

ORDINANCE NO. 2016- 15

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2015); 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, Twin Creeks Development Associates, LLC ("Petitioner"), having obtained written consent to the establishment of the District by the owner of 100 percent (100%) of the real property, described in attached Exhibit A, to be included in the District, petitioned the St. Johns County Board of Commissioners (the "County") to adopt an ordinance establishing the Twin Creeks North Community Development District (the "District"), with petition attached as Exhibit B, pursuant to Chapter 190, Florida Statutes (2015); and

WHEREAS, Petitioner is a Florida limited liability company; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on 3/15, 2016; and

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

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the Petition.

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

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

**SECTION 2. AUTHORITY.** This ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2015).

**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 "Twin Creeks North 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 953 acres of land. The site is generally located along the north side of County Road 210, west of US Highway 1 and east of Interstate 95 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. The District is also authorized to exercise additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for i) parks and facilities for indoor and outdoor recreational cultural and educational uses, and ii) security, including, but not limited to, guardhouses, fences and gates, intrusion-detection systems, and patrol cars, when authorized by proper government agencies, as authorized and described in Section 190.012(2)(a) and (d), Florida Statutes (2015).

**SECTION 6. BOARD OF SUPERVISORS.** The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: John T. Kinsey, Robert Furlong, Cora DiFiore, Jared Bouskila, and Bryan Kinsey. 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 15 DAY OF March, 2016.

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

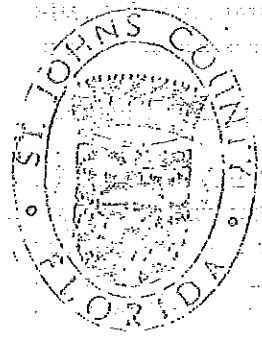
BY: Jeb S. Smith  
Jeb. S. Smith, Chair

March 17, 2016  
Rendition Date

**ATTEST: Hunter S. Conrad, CLERK**

BY: Yvonne King  
Deputy Clerk

**EFFECTIVE DATE:** March 17, 2016



**Exhibit "A"**

**Legal Description of the Lands of the CDD**

A PORTION OF SECTIONS 3, 4, 9, 10, AND 16, TOGETHER WITH A PORTION OF SECTION 46, THE JOSEPH PEAVETT GRANT, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF SAID SECTION 9, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 89°12'49" WEST, 739.26 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 89°12'49" WEST, 1954.13 FEET; COURSE NO. 3: SOUTH 89°55'22" WEST, 1349.80 FEET, TO THE EASTERLY LINE OF GOVERNMENT LOT 7 OF SECTION 16; THENCE SOUTH 01°18'02" WEST, ALONG SAID EASTERLY LINE, 12.69 FEET; THENCE SOUTH 89°00'03" WEST, 589.15 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (STATE ROAD NO. 9), A 300 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2408 AND SECTION NO. 78080-2440, AND THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11309.16 FEET, AN ARC DISTANCE OF 401.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°58'05" EAST, 401.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°59'10" EAST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, 1555.10 FEET; THENCE NORTH 79°20'20" EAST, 62.63 FEET; THENCE NORTH 77°56'56" EAST, 51.22 FEET; THENCE SOUTH 62°50'27" EAST, 47.11 FEET; THENCE NORTH 65°43'22" EAST, 44.96 FEET; THENCE NORTH 86°06'20" EAST, 52.89 FEET; THENCE NORTH 86°31'26" EAST, 38.55 FEET; THENCE SOUTH 85°17'12" EAST, 32.46 FEET; THENCE SOUTH 77°48'55" EAST, 12.74 FEET; THENCE NORTH 39°58'59" EAST, 39.77 FEET; THENCE SOUTH 82°26'05" EAST, 69.37 FEET; THENCE NORTH 79°07'38" EAST, 32.72 FEET; THENCE NORTH 57°54'51" EAST, 24.64 FEET; THENCE SOUTH 82°53'03" EAST, 14.58 FEET; THENCE NORTH 57°54'51" EAST, 3.37 FEET; THENCE NORTH 88°35'49" EAST, 68.30 FEET; THENCE NORTH 88°35'49" EAST, 37.20 FEET; THENCE NORTH 72°36'34" EAST, 33.79 FEET; THENCE NORTH 69°53'04" EAST, 52.32 FEET; THENCE NORTH 41°02'29" EAST, 68.11 FEET; THENCE NORTH 06°14'05" EAST, 2.48 FEET; THENCE NORTH 47°35'28" EAST, 39.82 FEET; THENCE NORTH 28°32'19" EAST, 92.90 FEET; THENCE NORTH 45°37'34" EAST, 51.88 FEET; THENCE NORTH 21°15'35" EAST, 34.41 FEET; THENCE NORTH 72°30'16" EAST, 94.40 FEET; THENCE NORTH 84°37'18" EAST, 55.45 FEET; THENCE NORTH 68°00'37" EAST, 52.87 FEET; THENCE SOUTH 20°39'58" EAST, 25.01 FEET; THENCE NORTH 32°33'09" EAST, 55.77 FEET; THENCE NORTH 89°43'31" EAST, 70.15 FEET; THENCE NORTH 40°40'25" WEST, 24.69 FEET; THENCE NORTH 38°17'02" EAST, 42.48 FEET; THENCE NORTH 80°53'15" EAST, 49.83 FEET; THENCE NORTH 61°06'34" EAST, 44.32 FEET; THENCE NORTH 67°18'44" EAST, 65.54

FEET; THENCE NORTH 71°21'24" EAST, 42.87 FEET; THENCE NORTH 69°47'17" EAST, 40.58 FEET; THENCE NORTH 68°06'57" EAST, 30.25 FEET; THENCE NORTH 06°08'28" EAST, 58.77 FEET; THENCE SOUTH 66°38'00" EAST, 76.99 FEET; THENCE NORTH 51°16'22" EAST, 26.68 FEET; THENCE NORTH 58°45'27" EAST, 6.51 FEET; THENCE NORTH 66°14'32" EAST, 83.87 FEET; THENCE SOUTH 62°50'14" EAST, 56.91 FEET; THENCE NORTH 48°28'56" EAST, 39.80 FEET; THENCE SOUTH 67°41'34" EAST, 67.68 FEET; THENCE SOUTH 70°43'56" EAST, 28.02 FEET; THENCE SOUTH 59°40'37" EAST, 21.77 FEET; THENCE SOUTH 77°37'26" EAST, 9.56 FEET; THENCE NORTH 73°27'02" EAST, 28.67 FEET; THENCE NORTH 72°08'28" EAST, 26.66 FEET; THENCE NORTH 53°39'19" EAST, 54.21 FEET; THENCE SOUTH 86°28'28" EAST, 63.28 FEET; THENCE NORTH 66°34'58" EAST, 43.48 FEET; THENCE NORTH 77°58'54" EAST, 37.12 FEET; THENCE NORTH 08°14'02" WEST, 38.50 FEET; THENCE NORTH 33°14'22" EAST, 68.89 FEET; THENCE NORTH 43°23'18" EAST, 64.04 FEET; THENCE NORTH 88°48'54" EAST, 67.90 FEET; THENCE NORTH 85°00'25" EAST, 22.94 FEET; THENCE NORTH 33°28'28" EAST, 47.43 FEET; THENCE NORTH 56°34'52" EAST, 38.72 FEET; THENCE NORTH 21°37'12" EAST, 36.84 FEET; THENCE NORTH 27°08'05" EAST, 32.18 FEET; THENCE NORTH 30°45'48" EAST, 41.67 FEET; THENCE NORTH 64°34'26" EAST, 36.71 FEET; THENCE NORTH 49°34'01" EAST, 21.80 FEET; THENCE NORTH 74°43'50" EAST, 14.72 FEET; THENCE NORTH 14°45'48" EAST, 13.77 FEET; THENCE NORTH 66°33'57" EAST, 106.93 FEET; THENCE NORTH 31°48'51" EAST, 59.09 FEET; THENCE NORTH 34°01'01" EAST, 44.89 FEET; THENCE NORTH 05°46'24" EAST, 83.20 FEET; THENCE NORTH 19°46'26" EAST, 71.84 FEET; THENCE NORTH 50°24'21" EAST, 61.21 FEET; THENCE NORTH 19°38'22" EAST, 62.69 FEET; THENCE NORTH 37°57'02" EAST, 37.75 FEET; THENCE NORTH 83°39'12" EAST, 33.86 FEET; THENCE NORTH 88°27'15" EAST, 31.15 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 744.50 FEET, AN ARC DISTANCE OF 614.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°53'55" EAST, 597.25 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 855.50 FEET, AN ARC DISTANCE OF 243.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°23'39" EAST, 242.36 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1500.00 FEET, AN ARC DISTANCE OF 111.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°26'48" EAST, 111.48 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 5.73 FEET,

SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°55'46" WEST, 5.73 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 744.50 FEET, AN ARC DISTANCE OF 200.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°56'54" WEST, 199.43 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 855.50 FEET, AN ARC DISTANCE OF 678.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°58'39" WEST, 661.01 FEET; THENCE SOUTH 89°26'45" WEST, 25.40 FEET; THENCE NORTH 09°35'55" EAST, 42.83 FEET; THENCE NORTH 15°45'29" EAST, 69.01 FEET; THENCE NORTH 18°30'16" EAST, 79.10 FEET; THENCE NORTH 06°24'43" EAST, 39.38 FEET; THENCE NORTH 08°46'10" EAST, 104.43 FEET; THENCE NORTH 05°57'07" EAST, 87.94 FEET; THENCE NORTH 25°36'38" EAST, 93.25 FEET; THENCE NORTH 14°15'47" EAST, 88.73 FEET; THENCE NORTH 41°28'38" EAST, 56.95 FEET; THENCE NORTH 27°18'05" WEST, 224.73 FEET; THENCE SOUTH 68°22'10" WEST, 159.29 FEET; THENCE SOUTH 73°43'19" WEST, 93.19 FEET; THENCE SOUTH 86°08'36" WEST, 69.71 FEET; THENCE SOUTH 75°18'11" WEST, 85.09 FEET; THENCE SOUTH 37°12'29" WEST, 66.45 FEET; THENCE SOUTH 41°06'59" WEST, 54.99 FEET; THENCE SOUTH 12°13'05" WEST, 75.83 FEET; THENCE SOUTH 07°02'22" WEST, 58.31 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 58.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°58'46" WEST, 46.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 39°04'51" WEST, 23.32 FEET; THENCE NORTH 57°18'10" WEST, 43.52 FEET; THENCE NORTH 50°43'35" WEST, 10.59 FEET; THENCE NORTH 69°55'51" WEST, 20.26 FEET; THENCE NORTH 87°56'24" WEST, 27.31 FEET; THENCE SOUTH 39°30'10" WEST, 3.71 FEET; THENCE SOUTH 17°37'09" EAST, 31.28 FEET; THENCE SOUTH 18°45'29" WEST, 73.99 FEET; THENCE SOUTH 58°39'14" WEST, 92.99 FEET; THENCE NORTH 69°45'40" WEST, 38.90 FEET; THENCE SOUTH 68°04'25" WEST, 48.30 FEET; THENCE NORTH 24°27'23" WEST, 15.50 FEET; THENCE SOUTH 44°07'58" WEST, 19.27 FEET; THENCE SOUTH 57°11'44" WEST, 3.73 FEET; THENCE SOUTH 24°07'10" WEST, 19.95 FEET; THENCE SOUTH 73°25'40" WEST, 41.77 FEET; THENCE NORTH 77°06'15" WEST, 31.98 FEET; THENCE NORTH 69°41'18" WEST, 0.51 FEET; THENCE NORTH 86°36'13" WEST, 11.30 FEET; THENCE SOUTH 19°49'09" WEST, 21.71 FEET; THENCE NORTH 69°41'18" WEST, 20.19 FEET; THENCE SOUTH 86°31'41" WEST, 29.16 FEET; THENCE SOUTH 84°05'43" WEST, 33.41 FEET; THENCE SOUTH 56°37'20" WEST, 53.97 FEET; THENCE NORTH 72°19'57" WEST, 51.38 FEET; THENCE NORTH 71°39'38" WEST, 16.37 FEET; THENCE SOUTH

84°44'21" WEST, 40.10 FEET; THENCE SOUTH 57°25'09" WEST, 46.12 FEET; THENCE SOUTH 71°56'02" WEST, 55.52 FEET; THENCE SOUTH 51°01'08" WEST, 50.85 FEET; THENCE SOUTH 53°56'09" WEST, 46.26 FEET; THENCE SOUTH 54°59'40" WEST, 51.18 FEET; THENCE SOUTH 77°12'41" WEST, 57.49 FEET; THENCE NORTH 85°39'43" WEST, 42.45 FEET; THENCE SOUTH 67°46'50" WEST, 36.40 FEET; THENCE SOUTH 61°13'30" WEST, 41.34 FEET; THENCE SOUTH 78°37'11" WEST, 37.42 FEET; THENCE SOUTH 22°27'42" WEST, 78.46 FEET; THENCE NORTH 78°31'47" WEST, 71.10 FEET; THENCE SOUTH 64°13'45" WEST, 27.98 FEET; THENCE SOUTH 69°37'16" WEST, 44.62 FEET; THENCE SOUTH 72°55'29" WEST, 59.43 FEET; THENCE NORTH 81°30'44" WEST, 63.35 FEET; THENCE SOUTH 58°49'10" WEST, 51.97 FEET; THENCE SOUTH 76°15'39" WEST, 39.88 FEET; THENCE SOUTH 65°59'32" WEST, 101.28 FEET; THENCE SOUTH 26°40'22" EAST, 82.71 FEET; THENCE SOUTH 60°19'27" WEST, 25.03 FEET; THENCE SOUTH 26°40'22" EAST, 41.30 FEET; THENCE SOUTH 24°49'20" WEST, 68.40 FEET; THENCE SOUTH 08°44'26" WEST, 44.33 FEET; THENCE SOUTH 12°10'41" WEST, 46.58 FEET; THENCE SOUTH 62°38'08" WEST, 59.39 FEET; THENCE SOUTH 19°38'37" WEST, 92.24 FEET; THENCE NORTH 73°58'24" WEST, 68.68 FEET; THENCE NORTH 67°11'26" WEST, 54.00 FEET; THENCE SOUTH 52°40'28" WEST, 44.97 FEET; THENCE NORTH 64°28'16" WEST, 36.34 FEET; THENCE SOUTH 51°16'32" WEST, 62.05 FEET; THENCE NORTH 87°34'53" WEST, 67.72 FEET; THENCE NORTH 89°09'12" WEST, 41.94 FEET; THENCE SOUTH 55°19'37" WEST, 67.07 FEET; THENCE SOUTH 81°13'38" WEST, 63.26 FEET; THENCE SOUTH 77°34'51" WEST, 39.18 FEET; THENCE SOUTH 59°41'40" WEST, 33.99 FEET; THENCE SOUTH 29°17'59" WEST, 21.49 FEET; THENCE SOUTH 16°29'14" WEST, 37.29 FEET; THENCE SOUTH 14°52'48" WEST, 30.27 FEET; THENCE NORTH 75°07'12" WEST, 32.28 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95; THENCE NORTH 03° 59' 10" EAST, ALONG AFORESAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95, A DISTANCE OF 1115 FEET, MORE OR LESS, TO THE INTERSECTION OF THE CENTERLINE OF DURBIN CREEK; THENCE NORTHEASTERLY ALONG THE MEANDERINGS OF SAID CENTERLINE OF DURBIN CREEK, 5880 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 60, PAGE 689, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°30'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF LAST SAID LANDS; THENCE NORTH 00°18'06" WEST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, 240 FEET, MORE OR LESS, TO SAID CENTERLINE OF DURBIN CREEK; THENCE NORTHEASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE, 2180 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LANDS OF OFFICIAL RECORDS BOOK 60, PAGE 689; THENCE NORTH 89°29'16" EAST, ALONG SAID SOUTHERLY LINE, 360 FEET, MORE OR LESS, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF A FLORIDA EAST



COAST RAILROAD, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA EAST COAST RAILWAY COMPANY RIGHT OF WAY AND TRACK MAP, DATED DECEMBER 31, 1927; THENCE SOUTH 41°00'19" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 861.38 FEET; THENCE SOUTH 48°59'01" WEST, 799.42 FEET; THENCE SOUTH 41°00'59" EAST, 2748.69 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 RE-ALIGNMENT, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION No. 78020; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND SOUTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 69°13'29" WEST, 48.54 FEET; COURSE NO. 2: NORTH 44°53'31" EAST, 8.89 FEET; COURSE NO. 3: NORTH 40°36'08" WEST, 266.33 FEET; COURSE NO. 4: SOUTH 46°06'05" WEST, 560.47 FEET; COURSE NO. 5: SOUTH 38°56'37" EAST, 245.85 FEET; COURSE NO. 6: SOUTH 51°03'21" WEST, 181.31 FEET; COURSE NO. 7: NORTH 57°05'49" WEST, 52.17 FEET; COURSE NO. 8: SOUTH 62°16'40" WEST, 140.26 FEET; COURSE NO. 9: SOUTH 21°33'47" EAST, 80.54 FEET; COURSE NO. 10: SOUTH 51°03'21" WEST, 283.50 FEET; COURSE NO. 11: SOUTH 38°56'39" EAST, 44.93 FEET, TO AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, A VARIABLE WIDTH RIGHT OF WAY, PER ST. JOHNS COUNTY RIGHT OF WAY MAP, DATED AUGUST 15, 2002; THENCE SOUTH 51°03'23" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 6500.92 FEET, TO THE POINT OF BEGINNING.

CONTAINING 953 ACRES, MORE OR LESS.

