

ORDINANCE NO. 2015- 60

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2014); 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, Eastland Partners, LLC ("Petitioner"), having obtained written consent to the establishment of the District by the owner of 100 percent (100%) of the real property to be included in the District, petitioned the St. Johns County Board of Commissioners (the "County") to adopt an ordinance establishing the Bannon Lakes Community Development District (the "District") attached as Exhibit B, pursuant to Chapter 190, Florida Statutes (2014); 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 09/15, 2015; 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 (2014).

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 "Bannon Lakes 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 579.53 acres of land. The site is generally located north of International Golf Parkway, east of I-95, west of U.S. Highway 1 and south of the Twelve Mile Swamp Conservation and Wildlife Management Area.

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 1) parks and facilities for indoor and outdoor recreational cultural and educational uses; and 2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, as authorized and described in Section 190.012(2), Florida Statutes (2014).

SECTION 6. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Kelly Thomas, Arthur Lancaster, John Dodson, Jay Dodson, Sandy Powell. 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 the 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 September, 2015.

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

BY: _____

Priscilla L. Bennett, Chair

September 17, 2015

Rendition Date

ATTEST: CHERYL STRICKLAND, CLERK

BY: _____

(Wannae King)
Deputy clerk

EFFECTIVE DATE: _____

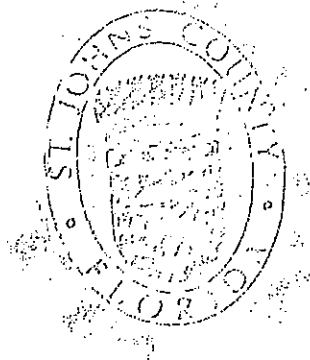


EXHIBIT A

A PORTION OF SECTIONS 1, 2, 11 AND 12, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SECTION 45, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE; THENCE SOUTH $01^{\circ}39'23''$ EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, SECTION 46, THE LORENZO CAPO GRANT, SAID TOWNSHIP AND RANGE AND SECTION 48, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE, A DISTANCE OF 5397.43 FEET; THENCE SOUTH $01^{\circ}37'40''$ EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID SECTION 48, A DISTANCE OF 3800.99 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, (ALSO KNOWN AS NINE MILE ROAD, A 66 FOOT RIGHT-OF-WAY PER EXISTING MONUMENTATION AND LOCAL RECOGNITION); THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE No. 1: SOUTH $54^{\circ}09'58''$ WEST, 398.79 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE No. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1009.18 FEET, AN ARC DISTANCE OF 308.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $45^{\circ}24'41''$ WEST, 307.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 3: SOUTH $36^{\circ}39'24''$ WEST, 1152.36 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE No. 4: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 228.69 FEET, AN ARC DISTANCE OF 209.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $62^{\circ}55'41''$ WEST, 202.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 5: SOUTH $89^{\circ}11'58''$ WEST, 2475.72 FEET, TO THE POINT OF BEGINNING; THENCE NORTH $17^{\circ}38'33''$ EAST, 1595.59 FEET; THENCE NORTH $26^{\circ}33'54''$ EAST, 372.68 FEET; THENCE NORTH $40^{\circ}04'30''$ EAST, 496.47 FEET; THENCE NORTH $68^{\circ}22'09''$ EAST, 277.24 FEET; THENCE NORTH $01^{\circ}45'54''$ WEST, 2946.05 FEET; THENCE NORTH $78^{\circ}58'32''$ WEST, 3960.19 FEET; THENCE SOUTH $01^{\circ}10'41''$ EAST, 818.85 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF AFORESAID SECTION 11; THENCE SOUTH $00^{\circ}42'21''$ EAST ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 1320.72 FEET TO THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE SOUTH $88^{\circ}34'18''$ WEST, ALONG LAST SAID LINE, 1285.97 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE SOUTH $00^{\circ}05'36''$ EAST, 3415.24 FEET TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK, 1350, PAGE 119 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT LYING ON THE ARC OF A CURVE TO THE

