Yes, Policies 2, 3, 6 and 8. Policy 2 seeks to ensure that every level of government has  
26 the appropriate operational authority to implement the policy directive established in the  
27 plan. Chapter 190, *Florida Statutes*, provides the Proposed District with its necessary  
28 operational authority. In fact, Section 190.002(1) identifies community development  
29 districts as a means to deliver the basic community services and capital infrastructure  
30 called for by the Growth Management Act without overburdening other local  
31 governments and their taxpayers. The establishment of the Proposed District to provide  
32 the infrastructure systems and facilities for the acreage to be included within the  
33 Proposed District in a manner which does not burden the general body of taxpayers in the  
34 County is directly in furtherance of this Policy.  
35

36 Policy 3 provides for establishing effective monitoring, incentive, and enforcement  
37 capabilities to see that the requirements established by regulatory programs are met.  
38 Section 189.08(2), *Florida Statutes*, requires all independent special districts to submit  
39 public facilities reports, including annual updates as to changes. This facilitates an  
40 effective monitoring program of the Proposed District by the County. Sections  
41 190.002(2)(c), and 190.004(3), *Florida Statutes*, dictate the legislative policy that all  
42 community development districts comply with all government laws, rules and regulations  
43 applicable to community development. Therefore, establishment of the Proposed District  
44 is not inconsistent, and in fact is in furtherance, of this policy.  
45

46 Policy 6 encourages citizen participation at all levels of policy development, planning  
47 and operations. The Proposed District will hold its meetings in the sunshine pursuant to

1 Chapter 286, *Florida Statutes*. This process encourages citizen participation in, and  
2 ultimately citizen control of, the activities of the Proposed District.  
3

4 Policy 8 encourages continual cooperation among communities to bring the private and  
5 public sectors together for establishing an orderly, environmentally, and economically  
6 sound plan for future needs and growth. The Proposed District will be a vehicle to  
7 enhance cooperation in the provision of infrastructure between the private sector and the  
8 County.  
9

- 10 34. Are there any other subjects within the State Comprehensive Plan which are  
11 relevant?  
12

13 Two additional subject areas applicable to establishment of a CDD include subject 9 -  
14 Natural Systems and Recreational Lands, and subject 17 - Public Facilities. The  
15 applicable policies of subject 9 relate to expanding state and local efforts to provide  
16 activity-based recreational opportunities to urban areas which can be accomplished with  
17 the funding assistance of the Proposed District. The applicable goal and policies of  
18 subject 17 relate to: (i) protecting investments in existing public facilities; (ii) providing  
19 financing for new facilities; (iii) allocating the costs of new public facilities on the basis  
20 of the benefits received by landowners; (iv) implementing innovative but fiscally sound  
21 techniques for financing public facilities; and (v) identifying and using stable revenue  
22 sources for financing public facilities. The establishment of the Proposed District will  
23 further these State Comprehensive Plan Goals and Policies.  
24

- 25 35. You mentioned earlier that you have reviewed local comprehensive plans adopted  
26 pursuant to Chapter 163, *Florida Statutes*. In your work on this project, did you  
27 review the effective St. Johns County Local Comprehensive Plan?  
28

29 Yes, I did.  
30

- 31 36. Based upon your experience, do you have an opinion as to whether establishment of  
32 the proposed District is inconsistent with any portion or element of the St. Johns  
33 County Comprehensive Plan, adopted pursuant to Chapter 163, *Florida Statutes*?  
34

35 Yes, I do.  
36

- 37 37. What is that opinion?  
38

39 My opinion is the proposed District is not inconsistent with the County's Comprehensive  
40 Plan.  
41

- 42 38. What is the basis of your opinion?  
43

44 First, a community development district is a unit of special-purpose government, and it  
45 does not have the authority to make zoning or development permitting decisions that are  
46 inconsistent with the comprehensive plan of a unit of general-purpose government, such  
47 as the County. Since Chapter 190, *Florida Statutes*, prohibits the Proposed District from  
48 taking action that is inconsistent with the County's Comprehensive Plan, the Proposed

1 District will still be required to undergo review and approval for all permitting and  
2 construction. Moreover, if established the Proposed District would further some  
3 provisions of the County's Comprehensive Plan. Specifically, the following elements of  
4 the County's Comprehensive Plan generally relate to and are consistent with the  
5 establishment of and exercise of the powers by the Proposed District.  
6

7 Land Use Element - One stated goal of this element explains that the County's  
8 Comprehensive Plan aims to "effectively manage growth and development by  
9 designating areas of anticipated future development which satisfy demand where feasible,  
10 in a cost-efficient and environmentally acceptable manner." It further provides as the  
11 County's goal to "encourage and accommodate land uses which make St. Johns County a  
12 viable community" and "create a sound economic base and offer diverse opportunities for  
13 a wide variety of living, working, shopping and leisure activities [...]" The District can  
14 provide the desired services and facilities to this area in accordance with this goal.  
15

16 Intergovernmental Coordination Element - One stated goal of this element is to "aid in  
17 the provisions of services and management of growth between the County,  
18 municipalities, regional, state, and federal entities." The District will continue to be a  
19 vital link in this coordination process as a provider and maintainer of community  
20 infrastructure, whose activities are coordinated with and are not inconsistent with plans  
21 and activities of related public and private agencies.  
22