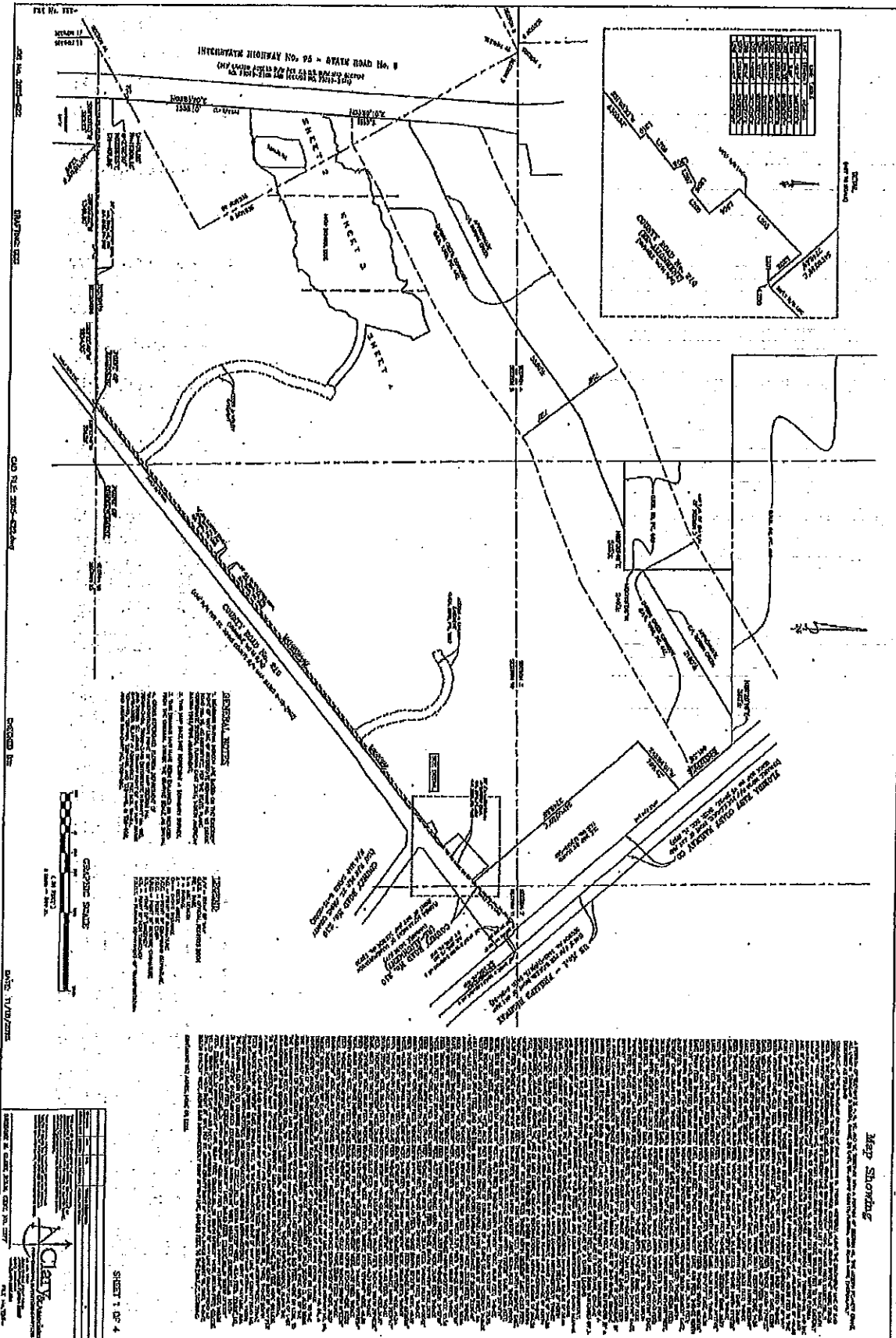
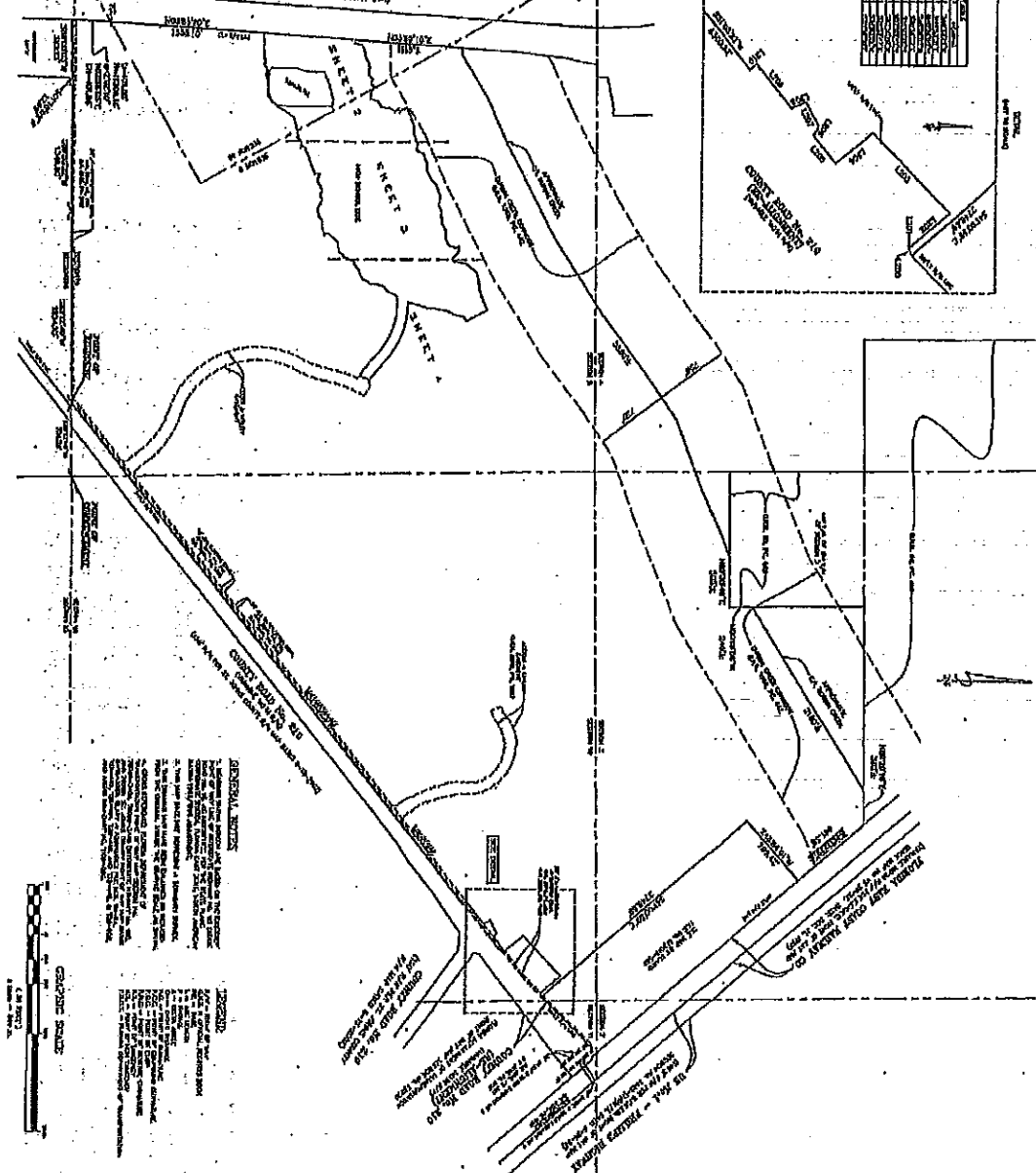


FIG. No. 101

INTERSTATE HIGHWAY No. 95 - STATE ROAD No. 1  
 OVER BRIDGE AND UNDER PASSAGE



**GENERAL NOTES**

1. All work shall be in accordance with the specifications of the Department of Transportation, Florida, and the Standard Specifications for Highway Construction, 1963 Edition, as amended.
2. The contractor shall be responsible for obtaining all necessary permits and easements.
3. The contractor shall maintain access to all existing utilities and structures.
4. The contractor shall be responsible for the protection of all existing structures and utilities.
5. The contractor shall be responsible for the removal and disposal of all debris.
6. The contractor shall be responsible for the maintenance of traffic during construction.
7. The contractor shall be responsible for the safety of all workers and the public.
8. The contractor shall be responsible for the cleanup of the construction site.
9. The contractor shall be responsible for the final inspection and acceptance of the work.
10. The contractor shall be responsible for the final payment of the project.

**LEGEND**

- EMBANKMENT
- DITCH
- STRUCTURE
- CONCRETE BRIDGE
- STEEL GIRDER BRIDGE
- UNDERPASSAGE
- ADJUTANT GENERAL'S OFFICE
- STATE ROAD NO. 1
- STATE ROAD NO. 2
- STATE ROAD NO. 3
- STATE ROAD NO. 4
- STATE ROAD NO. 5
- STATE ROAD NO. 6
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**Scale**

Graphic Scale: 1" = 100'

Graphic Scale: 1" = 200'

**North Arrow**

**Legend**

**Scale**

Graphic Scale: 1" = 100'

Graphic Scale: 1" = 200'

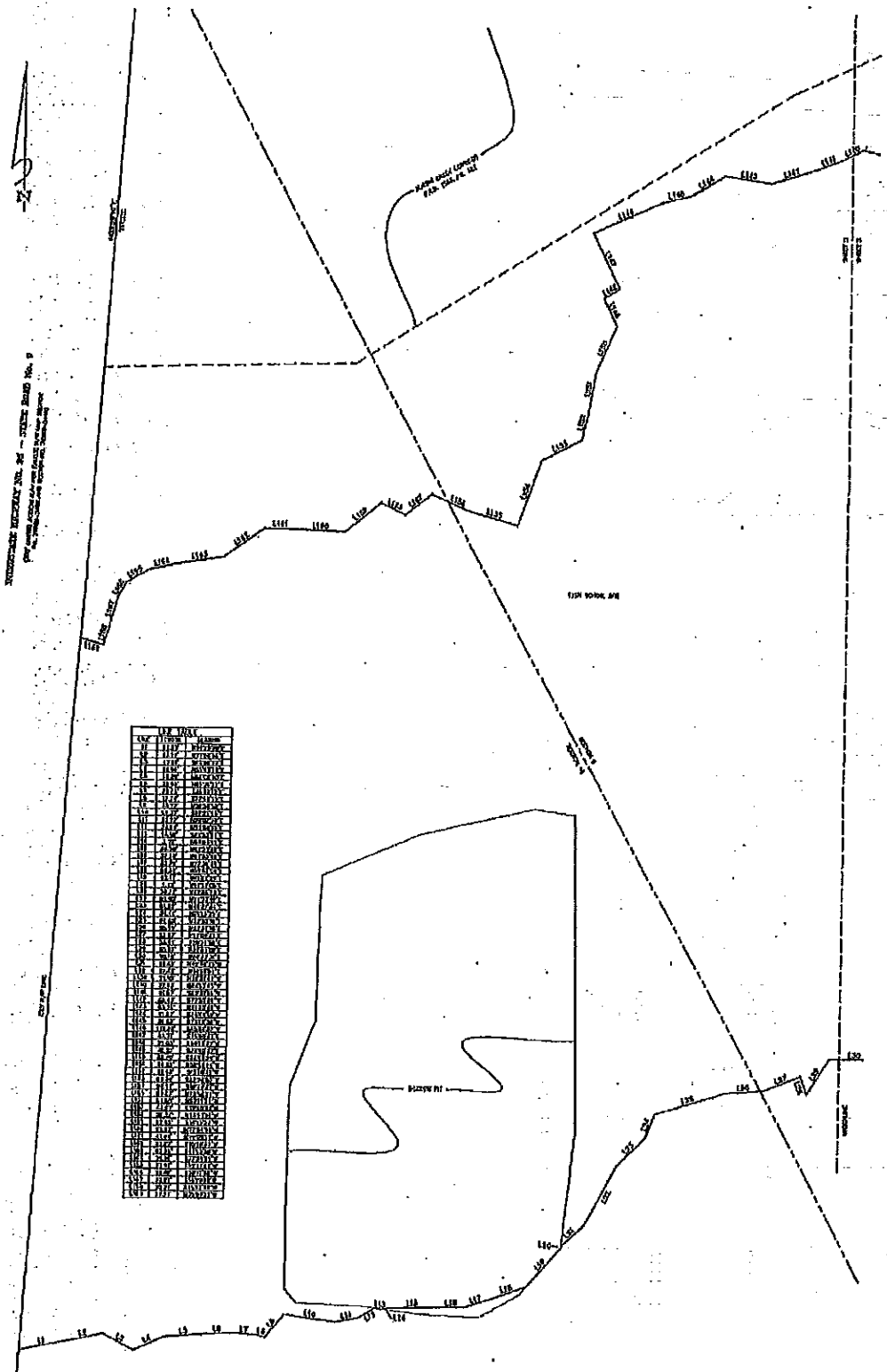
**North Arrow**

**Legend**

SHEET 1 OF 4

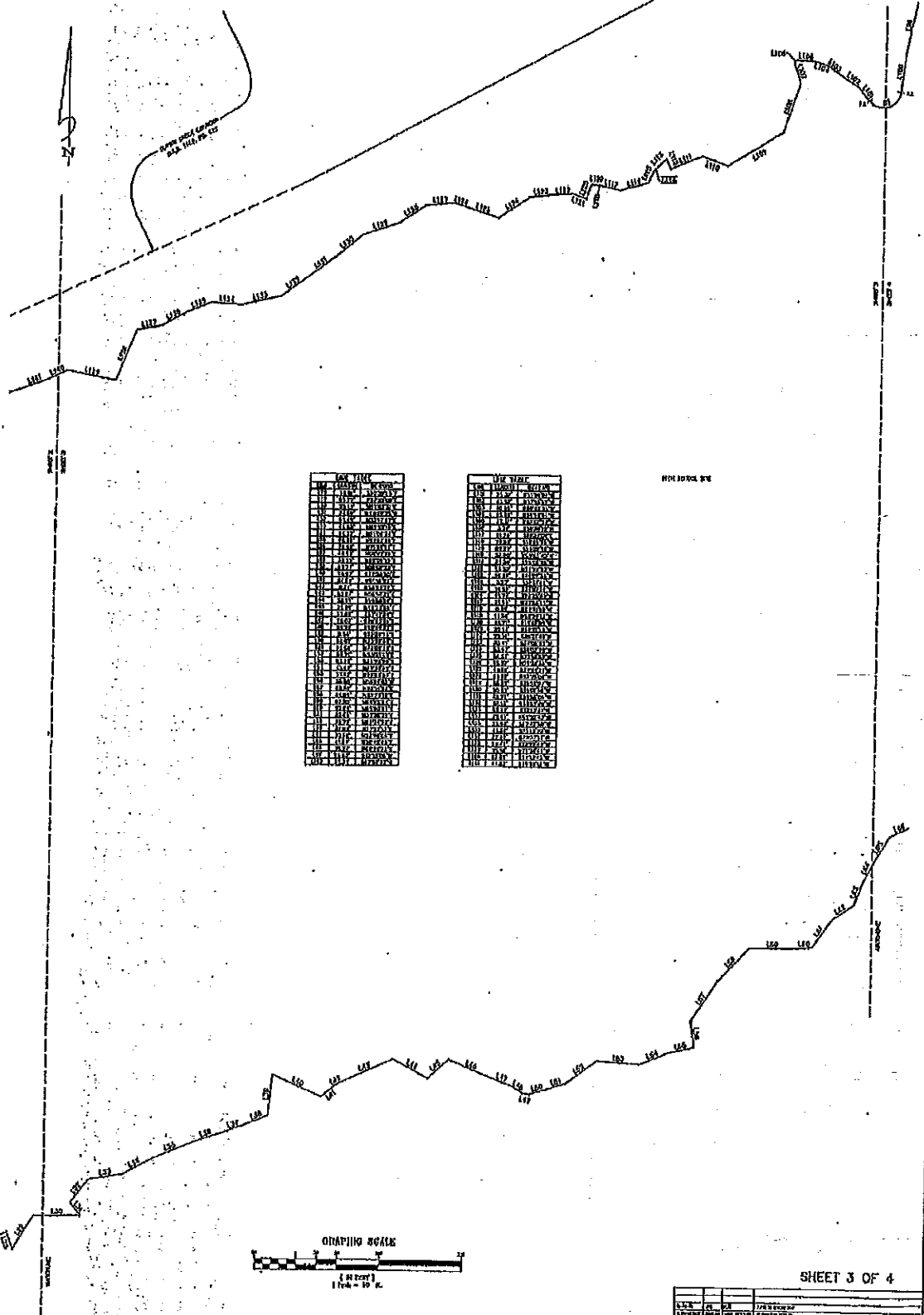
Map Showing

FILE No 700-



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**Clary**  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF CALIFORNIA  
 No. 45172  
 1000 S. GARDEN ST., SUITE 100  
 ANAHEIM, CA 92805  
 TEL: 714.944.1111  
 FAX: 714.944.1112



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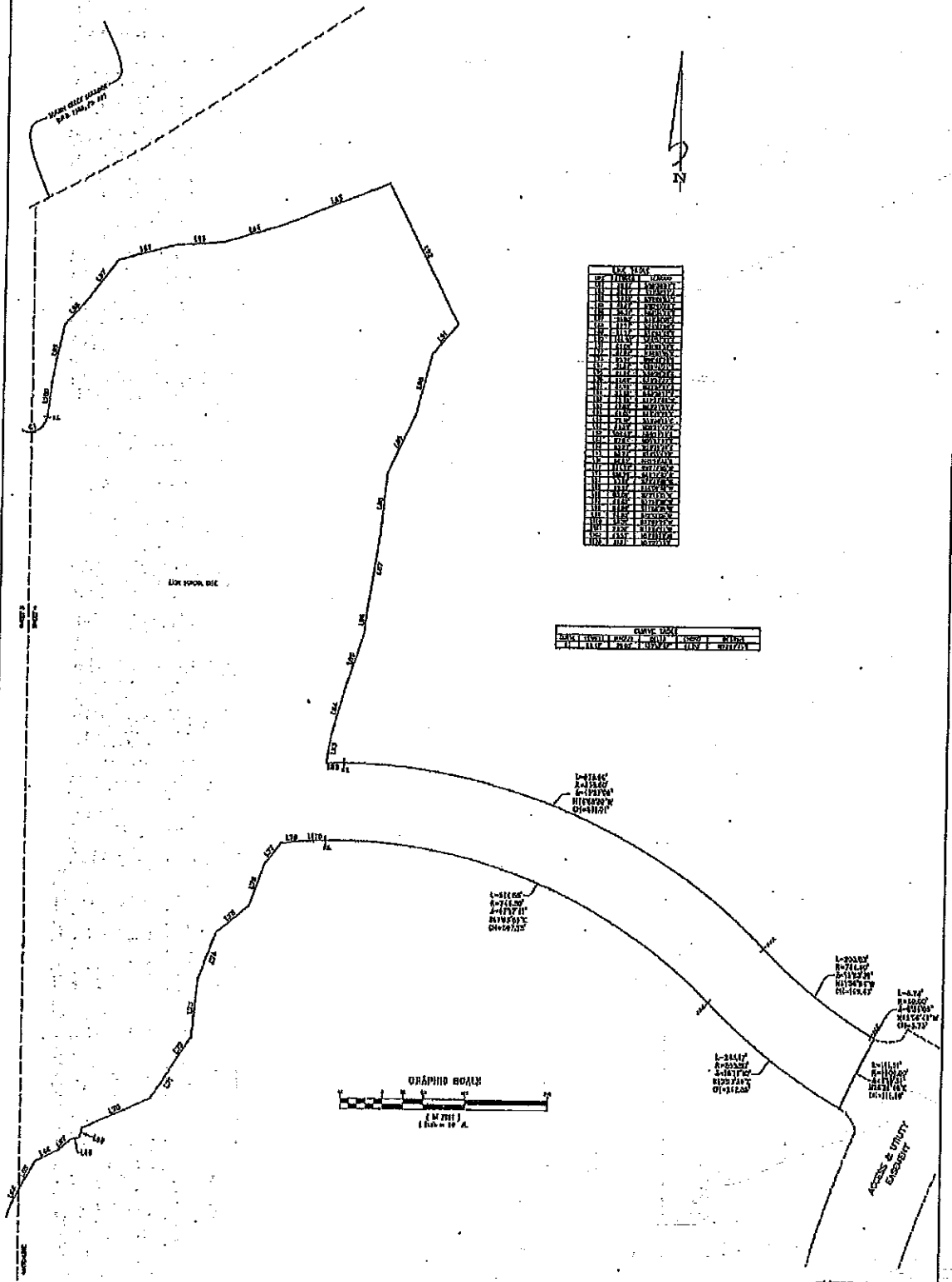


SHEET 3 OF 4

DATE	BY	SCALE	DESCRIPTION
11/18/2015	DRG	1" = 10'	...

**Clary**  
 ENGINEERS & ARCHITECTS  
 1100 N. 10th St.  
 Lincoln, NE 68502  
 (402) 441-1111  
 www.clary.com

PAC No. 158-



STATION	CHANGING CURVE
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STATION	CHANGING CURVE
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SHEET 4 OF 4

DATE	11/16/2016
DRAWN BY	CCO
CHECKED BY	
DATE	11/16/2016
CLARY & CLARY, P.A. INC., PA. INC. 100 N. 15th St., York, PA 17403 TEL: 717.765.1111 FAX: 717.765.1112	

**Exhibit "B"**

**Petition and Petition Attachments**

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

IN RE: AN ORDINANCE TO ESTABLISH THE  
TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT

PETITION

Twin Creeks Development Associates, LLC, a Florida Limited Liability Company (the "Petitioner"), hereby submits this Petition to the Board of County Commissioners of St. Johns County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to establish a Community Development District (the "District") with respect to the real property described herein. In support of this Petition, Petitioner states as follows:

1. Location and Size. The proposed District is located along the north side of County Road 210, west of US Highway 1 and east of Interstate 95 in unincorporated St. Johns County, Florida, and contains approximately 953+/- acres. Exhibit 1 attached hereto depicts the general location of the proposed District. The metes and bounds description of the external boundaries of the District is set forth in Exhibit 2 attached hereto.

2. Landowner Consent. Attached hereto as Composite Exhibit 3 is the written consent of the owners of 100% of the real property to be included within the District.