SOUTHEAST; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG THE NORTHEASTERLY AND EASTERLY LINES OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1350, PAGE 119, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET; AN ARC DISTANCE OF 324.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°50'47" EAST, 314.25 FEET; COURSE NO. 2: SOUTH 28°04'44" EAST, 70.00 FEET; COURSE NO. 3: SOUTH 00°23'25" EAST, 70.00 FEET TO THE NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE NO. 95, A VARIABLE WIDTH RIGHT-OF-WAY, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431; THENCE SOUTH 79°53'02" EAST, ALONG LAST SAID LINE, 531.95 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID INTERNATIONAL GOLF PARKWAY; THENCE NORTH 89°36'40" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1915.03 FEET; THENCE NORTH 89°11'58" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1345.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 579.53 ACRES, MORE OR LESS.

**PETITION TO ESTABLISH
BANNON LAKES
COMMUNITY
DEVELOPMENT DISTRICT**

Submitted By:

Wesley S. Haber
Florida Bar No. 420069
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Tallahassee, Florida 32301
(850) 222-7500 Telephone
(850) 224-8551 Facsimile
wesh@hgslaw.com
Attorneys for Petitioner

EXHIBIT B

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

PETITION TO ESTABLISH THE BANNON LAKES COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Eastland Partners, LLC, (hereafter "Petitioner"), hereby petitions the St. Johns County Board of County Commissioners pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, to establish a Community Development District (hereafter "District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located entirely within St. Johns County, Florida. **Exhibit 1** depicts the general location of the project. The proposed District covers approximately 579.53 acres of land. The site is generally located north of International Golf Parkway, east of I-95, west of U.S. Highway 1 and south of the Twelve Mile Swamp Conservation and Wildlife Management Area. The metes and bounds description of the proposed external boundaries of the District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the boundaries of the proposed District, in accordance with Section 190.005, Florida Statutes (2014). Documentation of this consent is contained in **Exhibit 3**.

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

Name: Kelly Thomas
Address: 700 Ponte Vedra Lakes Blvd.
Ponte Vedra Beach, FL 32082

Name: Arthur Lancaster
Address: 700 Ponte Vedra Lakes Blvd.
Ponte Vedra Beach, FL 32082

Name: John Dodson
Address: 700 Ponte Vedra Lakes Blvd.
Ponte Vedra Beach, FL 32082

Name: Jay Dodson
Address: 700 Ponte Vedra Lakes Blvd.
Ponte Vedra Beach, FL 32082

Name: Sandy Powell
Address: 700 Ponte Vedra Lakes Blvd.
Ponte Vedra Beach, FL 32082

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

5. Name. The proposed name of the District is Bannon Lakes Community Development District.

6. Future Land Uses. The general distribution, location, and extent of the public and private future land uses proposed for the District, in accordance with the future land use plan element of the County's Future Land Use Plan, is identified in **Exhibit 4**, which also includes a map of the master development plan. The proposed land uses for lands contained within the proposed District are consistent with the approved St. Johns County Future Land Use Plan.

7. Major Water and Wastewater Facilities. **Exhibit 5** is a map of the proposed District showing current major trunk water and sewer interceptions and outfalls, if in existence.

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

costs of construction for the facilities, and the anticipated schedule of completion. These facilities will serve the residential development within the District. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Operation and Maintenance Entity. Exhibit 7 identifies the anticipated entity responsible for the operation and maintenance of the facilities identified in Exhibit 6. In the event the District is unable or unwilling to continue as the owner and entity responsible for the maintenance of the facilities described in Exhibit 6, the Bannon Lakes Property Owners Association, Inc. will assume such rights and obligations. Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.

10. Statement of Estimated Regulatory Costs. Exhibit 8 is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes (2014). The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

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

Wesley S. Haber (wesh@hgslaw.com)
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300 (32301)
P.O. Box 6526
Tallahassee, FL 32314

12. This petition to establish the Bannon Lakes Community Development District should be granted for the following reasons:

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

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

c. The establishment of the District will prevent the general body of taxpayers in St. Johns County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

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

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

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

a. schedule a public hearing in accordance with the requirements of Section 190.005(2)(b), Florida Statutes (2014);

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

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

d. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 18th day of June, 2015.

