

**RESOLUTION NO. 2010-175**

**ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS  
RESOLUTION NO. 2010-175, A DEVELOPMENT ORDER FOR  
CORDOVA PALMS, A DEVELOPMENT OF REGIONAL IMPACT  
UNDER CHAPTER 380, FLORIDA STATUTES; PROVIDING  
FINDINGS OF FACT AND CONCLUSIONS OF LAW; AUTHORIZING  
DEVELOPMENT OF APPROXIMATELY 381.8 ACRES IN ST. JOHNS  
COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR  
REGIONAL IMPACTS INCLUDING MITIGATION FOR  
TRANSPORTATION AND ENVIRONMENTAL IMPACTS;  
PROVIDING DEVELOPMENT PHASING AND BUILDOUT DATES;  
PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN  
EFFECTIVE DATE (THE "DEVELOPMENT ORDER")**

**LET IT BE KNOWN** that, pursuant to Section 380.06 of the Florida Statutes, the St. Johns County Board of County Commissioners has heard at a public hearing held on August 17, 2010, the Application for Development Approval and the related Comprehensive Plan Amendment (as defined below) for the proposed Cordova Palms Development of Regional Impact; and

**RECITALS**

**WHEREAS**, the Cordova Palms Development of Regional Impact (the "DRI" or "Cordova Palms DRI") is a proposed mixed use master planned community located upon approximately 381.8 acres located in St. Johns County, Florida, (the "County") more particularly described in **Exhibit A** (the "DRI Property"); and

**WHEREAS**, FDG Cordova Palms, LLC, is the owner and developer of the DRI Property (the "Developer") and has filed the Application for Development Approval; and

**WHEREAS**, the authorized agent is the Developer; and,

**WHEREAS**, an Application for Development Approval dated April 21, 2006, as amended by the ADA First Sufficiency Response dated September 15, 2006, and as further amended by the ADA Second Sufficiency Response dated July 13, 2007, and as further revised and amended through the revised Application for Development Approval dated January/February, 2010, and the ADA Third Sufficiency Response dated May 21, 2010 (collectively the "ADA"), were filed pursuant to Section 380.06, Florida Statutes, for the DRI Property; and

**WHEREAS**, the Developer has duly provided complete copies of the ADA to the Florida Department of Community Affairs ("DCA"), the Northeast Florida Regional Council ("NEFRC"), and the County; and

**WHEREAS**, the proposed DRI requires an amendment to the County's Comprehensive Plan to change the Future Land Use Map, add a new site-specific Future Land Use Element Policy A.1.11.1(h)(8)(e) and update the Five-Year Capital Improvement Schedule in the Capital Improvement Element to add the Phase I 313 Improvements as described in Special Condition 23 below and depicted on **Exhibit 5-1**, (the "Comprehensive Plan Amendment"), which has been reviewed and adopted simultaneously with this Development Order pursuant to Section 380.06(6), and Chapter 163, Part II, Florida Statutes, and which Comprehensive Plan Amendment will provide for a mixed use development that when developed will allow for reduction of greenhouse gas emissions and vehicle miles traveled; and

**WHEREAS**, the Developer proposes to satisfy transportation concurrency requirements by “pipelining” pursuant to Section 163.3180(12), Florida Statutes, by providing one or more mobility improvements that will benefit a regionally significant transportation facility; and

**WHEREAS**, the ADA was reviewed by the NEFRC as required by Section 380.06, Florida Statutes, and the NEFRC recommended that the ADA be approved, with conditions as set forth in the Regional Assessment Report and Recommendations; and

**WHEREAS**, the St. Johns County Board of County Commissioners has considered the Regional Assessment Report and Recommendations of the NEFRC approved on August 5, 2010, the recommendations of the County staff and the documents and comments upon the record made before the St. Johns County Board of County Commissioners; and

**WHEREAS**, the St. Johns County Board of County Commissioners has duly noticed and on August 17, 2010 held a public hearing on the ADA and the Comprehensive Plan Amendment as required by Section 380.06, Florida Statutes, and afforded the public and all affected parties an opportunity to be heard and to present evidence; and

**WHEREAS**, after such public hearing and in consideration of the recommendations made and submitted to the St. Johns County Board of County Commissioners, the St. Johns County Board of County Commissioners has made certain findings and determinations as more specifically set forth hereinafter; and

**WHEREAS**, for the purposes of this Development Order the term Developer shall include any and all of its successors and assigns.

**NOW** therefore, be it ordered and resolved by the St. Johns County Board of County Commissioners that based upon the findings of fact and conclusions of law set forth below and subject to the following terms and conditions set forth below, the St. Johns County Board of County Commissioners hereby approves the ADA and this Development Order pursuant to the provisions of Section 380.06, Florida Statutes, and other applicable state laws and the codes and ordinances of the County.

### **FINDINGS OF FACT AND CONCLUSIONS OF LAW**

Section 1. The St. Johns County Board of County Commissioners makes the following findings of facts and conclusions of law:

- A. The proposed DRI is not in an area designated as an Area of Critical State Concern pursuant to the provisions of Section 380.05, Florida Statutes.
- B. The proposed DRI is consistent with the State Comprehensive Plan and Chapter 9J-5, Florida Administrative Code.
- C. The proposed DRI is consistent with the Strategic Regional Policy Plan adopted by the NEFRC.
- D. The proposed DRI is consistent with the St. Johns County Comprehensive Plan.
- E. The proposed DRI is consistent with the St. Johns County Land Development Code.
- F. The proposed DRI is consistent with the Regional Assessment Report and Recommendations of the NEFRC approved on August 5, 2010 issued pursuant to Section 380.06, Florida Statutes.

G. The proposed DRI transportation mitigation conditions, as set forth in this Development Order, satisfy the transportation concurrency requirements of the St. Johns County Comprehensive Plan, St. Johns County Concurrency Management System and Section 380.06, Florida Statutes, by meeting the requirements of Section 163.3180(12), Florida Statutes.

Section 2. The ADA for the Development of Regional Impact Development Order was approved by the St. Johns County Board of County Commissioners in a public hearing on August 17, 2010 and shall govern all development within the Cordova Palms DRI in the County exclusively.

Section 3. Notwithstanding adoption of this Development Order for the DRI Property, Developer may continue agricultural and/or silvicultural use of the DRI Property consistent with the provisions of DRI Special Condition 17.

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## EXHIBIT LIST

- Exhibit A - DRI Property
- Exhibit 1 - Map H, Master Development Plan
- Exhibit 2 - Land Use Exchange Table
- Exhibit 3 - Land Use Phasing Table
- Exhibit 4 - Water Conservation Plan
- Exhibit 5 - Transportation Mitigation Exhibits
  - Exhibit 5-1 - Phase I SR 313 Improvements Map
  - Exhibit 5-2 - Phase II SR 313 Improvements Map

## GENERAL CONDITIONS

1. **Application for Development Approval.** The DRI shall be developed in accordance with the information, plans and commitments contained in (1) the Cordova Palms DRI Application for Development Approval dated April 21, 2006, as amended by the ADA First Sufficiency Response dated September 15, 2006, and as further amended by the ADA Second Sufficiency Response dated July 13, 2007, and as further revised and amended through the revised ADA dated January/February, 2010, and as further amended by the ADA Third Sufficiency Response dated May 21, 2010 (collectively the “ADA”); and the Cordova Palms DRI Master Development Plan, Map H, attached as **Exhibit 1**, all of which are incorporated by reference except to the extent of any conflict with the express terms and conditions of this Development Order in which event, the terms and conditions of this Development Order shall govern.
2. **Land Use Totals.** The DRI may be developed with the following uses: up to 900,000 gross square feet of Commercial (Retail/Service); up to 100,000 gross square feet of Office; and up to 750 Multi-Family Residential units, subject to General Condition 3 of this Development Order. The DRI shall also include the Conserved Wetlands (as defined in Special Condition 18(a) below) in the areas generally depicted on Map H (**Exhibit 1**). In addition, the DRI shall include a minimum of 54 acres of parks and open space.
3. **Conversion of Uses.** The Developer may convert from Commercial to Office square footage, from Multi-Family Residential to Single-Family Residential units or from Single-Family Residential to Multi-Family Residential units, but only within the minimum and maximum standards provided for on the Land Use Exchange Table attached as **Exhibit 2**, without filing a notice of proposed change (“NOPC”), provided

that (1) the changes are consistent with the Land Use Exchange Table attached as **Exhibit 2**; and (2) at any time of election of a land use conversion under the Land Use Exchange Table, the Developer shall notify the County, the DCA and the NEFRC of the election in writing at least thirty (30) days in advance of the change. Use of the Land Use Exchange Table will be reported on an individual and cumulative basis in the biennial report. Any NOPC filed shall incorporate all changes made pursuant to the Land Use Exchange Table prior to the filing of such NOPC. Provided that the conversion is consistent with the criteria contained in the Land Use Exchange Table (**Exhibit 2**), and such converted uses are developed in areas designated for the same uses as converted under Map H (**Exhibit 1**), no additional DRI approvals shall be required for the conversion.

4. **Phasing, Buildout and Expiration of DRI.** The DRI shall be developed in two (2) phases, as described in the Land Use Phasing Table attached as **Exhibit 3**. Each phase shall last five (5) years (Phase I (2010-2015) and Phase II (2015-2020)) unless tolled by statute, tolled pursuant to this paragraph, or extended pursuant to Section 380.06(19), Florida Statutes. The Developer may elect to accelerate the beginning date of Phase II, provided that all mitigation requirements and Development Order conditions for Phase I and for commencement of Phase II are met. The end date of a phase shall not be affected by an acceleration of the beginning date. Unused development rights from Phase I shall carry over into Phase II until buildout. A condition of this Development Order shall be that physical development of the DRI shall commence within three (3) years after the date the right-of-way associated with the Phase I 313 Improvements and the SR 313 Additional ROW is conveyed to FDOT as described in Special Condition 23 below. For purposes of this General Condition 4, commencement of physical development occurs when the Phase I 313 Improvements (as described in Special Condition 23 below)

commence. The projected DRI buildout date for all development is December 31, 2020. The DRI termination and expiration date is established as December 31, 2025. Any extensions of the DRI buildout date and termination and expiration date shall be governed by the provisions of Section 380.06(19)(c), Florida Statutes. The time period for commencement of physical development, buildout date, termination and expiration date, the downzoning protection date, phasing dates, and any other such deadlines within this Development Order shall be tolled during the period of any appeal pursuant to Section 380.07, Florida Statutes, or during the pendency of administrative or judicial proceedings relating to approval of companion comprehensive plan amendments pursuant to Chapter 163, Florida Statutes, companion rezoning applications, development permits, including St. Johns River Water Management District (“SJRWMD”) and United States Army Corps of Engineers (“USACOE”) permits, and administrative or judicial proceedings relating to right-of-way acquisition for the regional road in the transportation mitigation plan for the DRI.