3. Name. The proposed name of the proposed District is Twin Creeks North Community Development District.

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: John T. Kinsey  
Address: One Town Center Road, Suite 600  
Boca Raton, Florida 33486

Name: Robert Furlong  
Address: 9770 Baymeadows Road, Suite 129  
Jacksonville, Florida 32256

Name: Cora DiFlore  
Address: One Town Center Road, Suite 600  
Boca Raton, Florida 33486

Name: Jared Bouskila  
Address: One Town Center Road, Suite 600  
Boca Raton, Florida 33486

Name: Bryan Kinsey  
Address: One Town Center Road, Suite 600  
Boca Raton, Florida 33486

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

5. Existing Land Uses. The Planned Unit Development (PUD) was approved by St. Johns County Ordinance Number 2006-03, amended by Ordinance Number 2015-52, for the lands within the proposed District. The lands are designated Mixed Use District on the Future Land Use Plan Map.

6. Future Land Uses. The future general distribution, location and extent of the public and private land uses proposed within the proposed District are shown on Exhibit 4 attached hereto. These proposed land uses are consistent with the state comprehensive plan and St. Johns County Comprehensive Plan. The proposed development of the lands within the proposed District, which was approved by St. Johns County Ordinance No. 2014-157, as modified by St. Johns County Ordinance No. 2015-52, contemplates the construction of approximately 1,110 residential units, 900,000 square feet of retail commercial space and 700,000 square feet of office-commercial space on 953+/- acres within the proposed District.

7. Major Water and Wastewater Facilities. Exhibit 5 attached hereto shows the existing major trunk water mains and sewer connections serving the lands within the District.



8. District Facilities and Services. The Petitioner presently intends for the proposed District to participate in the funding and construction of the following described improvements:

(a) Stormwater Management System; (b) Water Distribution System; (c) Wastewater Collection/Re-use Distribution Systems; (d) Roadway Improvements; and (e) Open Space/ Landscape Improvements/Entry Features.

The estimated costs of construction of such improvements are set forth in Exhibit 6 attached hereto. The proposed timetable for construction of such improvements is shown in Exhibit 7 attached hereto. Actual expenditures and construction timetables will likely vary, due in part to the effects of future changes in economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. Exhibit 8 attached hereto is a Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, Florida Statutes.

10. Petitioner and Authorized Agent. The Petitioner is Twin Creeks Development Associates, LLC, a Florida Limited Liability Company, whose address is 4821 NE 27 Terrace, Lighthouse Point, FL 33064. Copies of all correspondence and official notices should also be sent to the authorized agent for the Petitioner:

Dennis E. Lyles, Esq.  
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
515 E. Las Olas Blvd., 6<sup>th</sup> floor  
Fort Lauderdale, Florida 33316  
Phone: 954-764-7150 / Fax: 954-764-7279  
Email: [dlyles@bclmr.com](mailto:dlyles@bclmr.com)

11. Rights to be Granted to the District. The Petitioner hereby requests that the District be granted the right to exercise all powers provided for in Sections 190.012(1) and (2)(a) and (d), Florida Statutes.

12. Reasons for the Establishment of the District. This Petition to establish the Twin Creeks North Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with any applicable element or portion of the state comprehensive plan or the effective local government comprehensive plan.

b. The area of land within the proposed District is part of a unified plan of development that has been approved, or is pending approval by St. Johns County. The proposed District is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The proposed District will be the best alternative available for delivering community development services and facilities to the area to be served without financially impacting persons residing outside the proposed District. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will be compatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District services and facilities in the future.

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

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

a. Hold a public hearing to consider the establishment of the Twin Creeks North Community Development District in accordance with the requirements of Section 190.005(2)(b), Florida Statutes; and

b. Adopt an ordinance pursuant to Chapter 190, Florida Statutes, granting this Petition and establishing the Twin Creeks North Community Development District and designate the land area to be serviced by the District, pursuant to Section 190.005(2), Florida Statutes.

SUBMITTED this 18<sup>th</sup> day of December, 2015.

Twin Creeks Development Associates, LLC, a  
Florida Limited Liability Company

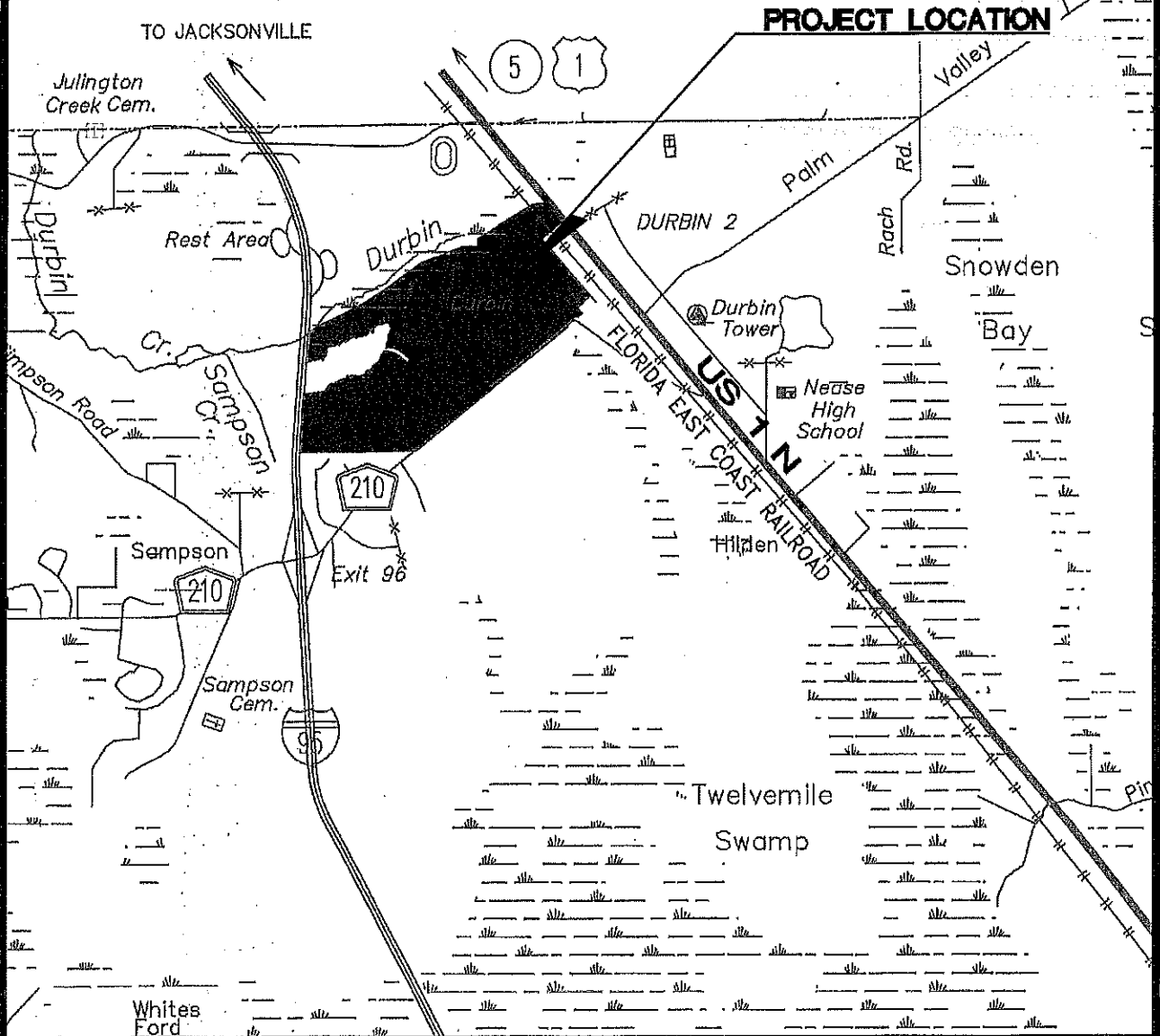
By: John T. Kinsey

Print: John T. Kinsey

Title: Manager



D U R B I N  
C O U N T Y



P:\111013-10-TWIN WOODS DRIVE & NORTH MASTER ENGINEERING\CADD\EXHIBITS\LOCATION MAP.DWG 2/8/2016 3:34:47 PM

TO JACKSONVILLE

PROJECT LOCATION

Twin Creeks North CDD

LOCATION MAP

SCALE \_\_\_\_\_ NTS  
DATE \_\_\_\_\_ 11-03-15  
PROJECT NO. 111013.10

EXHIBIT 1

**PROSSER**  
Community • Management • Energy • Relationships

13901 Sutton Park Drive South, Suite 200  
Jacksonville, Florida 32224-0229  
Office 904.739.3655  
Fax 904.730.3413

www.prosserinc.com  
Florida Certificate of Authorization  
Number: 00004050

**EXHIBIT 2**  
**LEGAL DESCRIPTION**

A PORTION OF SECTIONS 3, 4, 9, 10, AND 16, TOGETHER WITH A PORTION OF SECTION 46, THE JOSEPH PEAVETT GRANT, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF SAID SECTION 9, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 89°12'49" WEST, 739.26 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 89°12'49" WEST, 1954.13 FEET; COURSE NO. 3: SOUTH 89°55'22" WEST, 1349.80 FEET, TO THE EASTERLY LINE OF GOVERNMENT LOT 7 OF SECTION 16; THENCE SOUTH 01°18'02" WEST, ALONG SAID EASTERLY LINE, 12.69 FEET; THENCE SOUTH 89°00'03" WEST, 589.15 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (STATE ROAD NO. 9), A 300 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2408 AND SECTION NO. 78080-2440, AND THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11309.16 FEET, AN ARC DISTANCE OF 401.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°58'05" EAST, 401.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°59'10" EAST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, 1555.10 FEET; THENCE NORTH 79°20'20" EAST, 62.63 FEET; THENCE NORTH 77°56'56" EAST, 51.22 FEET; THENCE SOUTH 62°50'27" EAST, 47.11 FEET; THENCE NORTH 65°43'22" EAST, 44.96 FEET; THENCE NORTH 86°06'20" EAST, 52.89 FEET; THENCE NORTH 86°31'26" EAST, 38.55 FEET; THENCE SOUTH 85°17'12" EAST, 32.46 FEET; THENCE SOUTH 77°48'55" EAST, 12.74 FEET; THENCE NORTH 39°58'59" EAST, 39.77 FEET; THENCE SOUTH 82°26'05" EAST, 69.37 FEET; THENCE NORTH 79°07'38" EAST, 32.72 FEET; THENCE NORTH 57°54'51" EAST, 24.64 FEET; THENCE SOUTH 82°53'03" EAST, 14.58 FEET; THENCE NORTH 57°54'51" EAST, 3.37 FEET; THENCE NORTH 88°35'49" EAST, 68.30 FEET; THENCE NORTH 88°35'49" EAST, 37.20 FEET; THENCE NORTH 72°36'34" EAST, 33.79 FEET; THENCE NORTH 69°53'04" EAST, 52.32 FEET; THENCE NORTH 41°02'29" EAST, 68.11 FEET; THENCE NORTH 06°14'05" EAST, 2.48 FEET; THENCE NORTH 47°35'28" EAST, 39.82 FEET; THENCE NORTH 28°32'19" EAST, 92.90 FEET; THENCE NORTH 45°37'34" EAST, 51.88 FEET; THENCE NORTH 21°15'35" EAST, 34.41 FEET; THENCE NORTH 72°30'16" EAST, 94.40 FEET; THENCE NORTH 84°37'18" EAST, 55.45 FEET; THENCE NORTH 68°00'37" EAST, 52.87 FEET; THENCE SOUTH 20°39'58" EAST, 25.01 FEET; THENCE NORTH 32°33'09" EAST, 55.77 FEET; THENCE NORTH 89°43'31" EAST, 70.15 FEET; THENCE NORTH 40°40'25" WEST, 24.69 FEET; THENCE NORTH 38°17'02" EAST, 42.48 FEET; THENCE NORTH 80°53'15" EAST, 49.83 FEET; THENCE NORTH 61°06'34" EAST, 44.32 FEET; THENCE NORTH 67°18'44" EAST, 65.54

FEET; THENCE NORTH 71°21'24" EAST, 42.87 FEET; THENCE NORTH 69°47'17" EAST, 40.58 FEET; THENCE NORTH 68°06'57" EAST, 30.25 FEET; THENCE NORTH 06°08'28" EAST, 58.77 FEET; THENCE SOUTH 66°38'00" EAST, 76.99 FEET; THENCE NORTH 51°16'22" EAST, 26.68 FEET; THENCE NORTH 58°45'27" EAST, 6.51 FEET; THENCE NORTH 66°14'32" EAST, 83.87 FEET; THENCE SOUTH 62°50'14" EAST, 56.91 FEET; THENCE NORTH 48°28'56" EAST, 39.80 FEET; THENCE SOUTH 67°41'34" EAST, 67.68 FEET; THENCE SOUTH 70°43'56" EAST, 28.02 FEET; THENCE SOUTH 59°40'37" EAST, 21.77 FEET; THENCE SOUTH 77°37'26" EAST, 9.56 FEET; THENCE NORTH 73°27'02" EAST, 28.67 FEET; THENCE NORTH 72°08'28" EAST, 26.66 FEET; THENCE NORTH 53°39'19" EAST, 54.21 FEET; THENCE SOUTH 86°28'28" EAST, 63.28 FEET; THENCE NORTH 66°34'58" EAST, 43.48 FEET; THENCE NORTH 77°58'54" EAST, 37.12 FEET; THENCE NORTH 08°14'02" WEST, 38.50 FEET; THENCE NORTH 33°14'22" EAST, 68.89 FEET; THENCE NORTH 43°23'18" EAST, 64.04 FEET; THENCE NORTH 88°48'54" EAST, 67.90 FEET; THENCE NORTH 85°00'25" EAST, 22.94 FEET; THENCE NORTH 33°28'28" EAST, 47.43 FEET; THENCE NORTH 56°34'52" EAST, 38.72 FEET; THENCE NORTH 21°37'12" EAST, 36.84 FEET; THENCE NORTH 27°08'05" EAST, 32.18 FEET; THENCE NORTH 30°45'48" EAST, 41.67 FEET; THENCE NORTH 64°34'26" EAST, 36.71 FEET; THENCE NORTH 49°34'01" EAST, 21.80 FEET; THENCE NORTH 74°43'50" EAST, 14.72 FEET; THENCE NORTH 14°45'48" EAST, 13.77 FEET; THENCE NORTH 66°33'57" EAST, 106.93 FEET; THENCE NORTH 31°48'51" EAST, 59.09 FEET; THENCE NORTH 34°01'01" EAST, 44.89 FEET; THENCE NORTH 05°46'24" EAST, 83.20 FEET; THENCE NORTH 19°46'26" EAST, 71.84 FEET; THENCE NORTH 50°24'21" EAST, 61.21 FEET; THENCE NORTH 19°38'22" EAST, 62.69 FEET; THENCE NORTH 37°57'02" EAST, 37.75 FEET; THENCE NORTH 83°39'12" EAST, 33.86 FEET; THENCE NORTH 88°27'15" EAST, 31.15 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 744.50 FEET, AN ARC DISTANCE OF 614.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°53'55" EAST, 597.25 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 855.50 FEET, AN ARC DISTANCE OF 243.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°23'39" EAST, 242.36 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1500.00 FEET, AN ARC DISTANCE OF 111.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°26'48" EAST, 111.48 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 5.73 FEET,

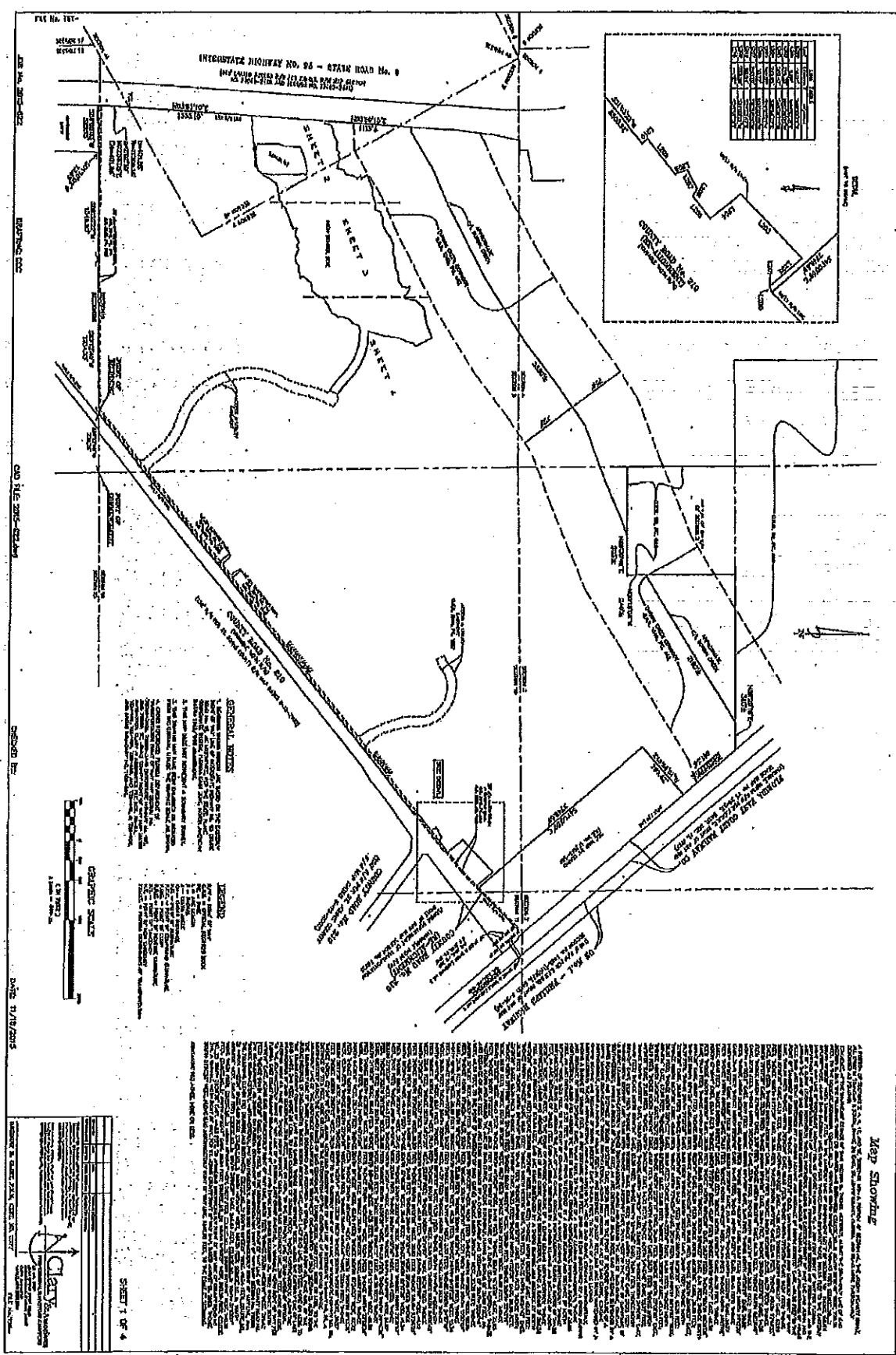
SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°55'46" WEST, 5.73 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 744.50 FEET, AN ARC DISTANCE OF 200.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°56'54" WEST, 199.43 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 855.50 FEET, AN ARC DISTANCE OF 678.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°58'39" WEST, 661.01 FEET; THENCE SOUTH 89°26'45" WEST, 25.40 FEET; THENCE NORTH 09°35'55" EAST, 42.83 FEET; THENCE NORTH 15°45'29" EAST, 69.01 FEET; THENCE NORTH 18°30'16" EAST, 79.10 FEET; THENCE NORTH 06°24'43" EAST, 39.38 FEET; THENCE NORTH 08°46'10" EAST, 104.43 FEET; THENCE NORTH 05°57'07" EAST, 87.94 FEET; THENCE NORTH 25°36'38" EAST, 93.25 FEET; THENCE NORTH 14°15'47" EAST, 88.73 FEET; THENCE NORTH 41°28'38" EAST, 56.95 FEET; THENCE NORTH 27°18'05" WEST, 224.73 FEET; THENCE SOUTH 68°22'10" WEST, 159.29 FEET; THENCE SOUTH 73°43'19" WEST, 93.19 FEET; THENCE SOUTH 86°08'36" WEST, 69.71 FEET; THENCE SOUTH 75°18'11" WEST, 85.09 FEET; THENCE SOUTH 37°12'29" WEST, 66.45 FEET; THENCE SOUTH 41°06'59" WEST, 54.99 FEET; THENCE SOUTH 12°13'05" WEST, 75.83 FEET; THENCE SOUTH 07°02'22" WEST, 58.31 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 58.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°58'46" WEST, 46.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 39°04'51" WEST, 23.32 FEET; THENCE NORTH 57°18'10" WEST, 43.52 FEET; THENCE NORTH 50°43'35" WEST, 10.59 FEET; THENCE NORTH 69°55'51" WEST, 20.26 FEET; THENCE NORTH 87°56'24" WEST, 27.31 FEET; THENCE SOUTH 39°30'10" WEST, 3.71 FEET; THENCE SOUTH 17°37'09" EAST, 31.28 FEET; THENCE SOUTH 18°45'29" WEST, 73.99 FEET; THENCE SOUTH 58°39'14" WEST, 92.99 FEET; THENCE NORTH 69°45'40" WEST, 38.90 FEET; THENCE SOUTH 68°04'25" WEST, 48.30 FEET; THENCE NORTH 24°27'23" WEST, 15.50 FEET; THENCE SOUTH 44°07'58" WEST, 19.27 FEET; THENCE SOUTH 57°11'44" WEST, 3.73 FEET; THENCE SOUTH 24°07'10" WEST, 19.95 FEET; THENCE SOUTH 73°25'40" WEST, 41.77 FEET; THENCE NORTH 77°06'15" WEST, 31.98 FEET; THENCE NORTH 69°41'18" WEST, 0.51 FEET; THENCE NORTH 86°36'13" WEST, 11.30 FEET; THENCE SOUTH 19°49'09" WEST, 21.71 FEET; THENCE NORTH 69°41'18" WEST, 20.19 FEET; THENCE SOUTH 86°31'41" WEST, 29.16 FEET; THENCE SOUTH 84°05'43" WEST, 33.41 FEET; THENCE SOUTH 56°37'20" WEST, 53.97 FEET; THENCE NORTH 72°19'57" WEST, 51.38 FEET; THENCE NORTH 71°39'38" WEST, 16.37 FEET; THENCE SOUTH