HOPPING GREEN & SAMS, P.A.

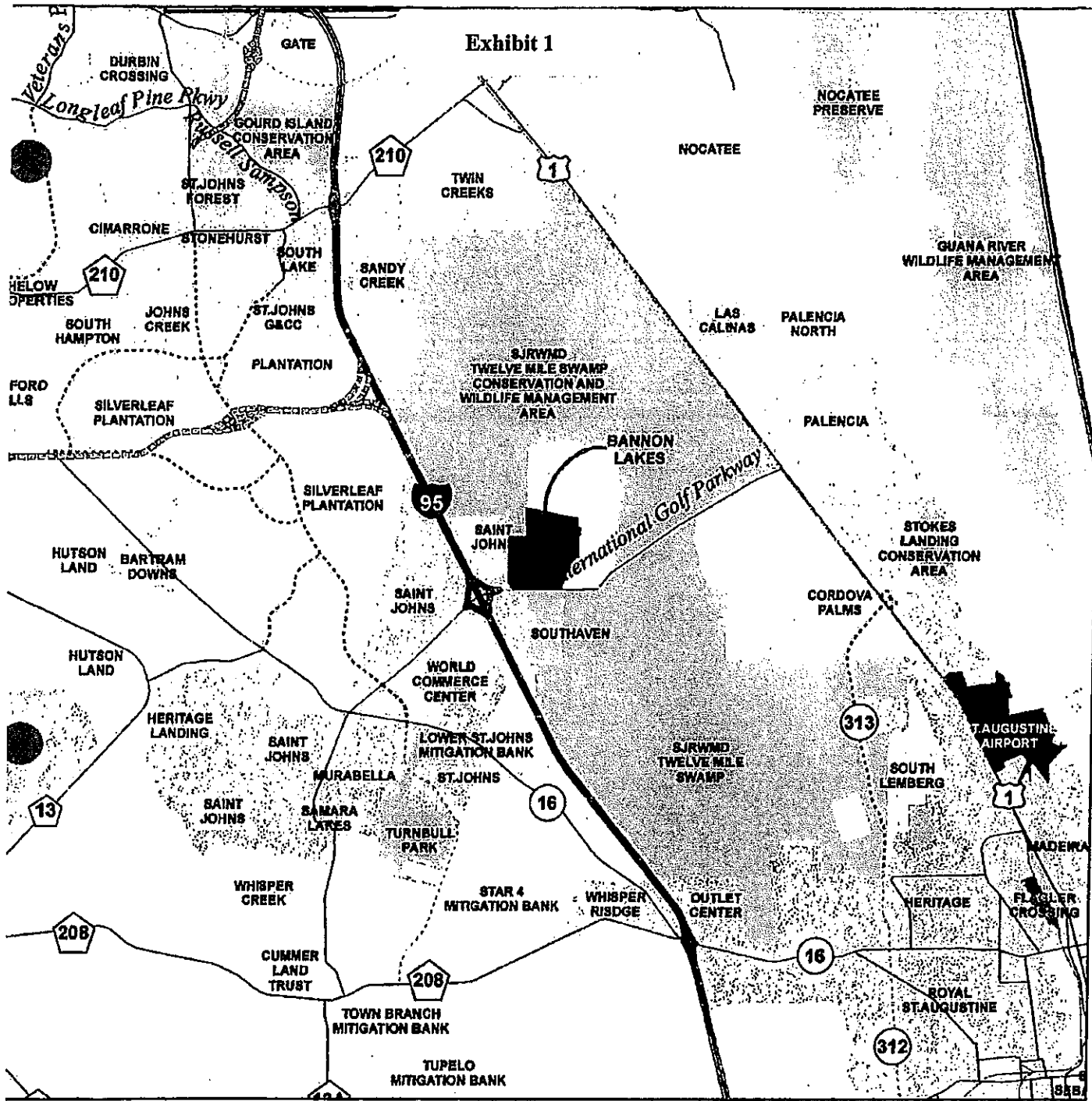
BY: Wesley S. Haber

Wesley S. Haber (FBN 0420069)
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, FL 32314
(850) 222-7500 (telephone)
(850) 224-8551 (facsimile)
wesh@hgslaw.com (email)