5. **Effective Date.** This Resolution and Development Order shall take effect upon the adoption date of St. Johns County Comprehensive Plan Amendment COMPAMD 2006-06, St. Johns County Ordinance 2010-36, adopted simultaneously with this Development Order.
6. **Monitoring Official.** The Director of the St. Johns County Growth Management Department or his or her designee shall be the local official responsible for monitoring the development for compliance by the Developer with this Development Order.
7. **Downzoning Protection.** In accordance with Section 380.06(15), Florida Statutes, the DRI, as approved in this Development Order, shall not be subject to downzoning, unit density reduction, or intensity reduction before December 31, 2025, as such date may be

extended under the provisions of General Condition 4 above, unless the Developer consents to such change or the County demonstrates that substantial changes in the conditions underlying the approval of the Development Order have occurred or unless the County demonstrates that the Development Order was based on substantially inaccurate information provided by the Developer or unless the change is clearly established by the County to be essential to the public health, safety, or welfare.

8. **Election Regarding Environmental Rules.** Pursuant to Section 380.06(5)(c), Florida Statutes, the Developer has elected to be bound by the rules adopted pursuant to Chapters 373 and 403 in effect when the Development Order is issued, including but not limited to the provision of Section 373.414(13), Florida Statutes. The rules adopted pursuant to Chapters 373 and 403 in effect at the time the Development Order is issued shall be applicable to all applications for permits pursuant to those chapters and which are necessary for and consistent with the development authorized in the Development Order, except that a later adopted rule shall be applicable to an application if:

- (a) The later adopted rule is determined by the rule adopting agency to be essential to the public health, safety, or welfare;
- (b) The later adopted rule is adopted pursuant to Section 403.061(27), Florida Statutes;
- (c) The later adopted rule is being adopted pursuant to a subsequently enacted statutorily mandated program;
- (d) The later adopted rule is mandated in order for the State to maintain delegation of a federal program; or
- (e) The later adopted rule is required by state or federal law.

Further, in order for the Developer to apply for permits pursuant to this provision, the application must be filed within five (5) years from the issuance of the final Development Order and the permit shall not be effective for more than eight (8) years from the issuance of the final Development Order. Nothing in this General Condition 8 shall be construed to alter or change any permitting agency's authority to approve permits or to determine applicable criteria for longer periods of time.

9. **Biennial Reporting.** The Developer or its successors or assigns shall submit a biennial report, in accordance with Section 380.06, Florida Statutes, no later than September 1 of every other year, commencing September 1, 2012, which date may be tolled during any appeal as described in General Condition 4 above, until buildout. The report shall be submitted to the County, the NEFRC, the DCA, the Northeast District of the Florida Department of Environmental Protection (the "FDEP"), SJRWMD, Florida Fish and Wildlife Conservation Commission ("FFWCC"), the Florida Department of Transportation ("FDOT") District Two Urban Office in Jacksonville and any other affected permitting agencies. Form RPM-BSP-BIENNIAL REPORT-1 of the DCA, as amended from time to time, may be used for the format of this report. If no additional development pursuant to this Development Order has occurred since the submission of the previous report, then a letter from the Developer stating that no development has occurred shall satisfy the requirement for a report. In accordance with Section 380.06(18), Florida Statutes, failure to file the report when required may result in the temporary suspension of this Development Order until it is filed. The biennial report shall include the following:

- (a) A description of any changes made in the plan of development, phasing, or in representations contained in the ADA since the date of adoption of this Development Order and proposed for the next biennial report, and any actions taken by the local government to address these changes. Any conversions made pursuant to the Land Use Exchange Table attached as **Exhibit 2** shall also be reported.
- (b) A summary comparison of development activity proposed or conducted since the previous biennial report and activity projected for that period until submittal of the next regular biennial report. The summary will include a description of site improvements, number of single-family residential lots platted, number of multi-family units approved by construction plans and total number of residential units constructed, and gross floor area of non-residential uses constructed by land use type, location, and phase, with appropriate maps. The summary will also include the number of dwelling units constructed that qualify as workforce housing under Special Condition 25(b) below and the homestead exemption status and sales and rental figures for the constructed workforce housing units. A tabulation of the amount of acreage developed in the reporting period shall be provided by land use categories listed in Chapter 28-24, Florida Administrative Code.
- (c) The name of the purchaser of any undeveloped tracts of land in the DRI, including the location and size of the tracts purchased, and the amount of development rights allocated to the purchaser, with map(s) which show the parcel(s) or sub-parcel(s) acquired.
- (d) A cumulative summary of all development that has taken place within the DRI by the land use categories listed in Chapter 28-24, Florida Administrative Code,

including single-family residential lots platted, multi-family units approved by construction plans and total number of residential units constructed, gross floor area of non-residential uses constructed by land use type and location, together with a cumulative summary of location, size (acreage), development rights purchased (land use type and square footage). The summary shall also include the acres of wetlands and uplands placed under conservation easements.

- (e) To the extent known to the Developer, a description of any lands purchased, leased or optioned within one mile of the boundaries of the DRI by a person who has acquired a fee simple or lesser interest in the DRI subsequent to issuance of the Development Order (but excluding persons who have only acquired a leasehold interest in lands or improvements within the DRI), identifying such land, its size, and its intended use on a site plan and map.
- (f) A listing of any substantial local, state and federal permits, which were obtained, applied for, or denied, during this reporting period, specifying the agency, type of permit, permit number, parcel, location(s), and activity for each permit.
- (g) A description of any moratorium imposed by a regulatory agency on development within the DRI, specifying the type of moratorium, duration, cause, and remedy.
- (h) Provide information as to available capacity of potable water, wastewater, and solid waste facilities to serve the DRI for the anticipated development for the next biennial reporting period.
- (i) An assessment of Developer's, Developer's successor, if any, and local government's compliance with conditions and commitments contained in the Development Order.

- (j) A description of any permit modification resulting in a change to the previously permitted stormwater plans, design criteria, or planting and maintenance programs.
- (k) A description of any known incremental DRI applications for development approval or requests for a substantial deviation that were filed in the reporting years and to be filed during the next reporting years.
- (l) A description of any change in local government jurisdiction for any portion of the development since the Development Order was issued.
- (m) Traffic reports shall be submitted to the FDOT District Two Urban Office in Jacksonville as well as to the County Planning Department, the NEFRC and the DCA. The first traffic report shall be due concurrently with the first biennial report (if vertical construction within the DRI has commenced at that time) and then biennially thereafter until the buildout date, unless otherwise specified by the NEFRC. The following information shall be included:
  - (i) A description of current development by land use, type, location, number of residential units and amount of square footage of non-residential uses, together with the proposed construction schedule for the ensuing 24-month reporting period, and appropriate maps. The report will include the actual trip generation data from the ensuing 24-month period, along with the estimated project trip generation data calculated based upon the ITE Trip Generation Manual, to create the forecast of trip generation over the ensuing 24-month period.
  - (ii) The status of the improvements to be pipelined by the Developer, including the status of the right-of-way donations to be contributed and the

schedule for new and/or improved roadways, traffic control devices or other transportation facility improvements to be constructed or provided by the Developer or governmental entity to accommodate the total existing and anticipated traffic demands, any and all developer's agreements entered into to effectuate the improvements, and any other Developer obligations required in the Development Order to meet transportation conditions.

- (iii) Traffic counts, turning movements and level of service data for the following roads and intersections:

Roads:

US-1, Kings Street to Race Track Road  
SR-313, Woodlawn Road to US-1

Intersections:

US-1 and SR-16  
US-1 and Lewis Speedway Road (CR-16A)  
US-1 and SR-313  
US-1 and International Golf Parkway  
SR-16 and Woodlawn Road/Kenton Morrison Road

Note: Actual FDOT or St. Johns County traffic counts shall be used where possible. FDOT seasonal adjustment factors shall be used when adjusting traffic counts.

- (n) A copy of the recorded notice of the adoption of the Development Order or any subsequent modification of an adopted development order that was recorded by the Developer pursuant to Section 380.06(15)(f), Florida Statutes.
- (o) A statement certifying that the NEFRC (with appropriate filing fee), the DCA, the County, FDOT, FDEP, the SJRWMD, and the FFWCC have been sent copies of the biennial report in conformance with subsections 380.06(15) and (18), Florida Statutes.

10. **Notice of Adoption.** Notice of adoption of this Development Order or any subsequent amendment to it shall be recorded by the Developer in accordance with Section 380.06(15)(f), Florida Statutes, with the Clerk of the Circuit Court of St. Johns County, Florida. The recording of this notice shall not constitute or provide actual or constructive notice of a lien, cloud or encumbrance of the DRI Property. The conditions of this Development Order shall run with the land and bind the successors and assigns of the Developer of the DRI Property. Any contract or agreement for sale for all or any part of the DRI Property subject to this Development Order shall contain a legend substantially in the following form clearly printed or stamped thereon:

**THE PROPERTY DESCRIBED IN THIS AGREEMENT IS PART OF THE CORDOVA PALMS DEVELOPMENT OF REGIONAL IMPACT AND IS SUBJECT TO A DEVELOPMENT ORDER, NOTICE OF WHICH IS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WHICH IMPOSES CONDITIONS, RESTRICTIONS AND LIMITATIONS UPON THE USE AND DEVELOPMENT OF THE SUBJECT PROPERTY WHICH ARE BINDING UPON EACH SUCCESSOR AND ASSIGN OF FDG CORDOVA PALMS, LLC. THE DEVELOPMENT ORDER DOES NOT CONSTITUTE A LIEN, CLOUD OR ENCUMBRANCE OF REAL PROPERTY OR CONSTITUTE ACTUAL OR CONSTRUCTIVE NOTICE OF SAME. A COPY OF THE DEVELOPMENT ORDER MAY BE REVIEWED AT THE OFFICE OF THE PLANNING DEPARTMENT, ST. JOHNS COUNTY, FLORIDA, OR AT THE OFFICE OF THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS, TALLAHASSEE, FLORIDA.**

11. **Application for Proposed Changes.** The Developer shall comply with provisions of the Florida Statutes in effect at the time of proposed changes to the DRI with regard to the process of making such changes. The County acknowledges that the use of the Land Use Exchange Table included in this Development Order at **Exhibit 2**, shall not be deemed a change in the Development Order. The applicant shall submit simultaneously to the County, the NEFRC, and the DCA any applications for proposed changes to the DRI and

shall comply with the requirements of Section 380.06, Florida Statutes, concerning substantial deviations. If the local government determines that the proposed change should be approved, any new conditions in the amendment to the Development Order issued by the local government shall address only those issues raised by the proposed change and require mitigation only for the individual and cumulative impacts of the proposed change.