84°44'21" WEST, 40.10 FEET; THENCE SOUTH 57°25'09" WEST, 46.12 FEET; THENCE SOUTH 71°56'02" WEST, 55.52 FEET; THENCE SOUTH 51°01'08" WEST, 50.85 FEET; THENCE SOUTH 53°56'09" WEST, 46.26 FEET; THENCE SOUTH 54°59'40" WEST, 51.18 FEET; THENCE SOUTH 77°12'41" WEST, 57.49 FEET; THENCE NORTH 85°39'43" WEST, 42.45 FEET; THENCE SOUTH 67°46'50" WEST, 36.40 FEET; THENCE SOUTH 61°13'30" WEST, 41.34 FEET; THENCE SOUTH 78°37'11" WEST, 37.42 FEET; THENCE SOUTH 22°27'42" WEST, 78.46 FEET; THENCE NORTH 78°31'47" WEST, 71.10 FEET; THENCE SOUTH 64°13'45" WEST, 27.98 FEET; THENCE SOUTH 69°37'16" WEST, 44.62 FEET; THENCE SOUTH 72°55'29" WEST, 59.43 FEET; THENCE NORTH 81°30'44" WEST, 63.35 FEET; THENCE SOUTH 58°49'10" WEST, 51.97 FEET; THENCE SOUTH 76°15'39" WEST, 39.88 FEET; THENCE SOUTH 65°59'32" WEST, 101.28 FEET; THENCE SOUTH 26°40'22" EAST, 82.71 FEET; THENCE SOUTH 60°19'27" WEST, 25.03 FEET; THENCE SOUTH 26°40'22" EAST, 41.30 FEET; THENCE SOUTH 24°49'20" WEST, 68.40 FEET; THENCE SOUTH 08°44'26" WEST, 44.33 FEET; THENCE SOUTH 12°10'41" WEST, 46.58 FEET; THENCE SOUTH 62°38'08" WEST, 59.39 FEET; THENCE SOUTH 19°38'37" WEST, 92.24 FEET; THENCE NORTH 73°58'24" WEST, 68.68 FEET; THENCE NORTH 67°11'26" WEST, 54.00 FEET; THENCE SOUTH 52°40'28" WEST, 44.97 FEET; THENCE NORTH 64°28'16" WEST, 36.34 FEET; THENCE SOUTH 51°16'32" WEST, 62.05 FEET; THENCE NORTH 87°34'53" WEST, 67.72 FEET; THENCE NORTH 89°09'12" WEST, 41.94 FEET; THENCE SOUTH 55°19'37" WEST, 67.07 FEET; THENCE SOUTH 81°13'38" WEST, 63.26 FEET; THENCE SOUTH 77°34'51" WEST, 39.18 FEET; THENCE SOUTH 59°41'40" WEST, 33.99 FEET; THENCE SOUTH 29°17'59" WEST, 21.49 FEET; THENCE SOUTH 16°29'14" WEST, 37.29 FEET; THENCE SOUTH 14°52'48" WEST, 30.27 FEET; THENCE NORTH 75°07'12" WEST, 32.28 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95; THENCE NORTH 03° 59' 10" EAST, ALONG AFORESAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95, A DISTANCE OF 1115 FEET, MORE OR LESS, TO THE INTERSECTION OF THE CENTERLINE OF DURBIN CREEK; THENCE NORTHEASTERLY ALONG THE MEANDERINGS OF SAID CENTERLINE OF DURBIN CREEK, 5880 FEET, MORE OR LESS; TO THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 60, PAGE 689, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°30'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF LAST SAID LANDS; THENCE NORTH 00°18'06" WEST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, 240 FEET, MORE OR LESS, TO SAID CENTERLINE OF DURBIN CREEK; THENCE NORTHEASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE, 2180 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LANDS OF OFFICIAL RECORDS BOOK 60, PAGE 689; THENCE NORTH 89°29'16" EAST, ALONG SAID SOUTHERLY LINE, 360 FEET, MORE OR LESS, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF A FLORIDA EAST

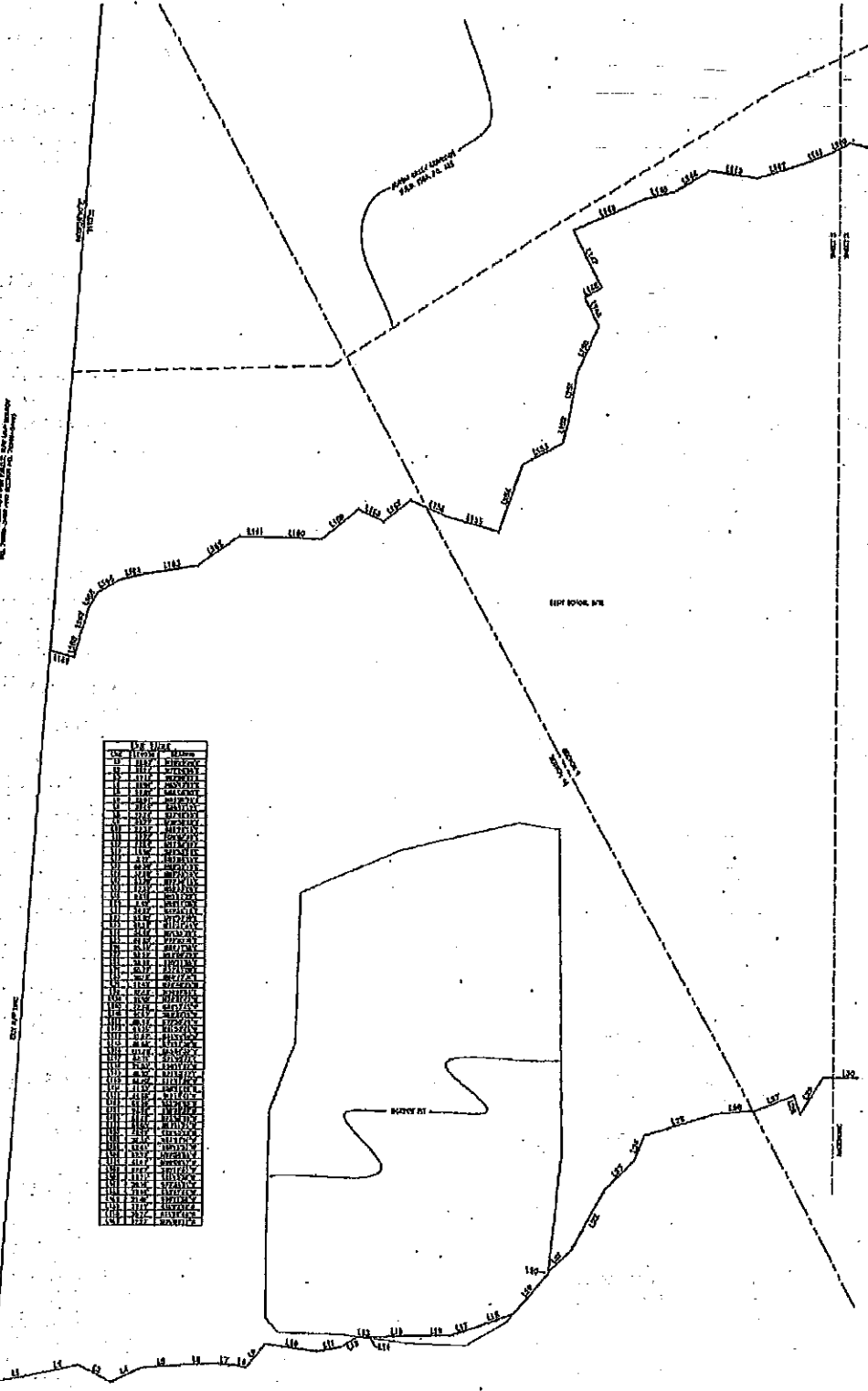
COAST RAILROAD, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA EAST COAST RAILWAY COMPANY RIGHT OF WAY AND TRACK MAP, DATED DECEMBER 31, 1927; THENCE SOUTH 41°00'19" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 861.38 FEET; THENCE SOUTH 48°59'01" WEST, 799.42 FEET; THENCE SOUTH 41°00'59" EAST, 2748.69 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 RE-ALIGNMENT, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION No. 78020; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND SOUTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 69°13'29" WEST, 48.54 FEET; COURSE NO. 2: NORTH 44°53'31" EAST, 8.89 FEET; COURSE NO. 3: NORTH 40°36'08" WEST, 266.33 FEET; COURSE NO. 4: SOUTH 46°06'05" WEST, 560.47 FEET; COURSE NO. 5: SOUTH 38°56'37" EAST, 245.85 FEET; COURSE NO. 6: SOUTH 51°03'21" WEST, 181.31 FEET; COURSE NO. 7: NORTH 57°05'49" WEST, 52.17 FEET; COURSE NO. 8: SOUTH 62°16'40" WEST, 140.26 FEET; COURSE NO. 9: SOUTH 21°33'47" EAST, 80.54 FEET; COURSE NO. 10: SOUTH 51°03'21" WEST, 283.50 FEET; COURSE NO. 11: SOUTH 38°56'39" EAST, 44.93 FEET, TO AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210; A VARIABLE WIDTH RIGHT OF WAY, PER ST. JOHNS COUNTY RIGHT OF WAY MAP, DATED AUGUST 15, 2002; THENCE SOUTH 51°03'23" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 6500.92 FEET, TO THE POINT OF BEGINNING.

CONTAINING 953 ACRES, MORE OR LESS.



57

INDEPENDENT SURVEY FOR THE STATE ROAD NO. 9  
 FOR THE PURPOSE OF ESTABLISHING THE BOUNDARIES OF THE  
 TRACTS OF LAND OWNED BY THE STATE OF TEXAS

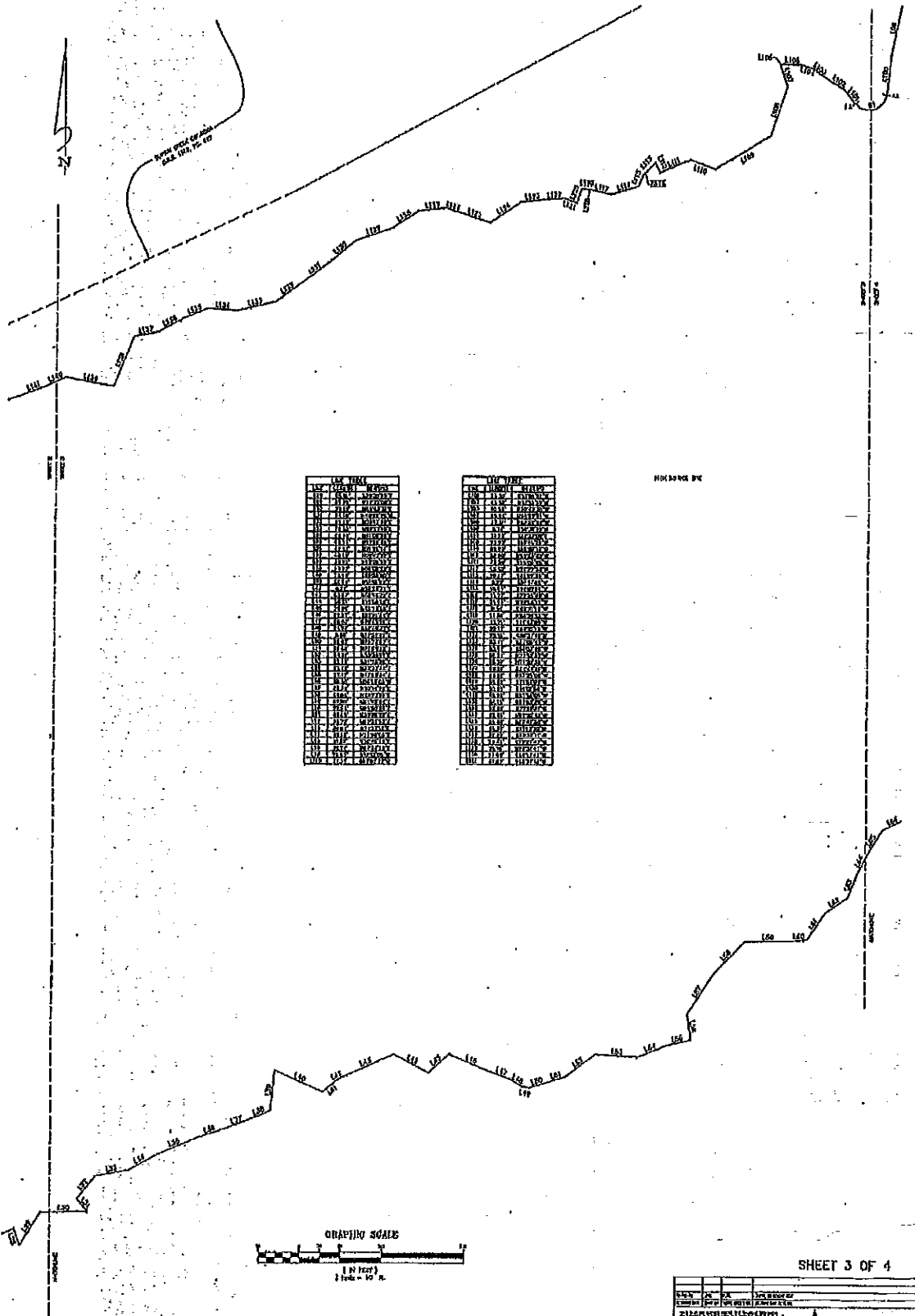


STATION	BEARING	DISTANCE	COORDINATES
1	N 89° 59' 54" W	110.00	1100000.00 000000.00
2	N 89° 59' 54" W	110.00	1100000.00 000000.00
3	N 89° 59' 54" W	110.00	1100000.00 000000.00
4	N 89° 59' 54" W	110.00	1100000.00 000000.00
5	N 89° 59' 54" W	110.00	1100000.00 000000.00
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78	N 89° 59' 54" W	110.00	1100000.00 000000.00
79	N 89° 59' 54" W	110.00	1100000.00 000000.00
80	N 89° 59' 54" W	110.00	1100000.00 000000.00
81	N 89° 59' 54" W	110.00	1100000.00 000000.00
82	N 89° 59' 54" W	110.00	1100000.00 000000.00
83	N 89° 59' 54" W	110.00	1100000.00 000000.00
84	N 89° 59' 54" W	110.00	1100000.00 000000.00
85	N 89° 59' 54" W	110.00	1100000.00 000000.00
86	N 89° 59' 54" W	110.00	1100000.00 000000.00
87	N 89° 59' 54" W	110.00	1100000.00 000000.00
88	N 89° 59' 54" W	110.00	1100000.00 000000.00
89	N 89° 59' 54" W	110.00	1100000.00 000000.00
90	N 89° 59' 54" W	110.00	1100000.00 000000.00
91	N 89° 59' 54" W	110.00	1100000.00 000000.00
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93	N 89° 59' 54" W	110.00	1100000.00 000000.00
94	N 89° 59' 54" W	110.00	1100000.00 000000.00
95	N 89° 59' 54" W	110.00	1100000.00 000000.00
96	N 89° 59' 54" W	110.00	1100000.00 000000.00
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98	N 89° 59' 54" W	110.00	1100000.00 000000.00
99	N 89° 59' 54" W	110.00	1100000.00 000000.00
100	N 89° 59' 54" W	110.00	1100000.00 000000.00



SHEET 2 OF 4


DATE	11/19/2015	PROJECT	STATE ROAD NO. 9
DRAWN BY	CLAY	CHECKED BY	CLAY
CLARY SURVEYORS & ENGINEERS 1111 W. 14TH ST., SUITE 100 FORT WORTH, TEXAS 76102 (817) 335-1111 WWW.CLARYSURVEYORS.COM			