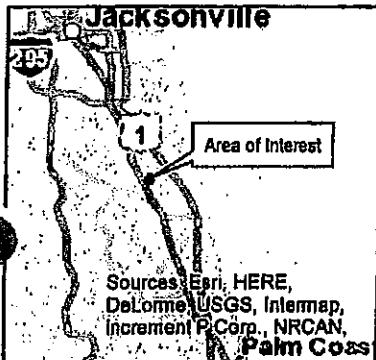
Attorneys for Petitioner

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Exhibit 1



VICINITY MAP
Jacksonville



Source: ETM, St. Johns County

BANNON LAKES

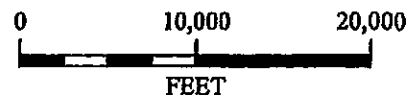
General Location

LEGEND

- AIRPORT - MARINE PORTS
- COMMERCIAL DEVELOPMENT
- DRI - IN DEVELOPMENT
- DRI NOT DEVELOPED
- GOVERNMENT FACILITIES
- INSTITUTIONAL DEVELOPMENT
- LARGE LAND HOLDING
- MAJOR COMMUNITY DEVELOPMENT
- MILITARY
- PARKS / PRESERVE



1" = 10,000'



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Exhibit 2

A PORTION OF SECTIONS 1, 2, 11 AND 12, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SECTION 45, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE; THENCE SOUTH $01^{\circ}39'23''$ EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, SECTION 46, THE LORENZO CAPO GRANT, SAID TOWNSHIP AND RANGE AND SECTION 48, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE, A DISTANCE OF 5397.43 FEET; THENCE SOUTH $01^{\circ}37'40''$ EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID SECTION 48, A DISTANCE OF 3800.99 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, (ALSO KNOWN AS NINE MILE ROAD, A 66 FOOT RIGHT-OF-WAY PER EXISTING MONUMENTATION AND LOCAL RECOGNITION); THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE No. 1: SOUTH $54^{\circ}09'58''$ WEST, 398.79 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE No. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1009.18 FEET, AN ARC DISTANCE OF 308.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $45^{\circ}24'41''$ WEST, 307.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 3: SOUTH $36^{\circ}39'24''$ WEST, 1152.36 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE No. 4: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 228.69 FEET, AN ARC DISTANCE OF 209.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $62^{\circ}55'41''$ WEST, 202.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 5: SOUTH $89^{\circ}11'58''$ WEST, 2475.72 FEET, TO THE POINT OF BEGINNING; THENCE NORTH $17^{\circ}38'33''$ EAST, 1595.59 FEET; THENCE NORTH $26^{\circ}33'54''$ EAST, 372.68 FEET; THENCE NORTH $40^{\circ}04'30''$ EAST, 496.47 FEET; THENCE NORTH $68^{\circ}22'09''$ EAST, 277.24 FEET; THENCE NORTH $01^{\circ}45'54''$ WEST, 2946.05 FEET; THENCE NORTH $78^{\circ}58'32''$ WEST, 3960.19 FEET; THENCE SOUTH $01^{\circ}10'41''$ EAST, 818.85 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF AFORESAID SECTION 11; THENCE SOUTH $00^{\circ}42'21''$ EAST ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 1320.72 FEET TO THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE SOUTH $88^{\circ}34'18''$ WEST, ALONG LAST SAID LINE, 1285.97 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE SOUTH $00^{\circ}05'36''$ EAST, 3415.24 FEET TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK, 1350, PAGE 119 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT LYING ON THE ARC OF A CURVE TO THE

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CONTAINING 579.53 ACRES, MORE OR LESS.

COMMONER AT THE NORTHEASTLY CORNER OF SECTION 45, THE 22ND EMBURY CREEK, SAID TOWNSHIP AND

2.1. Point

1

2025 RELEASE UNDER E.O. 14176



3

Exhibit 3

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

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

The undersigned understands and acknowledges that Eastland Partners, LLC ("Petitioner") intends to submit an application to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

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

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

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

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

[signatures on following page]

Executed this 14 day of April, 2015.