12. **Status of Development Rights.** The County acknowledges that the Developer has, by virtue of this Development Order, made substantial commitments to mitigate for impacts of proposed development pursuant to this Development Order. As a condition to development under this Development Order, the Developer will also make substantial investments in construction and development of the infrastructure required, which are conditions of this Development Order, all in reliance upon realization of all development rights granted pursuant to this Development Order. Accordingly, the rights of the Developer to construct the development as set forth in General Conditions 2, 3 and 4 are intended to be vested rights and shall not be subject to downzoning or unit density reduction or intensity reduction, except as provided in General Condition 7 of this Development Order. Further, future modifications to the County Land Development Code and other laws and regulations of the County affecting development shall apply to the development approved pursuant to this Development Order except to the extent (i) such future modifications conflict with specific provisions, conditions or commitments set forth in this Development Order and substantially diminish the development rights granted herein, or (ii) such modifications require mitigation for development impacts which have been reviewed under Section 380.06, Florida Statutes, and addressed in this Development Order. The Developer does not waive any statutory or common law vested

right or equitable estoppel right it now has or may acquire in the future to complete any portion of the DRI in accordance with the applicable state and local laws and ordinances in effect at the time this Development Order becomes effective. The General and Special Conditions in this Development Order are conditions to development of the DRI Property and nothing contained in this Development Order shall be construed to obligate the Developer to develop the DRI Property.

13. **Subsequent Requests for Development Permits**. Subsequent requests for development permits shall not require further review pursuant to Section 380.06, Florida Statutes, unless it is found by the St. Johns County Board of County Commissioners, after due notice and hearing, that one or more of the following is present:

- (a) substantial deviation pursuant to Section 380.06(19), Florida Statutes; or
- (b) buildout of this Development Order.

Upon a finding that (a) is present, the St. Johns County Board of County Commissioners shall order compliance with Sections 380.06(19)(g) and (h), Florida Statutes, and development within the DRI may continue, as approved, during the DRI review in those portions of the development which are not directly affected by the proposed change.

Upon a finding that (b) is present, the St. Johns County Board of County Commissioners shall order a termination of all development activity (except development activity authorized under Section 380.06(15)(g), Florida Statutes) if such development activity is subject to DRI review, until such time as a new DRI application for development approval has been submitted, reviewed and approved in accordance with Section 380.06, Florida Statutes.

14. **Limitation of Approval.** The approval granted by this Development Order is limited. Such approval shall not be construed to obviate the duty of the Applicant to comply with all other applicable local or state permitting procedures, subject to the provisions of General Condition 12 above.
15. **Impact Fees.** Impact fee credits towards any present or future impact fees that may be adopted by the County shall be allowed for any contribution of land, money (including, but not limited to, “proportionate share” or “fair share contributions”) or improvements made by or on behalf of the Developer or a Community Development District (“CDD”) as the case may be, for public facilities pursuant to the guidelines stipulated in Section 380.06(16), Florida Statutes, and the Consolidated Impact Fee Ordinances adopted pursuant to County Ordinance 2005-27, as may be modified. The Developer proposes and the County agrees that, in the event that any contributions of land purchased by a CDD, or money (including “proportionate share” or “fair share payments”), or improvements funded or constructed with funds from a CDD give rise to impact fee credits from a CDD, then such impact fee credit shall be established in the name of the CDD. In the event that an owner contributes land for public facilities (including, but not limited to, road rights-of-way), such owner shall be entitled to impact fee credits applicable to the land. The amount of such credit shall be determined in accordance with applicable law and County ordinances established by the County. If an impact fee ordinance that has been or that may be adopted by the County includes valuation methodology for real estate contributions, then the standards contained therein shall be used to value any contribution of land by the Developer or a CDD, provided, however, that the impact fee ordinance valuation methodology for any rights-of-way associated with the Phase I 313 Improvements or the SR 313 Additional ROW shall not serve to

modify or supercede any right-of-way valuation methodology set forth in the rules and regulations of the Federal Highway Administration and the FDOT as applicable.

16. **Level of Service Standards.** The Developer shall be required to meet the adopted level of service standards in the County Comprehensive Plan and the requirements of the County's Concurrency Management System (the "CMS") as are in effect on the date hereof; provided, however, mitigation for transportation impacts is being implemented under the provisions set forth in Section 163.3180(12), Florida Statutes, which shall be deemed to satisfy concurrency requirements for transportation.

### **SPECIAL CONDITIONS**

17. **Vegetation and Wildlife.**

- (a) **Agricultural and Silvicultural.**

- (i) The County acknowledges that the development of the DRI Property will occur over time and in phases. It is the intent of the Developer that portions of the DRI Property, on which physical project development has not been initiated shall continue in agricultural or silvicultural use, including timber production, in accordance with the Florida Department of Agriculture and Consumer Services Division of Forestry Best Management Practices for silviculture and St. Johns County Comprehensive Plan Policy E.2.2.3 and that until such physical project development is initiated, the Developer's primary purpose for ownership of such portions of the DRI Property shall be such agricultural or silvicultural activities. For purposes of this Special Condition 17, initiation of physical project development occurs on a portion of the DRI Property when construction of horizontal infrastructure to develop roads,

water, sewer or drainage improvements begins upon such portion to facilitate development at the densities and intensities contemplated by this Development Order. No logging or other similar silvicultural operations shall be conducted within the Conserved Wetlands and Upland Buffer (all as described in Special Condition 18 below). Notwithstanding the foregoing, silvicultural operations may be conducted for wetland enhancement purposes and mitigation approved by the SJRWMD.

- (ii) Prior to any clearing, grading, land alteration or vegetation removal activity adjacent to the Conserved Wetlands and Upland Buffer (all as described in Special Condition 18 below), the Developer shall mark or cause to be marked the location of any Conserved Wetlands and Upland Buffer adjacent to the portion of the DRI Property undergoing such activities. Subsequent to marking the location of these Conserved Wetlands and Upland Buffer and prior to beginning any of the activities listed above, the County Environmental Division staff shall be contacted for an onsite review of the markings.

(b) **Wildlife Protection.**

- (i) Wildlife and plant surveys were conducted for the DRI Property according to methodologies approved by the FFWCC as part of the ADA process. The results of the surveys show that no state or federally listed plant or wildlife species, endangered species, threatened species or species of special concern (collectively "Species") were observed on the DRI Property and that the DRI Property does not contain suitable habitat for Species. Notwithstanding these survey results, the Developer shall follow

the published Guidelines adopted by the FFWCC for any Species located or observed on the DRI Property through buildout and shall consult with the FFWCC and the County as to implementation of a habitat management plan (“Plan”) for any Species located or observed on the DRI Property if warranted. Any Plan shall be approved by the FFWCC prior to implementation and shall be consistent with the County Land Development Code and Comprehensive Plan.

- (ii) The Developer shall provide notification to the DRI Property residential property owners in recorded covenants and restrictions that the DRI Property is located east of the Twelve Mile Swamp Conservation Area, and that the management plan for the Twelve Mile Swamp Conservation Area may provide for prescribed burning.

18. **Wetlands.**

- (a) **Wetland Conservation and Wetland Impacts.** The jurisdictional wetlands generally shown on Map H (**Exhibit 1**) as Conserved Wetlands shall be conserved within the DRI Property (the “Conserved Wetlands”). The exact location, boundary and acreage of the Conserved Wetlands shall be determined as part of the SJRWMD Environmental Resource Permit (“ERP”) process and the County development review process applicable to the DRI Property through DRI buildout. Boundary adjustments to reflect the exact boundaries, acreage or locations of the Conserved Wetlands shall not require a modification to this Development Order. The limits of the Conserved Wetlands shall be delineated on engineering plans submitted for approval by the County. The Conserved Wetlands and the Upland Buffer required under Special Condition 18(b) below

shall be protected by recordation of conservation easements and labeled as conserved areas on plats in accordance with the terms of the applicable individual SJRWMD ERP and the County Comprehensive Plan. Any required conservation easement shall meet the requirements of Section 704.06, Florida Statutes, in order to protect the Conserved Wetlands and the Upland Buffer and such conservation easements shall be dedicated to the SJRWMD or FDEP, subject to SJRWMD or FDEP acceptance. Conservation easements and the portions of the recorded covenants and restrictions that relate to the Conserved Wetlands and Upland Buffer shall be enforceable by the Developer, a homeowners association, CDD, SJRWMD, FDEP or the County. The conservation easements or any applicable covenants and restrictions shall not permit variances from the minimum requirements in this Special Condition 18. No new development activities, as defined in Section 380.04, Florida Statutes, shall be allowed within the Conserved Wetlands, except for activities permitted by the SJRWMD ERP process, including but not limited to,

- (i) construction and operation of road and utility crossings;
- (ii) restoration, enhancement and creation activities, which includes the restoration of portions of pine plantation areas; and
- (iii) land management activities undertaken for the primary purpose of promoting native vegetation and wildlife and wildfire prevention, such as forest thinning, uneven-aged forest management, planting of native species, removal of invasive exotic species and prescribed burning.

Wetland impacts within the DRI Property shall be mitigated through the regulatory permitting process of the SJRWMD and the USACOE, as applicable.

The elimination and reduction of wetland impacts will be implemented to the maximum extent practicable. Vegetation and wildlife protection within the DRI Property shall also be afforded pursuant to the Upland Buffer provided for in Special Condition 18(b) below. The Developer shall promptly provide to the County a copy of all federal and state environmental permits prior to construction activities being undertaken. The Developer, or its assigns, shall be required to comply with all terms and conditions of all such permits.

- (b) **Wetland Protection.** The Developer shall comply with the buffer requirements contained in St. Johns County Land Development Code Section 4.01.06 established pursuant to St. Johns County Comprehensive Plan Policy E.2.2.5. A minimum natural vegetative upland buffer of twenty-five (25) feet shall be required and maintained between developed areas within the DRI Property and the contiguous Conserved Wetlands to protect the water quality of the Conserved Wetlands, except where buffer averaging may allow less than the required minimum of twenty-five (25) feet in certain locations while achieving a greater buffer width or where a variance is granted (the "Upland Buffer"). Except where a variance is granted, no upland buffer shall be reduced to less than ten (10) feet, except in circumstances where an unavoidable wetland impact occurs, such as, but not limited to, a road or utility crossing. The Upland Buffer shall be placed under recorded conservation easements as set forth in Special Condition 18(a) above and measured from the jurisdictional wetland line. Road crossings and utility crossings may be located within the Upland Buffer and if constructed will be coordinated with the SJRWMD and the County.