23 Infrastructure Element - There are numerous goals within this element that support the  
24 finding that the District's proposed facilities and services will not be inconsistent with the  
25 County's Comprehensive Plan. Such goals include but are not limited to providing an  
26 efficient system of Stormwater Management and ensuring that adequate facility capacity  
27 is available to serve future developments and coordinating the extension of potable water  
28 facilities or the increase in capacity of potable water facilities in order to meet future  
29 needs. As explained previously, the Proposed District plans to construct, acquire or  
30 install and maintain stormwater management facilities and potable water facilities  
31 consistent with these goals.  
32

33 Capital Improvements Element - The goal of this element is to ensure the orderly and  
34 efficient provision of services, including sanitary sewer, potable water, and drainage.  
35 The Proposed District furthers this goal by providing the necessary services and facilities  
36 to the area in an orderly and efficient manner.  
37

38 For these reasons, it is my opinion that the establishment of the Proposed District is not  
39 inconsistent with any applicable provisions of the County's Comprehensive Plan.  
40

41 39. Does this conclude your testimony?

42 Yes, it does.  
43

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

HOPPING GREEN  
119 MONROE ST, STE 300

TALLAHASSEE, FL 32301

ACCT: 15693 AD#  
0003373979-01

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 MELISSA RHIT 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 SA Legal ROP in the matter of ORD. EST. LONGLEAF PINE CDD was published in said newspaper in the issue dated 08/25/2021, 09/01/2021, 09/07/2021, 09/14/2021.

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.

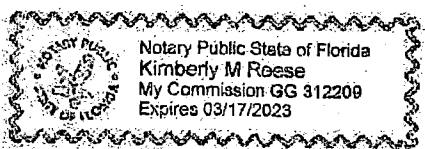
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this \_\_\_\_\_ day of **SEP 15 2021**

by *Melissa Rhit* who is personally known to  
me or who has produced as identification

*Kimberly M Reese*  
(Signature of Notary Public)



**NOTICE OF PUBLIC HEARING TO CONSIDER AN ORDINANCE ESTABLISHING THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT**

DATE: September 21, 2021  
TIME: 9:00 a.m.  
LOCATION: County Auditorium, County Administration Building  
500 San Sebastian View  
St. Augustine, Florida 32084

Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida ("Board"), will consider the enactment of one County Ordinance granting a petition to establish a community development district to be known as the "Longleaf Pine Community Development District" ("District"). The proposed Ordinance title is as follows:

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; 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 A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

The petitioner has proposed to establish the District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities which may be authorized by such District under Florida law, including Chapter 190, Florida Statutes. If adopted, the ordinance will establish the District, name its initial Board of Supervisors, describe its functions and powers, and designate the land to be serviced by the District. Specifically, the Board will consider the six factors listed in §190.005(1)(e), Florida Statutes. This hearing will afford the affected units of general-purpose local government and the general public a fair and adequate opportunity to appear and present oral and written comments regarding the proposed establishment of the District. The specific legal authority for the establishment of the District is set forth in §190.005, Florida Statutes.

The proposed District is located in the unincorporated St. Johns County, Florida, and is generally located south of Race Track Road and bisected by both Longleaf Pine Parkway and Veterans Parkway, and is anticipated to comprise of approximately 528.53 acres. The proposed boundaries of the District are outlined in the map depicted in this notice.

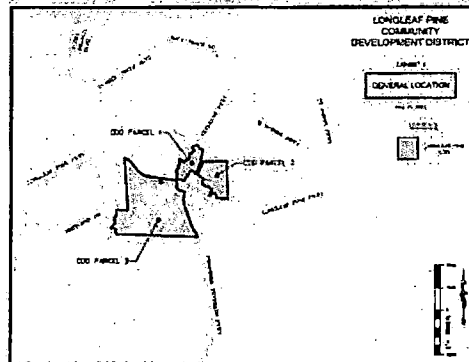
Copies of this notice, the proposed Ordinance, the petition for establishment, and associated documentation are on file in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084, or by e-mail at [plandept@sjcfl.us](mailto:plandept@sjcfl.us), and may be inspected by interested parties prior to said public hearing. All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing by methods provided below and present oral or written comments on the petition.

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

This matter may be subject to court-imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, in care of: St. Johns County Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, please call the Florida Relay Service (1-800-955-8770), no later than five (5) days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS  
JEREMIAH RAY BLOCKER, CHAIR  
ST. JOHNS COUNTY, FLORIDA  
File No.: CDD-202100003 Longleaf Pine CDD





## FLORIDA DEPARTMENT of STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

September 23, 2021

Honorable Brandon Patty  
Clerk of Courts  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

Attention: Yvonne King

Dear Mr. Patty:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2021-67, which was filed in this office on September 23, 2021.

Sincerely,

Anya Owens  
Program Administrator

AO/lb

FILED **SEP 23 2021**  
ST. JOHNS COUNTY  
CLERK OF COURT

BY: *Yvonne King*  
DEPUTY CLERK