Witnessed:

NINE MILE GANG, a Florida general partnership

Print Name: Michael Fraley

By: Jeffrey G. Meyer
Its: Managing General Partner

Print Name: Roy Leavel

STATE OF Florida
COUNTY OF Duval

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Jeffrey G. Meyer, Managing General Partner of Nine Mile Gang, a Florida general partnership, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

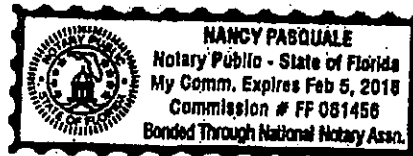
Witness my hand and official seal this 14 day of April, 2015.

Notary Public

Personally known:

Produced Identification:

Type of Identification:



A PORTION OF SECTIONS 1, 2, 11 AND 12, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF SECTION 45, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE; THENCE SOUTH $01^{\circ}39'23''$ EAST, ALONG THE EASTERLY LINE OF SAID SECTION 45, SECTION 46, THE LORENZO CAPO GRANT, SAID TOWNSHIP AND RANGE AND SECTION 48, THE ZEPH. KINGSLEY GRANT, SAID TOWNSHIP AND RANGE, A DISTANCE OF 5397.43 FEET; THENCE SOUTH $01^{\circ}37'40''$ EAST, CONTINUING ALONG THE EASTERLY LINE OF SAID SECTION 48, A DISTANCE OF 3800.99 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, (ALSO KNOWN AS NINE MILE ROAD, A 66 FOOT RIGHT-OF-WAY PER EXISTING MONUMENTATION AND LOCAL RECOGNITION); THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE No. 1: SOUTH $54^{\circ}09'58''$ WEST, 398.79 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE No. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1009.18 FEET, AN ARC DISTANCE OF 308.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $45^{\circ}24'41''$ WEST, 307.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 3: SOUTH $36^{\circ}39'24''$ WEST, 1152.36 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE No. 4: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 228.69 FEET, AN ARC DISTANCE OF 209.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $62^{\circ}55'41''$ WEST, 202.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE No. 5: SOUTH $89^{\circ}11'58''$ WEST, 2475.72 FEET, TO THE POINT OF BEGINNING; THENCE NORTH $17^{\circ}38'33''$ EAST, 1595.59 FEET; THENCE NORTH $26^{\circ}33'54''$ EAST, 372.68 FEET; THENCE NORTH $40^{\circ}04'30''$ EAST, 496.47 FEET; THENCE NORTH $68^{\circ}22'09''$ EAST, 277.24 FEET; THENCE NORTH $01^{\circ}45'54''$ WEST, 2946.05 FEET; THENCE NORTH $78^{\circ}58'32''$ WEST, 3960.19 FEET; THENCE SOUTH $01^{\circ}10'41''$ EAST, 818.85 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF AFORESAID SECTION 11; THENCE SOUTH $00^{\circ}42'21''$ EAST ALONG THE EAST LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 1320.72 FEET TO THE SOUTH LINE OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE SOUTH $88^{\circ}34'18''$ WEST, ALONG LAST SAID LINE, 1285.97 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER; THENCE SOUTH $00^{\circ}05'36''$ EAST, 3415.24 FEET TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK, 1350, PAGE 119 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT LYING ON THE ARC OF A CURVE TO THE

SOUTHEAST; THENCE SOUTHEASTERLY AND SOUTHERLY, ALONG THE NORTHEASTERLY AND EASTERLY LINES OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1350, PAGE 119, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET; AN ARC DISTANCE OF 324.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°50'47" EAST, 314.25 FEET; COURSE NO. 2: SOUTH 28°04'44" EAST, 70.00 FEET; COURSE NO. 3: SOUTH 00°23'25" EAST, 70.00 FEET TO THE NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY OF INTERSTATE NO. 95, A VARIABLE WIDTH RIGHT-OF-WAY, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431; THENCE SOUTH 79°53'02" EAST, ALONG LAST SAID LINE, 531.95 FEET TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID INTERNATIONAL GOLF PARKWAY; THENCE NORTH 89°36'40" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1915.03 FEET; THENCE NORTH 89°11'58" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 1345.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 579.53 ACRES, MORE OR LESS.