19. **Water Supply and Water Conservation.**

- (a) Development shall occur concurrent with the provision of adequate central potable water service meeting the adopted level of service standards in the County Comprehensive Plan and the CMS.
- (b) Potable water within the DRI will be provided by the City of St. Augustine, who will operate and maintain the internal water supply system after completion of the development.
- (c) Distribution systems for stormwater and reclaimed water shall be installed throughout the entire project area concurrent with development of the project for all land uses within the project (i.e., residential and nonresidential). The stormwater and reclaimed water distribution systems shall be developed in parallel to the potable water system and maintained for utilization when sufficient quantities of stormwater or reclaimed water are available for irrigation. Irrigation systems installed in the development shall be designed to accept nonpotable water.
- (d) The Developer shall enter into a utility agreement with the City of St. Augustine that will define the terms of the timing and funding of potable water and nonpotable water projects necessary to support the DRI. When reuse water becomes available, the Developer will utilize reuse water as the primary source for irrigation in public access areas. The Developer shall connect to any municipal reclaimed water system at the time it becomes available to the project. To the extent the County enters into an agreement with the City of St. Augustine (the "City") to provide bulk reuse water to the City with adequate capacity to serve the DRI Property, then in such event not later than one (1) year of availability of

reuse at International Golf Parkway and U.S. 1, but not sooner than January 1, 2015, the Developer shall commence extension of an eight (8) inch reuse main from International Golf Parkway at U.S. 1 to the northern boundary of the DRI Property and connecting to the DRI internal reuse system, to be completed within one (1) year of commencement; provided that the City shall execute a service agreement with the Developer to provide such reuse supply to the DRI Property and providing impact fee or connection fee credits from the City for such construction costs of the reuse main.

- (e) As a condition to development under this Development Order, water conservation strategies shall be incorporated within the DRI as set forth in the Water Conservation Plan attached as **Exhibit 4**, and the Developer shall implement the water conservation practices described in the ADA consistent with General Condition 1. These water conservation practices result in water conservation and best management practices to conserve water and to maintain water quality within the DRI.
- (f) Any wells located within the DRI Property that are no longer in use shall be properly plugged and abandoned in accordance with SJRWMD rules and regulations. Any existing, active wells for which the SJRWMD has issued a consumptive use permit may continue to be used only in accordance with the respective SJRWMD issued consumptive use permit until such times as physical project development is initiated (as defined in Special Condition 17(a)(i)).

20. **Wastewater Management.** Development of the Cordova Palms DRI shall proceed concurrent with the provision of adequate central sewer service meeting the adopted level of service standards in the County Comprehensive Plan and the CMS. Individual onsite

sewage disposal facilities shall not be permitted within the DRI except to serve temporary construction facilities.

21. **Stormwater Management.**

- (a) The surface water management system for the DRI shall be designed as a stormwater reuse system, rather than a conventionally designed system to meet pre and post-condition requirements and to maximize the amount of surface water that will be available for irrigation needs throughout the development, in accordance with applicable SJRWMD and County requirements. The system will provide for the effective removal of stormwater from the DRI development areas through a series of stormwater management facilities. Drainage from stormwater ponds will meet all local, state and federal surface water quality standards.
- (b) A CDD or a Property Owners Association (“POA”) will be established to maintain the stormwater management system upon completion of each parcel within the DRI. The Developer will be responsible for the operation and maintenance of the stormwater management system until a CDD or POA is formed and assumes such maintenance responsibility.
- (c) A Stormwater Pollution Prevention Plan (“SWPPP”) shall be incorporated into the construction and permit documents for projects to be constructed in the Cordova Palms DRI in accordance with the National Pollution Discharge Elimination System (“NPDES”) permitting program. In addition, prior to land clearing or construction activities within DRI parcels, the Developer shall submit to the County and other applicable regulatory agencies a stormwater pollution prevention Best Management Practices that will be used pursuant to the NPDES permitting program. Development within the DRI will be required to utilize Best

Management Practices for Erosion Control as required by the applicable NPDES permit.

- (d) Prior to the commencement of site construction within any DRI parcel, the DRI parcel owner or his representative shall conduct a pre-construction conference, which addresses stormwater pollution prevention and sediment and erosion control. At a minimum, the DRI parcel owner, contractor and design engineer or their representative shall attend the pre-construction conference.
- (e) At a minimum, the following erosion and sediment controls/stabilization practices will be included in any SWPPP for the project:
  - (i) the use of straw bale barriers;
  - (ii) the use of fabric filters/barriers, etc.;
  - (iii) the use of level spreaders;
  - (iv) limitations on stockpiling of materials;
  - (v) limitations on exposed erodible soil areas;
  - (vi) inlet protection;
  - (vii) seeding and mulching; and
  - (viii) any alternative measures as may be required pursuant to any NPDES permitting.
- (f) Sedimentation of wetlands within the DRI Property shall be prevented through adherence to the erosion and sediment control plan submitted as part of the stormwater permit.
- (g) Swales and drainage ways constructed by the Developer shall be vegetated or sodded. The inside detention slopes for stormwater ponds shall be sodded. The berm and outside slopes for stormwater ponds shall be hydroseeded. All cleared

development areas shall be hydroseeded or seeded and mulched once construction activities in such areas cease. All areas which are covered with vegetation or sod or which are seeded and mulched or hydroseeded shall be maintained after construction consistent with County Land Development Code requirements.

- (h) Prior to commencement of any construction adjacent to the Conserved Wetlands, the contractor shall be required to install silt fencing on the landward edge of the Upland Buffer or landward of the Upland Buffer at the physical limits of construction to protect the Conserved Wetlands.
- (i) Requirements for the disposal of waste materials (including general waste, hazardous waste, and sanitary waste), spill prevention (including specific requirements for petroleum, fertilizer, and other toxic materials), maintenance/inspection procedures (including identification of responsible party and frequency of inspections), and non-stormwater discharges will be incorporated in any SWPPP.

22. **Solid Waste.** Development within the DRI shall occur consistent with provisions of adequate solid waste service meeting the adopted level of service standards for solid waste identified in the County Comprehensive Plan and the CMS. The DRI project shall participate in the County recycling program. All users, generators and operators within the DRI Property shall be required to adhere to all federal, state and local laws, codes, ordinances, rules and regulations with respect to the use, management and disposal of hazardous waste.

23. **Transportation.** Pursuant to Section 163.3180(12), Florida Statutes (2009), the development approved by this Development Order is conditioned upon a contribution of transportation improvements (approximately \$25,115,572) as described below to offset

the regional impacts of the DRI on the regional transportation system. The improvements set forth herein will benefit regionally significant transportation facilities and are graphically depicted on **Exhibits 5-1** and **5-2**. The SR 313 facility improvements shall be limited to the following two (2) access points: (i) the proposed project entrance and (ii) Big Oak Road with a temporary connection at Woodlawn Road until SR 313 is constructed by FDOT or the County to SR 16 in the future.

- (a) **Phase I 313 Improvements**. Prior to County approval of construction plans for any development of vertical improvements within the DRI, the Developer, at Developer's expense, shall cause construction to be commenced for the following transportation improvements: (i) SR 313 as a four (4) lane divided controlled access facility from US 1 to the proposed project entrance with right-of-way of 250 feet dedicated to FDOT as depicted on **Exhibit 5-1** and, (ii) SR 313 as two (2) lanes of a future four (4) lane divided controlled access facility with right-of-way of 250 feet dedicated to FDOT to accommodate the future four (4) lane road, from the proposed project entrance to a connection point at Big Oak Road. The connection at Big Oak Road shall be an at-grade connection located at either of the approximate locations shown on **Exhibit 5-1** and such connection shall provide for secondary access for emergency responders to the DRI Property from Big Oak Road, unless other access is approved by the County. The Developer shall cause access to Big Oak Road to be restricted for project traffic, other than emergency responders, unless otherwise approved by the County. The above referenced improvements shall also include (a) construction of an at-grade railroad crossing at the intersection of SR 313 and the Florida East Coast ("FEC") Railroad adjacent to US 1 and (b) dedication of sufficient right-of-way for a

future interchange at SR 313 and the proposed project entrance and for a future flyover of the FEC Railroad within the Cordova Palms DRI as shown on **Exhibit 5-1**. All of the above referenced improvements and right-of-way are hereinafter referred to as the “Phase I 313 Improvements”. Construction of the Phase I 313 Improvements to Big Oak Road shall be completed not later than two (2) years after commencement of construction of the Phase I 313 Improvements, subject only to delays in completion of any applicable construction contracts due to any force majeure. However, in no event, shall certificates of occupancy (or equivalent authorization as to nonresidential square footage) be issued until the Phase I 313 Improvements are complete and operational. Modification to the SR 313 intersections at US 1, Big Oak Road and the proposed project entrance to accommodate the construction of the Phase I 313 Improvements, including any intersection improvements such as, but not limited to, turning lane additions or modifications, and installation of traffic signals (when warranted), shall be constructed as deemed necessary by the FDOT and/or the County as part of the Phase I 313 Improvements. These modifications shall comply with applicable state and local standards which standards may require modification to each approach to the intersection as necessary.

- (b) **Final Alignment.** **Exhibit 5-1** depicts the Phase I 313 Improvements to be constructed upon one (1) of two (2) potential alignments south of the proposed project entrance and identified thereon as the “Eastern Alignment ROW” and “Western Alignment ROW.” The final alignment of the roadway constituting the Phase I 313 Improvements shall be approved by FDOT, not later than the permitting process for road construction of the Phase I 313 Improvements (the

“Final Alignment Determination”). As part of the Final Alignment Determination, the Developer acknowledges that a goal will be to minimize impacts to conservation land within the Twelve Mile Swamp Conservation Area.