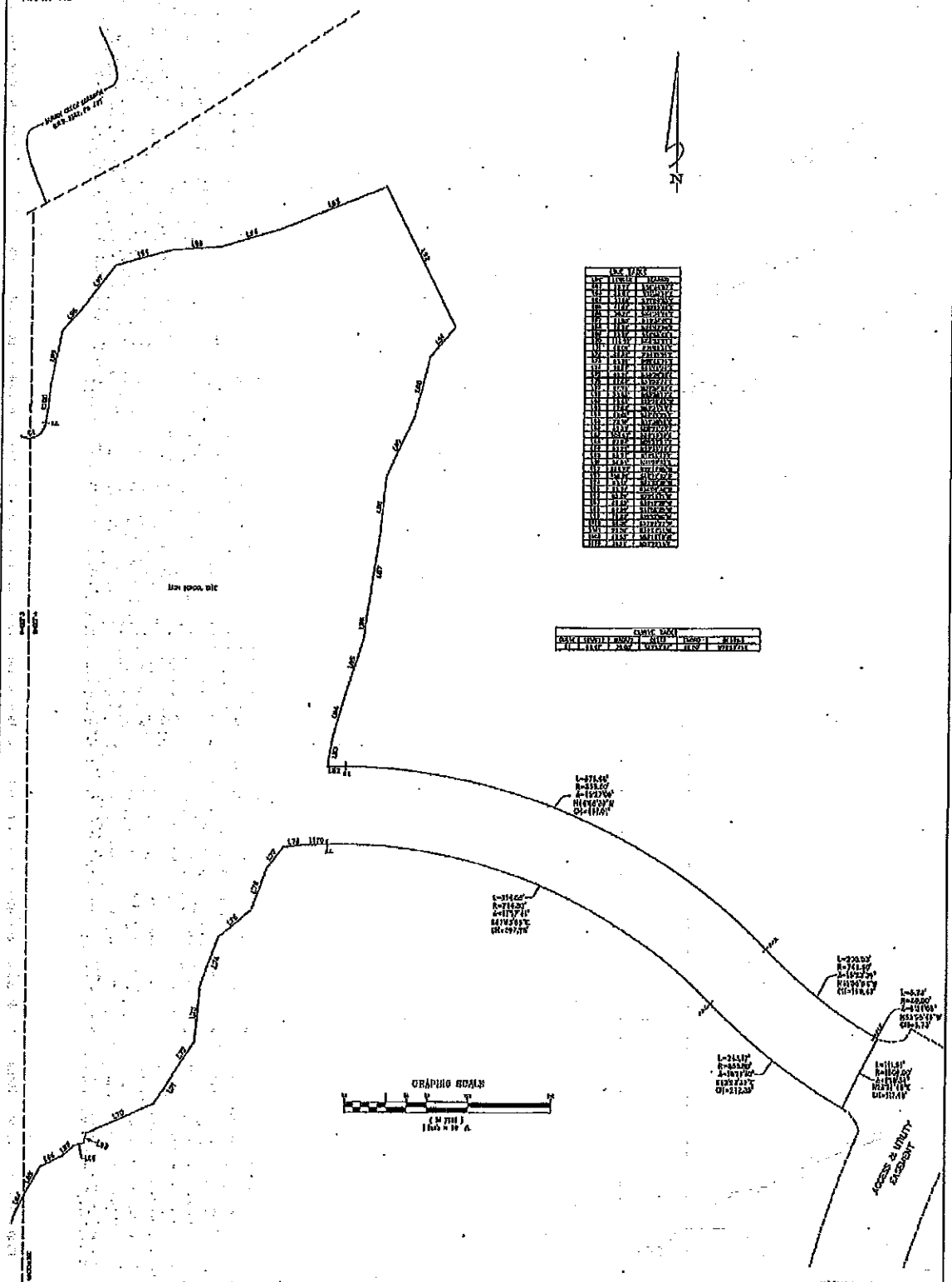


LINE	STATION	BEARING	DISTANCE
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102	102	N 89° 59' 59" W	1.00
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147	147	N 89° 59' 59" W	1.00
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149	149	N 89° 59' 59" W	1.00

LINE	STATION	BEARING	DISTANCE
150	150	N 89° 59' 59" W	1.00
151	151	N 89° 59' 59" W	1.00
152	152	N 89° 59' 59" W	1.00
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173	173	N 89° 59' 59" W	1.00
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198	198	N 89° 59' 59" W	1.00
199	199	N 89° 59' 59" W	1.00
200	200	N 89° 59' 59" W	1.00

HORIZONTAL BY


  
 RUSSELL A. CLARY P.A.C. 1971, No. 8177



STATION	CHORD BEARING	CHORD DISTANCE
100	N 89° 59' 54" W	100.00
101	N 89° 59' 54" W	100.00
102	N 89° 59' 54" W	100.00
103	N 89° 59' 54" W	100.00
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105	N 89° 59' 54" W	100.00
106	N 89° 59' 54" W	100.00
107	N 89° 59' 54" W	100.00
108	N 89° 59' 54" W	100.00
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116	N 89° 59' 54" W	100.00
117	N 89° 59' 54" W	100.00
118	N 89° 59' 54" W	100.00
119	N 89° 59' 54" W	100.00
120	N 89° 59' 54" W	100.00

STATION	CHORD BEARING	CHORD DISTANCE
100	N 89° 59' 54" W	100.00
101	N 89° 59' 54" W	100.00
102	N 89° 59' 54" W	100.00
103	N 89° 59' 54" W	100.00
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116	N 89° 59' 54" W	100.00
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118	N 89° 59' 54" W	100.00
119	N 89° 59' 54" W	100.00
120	N 89° 59' 54" W	100.00



SHEET 4 OF 4

DATE	BY	CHKD BY	FILE NO.
11/16/2010	CCG	DY	755-

Clary Associates
   
 10000 W. 10th Street
   
 Suite 100
   
 Overland Park, KS 66204
   
 Phone: 913.241.1111
   
 Fax: 913.241.1112
   
 Email: info@clary.com

**COMPOSITE EXHIBIT 3**

**AFFIDAVITS OF OWNERSHIP AND CONSENT**

**AFFIDAVIT OF OWNERSHIP AND CONSENT  
TO THE CREATION OF THE  
TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA

COUNTY OF Palm Beach

On this 18<sup>th</sup> day of December, 2015, John T. Kinsey (the "Affiant") personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, who, after being duly sworn, deposes and says:

1. Affiant is Manager of Twin Creeks Ventures, LLC, a Florida Limited Liability Company (the "Company").

2. The Company is the fee title owner of the following described real property, to wit:

See Exhibit "A" attached hereto (the "Property")

3. Affiant hereby represents that he has full authority to execute all documents and instruments on behalf of the Company, including this consent to the Petition before the Board of County Commissioners of St. Johns County, Florida, to enact an ordinance to establish the Twin Creeks North Community Development District (the "Proposed CDD").

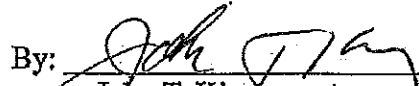
4. The Property consists of certain real property to be included in the Proposed CDD.

5. Affiant, as Manager of the Company hereby consents, on behalf of the Company, to the establishment of the Proposed CDD.

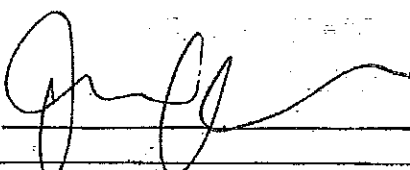


FURTHER AFFIANT SAYETH NOT.

Twin Creeks Ventures, LLC, a Florida  
Limited Liability Company

By:   
John T. Kinsey  
Manager

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2015, by John T. Kinsey, Manager of Twin Creeks Ventures, LLC. He is personally known to me [ ] or produced NA as identification.

Notary:   
Print: \_\_\_\_\_  
Notary Public, State of Florida

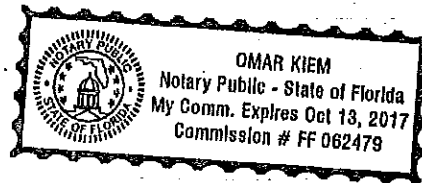


Exhibit "A" to Affidavit



PARCEL 11

A PART OF SECTIONS 3 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 00°48'41" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 580.33 FEET TO NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 150.00 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY, FLORIDA RIGHT OF WAY MAP DATED 8-15-2002); THENCE NORTH 51°03'23" EAST, ALONG LAST SAID LINE, 4539.13 FEET; THENCE NORTH 83°12'06" WEST, 90.90 FEET; THENCE NORTH 37°27'40" WEST, 149.96 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 564.00 FEET, AN ARC DISTANCE OF 127.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°00'31" WEST, 126.76 FEET; THENCE NORTH 65°50'34" EAST, 12.01 FEET TO A POINT ON THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 929.00 FEET, AN ARC DISTANCE OF 307.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°39'48" WEST, 306.46 FEET; THENCE SOUTH 84°49'48" WEST, 12.00 FEET TO A POINT ON THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 941.00 FEET, AN ARC DISTANCE OF 107.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°54'16" WEST, 107.20 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°21'39" EAST, 13.38 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 492.00 FEET, AN ARC DISTANCE OF 777.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°54'16" WEST, 699.01 FEET; THENCE NORTH 00°49'49" EAST, 12.00 FEET TO A POINT ON THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 504.00 FEET, AN ARC DISTANCE OF 81.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°11'20" WEST, 81.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 26°50'50" WEST, 78.90 FEET; THENCE NORTH 28°58'04" WEST, 65.87 FEET; THENCE NORTH 08°58'21" EAST, 18.60 FEET; THENCE NORTH 56°18'36" EAST, 75.72 FEET; THENCE NORTH 74°52'34" EAST, 38.33 FEET; THENCE NORTH 90°00'00" EAST, 84.00 FEET; THENCE NORTH 74°53'26" EAST, 103.58 FEET; THENCE NORTH 34°06'32" EAST, 18.72 FEET; THENCE NORTH 40°47'41" EAST, 48.21 FEET; THENCE NORTH 38°55'39" EAST, 33.42 FEET; THENCE NORTH 15°07'26" EAST, 38.33 FEET; THENCE NORTH 30°57'50" EAST, 122.45 FEET; THENCE NORTH 47°51'45" EAST, 141.60 FEET; THENCE NORTH 69°41'44" EAST, 106.63 FEET; THENCE NORTH 83°55'39" EAST, 47.27 FEET; THENCE NORTH 75°57'50" EAST, 65.97 FEET; THENCE SOUTH 84°32'10" EAST, 115.52 FEET; THENCE SOUTH 74°52'34" EAST, 38.33 FEET; THENCE NORTH 82°18'14" EAST, 37.34 FEET; THENCE NORTH 62°42'02" EAST, 34.89 FEET; THENCE NORTH 41°03'17" EAST, 41.11 FEET; THENCE

NORTH 00°00'00" EAST, 37.00 FEET; THENCE NORTH 09°12'40" WEST, 37.48 FEET; THENCE NORTH 29°58'54" WEST, 30.02 FEET; THENCE NORTH 45°00'00" WEST, 45.25 FEET; THENCE NORTH 45°54'34" WEST, 44.55 FEET; THENCE NORTH 37°01'47" WEST, 267.84 FEET; THENCE NORTH 04°32'16" EAST, 54.35 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 659.38 FEET, AN ARC DISTANCE OF 585.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°23'54" WEST, 566.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 542.60 FEET, AN ARC DISTANCE OF 486.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°10'41" WEST, 469.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 495.76 FEET, AN ARC DISTANCE OF 463.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°19'23" WEST, 447.13 FEET; THENCE SOUTH 58°04'39" WEST, 661.41 FEET; THENCE SOUTH 58°22'45" WEST, 208.43 FEET; THENCE SOUTH 00°00'00" EAST, 20.56 FEET; THENCE SOUTH 45°00'00" EAST, 96.17 FEET; THENCE SOUTH 34°00'48" EAST, 196.64 FEET; THENCE SOUTH 86°48'09" EAST, 29.30 FEET TO A POINT ON THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 430.68 FEET, AN ARC DISTANCE OF 353.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°15'24" EAST, 344.01 FEET; THENCE SOUTH 57°36'31" WEST, 5.33 FEET; THENCE SOUTH 19°51'19" WEST, 153.10 FEET; THENCE SOUTH 48°45'19" WEST, 183.53 FEET; THENCE SOUTH 66°42'43" WEST, 336.41 FEET; THENCE SOUTH 06°49'37" WEST, 143.01 FEET; THENCE SOUTH 08°54'20" EAST, 355.28 FEET; THENCE SOUTH 39°01'32" EAST, 244.57 FEET; THENCE SOUTH 55°13'52" EAST, 147.30 FEET; THENCE SOUTH 43°14'35" EAST, 230.63 FEET; THENCE SOUTH 17°00'10" EAST, 126.53 FEET; THENCE SOUTH 03°05'45" WEST, 100.14 FEET TO A POINT ON THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 541.00 FEET, AN ARC DISTANCE OF 124.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'26" EAST, 124.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 492.00 FEET, AN ARC DISTANCE OF 17.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°28'01" EAST, 17.60 FEET; THENCE NORTH 33°30'30" WEST, 12.00 FEET TO A POINT ON THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 584.00 FEET, AN ARC DISTANCE OF 220.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°01'10" EAST, 218.65 FEET TO THE POINT OF BEGINNING.

**AFFIDAVIT OF OWNERSHIP AND CONSENT  
TO THE CREATION OF THE  
TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT**

STATE OF FLORIDA

COUNTY OF Palm Beach

On this 18<sup>th</sup> day of December, 2015, John T. Kinsley (the "Affiant") personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, who, after being duly sworn, deposes and says:

6. Affiant is Manager of Twin Creeks Development Associates, LLC, a Florida Limited Liability Company (the "Company").

7. The Company is the fee title owner of the following described real property, to wit:

See Exhibit "A" attached hereto (the "Property")

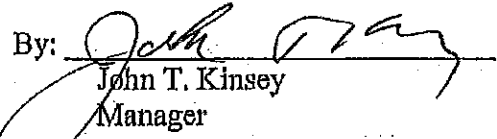
8. Affiant hereby represents that he has full authority to execute all documents and instruments on behalf of the Company, including this consent to the Petition before the Board of County Commissioners of St. Johns County, Florida, to enact an ordinance to establish the Twin Creeks North Community Development District (the "Proposed CDD").

9. The Property consists of certain real property to be included in the Proposed CDD.

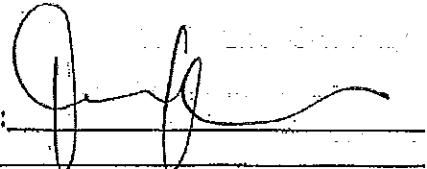
10. Affiant, as Manager of the Company hereby consents, on behalf of the Company, to the establishment of the Proposed CDD.

FURTHER AFFIANT SAYETH NOT.

Twin Creeks Development Associates, LLC,  
a Florida Limited Liability Company

By:   
John T. Kinsey  
Manager

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2015, by John T. Kinsey, Manager of Twin Creeks Development Associates, LLC. He is personally known to me [  ] or produced NA as identification.

Notary:   
Print: \_\_\_\_\_  
Notary Public, State of Florida

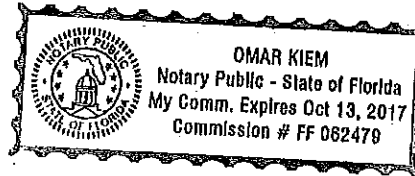


Exhibit "A" to Affidavit

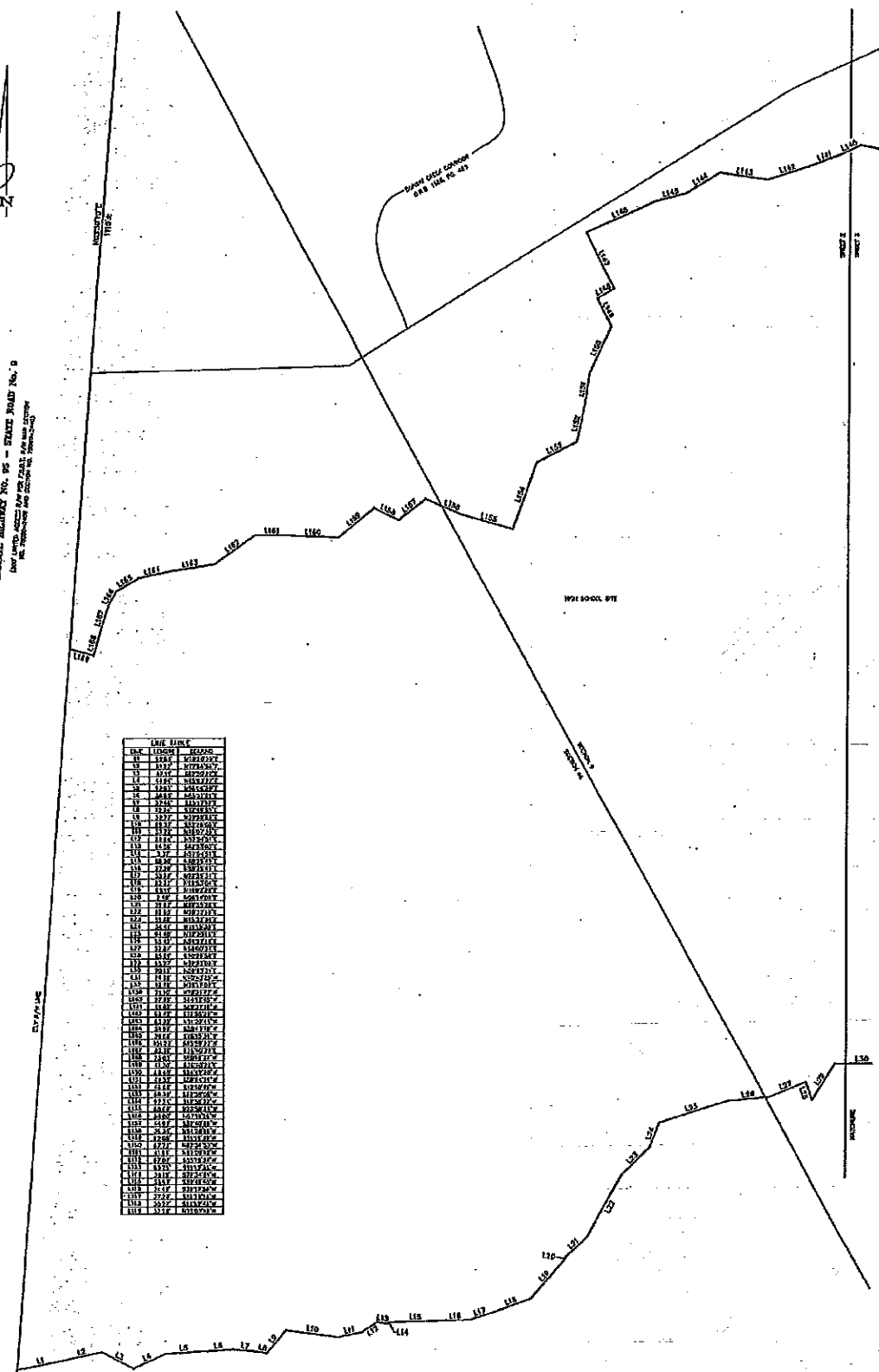
1. The following is a list of the items  
2. which were seized from the premises  
3. of the defendant on the date  
4. mentioned in the caption of this  
5. affidavit.