4

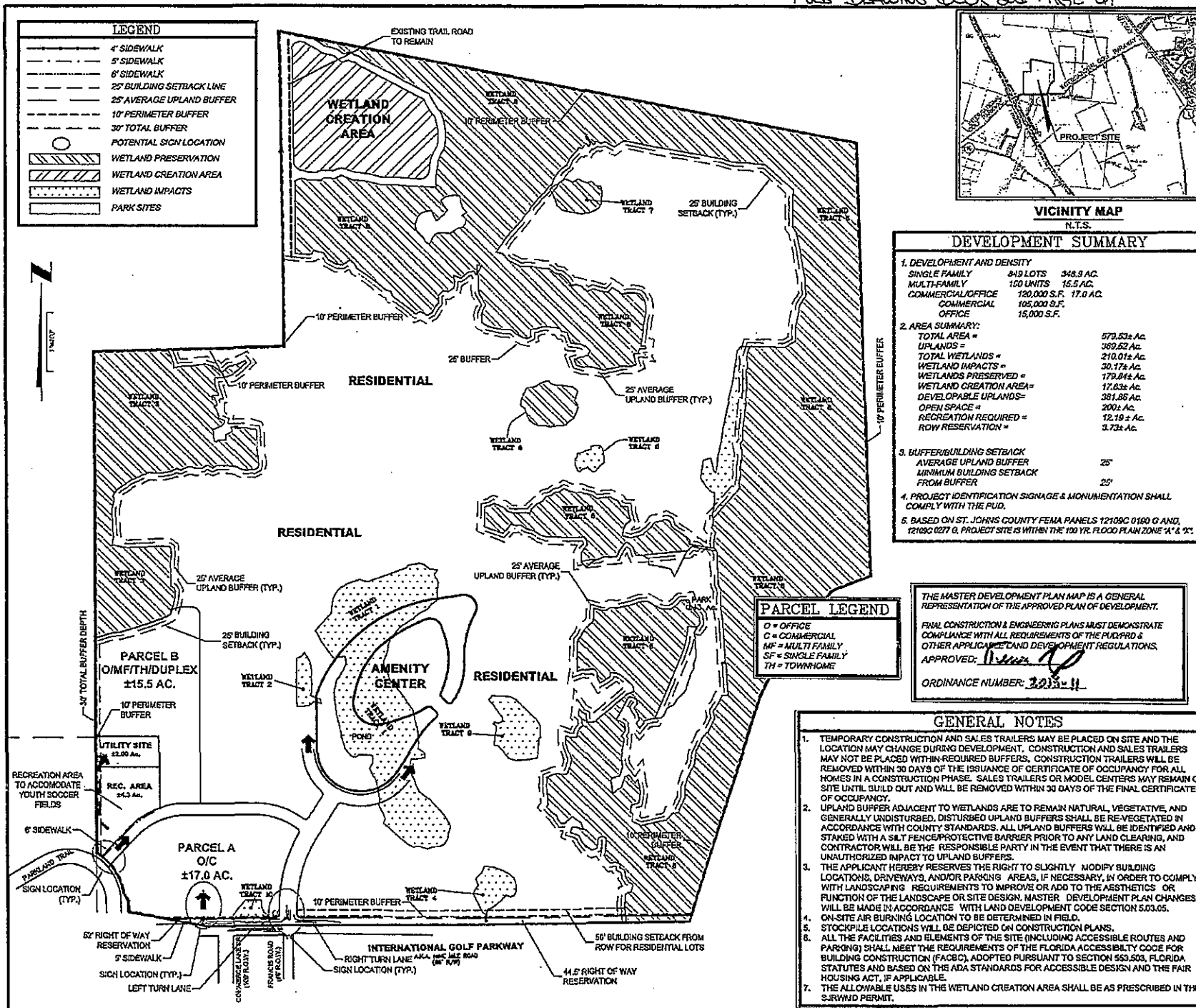