- (c) **SR 313 Additional ROW.** Prior to County approval of construction plans for any development of vertical improvements within the DRI, the Developer shall convey or cause to be conveyed to FDOT a 250 foot right-of-way for the continuation of SR 313 from the southerly terminus of the Phase I 313 Improvements intersecting at Big Oak Road to Woodlawn Road, which depending upon the Final Alignment Determination of SR 313 shall include (i) those lands owned by the Developer on that property identified as Lemberg South on **Exhibit 5-1** located within the Eastern Alignment ROW, (ii) those lands owned by the SJRWMD and the State of Florida located in the Twelve Mile Swamp Conservation Area generally depicted on **Exhibit 5-1**, located within the Eastern Alignment ROW or Western Alignment ROW as applicable, and/or (iii) land owned by third parties, if any, within such right-of-way as determined by the Final Alignment Determination. The right-of-way lands to be conveyed under this Special Condition 23(c) are hereinafter referred to as the “SR 313 Additional ROW.” Coincident with conveyance of the SR 313 Additional ROW, the Developer shall also convey or cause to be conveyed to FDOT sufficient lands within Lemberg South to accommodate anticipated stormwater ponds to serve the Phase II SR 313 Additional ROW improvements in locations as approved by FDOT (the “Stormwater Lands”).
- (d) **Conservation Compensation Land.** The Developer acknowledges that the SJRWMD may require, as a condition to permitting the Phase I 313

Improvements and the Phase II 313 Improvements (as hereinafter defined), lands within Lemberg South to be located along the boundary of the existing Twelve Mile Swamp Conservation Area to replace that portion of acreage constituting part of the Twelve Mile Swamp Conservation Area which is incorporated into the SR 313 Additional ROW based upon the Final Alignment Determination (the "Conservation Compensation Land"). If required by the FDOT or the County, the Developer shall convey or cause to be conveyed to the SJRWMD the Conservation Compensation Land prior to issuance of any building permits for vertical construction within the DRI.

- (e) **Deed of Conveyance.** The deed of conveyance for the SR 313 Additional ROW and the Stormwater Lands as conveyed by or at the direction of the Developer to FDOT shall include a deed restriction limiting the use of such lands to use as a publicly dedicated right-of-way for vehicular use as to the SR 313 Additional ROW and as drainage or stormwater conveyance improvements as to the Stormwater Lands.
- (f) **Phase II Transportation Condition.** Prior to County approval of construction plans for any development of vertical improvements within Phase II of the DRI, the Developer shall (i) provide financial assurances to the FDOT or the County (as directed by them) in the form of a letter of credit or such other financial assurances satisfactory to the entity (i.e. FDOT or the County) directed to receive such assurances (the "Financial Assurances") which secure completion of construction or (ii) shall commence construction of a two (2) lane controlled access facility continuation of SR 313 from the southerly terminus of the Phase I 313 Improvements intersecting at Big Oak Road to a connection at Woodlawn

Road, along the SR 313 Additional ROW pursuant to the Final Alignment Determination as shown on **Exhibit 5-2**, (the “Phase II 313 Improvements”). The Phase II 313 Improvements shall be completed by the Developer (or a CDD if constructing) not later than two (2) years from the first to occur of (i) the posting of the Financial Assurances with either the FDOT or the County as directed by them or (ii) commencement of construction. However, in no event, shall certificates of occupancy (or the equivalent authorization as to nonresidential square footage) for Phase II be issued until the Phase II 313 Improvements are completed and operational. The Phase II 313 Improvements shall also include any wildlife crossing required by the SJRWMD as part of the SJRWMD permitting process for the Phase II 313 Improvements to maintain habitat connectivity within the Twelve Mile Swamp Conservation Area for this improvement. The connection of SR 313 to Woodlawn Road will be constructed so as to meet all applicable state and local standards, which may require modification to each approach to the intersection and such other intersection improvements such as, but not limited to, turning lane additions or modifications, and installation of traffic signals (when warranted), as deemed necessary by the FDOT and/or the County as part of the Phase II 313 Improvements.

- (g) **Accelerated Phase II 313 Improvements**. The Developer, FDOT and the County shall cooperate to accelerate the Developer’s commencement of design, permitting and construction of the Phase II 313 Improvements coincident with the construction of the Phase I 313 Improvements; if the FDOT shall have secured and provided to the Developer funding for fifty percent (50%) of the cost of construction of the Phase II 313 Improvements (exclusive of costs of the SR 313

Additional ROW, Stormwater Lands, and design, permitting and wetlands and conservation land mitigation costs associated with the Phase II 313 Improvements) as provided for herein. Funding to accelerate the Phase II 313 Improvements may be provided from the FDOT Transportation Regional Incentive Program (TRIP) or other FDOT transportation funding programs or funding from any other entity for which the Phase II 313 Improvements may be eligible (the "Accelerated Funding"). The Developer shall be responsible for the balance of the cost of construction, and all applicable design and engineering and mitigation costs associated with the Phase II 313 Improvements, provided the total project cost of construction of the Phase I 313 Improvements and the Phase II 313 Improvements (including the cost of mitigation, design, engineering, permitting and inspection) with the Accelerated Funding shall not be increased by more than 10% of such costs without application of the Accelerated Funding (the "Maximum Cost Increase"). If the Accelerated Funding is secured, provided to the Developer consistent with the provisions of this Special Condition 23(g), and does not result in total project cost increase above the Maximum Cost Increase, then the Developer shall commence design, permitting and construction of the Phase II 313 Improvements coincident with construction of the Phase I 313 Improvements and complete construction of the Phase II 313 Improvements not later than twelve (12) months after completion of the Phase I 313 Improvements, subject only to delays in completion of any applicable construction contracts due to any force majeure. In no event, shall certificates of occupancy (or equivalent authorization as to nonresidential square footage) be issued for Phase II until the Phase II 313 Improvements are completed and operational.

- (h) **Airport Authority ROW Lands.** The County agrees to utilize its good faith efforts to facilitate the conveyance of lands owned by the St. Augustine Airport Authority to the FDOT as may be necessary for the conveyance of the right-of-way associated with the Phase I 313 Improvements, the Phase II 313 Improvements or the SR 313 Additional ROW.
- (i) **County Use of Eminent Domain.** If requested by the Developer, the County shall (to the extent allowed by law) exercise its power of eminent domain (at no cost to the County) as necessary to acquire right-of-way for any portion of the Phase I 313 Improvements or SR 313 Additional ROW to the extent that such right-of-way is to be incorporated as part of a County right of way and not owned by the Developer or its affiliates. All costs of obtaining such right-of-way (whether to be paid to the landowners of lands acquired, consultants, expert witnesses, court costs or outside attorneys' fees) shall be borne by the Developer. In the alternative, upon a request by the Developer, the County may grant to a CDD the power to exercise eminent domain to acquire such rights-of-way or any portion thereof. The obligation of the Developer to commence construction or complete any roadway improvements provided for in this Special Condition 23 shall be extended as a result of a delay in acquisition of any portion of right-of-way owned by third parties, if beyond the reasonable control of the Developer, or if to the extent the eminent domain is delayed, provided, however, that (i) the County shall not be required to issue any certificate of occupancy within the DRI until the Phase I 313 Improvements are completed and operational as set forth in Special Condition 23(a) above and (ii) the provisions of this Special Condition

23(i) shall not serve to modify or supersede any provisions of Chapter 73, Florida Statutes.

- (j) **Administration of Right-of-Way Acquisition.** The Developer and County agree that acquisition of right-of-way from third parties, other than the Developer or its affiliates, of any portion of the right-of-way for the Phase I 313 Improvements, the SR 313 Additional ROW and the Stormwater Lands shall be administered by the County or FDOT such that the right-of-way value shall be determined by an appraisal in full compliance with the Uniform Standards of Professional Practice and that acquisition (including donation) shall be in accordance with all applicable rules and regulations of the Federal Highway Administration and FDOT acquisition procedures including Chapter 73, Florida Statutes, and the Uniform Relocation Act.
- (k) **St. Marks Pond Boulevard.** The Developer shall reserve or cause to be reserved right-of-way within the DRI Property to allow for a connection from St. Marks Pond Boulevard to the north as generally depicted on Map H (**Exhibit 1**) as Future Access to the internal public access roadway network within the DRI Property.
- (l) **Alternative Forms of Transportation.**
  - (i) In order to promote alternative forms of transportation, the Developer shall provide a system of bike paths, pedestrian walkways and/or sidewalks within the DRI Property that will connect the residential areas to the non-residential areas thereby promoting non-motorized transportation to reduce vehicle miles traveled (VMT) and greenhouse gas emissions. The bike paths, pedestrian walkways and/or sidewalks will be

described in more detail in the Planned Unit Development rezoning for the DRI to be approved by the County.

- (ii) To further promote alternative forms of transportation and reduce VMT, the internal roadways within the DRI Property, which will be classified as a minor collector and above, will be designed to accommodate the operation of transit buses, and the internal circulation within the DRI Commercial (Retail/Service), Office and Residential areas will be designed to facilitate the use of public transit, including sufficient right-of-way for bus turnouts. In addition, the Developer shall cause to be constructed two (2) bus shelters, with one (1) bus shelter located in the DRI Commercial (Retail/Service) area and the other bus shelter located in the DRI Residential area.

24. **Air Quality.** The following dust control measures shall be required by contractors during construction within the Cordova Palms DRI:

- (a) Moisten soil or use resinous adhesives on barren areas, which shall include, at a minimum, all roads, parking lots, and material stockpiles;
- (b) Use mulch, liquid resinous adhesives with hydro-seeding or sod on all landscape areas;
- (c) Remove soil and other dust-generating material deposited on paved streets by vehicular traffic, earth moving equipment, or soil erosion;
- (d) Use the best operating practices in conjunction with any burning resulting from land clearing, which may include the use of air curtain incinerators if required by the St. Johns County Fire Department; and

- (e) Identify areas within the DRI for conservation of the existing vegetation and phasing of construction to limit the extent of disturbed areas with open, raw erodible soil exposed by clearing and grubbing to ten (10) acres in the DRI, unless an erosion control plan is submitted in conjunction with any SWPPP which demonstrates areas in excess of ten (10) acres in size with open, raw erodible soil will not significantly affect offsite deposits of sediments.