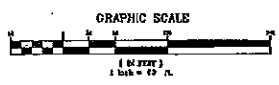




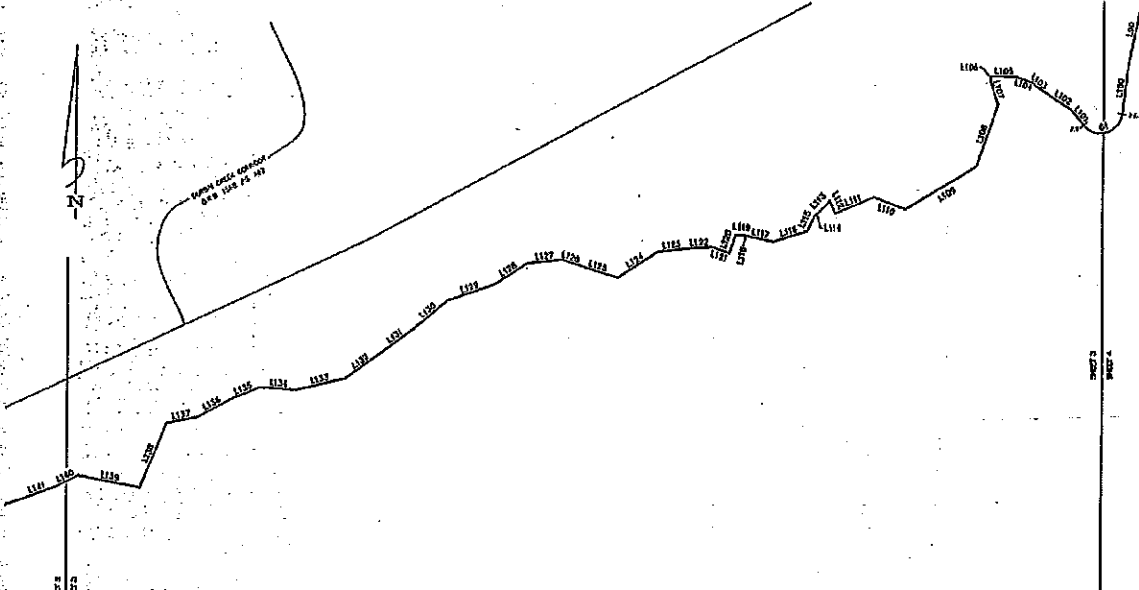
INTERSTATE HIGHWAY No. 95 - STATE ROAD No. 9  
 (See Limits of Access and Right of Way Plans for  
 the Interchange and Accessway Interchanges)



LINE	MARK	COORDINATES
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145	114.40	114.4000 114.4000
146	114.50	114.5000 114.5000
147	114.60	114.6000 114.6000
148	114.70	114.7000 114.7000
149	114.80	114.8000 114.8000
150	114.90	114.9000 114.9000
151	115.00	115.0000 115.0000
152	115.10	115.1000 115.1000
153	115.20	115.2000 115.2000
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159	115.80	115.8000 115.8000
160	115.90	115.9000 115.9000
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169	116.80	116.8000 116.8000
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171	117.00	117.0000 117.0000
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192	119.10	119.1000 119.1000
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194	119.30	119.3000 119.3000
195	119.40	119.4000 119.4000
196	119.50	119.5000 119.5000
197	119.60	119.6000 119.6000
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199	119.80	119.8000 119.8000
200	119.90	119.9000 119.9000
201	120.00	120.0000 120.0000
202	120.10	120.1000 120.1000
203	120.20	120.2000 120.2000
204	120.30	120.3000 120.3000
205	120.40	120.4000 120.4000
206	120.50	120.5000 120.5000
207	120.60	120.6000 120.6000
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209	120.80	120.8000 120.8000
210	120.90	120.9000 120.9000
211	121.00	121.0000 121.0000
212	121.10	121.1000 121.1000
213	121.20	121.2000 121.2000
214	121.30	121.3000 121.3000
215	121.40	121.4000 121.4000
216	121.50	121.5000 121.5000
217	121.60	121.6000 121.6000
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219	121.80	121.8000 121.8000
220	121.90	121.9000 121.9000
221	122.00	122.0000 122.0000
222	122.10	122.1000 122.1000
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224	122.30	122.3000 122.3000
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229	122.80	122.8000 122.8000
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232	123.10	123.1000 123.1000
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237	123.60	123.6000 123.6000
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245	124.40	124.4000 124.4000
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255	125.40	125.4000 125.4000
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279	127.80	127.8000 127.8000
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283	128.20	128.2000 128.2000
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287	128.60	128.6000 128.6000
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298	129.70	129.7000 129.7000
299	129.80	129.8000 129.8000
300	129.90	129.9000 129.9000
301	130.00	130.0000 130.0000



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 DENVER, COLORADO 80202  
 PHONE: 303.733.1111  
 FAX: 303.733.1112  
 WWW.CLARY.COM



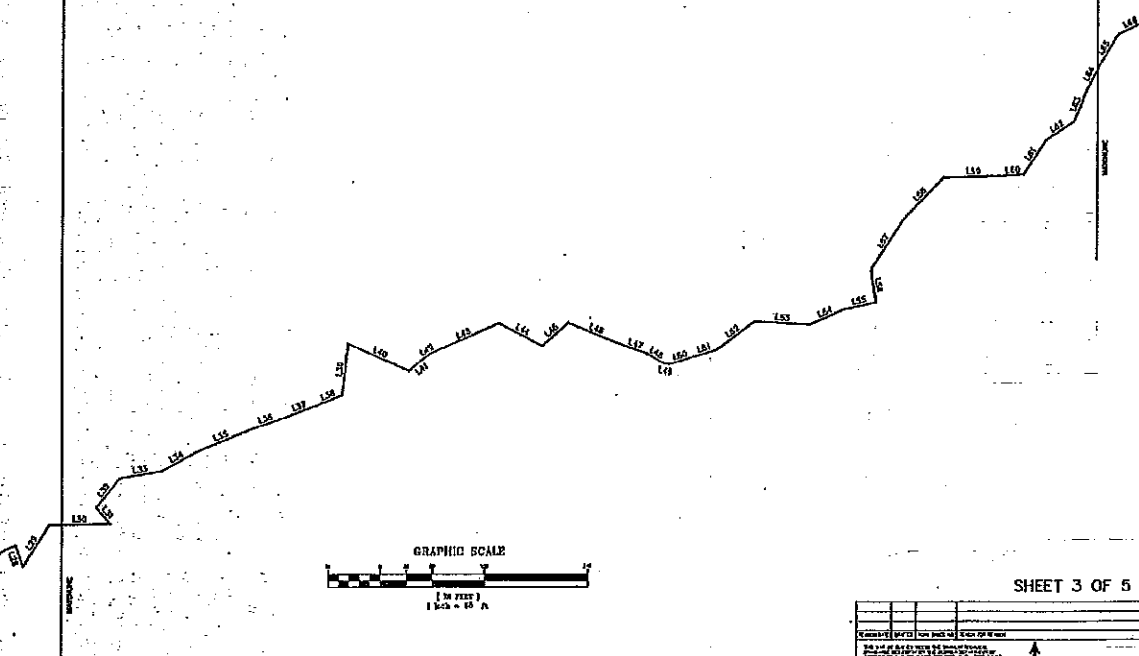
1/2" TABLE

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1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119

1/2" TABLE

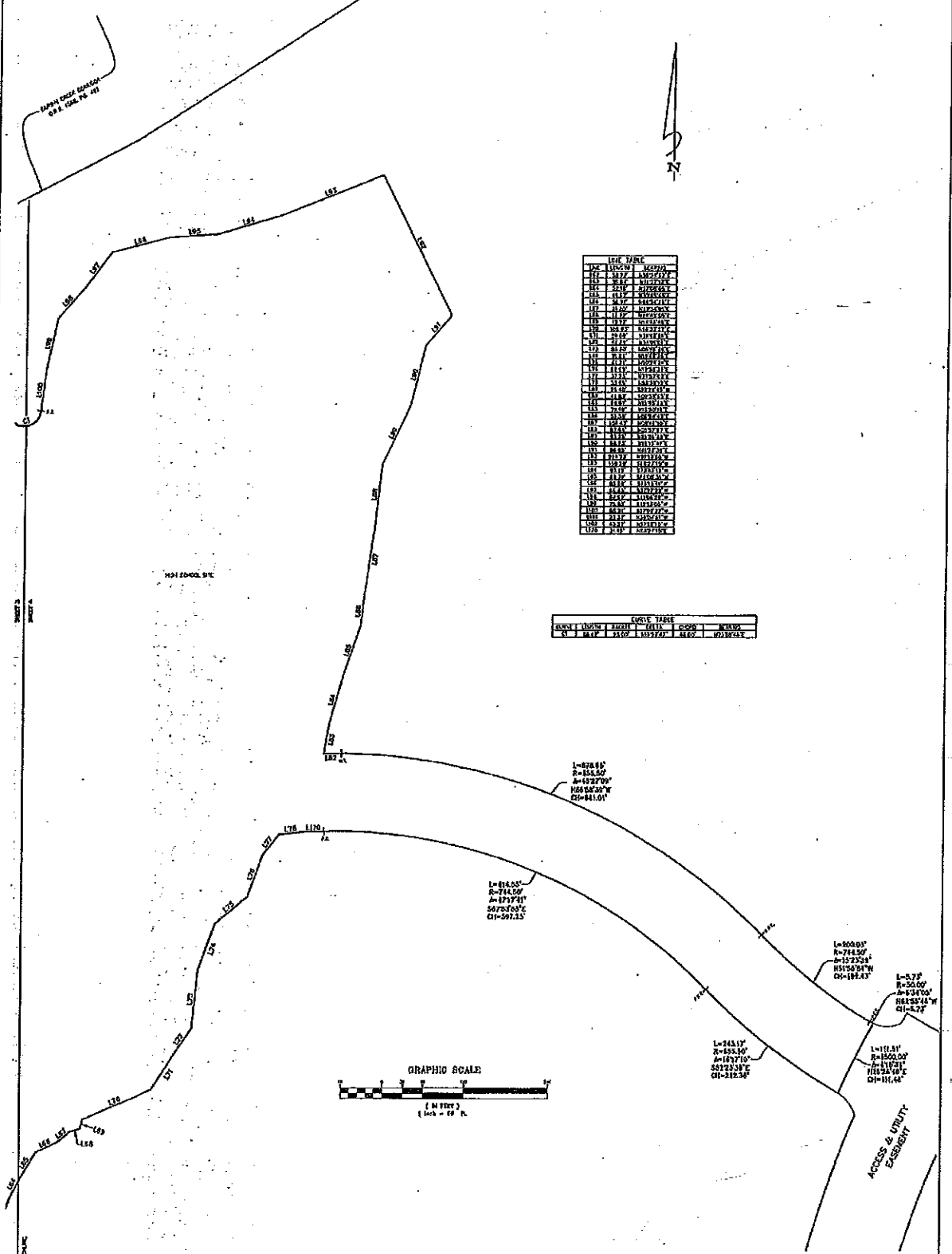
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1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200

10120-00.00



SHEET 3 OF 5

Clary & Associates  
Professional Surveyors  
1000 10th Street, NW  
Washington, DC 20004  
Tel: 202-462-1100  
Fax: 202-462-1101  
www.clary.com



LINE TABLE

LINE NO.	START STATION	END STATION	LENGTH
100	100.00	100.00	0.00
101	100.00	100.00	0.00
102	100.00	100.00	0.00
103	100.00	100.00	0.00
104	100.00	100.00	0.00
105	100.00	100.00	0.00
106	100.00	100.00	0.00
107	100.00	100.00	0.00
108	100.00	100.00	0.00
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111	100.00	100.00	0.00
112	100.00	100.00	0.00
113	100.00	100.00	0.00
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197	100.00	100.00	0.00
198	100.00	100.00	0.00
199	100.00	100.00	0.00
200	100.00	100.00	0.00

CURVE TABLE

STATION	START	END	DATA	CHORD	BEARING
100	100.00	100.00			
101	100.00	100.00			
102	100.00	100.00			
103	100.00	100.00			
104	100.00	100.00			
105	100.00	100.00			
106	100.00	100.00			
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109	100.00	100.00			
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112	100.00	100.00			
113	100.00	100.00			
114	100.00	100.00			
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123	100.00	100.00			
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137	100.00	100.00			
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139	100.00	100.00			
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145	100.00	100.00			
146	100.00	100.00			
147	100.00	100.00			
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170	100.00	100.00			
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178	100.00	100.00			
179	100.00	100.00			
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194	100.00	100.00			
195	100.00	100.00			
196	100.00	100.00			
197	100.00	100.00			
198	100.00	100.00			
199	100.00	100.00			
200	100.00	100.00			

L=878.85'  
R=165.50'  
A=43.8709°  
B=58.707°W  
CI=44.00'

L=816.05'  
R=244.00'  
A=27.791°  
B=70.368°E  
CI=59.15'

L=500.00'  
R=244.00'  
A=12.223°  
B=50.00°W  
CI=18.43'

L=5.72'  
R=50.00'  
A=89.00°  
B=85.54°W  
CI=4.72'

L=843.17'  
R=453.36'  
A=18.710°  
B=23.187°E  
CI=112.58'

L=111.81'  
R=150.00'  
A=11.00°  
B=28.54°E  
CI=11.45'



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10000 10th Street, N.E.  
Seattle, WA 98120  
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FAX: 206.325.1235  
WWW.CLARYANDASSOCIATES.COM



A PORTION OF SECTIONS 3, 4, 9, 10, AND 16, TOGETHER WITH A PORTION OF SECTION 46, THE JOSEPH PEAVETT GRANT, ALL LYING IN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE WESTERLY, ALONG THE SOUTHERLY LINE OF SAID SECTION 9, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 89°12'49" WEST, 739.26 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 89°12'49" WEST, 1954.13 FEET; COURSE NO. 3: SOUTH 89°55'22" WEST, 1349.80 FEET, TO THE EASTERLY LINE OF GOVERNMENT LOT 7 OF SECTION 16; THENCE SOUTH 01°18'02" WEST, ALONG SAID EASTERLY LINE, 12.69 FEET; THENCE SOUTH 89°00'03" WEST, 589.15 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95 (STATE ROAD NO. 9), A 300 FOOT RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2408 AND SECTION NO. 78080-2440, AND THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 11309.16 FEET, AN ARC DISTANCE OF 401.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°58'05" EAST, 401.86 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°59'10" EAST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, 1555.10 FEET; THENCE NORTH 79°20'20" EAST, 62.63 FEET; THENCE NORTH 77°56'56" EAST, 51.22 FEET; THENCE SOUTH 62°50'27" EAST, 47.11 FEET; THENCE NORTH 65°43'22" EAST, 44.96 FEET; THENCE NORTH 86°06'20" EAST, 52.89 FEET; THENCE NORTH 86°31'26" EAST, 38.55 FEET; THENCE SOUTH 85°17'12" EAST, 32.46 FEET; THENCE SOUTH 77°48'55" EAST, 12.74 FEET; THENCE NORTH 39°58'59" EAST, 39.77 FEET; THENCE SOUTH 82°26'05" EAST, 69.37 FEET; THENCE NORTH 79°07'38" EAST, 32.72 FEET; THENCE NORTH 57°54'51" EAST, 24.64 FEET; THENCE SOUTH 82°53'03" EAST, 14.58 FEET; THENCE NORTH 57°54'51" EAST, 3.37 FEET; THENCE NORTH 88°35'49" EAST, 68.30 FEET; THENCE NORTH 88°35'49" EAST, 37.20 FEET; THENCE NORTH 72°36'34" EAST, 33.79 FEET; THENCE NORTH 69°53'04" EAST, 52.32 FEET; THENCE NORTH 41°02'29" EAST, 68.11 FEET; THENCE NORTH 06°14'05" EAST, 2.48 FEET; THENCE NORTH 47°35'28" EAST, 39.82 FEET; THENCE NORTH 28°32'19" EAST, 92.90 FEET; THENCE NORTH 45°37'34" EAST, 51.88 FEET; THENCE NORTH 21°15'35" EAST, 34.41 FEET; THENCE NORTH 72°30'16" EAST, 94.40 FEET; THENCE NORTH 84°37'18" EAST, 55.45 FEET; THENCE NORTH 68°00'37" EAST, 52.87 FEET; THENCE SOUTH 20°39'58" EAST, 25.01 FEET; THENCE NORTH 32°33'09" EAST, 55.77 FEET; THENCE NORTH 89°43'31" EAST, 70.15 FEET; THENCE NORTH 40°40'25" WEST, 24.69 FEET; THENCE NORTH 38°17'02" EAST, 42.48 FEET; THENCE NORTH 80°53'15" EAST, 49.83 FEET; THENCE NORTH 61°06'34" EAST, 44.32 FEET; THENCE NORTH 67°18'44" EAST, 65.54

FEET; THENCE NORTH 71°21'24" EAST, 42.87 FEET; THENCE NORTH 69°47'17" EAST, 40.58 FEET; THENCE NORTH 68°06'57" EAST, 30.25 FEET; THENCE NORTH 06°08'28" EAST, 58.77 FEET; THENCE SOUTH 66°38'00" EAST, 76.99 FEET; THENCE NORTH 51°16'22" EAST, 26.68 FEET; THENCE NORTH 58°45'27" EAST, 6.51 FEET; THENCE NORTH 66°14'32" EAST, 83.87 FEET; THENCE SOUTH 62°50'14" EAST, 56.91 FEET; THENCE NORTH 48°28'56" EAST, 39.80 FEET; THENCE SOUTH 67°41'34" EAST, 67.68 FEET; THENCE SOUTH 70°43'56" EAST, 28.02 FEET; THENCE SOUTH 59°40'37" EAST, 21.77 FEET; THENCE SOUTH 77°37'26" EAST, 9.56 FEET; THENCE NORTH 73°27'02" EAST, 28.67 FEET; THENCE NORTH 72°08'28" EAST, 26.66 FEET; THENCE NORTH 53°39'19" EAST, 54.21 FEET; THENCE SOUTH 86°28'28" EAST, 63.28 FEET; THENCE NORTH 66°34'58" EAST, 43.48 FEET; THENCE NORTH 77°58'54" EAST, 37.12 FEET; THENCE NORTH 08°14'02" WEST, 38.50 FEET; THENCE NORTH 33°14'22" EAST, 68.89 FEET; THENCE NORTH 43°23'18" EAST, 64.04 FEET; THENCE NORTH 88°48'54" EAST, 67.90 FEET; THENCE NORTH 85°00'25" EAST, 22.94 FEET; THENCE NORTH 33°28'28" EAST, 47.43 FEET; THENCE NORTH 56°34'52" EAST, 38.72 FEET; THENCE NORTH 21°37'12" EAST, 36.84 FEET; THENCE NORTH 27°08'05" EAST, 32.18 FEET; THENCE NORTH 30°45'48" EAST, 41.67 FEET; THENCE NORTH 64°34'26" EAST, 36.71 FEET; THENCE NORTH 49°34'01" EAST, 21.80 FEET; THENCE NORTH 74°43'50" EAST, 14.72 FEET; THENCE NORTH 14°45'48" EAST, 13.77 FEET; THENCE NORTH 66°33'57" EAST, 106.93 FEET; THENCE NORTH 31°48'51" EAST, 59.09 FEET; THENCE NORTH 34°01'01" EAST, 44.89 FEET; THENCE NORTH 05°46'24" EAST, 83.20 FEET; THENCE NORTH 19°46'26" EAST, 71.84 FEET; THENCE NORTH 50°24'21" EAST, 61.21 FEET; THENCE NORTH 19°38'22" EAST, 62.69 FEET; THENCE NORTH 37°57'02" EAST, 37.75 FEET; THENCE NORTH 83°39'12" EAST, 33.86 FEET; THENCE NORTH 88°27'15" EAST, 31.15 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 744.50 FEET, AN ARC DISTANCE OF 614.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°53'55" EAST, 597.25 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 855.50 FEET, AN ARC DISTANCE OF 243.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°23'39" EAST, 242.36 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1500.00 FEET, AN ARC DISTANCE OF 111.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°26'48" EAST, 111.48 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 5.73 FEET,

SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°55'46" WEST, 5.73 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 744.50 FEET, AN ARC DISTANCE OF 200.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°56'54" WEST, 199.43 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 855.50 FEET, AN ARC DISTANCE OF 678.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°58'39" WEST, 661.01 FEET; THENCE SOUTH 89°26'45" WEST, 25.40 FEET; THENCE NORTH 09°35'55" EAST, 42.83 FEET; THENCE NORTH 15°45'29" EAST, 69.01 FEET; THENCE NORTH 18°30'16" EAST, 79.10 FEET; THENCE NORTH 06°24'43" EAST, 39.38 FEET; THENCE NORTH 08°46'10" EAST, 104.43 FEET; THENCE NORTH 05°57'07" EAST, 87.94 FEET; THENCE NORTH 25°36'38" EAST, 93.25 FEET; THENCE NORTH 14°15'47" EAST, 88.73 FEET; THENCE NORTH 41°28'38" EAST, 56.95 FEET; THENCE NORTH 27°18'05" WEST, 224.73 FEET; THENCE SOUTH 68°22'10" WEST, 159.29 FEET; THENCE SOUTH 73°43'19" WEST, 93.19 FEET; THENCE SOUTH 86°08'36" WEST, 69.71 FEET; THENCE SOUTH 75°18'11" WEST, 85.09 FEET; THENCE SOUTH 37°12'29" WEST, 66.45 FEET; THENCE SOUTH 41°06'59" WEST, 54.99 FEET; THENCE SOUTH 12°13'05" WEST, 75.83 FEET; THENCE SOUTH 07°02'22" WEST, 58.31 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 58.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°58'46" WEST, 46.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 39°04'51" WEST, 23.32 FEET; THENCE NORTH 57°18'10" WEST, 43.52 FEET; THENCE NORTH 50°43'35" WEST, 10.59 FEET; THENCE NORTH 69°55'51" WEST, 20.26 FEET; THENCE NORTH 87°56'24" WEST, 27.31 FEET; THENCE SOUTH 39°30'10" WEST, 3.71 FEET; THENCE SOUTH 17°37'09" EAST, 31.28 FEET; THENCE SOUTH 18°45'29" WEST, 73.99 FEET; THENCE SOUTH 58°39'14" WEST, 92.99 FEET; THENCE NORTH 69°45'40" WEST, 38.90 FEET; THENCE SOUTH 68°04'25" WEST, 48.30 FEET; THENCE NORTH 24°27'23" WEST, 15.50 FEET; THENCE SOUTH 44°07'58" WEST, 19.27 FEET; THENCE SOUTH 57°11'44" WEST, 3.73 FEET; THENCE SOUTH 24°07'10" WEST, 19.95 FEET; THENCE SOUTH 73°25'40" WEST, 41.77 FEET; THENCE NORTH 77°06'15" WEST, 31.98 FEET; THENCE NORTH 69°41'18" WEST, 0.51 FEET; THENCE NORTH 86°36'13" WEST, 11.30 FEET; THENCE SOUTH 19°49'09" WEST, 21.71 FEET; THENCE NORTH 69°41'18" WEST, 20.19 FEET; THENCE SOUTH 86°31'41" WEST, 29.16 FEET; THENCE SOUTH 84°05'43" WEST, 33.41 FEET; THENCE SOUTH 56°37'20" WEST, 53.97 FEET; THENCE NORTH 72°19'57" WEST, 51.38 FEET; THENCE NORTH 71°39'38" WEST, 16.37 FEET; THENCE SOUTH