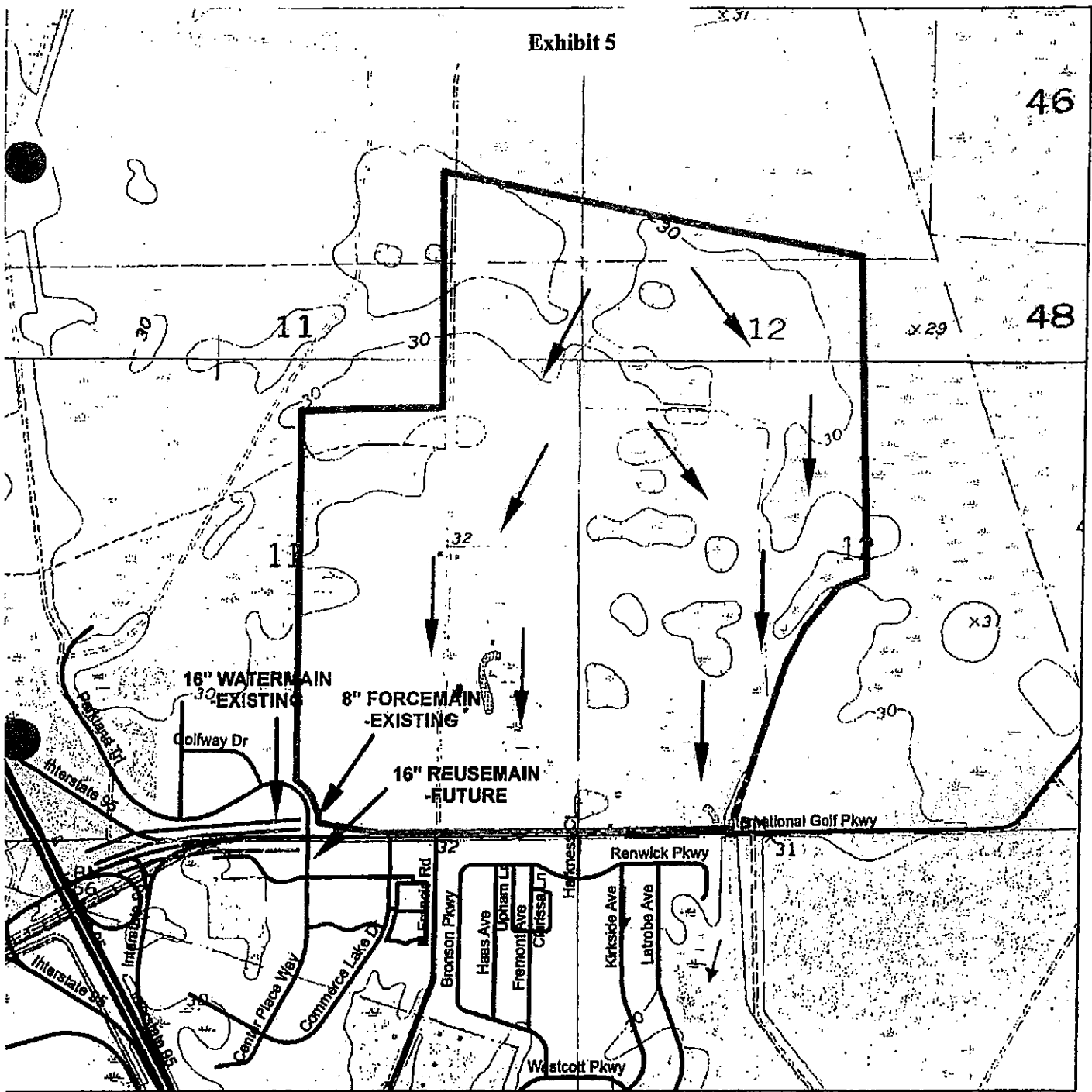
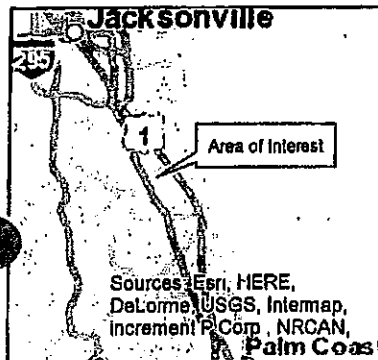