25. **Affordable Housing.**

- (a) To address the need for affordable housing within the County, a contribution of \$0.70 per square foot of building area shall be paid to the County at the time of issuance of a building permit for any Commercial (Retail/Service) or Office development within the DRI. This contribution shall be used by the County for rehabilitation of existing, unoccupied substandard housing and/or for the development and construction of housing for low or very low income households, as defined in Rule 9J-2.048, Florida Administrative Code, within the County.
- (b) The Developer shall construct or cause to be constructed a minimum of seventy-five (75) for-sale or for-rent “workforce housing” units (as hereinafter defined) within the DRI prior to the issuance of building permits for the 500<sup>th</sup> residential unit within the DRI. “Workforce housing” is defined as housing that is affordable to a household that earns up to 140 percent of the area median income as defined by the United States Department of Housing and Urban Development (“HUD”) as updated and published annually in the Federal Register for the County. The for-rent workforce housing shall be subject to a deed restriction, with the County named as third party beneficiary, that shall be for a period of not less than fifteen (15) years and such deed restriction language shall be approved by the County

Department of Housing and Community Services (the "Department"). Any rental of workforce housing shall be to persons meeting the above affordability criteria through a program supervised by the Department or as part of a program that uses HUD or Florida Housing Finance Corporation funding to ensure that only persons meeting the income limitations set forth above occupy such affordable housing during the fifteen (15) year deed restriction period. For-sale workforce housing units shall be subject to a deed restriction, with the County named as a third party beneficiary, for a period of not less than five (5) years from the date of initial conveyance and such deed restriction language shall include resale provisions to ensure workforce housing for income-eligible homeowners and a requirement that the housing remain owner occupied for the five (5) year period.

- (c) The southwestern portion of the Residential area depicted on Map H (**Exhibit 1**) as "Residential\*-Rental Units Only" shall be restricted for development of rental units for a period of not less than twenty (20) years from the date of this Development Order to provide an additional opportunity for affordable housing within the County. The for-rent workforce housing units discussed above may be located within this area.

26. **Recreation.** The Developer shall provide a minimum of nine (9) acres of neighborhood parks and a minimum of forty-five (45) acres of open space (the "Park/Open Space Areas") within the DRI to meet the adopted level of service standards for open space and recreation in the County Comprehensive Plan and the CMS. The Park/Open Space Areas shall consist of active and passive uses, be owned and maintained by a CDD or POA, and at the option of the Developer, access may be restricted to residents of the DRI. The location of the Park/Open Space Areas and description of any associated improvements

will be included in the Planned Unit Development rezoning and associated Master Development Plans and engineering plans for the DRI to be approved by the County.

27. **Education.** Residential development within Cordova Palms shall meet the school concurrency requirements of the County Comprehensive Plan, applicable County ordinance(s), the Interlocal Agreement between the Board of County Commissioners of St. Johns County, Florida, City of St. Augustine, City of St. Augustine Beach, Town of Hastings and the School Board of St. Johns County, Florida, and the CMS for schools.
28. **Community Development District.** The Developer has indicated that it may form one or more CDDs within the DRI pursuant to Chapter 190, Florida Statutes, as it may be amended from time to time. The County expressly maintains all rights available to it pursuant to Chapter 190, Florida Statutes, related to the proposed establishment of a CDD by the Developer. Any CDD for the Cordova Palms DRI approved pursuant to Chapter 190, Florida Statutes, may finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain projects, systems and facilities for the purposes described in Section 190.012, Florida Statutes, including, but not limited to, any of the indicated transportation improvements set forth in this Development Order and any other project required or authorized by this Development Order. Construction or funding by any such CDD of all such projects within or without the boundaries of a CDD required by this Development Order or necessary to serve the development approved by this Development Order is expressly approved. If the Developer is required by this Development Order to provide, pay for or otherwise cause to be provided, infrastructure, projects, systems or facilities set forth in Chapter 190, Florida Statutes, including, without limitation, those in Sections 190.012(1) and (2), Florida Statutes, then the CDD independently may satisfy such obligations. To the extent any such obligation under this

Development Order is met or performed by a CDD, then the Developer shall no longer be subject to the obligation. The Developer proposes and the County agrees that, in the event that any contributions of land, money (including “proportionate fair share payments” or “pipelining amounts”), or improvements funded or constructed with funds from a CDD give rise to impact fee credits to the CDD, then such impact fee credits shall be established in the name of the CDD.

29. **Historical and Archeological Sites.** A Cultural Resource Assessment Study has been submitted and approved by the State Historic Preservation Office (“SHPO”). As a condition to development under this Development Order, the Developer, in consultation with the SHPO, shall provide a historical marker or public interpretative sign to indicate the former presence of Site 8SJ3476 (a/k/a Old Kings Road) within the DRI Property. Should any new significant historical and archaeological resources be discovered in the course of development on the DRI Property, the Developer shall immediately notify the Division of Historical Resources (the “Division”) and the County and stop construction activities within the area of construction. No disruption of the findings shall be permitted until any further studies required by the Division are completed, the Division has rendered a recommendation and a mitigation plan has been agreed upon by the Developer, the County and the Division.
30. **Severability.** If any stipulation or any portion or section of any stipulation contained in this Development Order is declared, determined to be, or adjudged invalid, illegal or unconstitutional by a court of competent jurisdiction, such adjudication shall not affect the approval granted in this Development Order, the other stipulations, or the other portions or sections of the affected stipulations, which shall remain of full force and effect as if the stipulation or portion or section of a stipulation so declared, determined to

be or adjudged invalid, illegal or unconstitutional were not originally a part of this Development Order.

31. **Successor Agencies.** Whenever, within the terms of the stipulations, reference is made to any department, agency, board, commission, or other instruments of the federal, state, or local governments, it is understood that such reference shall be construed to mean any future instrumentality which, by operation of law, may be created and designated as successor in interest or other which may be possessed of any of the powers and duties of any referenced instrumentality in existence on the effective date of these stipulations.
32. **Public Utilities.** Essential public utilities may be allowed within any of the land use categories shown on Map H (**Exhibit 1**) subject to compliance with applicable law.
33. **Energy Conservation.** The Developer shall encourage the use of high-efficiency Energy Star labeled fixtures, appliances or equivalent performing fixtures be installed in all residential buildings and, where appropriate, in all nonresidential buildings and structures in the DRI. The Developer shall also encourage that all non-residential buildings within the DRI Property be constructed to meet the United States Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEED) rating system, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards or a nationally or state recognized, high-performance green building rating system as approved by the Florida Department of Management Services. The Developer shall also make available educational materials that promote energy and water saving techniques for landscaping, cooling, heating and other energy efficiency techniques of residential structures to both DRI homeowners and renters.
34. **Incorporation of Recitals.** The Recitals are hereby incorporated by reference.

**RENDITION**

Within ten (10) days of the adoption of this Development Order, St. Johns County shall render a copy of this Development Order with all attachments, certified as complete and accurate, by certified mail, return receipt requested, to the Florida Department of Community Affairs, Bureau of Local Planning, Northeast Florida Regional Council, and the Developer.

**PASSED AND ENACTED** by the Board of County Commissioners of St. Johns County, State of Florida, this 17<sup>th</sup> day of August 2010.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: [Signature]  
Its Chair

ATTEST: Cheryl Strickland, Clerk

By: [Signature]

Title: Deputy Clerk

Adopted Regular Meeting: August 17<sup>th</sup>, 2010

Effective: \_\_\_\_\_, 2010

**RENDITION DATE** 08/19/10



**Exhibit A**

**DRI Property**

All of fractional Section 10, all of Government Lots 1, 2 and 3, and a portion of Government Lots 5 and 7, Section 15, together with a portion of the Pablo Sabate Grant, Section 50, all lying in Township 6 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3012, page 1645 of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southwest corner of said Section 10, thence North 01°59'46" West, along the Westerly line of said Section 10, said line being the Easterly line of those lands described and recorded in Official Records Book 1549, page 996 and Official Records Book 769, page 379 of said Public Records, a distance of 2509.17 feet; thence North 41°53'21" East, departing said Westerly line, 538.62 feet to a point lying on the Southwesterly right of way line of the Florida East Coast Railroad, a 100 foot right of way as presently established; thence South 37°52'52" East, along said Southwesterly right of way line, 7066.83 feet; thence South 71°29'36" West, departing said Southwesterly right of way line, 1312.47 feet; thence South 04°55'38" East, 457.41 feet; thence South 59°08'21" West, 494.22 feet; thence South 58°21'45" West, 904.03 feet; thence South 89°51'18" West, 805.99 feet to a point lying on the Easterly line of those lands described and recorded in Official Record Book 1905, page 268 of said Public Records; thence North 00°53'35" West, along said Easterly line, 1630.18 feet to the Northeasterly corner of said Official Record Book 1905, page 268; thence South 89°13'09" West, along the Northerly line of said Official Record Book 1905, page 268, a distance of 1339.65 feet to a point lying on the Easterly line of Section 16, said Township and Range; thence North 00°53'21" West, along said Easterly line of Section 16, continuing along said Northerly line of Official Record Book 1905, page 268, and said Easterly line of Official Records Book 1549, Page 996, a distance of 2659.81 feet to the Point of Beginning.

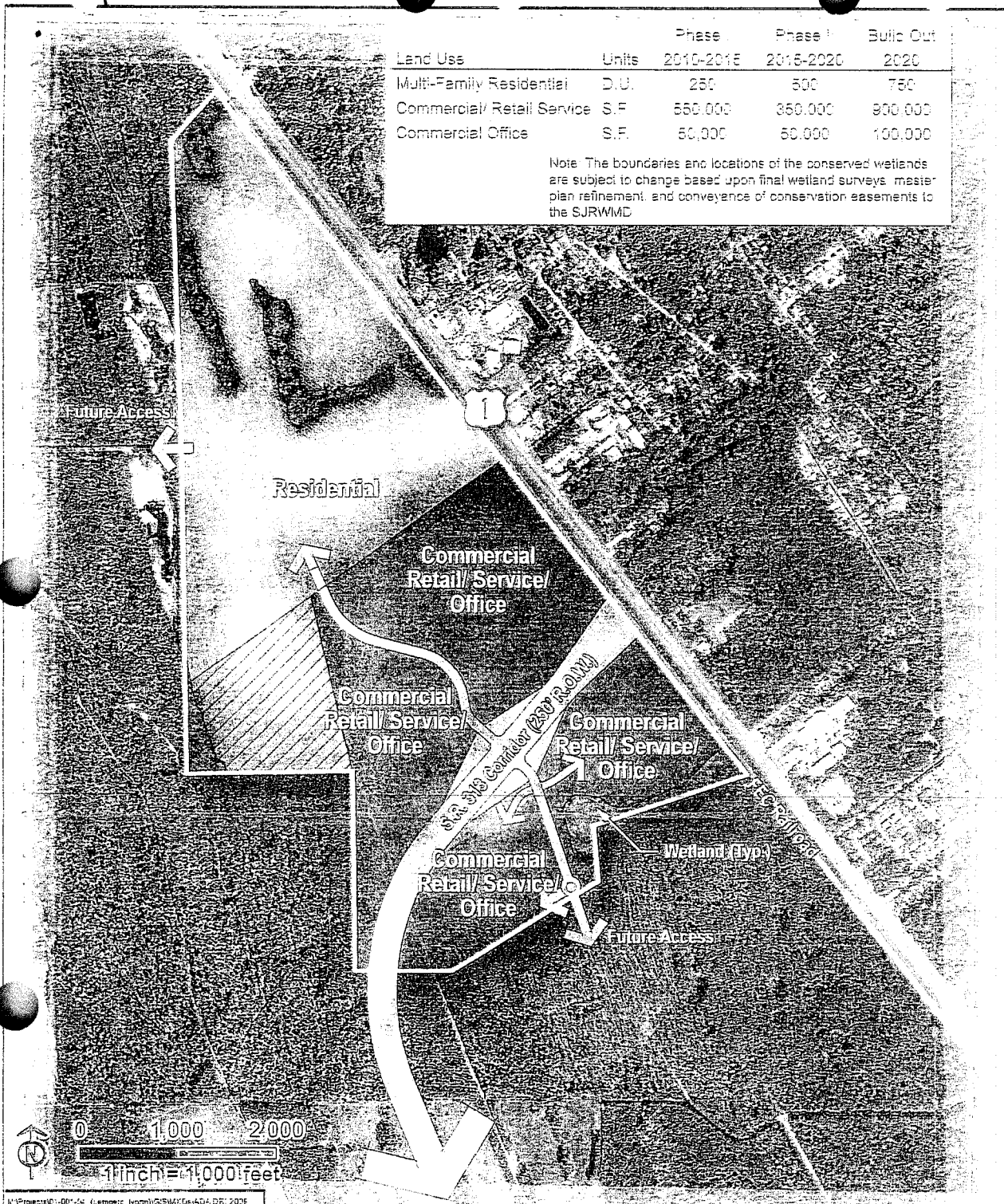
Containing 381.76 acres, more or less.