84°44'21" WEST, 40.10 FEET; THENCE SOUTH 57°25'09" WEST, 46.12 FEET; THENCE SOUTH 71°56'02" WEST, 55.52 FEET; THENCE SOUTH 51°01'08" WEST, 50.85 FEET; THENCE SOUTH 53°56'09" WEST, 46.26 FEET; THENCE SOUTH 54°59'40" WEST, 51.18 FEET; THENCE SOUTH 77°12'41" WEST, 57.49 FEET; THENCE NORTH 85°39'43" WEST, 42.45 FEET; THENCE SOUTH 67°46'50" WEST, 36.40 FEET; THENCE SOUTH 61°13'30" WEST, 41.34 FEET; THENCE SOUTH 78°37'11" WEST, 37.42 FEET; THENCE SOUTH 22°27'42" WEST, 78.46 FEET; THENCE NORTH 78°31'47" WEST, 71.10 FEET; THENCE SOUTH 64°13'45" WEST, 27.98 FEET; THENCE SOUTH 69°37'16" WEST, 44.62 FEET; THENCE SOUTH 72°55'29" WEST, 59.43 FEET; THENCE NORTH 81°30'44" WEST, 63.35 FEET; THENCE SOUTH 58°49'10" WEST, 51.97 FEET; THENCE SOUTH 76°15'39" WEST, 39.88 FEET; THENCE SOUTH 65°59'32" WEST, 101.28 FEET; THENCE SOUTH 26°40'22" EAST, 82.71 FEET; THENCE SOUTH 60°19'27" WEST, 25.03 FEET; THENCE SOUTH 26°40'22" EAST, 41.30 FEET; THENCE SOUTH 24°49'20" WEST, 68.40 FEET; THENCE SOUTH 08°44'26" WEST, 44.33 FEET; THENCE SOUTH 12°10'41" WEST, 46.58 FEET; THENCE SOUTH 62°38'08" WEST, 59.39 FEET; THENCE SOUTH 19°38'37" WEST, 92.24 FEET; THENCE NORTH 73°58'24" WEST, 68.68 FEET; THENCE NORTH 67°11'26" WEST, 54.00 FEET; THENCE SOUTH 52°40'28" WEST, 44.97 FEET; THENCE NORTH 64°28'16" WEST, 36.34 FEET; THENCE SOUTH 51°16'32" WEST, 62.05 FEET; THENCE NORTH 87°34'53" WEST, 67.72 FEET; THENCE NORTH 89°09'12" WEST, 41.94 FEET; THENCE SOUTH 55°19'37" WEST, 67.07 FEET; THENCE SOUTH 81°13'38" WEST, 63.26 FEET; THENCE SOUTH 77°34'51" WEST, 39.18 FEET; THENCE SOUTH 59°41'40" WEST, 33.99 FEET; THENCE SOUTH 29°17'59" WEST, 21.49 FEET; THENCE SOUTH 16°29'14" WEST, 37.29 FEET; THENCE SOUTH 14°52'48" WEST, 30.27 FEET; THENCE NORTH 75°07'12" WEST, 32.28 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95; THENCE NORTH 03° 59' 10" EAST, ALONG AFORESAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE HIGHWAY NO. 95, A DISTANCE OF 1115 FEET, MORE OR LESS, TO THE INTERSECTION OF THE CENTERLINE OF DURBIN CREEK; THENCE NORTHEASTERLY ALONG THE MEANDERINGS OF SAID CENTERLINE OF DURBIN CREEK, 5880 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, ALSO BEING THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 60, PAGE 689, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°30'48" EAST, ALONG LAST SAID LINE, 505 FEET, MORE OR LESS, TO THE SOUTHEASTERLY CORNER OF LAST SAID LANDS; THENCE NORTH 00°18'06" WEST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, 240 FEET, MORE OR LESS, TO SAID CENTERLINE OF DURBIN CREEK; THENCE NORTHEASTERLY, ALONG THE MEANDERINGS OF SAID CENTERLINE, 2180 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LANDS OF OFFICIAL RECORDS BOOK 60, PAGE 689; THENCE NORTH 89°29'16" EAST, ALONG SAID SOUTHERLY LINE, 360 FEET, MORE OR LESS, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF A FLORIDA EAST

COAST RAILROAD, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA EAST COAST RAILWAY COMPANY RIGHT OF WAY AND TRACK MAP, DATED DECEMBER 31, 1927; THENCE SOUTH 41°00'19" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 861.38 FEET; THENCE SOUTH 48°59'01" WEST, 799.42 FEET; THENCE SOUTH 41°00'59" EAST, 2748.69 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 RE-ALIGNMENT, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION No. 78020; THENCE SOUTHWESTERLY, NORTHWESTERLY, AND SOUTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, RUN THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 69°13'29" WEST, 48.54 FEET; COURSE NO. 2: NORTH 44°53'31" EAST, 8.89 FEET; COURSE NO. 3: NORTH 40°36'08" WEST, 266.33 FEET; COURSE NO. 4: SOUTH 46°06'05" WEST, 560.47 FEET; COURSE NO. 5: SOUTH 38°56'37" EAST, 245.85 FEET; COURSE NO. 6: SOUTH 51°03'21" WEST, 181.31 FEET; COURSE NO. 7: NORTH 57°05'49" WEST, 52.17 FEET; COURSE NO. 8: SOUTH 62°16'40" WEST, 140.26 FEET; COURSE NO. 9: SOUTH 21°33'47" EAST, 80.54 FEET; COURSE NO. 10: SOUTH 51°03'21" WEST, 283.50 FEET; COURSE NO. 11: SOUTH 38°56'39" EAST, 44.93 FEET, TO AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, A VARIABLE WIDTH RIGHT OF WAY, PER ST. JOHNS COUNTY RIGHT OF WAY MAP, DATED AUGUST 15, 2002; THENCE SOUTH 51°03'23" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 6500.92 FEET, TO THE POINT OF BEGINNING.

CONTAINING 953 ACRES, MORE OR LESS.

LESS AND EXCEPT PARCEL 11 AS DESCRIBED ON THE FOLLOWING PAGES:

PARCEL 11

A PART OF SECTIONS 3 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 90°48'41" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 589.33 FEET TO NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 150.00 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY, FLORIDA RIGHT OF WAY MAP DATED 8-13-2002); THENCE NORTH 51°03'23" EAST, ALONG LAST SAID LINE, 4839.13 FEET; THENCE NORTH 82°12'06" WEST, 96.80 FEET; THENCE NORTH 37°27'40" WEST, 149.96 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 564.00 FEET, AN ARC DISTANCE OF 127.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°00'31" WEST, 126.76 FEET; THENCE NORTH 63°30'34" EAST, 12.01 FEET TO A POINT ON THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 928.00 FEET, AN ARC DISTANCE OF 307.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°39'49" WEST, 306.46 FEET; THENCE SOUTH 84°49'48" WEST, 12.00 FEET TO A POINT ON THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 941.00 FEET, AN ARC DISTANCE OF 107.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°54'16" WEST, 107.26 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°21'39" EAST, 13.38 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 492.00 FEET, AN ARC DISTANCE OF 777.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°54'16" WEST, 699.01 FEET; THENCE NORTH 68°49'49" EAST, 12.00 FEET TO A POINT ON THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 594.00 FEET, AN ARC DISTANCE OF 81.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°11'20" WEST, 81.67 FEET TO THE POINT OF BEGINNING; THENCE NORTH 26°59'50" WEST, 78.39 FEET; THENCE NORTH 28°58'04" WEST, 63.87 FEET; THENCE NORTH 08°58'21" EAST, 18.60 FEET; THENCE NORTH 56°18'36" EAST, 75.72 FEET; THENCE NORTH 76°52'34" EAST, 38.33 FEET; THENCE NORTH 90°00'00" EAST, 84.00 FEET; THENCE NORTH 74°53'26" EAST, 109.58 FEET; THENCE NORTH 34°06'02" EAST, 18.72 FEET; THENCE NORTH 40°47'41" EAST, 48.21 FEET; THENCE NORTH 38°35'59" EAST, 33.42 FEET; THENCE NORTH 15°07'26" EAST, 38.33 FEET; THENCE NORTH 30°37'50" EAST, 122.45 FEET; THENCE NORTH 47°51'45" EAST, 141.60 FEET; THENCE NORTH 69°11'44" EAST, 106.63 FEET; THENCE NORTH 83°54'30" EAST, 47.27 FEET; THENCE NORTH 75°47'50" EAST, 65.94 FEET; THENCE SOUTH 84°33'10" EAST, 115.52 FEET; THENCE SOUTH 74°52'04" EAST, 38.33 FEET; THENCE NORTH 82°18'14" EAST, 37.34 FEET; THENCE NORTH 62°42'02" EAST, 34.89 FEET; THENCE NORTH 61°03'17" EAST, 41.11 FEET; THENCE

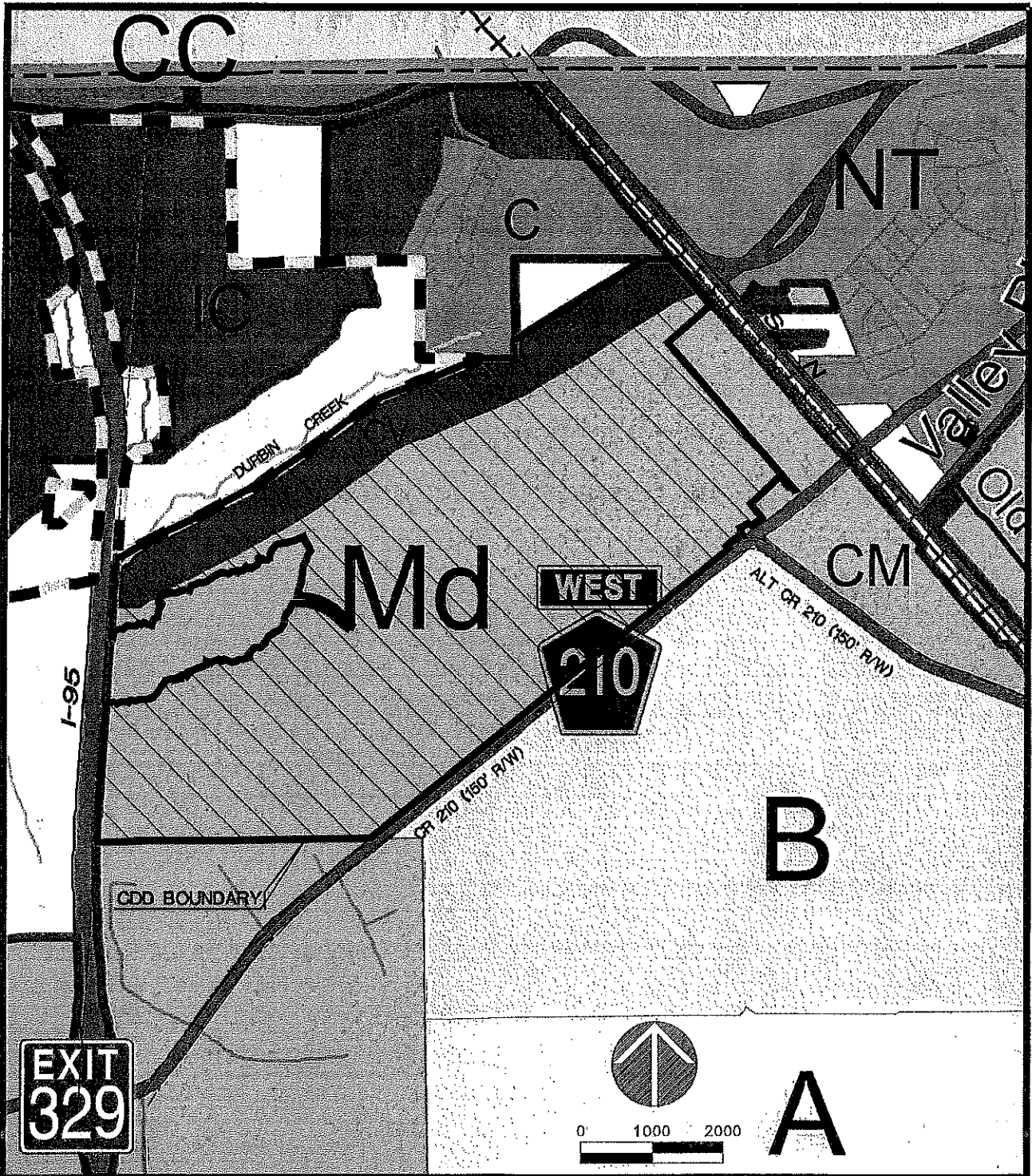
NORTH 00°00'00" EAST, 37.00 FEET; THENCE NORTH 09°12'40" WEST, 37.48 FEET; THENCE NORTH 29°39'54" WEST, 30.02 FEET; THENCE NORTH 43°00'00" WEST, 45.25 FEET; THENCE NORTH 43°54'24" WEST, 44.55 FEET; THENCE NORTH 37°01'47" WEST, 267.84 FEET; THENCE NORTH 04°32'16" EAST, 54.35 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 659.38 FEET, AN ARC DISTANCE OF 583.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°21'54" WEST, 366.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 342.60 FEET, AN ARC DISTANCE OF 486.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°10'41" WEST, 469.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 493.76 FEET, AN ARC DISTANCE OF 463.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°19'23" WEST, 447.13 FEET; THENCE SOUTH 58°04'39" WEST, 661.41 FEET; THENCE SOUTH 58°22'45" WEST, 208.43 FEET; THENCE SOUTH 00°00'00" EAST, 20.56 FEET; THENCE SOUTH 43°00'00" EAST, 95.17 FEET; THENCE SOUTH 84°00'40" EAST, 194.64 FEET; THENCE SOUTH 86°48'00" EAST, 23.30 FEET TO A POINT ON THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 430.68 FEET, AN ARC DISTANCE OF 363.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°15'24" EAST, 344.01 FEET; THENCE SOUTH 37°36'31" WEST, 5.33 FEET; THENCE SOUTH 19°51'19" WEST, 153.10 FEET; THENCE SOUTH 48°43'19" WEST, 183.53 FEET; THENCE SOUTH 66°42'43" WEST, 336.41 FEET; THENCE SOUTH 06°49'27" WEST, 143.01 FEET; THENCE SOUTH 08°54'20" EAST, 355.28 FEET; THENCE SOUTH 39°01'52" EAST, 244.37 FEET; THENCE SOUTH 55°13'52" EAST, 147.30 FEET; THENCE SOUTH 43°03'43" EAST, 230.61 FEET; THENCE SOUTH 17°00'10" EAST, 126.53 FEET; THENCE SOUTH 03°03'43" WEST, 100.14 FEET TO A POINT ON THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 541.00 FEET, AN ARC DISTANCE OF 124.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°01'26" EAST, 124.02 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 492.00 FEET, AN ARC DISTANCE OF 17.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 35°28'01" EAST, 17.60 FEET; THENCE NORTH 33°30'30" WEST, 12.00 FEET TO A POINT ON THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 504.00 FEET, AN ARC DISTANCE OF 220.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°01'16" EAST, 218.65 FEET TO THE POINT OF BEGINNING.

**EXHIBIT 4**

**FUTURE LAND USES WITHIN THE DISTRICT**



P:\111\11013-10-TWIN WOODS DRIVE & NORTH MASTER ENGINEERING\CADD\EXHIBITS\BOUNDARY WITH FLU MAP.DWG 2/25/2016 3:32:46 PM



**EXIT**  
**329**

CDD BOUNDARY

**WEST**  
**210**

ALT CR 210 (150' R/W)

CR 210 (150' R/W)



0' 1000 2000

**A**

Twin Creeks North CDD

FUTURE LAND USE MAP

SCALE	1"=2,000'
DATE	11-09-15
PROJECT NO.	111013.10

EXHIBIT 4

**PROSSER**  
Community • Management • Energy • Relationships

13901 Sutton Park Drive South, Suite 200  
Jacksonville, Florida 32224-0229  
Office 904.739.3655  
Fax 904.730.3413

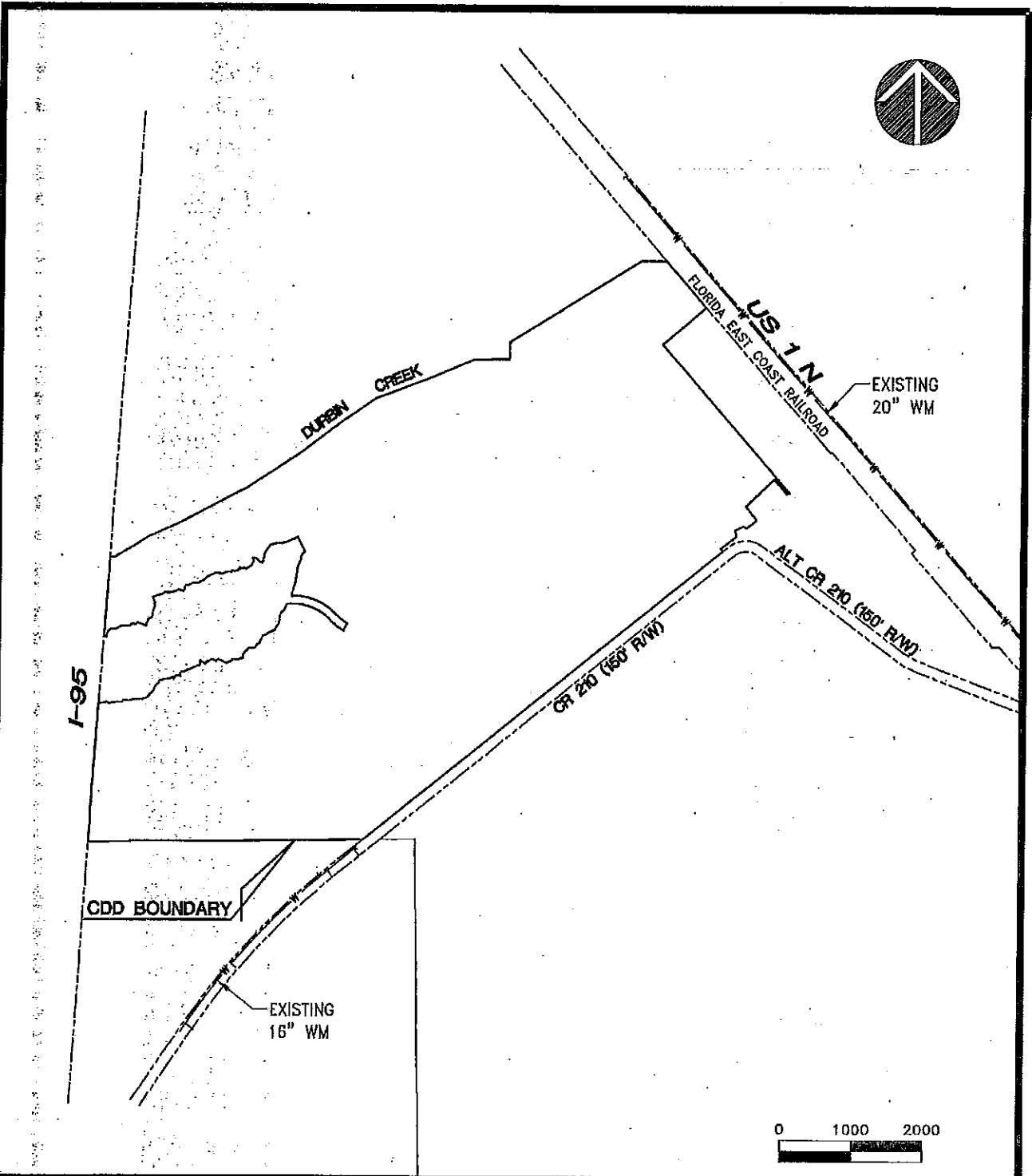
www.prosserinc.com  
Florida Certificate of Authorization  
Number: 00004050