**Exhibit 1**

**Map H, Master Development Plan**

Land Use	Units	Phase	Phase I	Bulk Out
		2010-2015	2016-2020	2020
Multi-Family Residential	D.U.	250	500	750
Commercial/Retail Service	S.F.	550,000	350,000	900,000
Commercial Office	S.F.	50,000	50,000	100,000

Note: The boundaries and locations of the conserved wetlands are subject to change based upon final wetland surveys, master plan refinement, and conveyance of conservation easements to the SJRWMD.



Project: 00-24, Lemoyne North, GISMAP, 10/14/04, DR, 2001

# Cordova Palms

Application for Development Approval

## Map H MASTER DEVELOPMENT PLAN

**Legend**

	Commercial Retail/ Services/ Office*
	Residential*
	Residential* - Rental Units Only
	Major Right-of-Way
	Conserved Wetlands

**Consultant Team**

England, Thims, & Miller, Inc.	Planning	Engineering
Peppers Metcalf Jenks & Miller, P.A.		Traffic
Fishkind and Associates		Legal
Robert M. Angus and Associates		Economics
Environmental Services, Inc.		Surveying
		Environments

**FLAGLER**  
DEVELOPMENT GROUP

**England, Thims & Miller, Inc.**  
PLANNING • ENGINEERING • TRAFFIC • LEGAL • ENVIRONMENTAL SERVICES

\* Includes Parks and Open Space.

## Exhibit 2

### Land Use Exchange Table

<b>Land Use</b>	<b>Proposed</b>	<b>Minimum</b>	<b>Maximum</b>
Multi-Family Residential	750 d.u.	250	750
Single Family Residential	0 d.u.	0	283
Commercial	900,000 s.f.	500,000 s.f.	900,000 s.f.
Office	100,000 s.f.	100,000 s.f.	600,000 s.f.

### Conversion Rates

<b>Conversion Type</b>	<b>Conversion Rate</b>
Commercial to Office	1.552
Multi-Family to Single Family	0.567
Single Family to Multi-Family	1.764

Source: The Cordova Palms Application for Development Approval (“ADA”) as revised by the sufficiency responses and as revised by the amended and revised ADA and the Institute of Transportation Engineers, Trip Generation, 8<sup>th</sup> edition.

Notes:

- (i) The Developer shall not convert from Office to Commercial square footage.
- (ii) Any conversion of uses must be consistent with the County Comprehensive Plan site specific Policy A.1.11.1(h)(8)(e) for Cordova Palms.
- (iii) No conversion shall be allowed that will cause project demand for potable water to exceed the total project demand for potable water as set forth in the ADA, related sufficiency responses and amended and revised ADA, unless the Developer is able to provide information that shows the City of St. Augustine has additional potable water capacity to serve the converted use(s) under the City’s Consumptive Use Permit.
- (iv) The development of Multi-Family Residential and/or Single-Family Residential units shall maintain the Level of Service (LOS) required for schools or otherwise meet the proportionate share requirements as provided for in the St. Johns County school concurrency regulations.

Examples:

- (i) As an example, 1,000 Commercial square feet is convertible to 1,552 Office square feet by  $1.552 \times 1,000$  Commercial square feet = 1,552 Office square feet.
- (ii) As an example, 250 Multi-Family units are convertible to 142 Single Family units by  $0.567 \times 250$  Multi-Family units = 142 Single Family units.

**Exhibit 3**

**Land Use Phasing Table**

<b>Land Use</b>	<b>Phase I (2010-2015)</b>	<b>Phase II (2015-2020)</b>	<b>Buildout (2020)</b>
Multi-Family Residential (dwelling units)	250	500	750
Commercial (Retail/Service) (square feet)	550,000	350,000	900,000
Office (square feet)	50,000	50,000	100,000

**Note:**

1. The estimated acreages for the above listed land uses are as follows:

Multi-Family Residential	187 acres
Commercial	153 acres
Office	10 acres

These acreages shall not control for purposes of applying the Land Use Exchange Table. The final acreage for each land use will be determined during final design and permitting.

## Exhibit 4

### **Water Conservation Plan**

- A. All available lower-quality sources of water, including stormwater and reclaimed water, must be distributed for use or used throughout the project in place of higher-quality water sources, when deemed feasible, pursuant to St. Johns River Water Management District (the "District") rules and applicable state law. Stormwater and reclaimed water shall be maximized as nonpotable water sources for irrigation.
- B. Distribution systems for stormwater and reclaimed water shall be installed throughout the entire project area concurrent with development of the project for all land uses within the project (i.e., residential and nonresidential). The stormwater and reclaimed water distribution systems shall be developed in parallel to the potable water system and maintained for utilization when sufficient quantities of stormwater or reclaimed water are available for irrigation. Irrigation systems installed in the development shall be designed to accept nonpotable water.
- C. Best management practices cited in University of Florida, Institute of Food and Agricultural Sciences' (UF/IFAS) *A Guide to Florida-Friendly Landscaping* shall be followed for landscape installation, irrigation, and fertilizer and pesticide applications. These best management practices include:
1. Landscape design that minimizes the impacts of fertilizer applications
  2. Preferred plant materials
  3. Appropriate type of fertilizer to avoid the release of excess nutrients
  4. Rate and frequency of fertilizer and pesticide applications
  5. Watering schedules consistent with the District's landscape irrigation rule and St. Johns County landscape irrigation rules
  6. Design and maintenance of drainage control systems
- D. All multi-family residential units shall use submeters for potable water.
- E. The covenants and restrictions for the DRI shall encourage that only U.S. Environmental Protection Agency Water Sense® labeled water conserving fixtures or equivalent performing fixtures shall be installed in all residential structures and, as appropriate, in nonresidential buildings and structures.
- F. Single-family units and nonresidential buildings shall have separate meters for potable and nonpotable water.
- G. A waterwise approach shall be used throughout the landscaped areas of the DRI development. Irrigated turf grass shall not exceed 50% of the landscaped area (except for active play areas and parks) and site-appropriate plant species shall be used in landscaped areas. Landscaped area is defined as any pervious area within the proposed

development that will be altered due to the development, exclusive of pervious areas within wetlands, upland buffers, vegetative buffers between land uses, stormwater systems, and required preservation areas. Refer to the District's Waterwise Florida Landscapes, available online at [floridaswater.com/waterwiselandscapes](http://floridaswater.com/waterwiselandscapes), or other comparable guides.

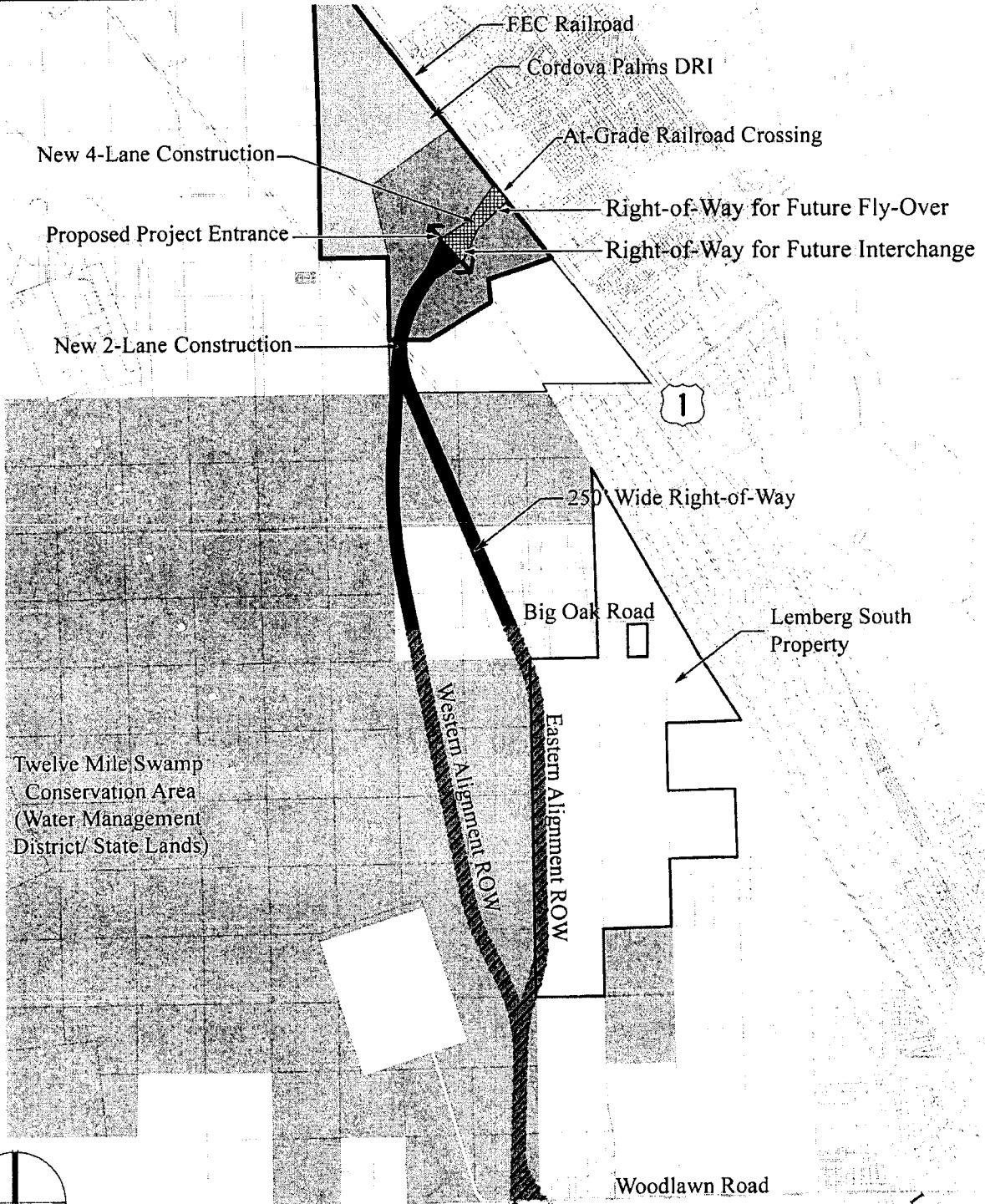
- H. Florida-friendly waterwise guides and UF/IFAS' *A Guide to Florida-Friendly Landscaping* shall be displayed in a prominent location in the project's sales offices.
- I. Separate irrigation zones shall be required for turf and non-turf areas throughout all land uses (residential and nonresidential) to avoid irrigation of landscaped beds when irrigating the turf zone(s). Landscaped beds shall not be irrigated using high-volume irrigation systems where practicable. All irrigation systems shall use a rain shutoff device, such as a rain sensor or soil moisture sensor (per *Florida Statutes*), to override unnecessary irrigation events.
- J. Covenants and restrictions shall ensure that, at a minimum, Florida Water Star<sup>SM</sup> design standards are met, in accordance with the Northeast Florida Regional Council's policy approved on February 7, 2008.
- K. Notwithstanding any of the foregoing DRI water conservation practices, all residential and nonresidential development within the DRI shall adhere to the St. Johns County Fertilizer Ordinance and Irrigation Ordinance and any other applicable St. Johns County water conservation regulations.

**Exhibit 5**

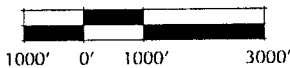
**Transportation Mitigation Exhibits**

**Exhibit 5-1**





**Phase I SR 313 Improvements Map**



NORTH



SCALE: 1"=3000'-0"

-  SR 313 2-Lane Construction and Right-of-Way
-  SR 313 4-Lane Construction and Right-of-Way
-  SR 313 Additional Right-of-Way
-  SR 313 Construction by Others

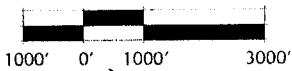
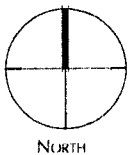
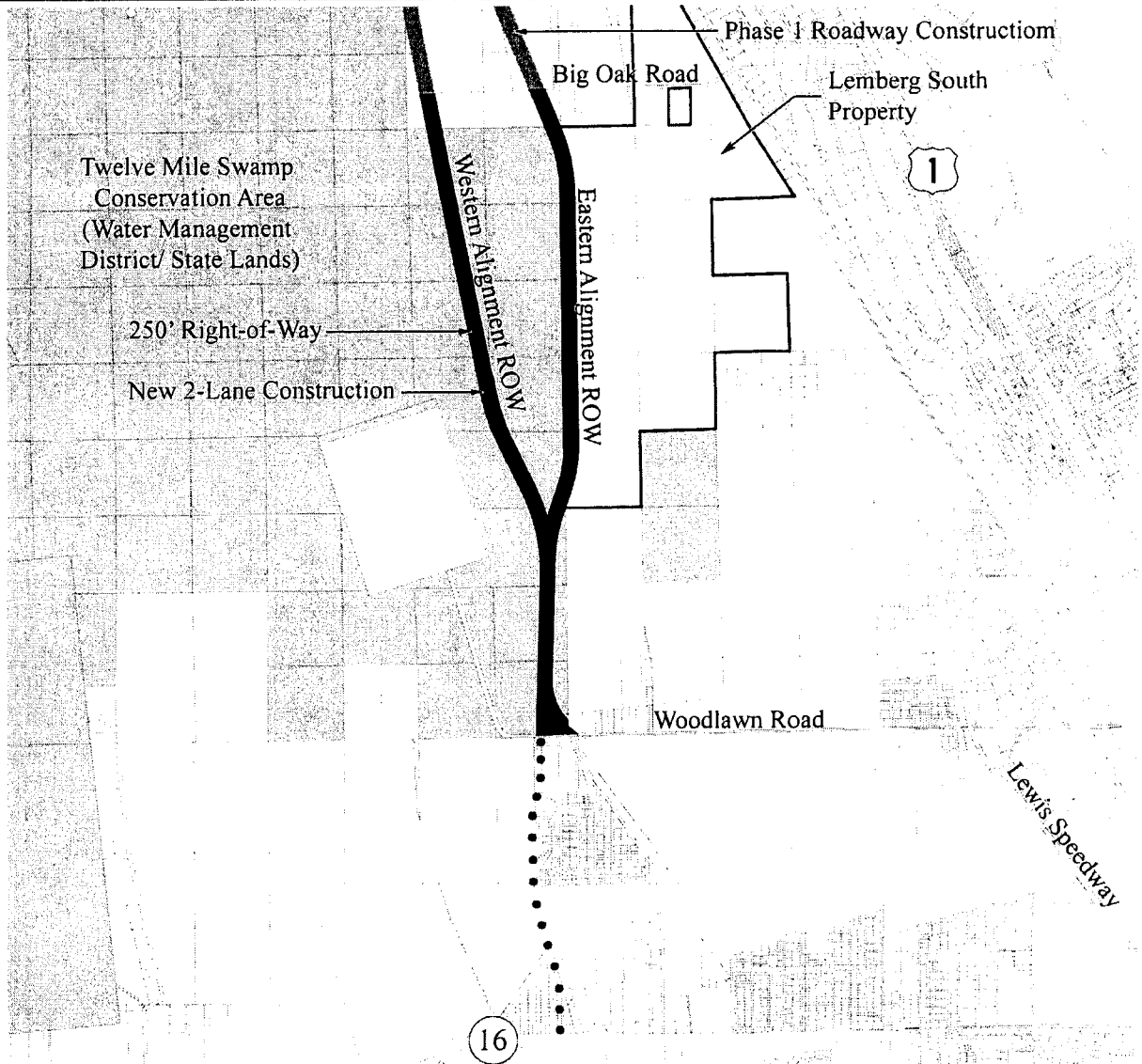
**Exhibit 5-2**

**Phase II SR 313 Improvements Map**

# Cordova Palms

Phase II SR 313 Improvements Map

## Exhibit 5-2



SCALE: 1"=3000'-0"

- SR 313 2-Lane Construction
- SR 313 Construction by Others

**England-Thimms & Miller, Inc.**

NOTE: THIS PLAN AND ALL OTHER RENDERINGS ARE PRELIMINARY AND IN NO MANNER TO BE USED FOR CONSTRUCTION OR APPROVED BY ANY LOCAL GOVERNMENT OR AGENCY. ALL RIGHTS RESERVED. THIS PLAN IS A CONTRACTUAL BASIS FOR THE INFORMATION. THEREFORE ALL WORKING FIGURES ARE UNSTATED AND ARE SUBJECT TO CHANGE.

#15

THE ST. AUGUSTINE RECORD

RECEIVED

JUN 21 2010

SJC GROWTH MANAGEMENT  
4040 LEWIS SPEEDWAY  
SAINT AUGUSTINE FL 32084

ST. JOHNS COUNTY  
GROWTH MANAGEMENT

Ref.#: L2308-10  
P.O.#: CORDOVAPALMS

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

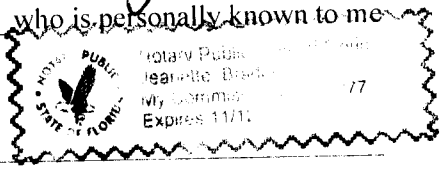
STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **ULINDA E. VERSTRAATE**  
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 **DRI 2006-02 - CORDOVA PALMS**  
was published in said newspaper on **06/16/2010**

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 16<sup>th</sup> day of June 2010  
by Ulinda E. Verstraate who is personally known to me  
or who has produced as identification

Janeth Bradley  
(Signature of Notary Public)



(Seal)

COPY OF ADVERTISEMENT

NOTICE OF PUBLIC HEARING TO CONSIDER  
A PROPOSED DEVELOPMENT OF REGIONAL  
IMPACT (DRI), UNDER SECTION 380.06,  
FLORIDA STATUTES KNOWN AS  
CORDOVA PALMS

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on August 5, 2010 at 1:30 p.m. and the St. Johns County Board of County Commissioners on August 17, 2010 at 9:00 a.m., will each hold public hearings, as follows: The Planning and Zoning Agency will consider and issue a recommendation on an application for development approval of the Cordova Palms Development of Regional Impact and the Board of County Commissioners will consider whether or not to grant the application for development approval for the Cordova Palms Development of Regional Impact under Chapter 380.06 of the Florida Statutes.

Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding the proposed development. Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property is located on the west side of US 1 North between Gus Clark Road and International Golf Parkway, within St. Johns County, Florida. See attached map generally depicting the location.



A complete legal description is available in the Planning Department.

The issue before the Planning and Zoning Agency and the Board of County Commissioners is whether or not to approve an Application for Development Approval for a proposed Development of Regional Impact (DRI) known as Cordova Palms undergoing DRI review. The proposed DRI is a mixed use development on 381.8 +/- acres consisting of 750 dwelling units, 900,000 square feet of commercial retail, and 100,000 square feet of office space.

The proposed DRI is known as File Number **DRI 2006-02 Cordova Palms**, and is available for review in the Planning Division of the Growth Management Services Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

Interested parties may appear at the public hearings to be heard regarding the proposed development.

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

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0450 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

PLANNING AND ZONING AGENCY  
ST. JOHNS COUNTY, FLORIDA  
BRAD NELSON, CHAIR

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
RON SANCHEZ, CHAIR

FILE NUMBER: DRI 2006-02 Cordova Palms  
L2308-10 Jun 16, 2010