EXHIBIT 5

**SKETCH SHOWING LOCATION OF WATER AND SEWER MAINS AND OUTFALLS**



P:\111\11013-10-TWIN WOODS DRIVE & NORTH MASTER ENGINEERING\CADD\EXHIBITS\BOUNDARY WITH EXISTING WATER MAINS.DWG 2/25/2016 3:32:21 PM



**Twin Creeks North CDD**

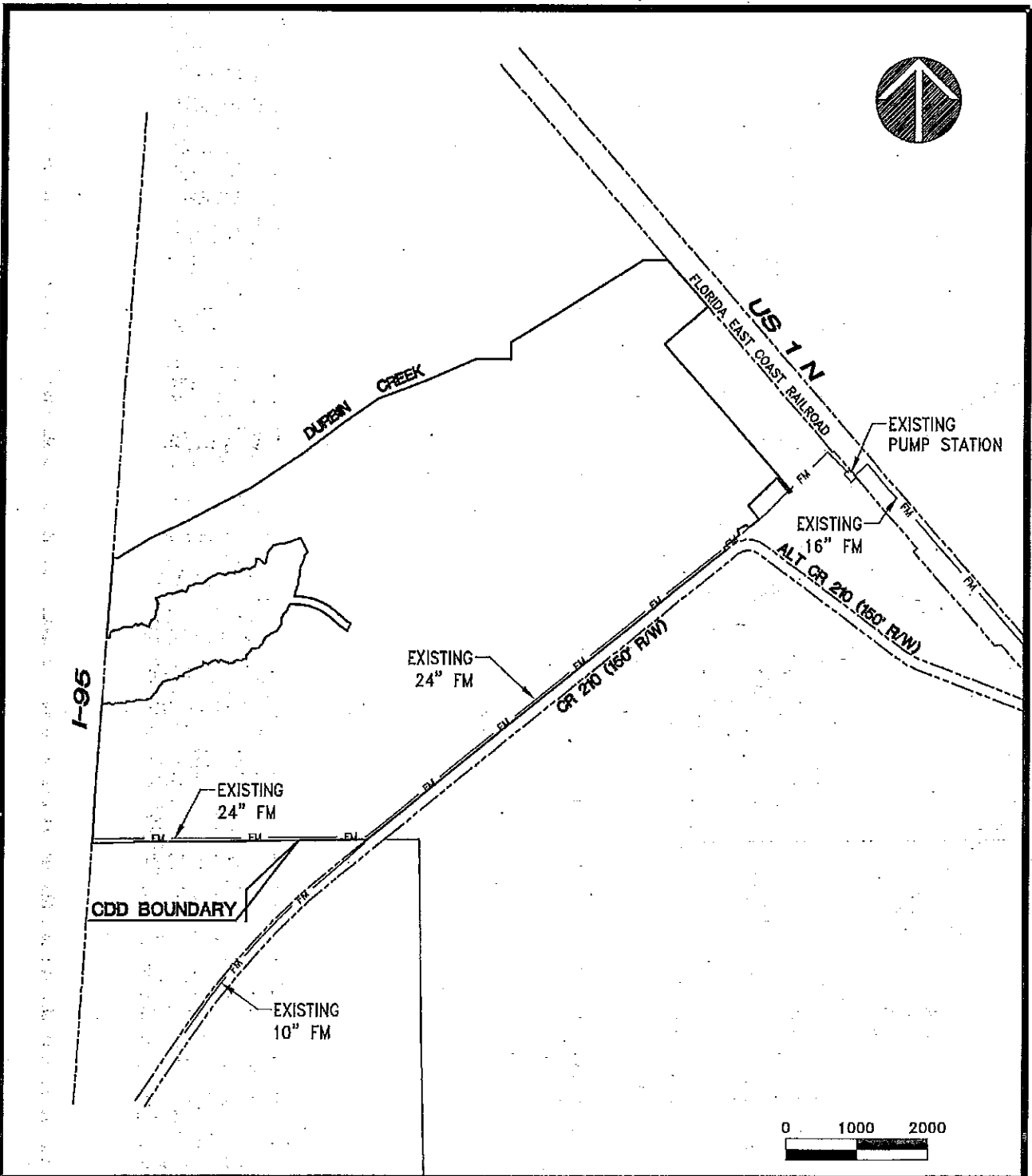
SCALE 1"=2,000'  
 DATE 10-23-15  
 PROJECT NO. 111013.10

**EXISTING WATER MAINS**

**EXHIBIT 2**

<b>PROSSER</b> <small>Community - Management - Energy - Relationships</small>	13901 Sutton Park Drive South, Suite 200 Jacksonville, Florida 32224-0229	<a href="http://www.prosserinc.com">www.prosserinc.com</a>
	Office 904.739.3655 Fax 904.730.3413	Florida Certificate of Authorization Number: 00004050

P:\111\111013-10-TWIN WOODS DRIVE & NORTH MASTER ENGINEERING\CADD\EXHIBITS\BOUNDARY WITH EXISTING SANITARY SEWER.DWG 2/25/2016 3:31:56 PM



**Twin Creeks North CDD**

SCALE	1"=2,000'
DATE	10-23-15
PROJECT NO.	111013.10

**EXISTING SANITARY SEWER**

**EXHIBIT 3**

<p><b>PROSSER</b> Community - Management - Energy - Relationships</p>	13901 Sutton Park Drive South, Suite 200 Jacksonville, Florida 32224-0229 Office 904.739.3655 Fax 904.730.3413	<a href="http://www.prosserinc.com">www.prosserinc.com</a> Florida Certificate of Authorization Number: 00004050
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**EXHIBIT 6**

**ESTIMATED COSTS FOR CONSTRUCTION OF DISTRICT IMPROVEMENTS**

<b>District Improvements</b>	<b>Cost of Improvements</b>
Stormwater Management System	\$6,012,536
Water Distribution System	\$3,633,372
Wastewater Collection/ Re-use Distribution Systems	\$10,167,199
Roadway Improvements	\$8,502,198
Open Space/Landscape Improvements/Entry Features	\$5,466,000
<b>TOTAL</b>	<b>\$33,781,306</b>

**EXHIBIT 7**

**PROPOSED TIME TABLE FOR CONSTRUCTION OF IMPROVEMENTS**

	<u>Start Date</u>	<u>Completion Date</u>
Stormwater Management System	January, 2016	September, 2018
Water Distribution System	April, 2016	October, 2018
Wastewater Collection/ Re-use Distribution Systems	April, 2016	November, 2018
Roadway Improvements	March, 2016	November, 2018
Open Space/ Landscape Improvements/ Entry Features	June, 2016	November, 2018

**EXHIBIT 8**

**STATEMENT OF ESTIMATED REGULATORY COSTS**

## STATEMENT OF ESTIMATED REGULATORY COSTS

### 1.0 Introduction

#### 1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Twin Creeks North Community Development District ("District"). The proposed District will comprise approximately 948.7 +/- acres of land located within unincorporated St. Johns County, Florida (the "County") and is projected to contain approximately 310 villa, 460 single-family, and 400 townhome residential units, as well as 900,000 square feet of retail and 700,000 square feet of office uses. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) 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)."*

#### 1.2 Overview of the Twin Creeks North Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operations and maintenance of same to a master planned residential development currently anticipated to contain a total of approximately 310 villa, 460 single-family, and 400 townhome residential units, as well as 900,000 square feet of retail and 700,000 square feet of office uses, all within the boundaries of the District.

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

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, construction, operating and maintaining public infrastructure for developments, such as Twin Creeks North.

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

Section 120.541(2), F.S. (2013), defines the elements a statement of estimated regulatory costs must contain:

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

1. 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;
2. 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
3. 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 or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "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, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (St. Johns County, according to Census 2010, has a population of 190,039; therefore, it is not defined as a small County for the purposes of this requirement.)

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

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

- 2.0 An economic analysis showing whether the ordinance directly or indirectly:
1. 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 ordinance;
  2. 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 ordinance; or
  3. 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 ordinance.

The ordinance establishing the District is anticipated to not have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District, however, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

- 2.1 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 ordinance.

The sole reason for the establishment of the District is to provide public facilities and services to support the development of a new, master planned mixed-use development. The development of the approximately 948.7 +/- acre parcel will promote local economic activity, create local value, lead to local private sector investment and is likely, at least in the short term, to support local private sector employment and/or lead to local new job creation.

Establishment of the District will allow it to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District for private use. The provision of District's infrastructure and the subsequent development of the private land will generate private economic activity, private economic growth, private investment and employment, and job creation. The District will use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, will use private firms to operate and maintain such infrastructure/provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 310 villa, 460 single-family, and 400 townhome residential units, as well as 900,000 square feet of retail and 700,000 square feet of office uses, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the



District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

**2.2 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 ordinance.**

When assessing the question of whether the establishment of the District is likely to directly or indirectly 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, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners under a "lowest responsive/responsible bid" method, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

**2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the ordinance.**

The establishment of the District will not increase any regulatory costs of the State or the County by virtue that the District will be one of many already existing similar districts within the State and also one of a few already existing similar districts in the County. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the County to offset any expenses that the County may incur in the processing of this petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and the likelihood of additional

transaction costs, and all initial prospective buyers must have such additional transaction costs disclosed to them prior to sale, as required by State law and County ordinance establishing the District, such increases should be considered voluntary, self-imposed, and as a tradeoff for the services and facilities provided by the District. As to the anticipated amount of the transactional costs in the aggregate within 5 years, they are anticipated to not exceed \$10,000,000.

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

The proposed District will serve land that comprises an approximately 948.7 +/- acre master planned mixed-use development currently anticipated to contain a total of approximately 310 villa, 460 single-family, and 400 townhome residential units, as well as 900,000 square feet of retail and 700,000 square feet of office uses, although the development plan can change. Assuming an average density of 2.5 persons per residential dwelling unit, the estimated residential population of the proposed District at build out would be approximately 2,925 +/- and all of these residents as well as the residential and nonresidential landowners within the District will be affected by the ordinance. The County, the proposed District and certain state agencies will also be affected by or required to comply with the ordinance as more fully discussed hereafter.

**4.0** A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state or local revenues.

There is no state agency promulgating any rule relating to this project and there is no anticipated effect of the ordinance establishing the District on state or local revenues.

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

Because the result of adopting the ordinance is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

##### State Governmental Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed establishment of the District. The District as established on the proposed land, will encompass under 1,000 acres, therefore, St. Johns County is the establishing entity under 190.005(2), F.S. The modest costs to various State entities to implement and enforce the proposed ordinance relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally,

pursuant to section 189.412, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

#### St. Johns County, Florida

The proposed land for the District is located within unincorporated St. Johns County, Florida and consists of less than 1,000 acres. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources, however, these costs incurred by the County will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for this District.

#### 4.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other local government. In accordance with 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, including local government entities, required to comply with the requirements of the ordinance.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities, which may be provided, are estimated to be approximately \$28,151,088. District may levy non-ad valorem special assessment (by a variety of

names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Table 1

**TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Proposed Facilities and Services**

FACILITY	FUNDED	MAINTAINED	OWNERSHIP
Storm Water Management	CDD	CDD	CDD
Wastewater Collection/Re-Use Distribution System	CDD	JEA	JEA
Water Distribution System	CDD	JEA	JEA
Roadway Improvements	CDD	CDD/County*	CDD/County*
Open Space/Landscape Improvements/Entry Features	CDD	CDD	CDD

\*The right-of-way of the collector loop road within the CDD boundaries commonly known as Waterfall Way is proposed for ownership and maintenance by the County, which the County anticipates it will approve and accept. All other right-of-way within the CDD are not proposed for dedication to the County.

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

Table 2

**TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**Estimated Costs of Construction**

CATEGORY	COST
Storm Water Management	\$6,012,536
Water Distribution System	\$3,633,372
Wastewater Collection/Re-Use Distribution System	\$10,167,199
Roadway Improvements	\$8,502,198
Open Space/Landscape Improvements/Entry Features	\$5,466,000
<b>Total Estimated Project Costs</b>	<b>\$33,781,306</b>

A CDD provides the property owners with an alternative mechanism of providing public services, however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, County or its dependent districts, or County management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

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

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage

necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

**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 little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid certain types of its contracts. This affords small businesses the opportunity to bid on District work.

S. Johns County has a population of 190,039 according to the Census 2010 conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S.

**7.0 Any additional useful information.**

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

In relation to the question of whether the proposed Twin Creeks North Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to the independent CDD, the County could establish a dependent Special District for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent Special District is not the best alternative for providing public facilities and services to the Twin Creeks North development. First, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Twin Creeks North development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other County responsibilities. By contrast, if the County were to establish and administer a dependent Special District, then the residents and landowners of the Twin Creeks North development would take their grievances and desires to the County Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a County-established, dependent Special District is not strictly the

County's responsibility, any financial problems that a dependant Special District may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital markets. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability.

**8.0 A description of any regulatory alternatives submitted under Section 120,541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.**

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Twin Creeks North Community Development District.

**APPENDIX A**  
**LIST OF REPORTING REQUIREMENTS**

<b>REPORT</b>	<b>FL. STATUTE CITATION</b>	<b>DATE</b>
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.415	within one year of special district's creation; then annual notice of any changes; and updated report every 5 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.417	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.416	within 30 days after first meeting of governing board
Proposed Budget	189.418	prior to end of current fiscal year
Public Depositor Report	280.17	annually by November 30



**THE ST. AUGUSTINE RECORD**

ROGERS TOWERS  
ATTN TINA BENTLEY  
1301 RIVERPLACE BLVD STE 1500  
JACKSONVILLE FL 32207

Ref #: 16603252D  
P.O #: HG 3-15

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

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **NICOLE CORRIVEAU**  
who on oath says that he/she is an Employee of the St. Augustine Record,  
a daily newspaper published at St. Augustine in St. Johns County, Florida;

that the attached copy of advertisement being a **NOTICE OF HEARING**

In the matter of **ORD 2016-\_\_\_ - TWIN CREEKS NORTHSIDE CDD**

was published in said newspaper on **02/12/2016, 02/16/2016, 02/23/2016**  
**03/01/2016**

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

Sworn to and subscribed before me this        day of   MAR 01   2016

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

        
**ERIC DAMIEN MCBRIDE**  
MY COMMISSION # FF925198  
EXPIRES October 07, 2019  
FloridaNotaryService.com

(Signature of Notary Public)

(Seal)

**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held before the Board of County Commissioners of St. Johns County, Florida on the 15th day of March, 2016 at a hearing commencing at 9 a.m., or as soon thereafter as possible, in the County Auditorium located at 500 San Sebastian View, St. Augustine, Florida, in order to consider on the Second Reading the following proposed Ordinance:

Ordinance 2016-\_\_\_

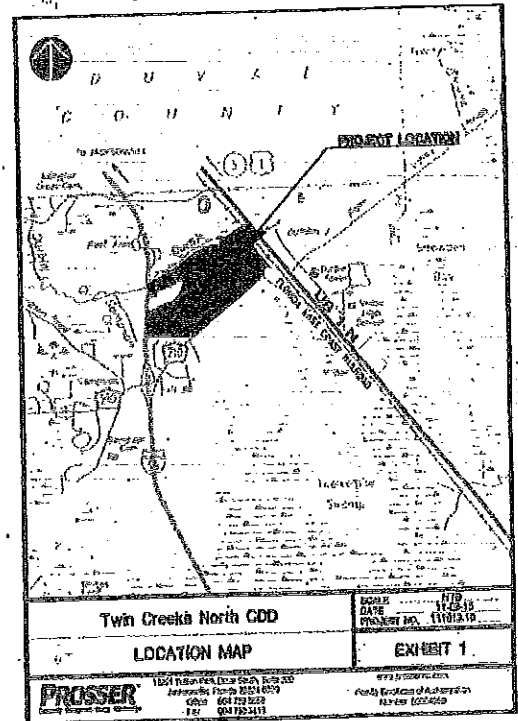
**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE TWIN CREEKS NORTH COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2015); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTION AND POWERS OF THE DISTRICT; 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.**

Interested parties may appear and be heard regarding this matter. A copy of the proposed Ordinance is available in the County Administrator's office at 500 San Sebastian View, St. Augustine, FL. Persons wishing to appeal any decision of the Commission made at the hearing referenced herein are hereby notified they may need to ensure that a verbatim record of the proceedings, including testimony and evidence, is made, upon which an appeal is to be based. Persons with disabilities who need special assistance or an interpreter to participate in this public hearing should contact the County Administrator's Office, (904) 209-0530, at least 48 hours in advance of the meeting.

The County Commission will consider the elements of a petition (CDD 2015-04) filed by Twin Creeks Development Associates, LLC ("Petitioner"), to establish a uniform community development district to be known as the Twin Creeks North Community Development District ("District") as authorized and provided for in Chapter 190, Florida Statutes. The District will be a statutorily created single and special purpose local government limited to providing basic systems, facilities and services to the property within its boundaries subject to the County's Comprehensive Plan and planning and land development regulations and conditions. The information presented at this hearing will be used to afford the Petitioner, any affected units of local government and the general public, a fair and adequate opportunity to appear and present oral and written comments regarding the establishment by ordinance of the state law created District.

The specific legal authority for the establishment of the District is in Sections 190.005, 190.011, Florida Statutes.

The proposed land area to be served by the District is located wholly within St. Johns County ("County"). The land area is generally located north of County Road 210 and west of U.S. Highway 1, and comprises approximately 953 acres, more or less. The boundaries of the properties to be serviced by the District are outlined in the map depicted in this notice.



If adopted, the ordinance will establish a uniform community development district and designate the land to be serviced by the District. A community development district is a local government created by law and established by ordinance on a proposed property subject to state and local regulatory requirements governing the lawful use and development of the property. Establishment of a uniform community development district pursuant to Chapter 190, Florida Statutes, is not a development order under Chapter 380, Florida Statutes. All planning, permitting and other regulatory requirements pertaining to development within the land area will be in accordance with general and special law and applicable county ordinances; the processes herein set forth deal only with the factors to be considered in establishing a uniform community development ordinance as an alternative for managing and financing certain basic services for community development, all pursuant to county permits.

On December 22, 2015, Petitioner officially submitted and filed its petition to the Commission for review. The Commission complies with Section 190.005(2), Florida Statutes, in conducting this public hearing. The purpose of this hearing is to consider the relationship with the petition as submitted by Petitioner to the six factors listed in Section 190.005(1)(e), Florida Statutes.

**BOARD OF COUNTY COMMISSIONER  
ST. JOHNS COUNTY, FLORIDA  
JEB. S. SMITH, CHAIR  
FILE NUMBER: CDD 2015-0  
PROJECT NAME: Twin Creeks North  
16603252A Feb 12, 16, 23, Mar 1, 201**



## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**

Governor

**KEN DETZNER**

Secretary of State

March 17, 2016

Honorable Hunter S. Conrad  
Clerk of Court  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2016-15, which was filed in this office on March 17, 2016.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

FILED March 17, 2016  
ST. JOHNS COUNTY  
CLERK OF COURT

BY: Yvonne King  
DEPUTY CLERK