Exhibit 5



VICINITY MAP



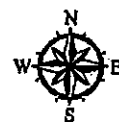
Source: ETM, St Johns County



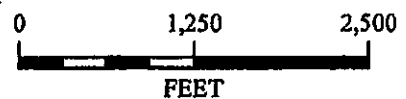
Major Water & Wastewater
Facilities

LEGEND

- Drainage
- ▭ SUBJECT BOUNDARY
- St. Johns County Streets



1" = 1,250'



FEET

ETM

VISION • EXPERIENCE • RESULTS

14775 St. Augustine Road Jacksonville, FL 32258
904-842-8990 Fax: 904-846-9485 www.etm-inc.com

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11-0115_Crew Stephen S. Donald Smith Bannock Lakes New Revised For Scott Land Park Map

Exhibit 6

Bannon Lakes CDD
St. Johns County, Florida

Estimate of Costs and Timetable of Construction

Infrastructure Improvements	Phase 1 2015-2017	Phase 2 2018-2021	Total Cost
Earthwork	\$ 5,971,182.75	\$ 189,867.00	\$ 6,161,049.75
Water, Sewer, Reuse, and Drainage System	\$ 1,655,880.00	\$ 1,517,050.00	\$ 3,172,930.00
Roadway Improvements	\$ 835,421.00	\$ 449,177.00	\$ 1,284,598.00
Recreation Improvements	\$ -	\$ 3,750,000.00	\$ 3,750,000.00
Wetland Mitigation	\$ -	\$ 250,000.00	\$ 250,000.00
Landscape and Hardscape	\$ 700,000.00	\$ -	\$ 700,000.00
Design and Contingency	\$ 2,931,994.80	\$ 1,969,950.08	\$ 4,901,944.88
Total Cost	\$ 12,094,478.55	\$ 8,126,044.08	\$ 20,220,522.63

Exhibit 7

**Bannon Lakes CDD
St. Johns County, Florida**

Infrastructure Improvements	Constructed By	Owner and Maintenance Entity
Stormwater Ponds and Control Structures	CDD	CDD
Roadway Stormwater Conveyance System	CDD	SJC
Roadway Improvements	CDD	SJC
Water, Sewer and Reclaim System	CDD	SJC
Recreation Improvements	CDD	CDD
Landscape and Hardscape Improvements	CDD	CDD

Exhibit 8

EXHIBIT

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to form the **Bannon Lakes Community Development District** ("District"). The proposed District will comprise approximately 579.53 proposed acres of land located within St. Johns County, Florida. The limitations on the scope of this SERC are explicitly set out in Section 190.002 (2) (d), Florida Statutes as follows:

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

1.2 Overview of the Bannon Lakes Community Development District

The proposed District is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the Bannon Lakes Community Development District. Bannon Lakes Community Development District will encompass approximately 579.53 acres and will include 849 single family detached units, 150 multi-family/duplex units, 15,000 square feet of office and 105,000 square feet of commercial retail. All development units are authorized for inclusion in the District.

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

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning and police possessed by general purpose governments. A community development district is an alternative means of financing, constructing, operating, and maintaining community infrastructure for developments, such as the Bannon Lakes development.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541 (2), Florida Statutes (2014), defines the elements of a statement of estimated regulatory costs must contain:

- (a) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
- (b) A good faith estimate of the cost to the agency (1), and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.
- (c) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.
- (d) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. (St. Johns County is not defined as a small county for purposes of this requirement).
- (e) Any additional information that the agency determines may be useful.
- (f) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1)(a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

(1) For the purposes of this SERC the term "agency" means St. Johns County and the term rule means the ordinance(s) which St. Johns County will enact in connection with the District.

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

As noted above, the development is a residential community designed for up to 849 single family detached units, 150 multi-family/duplex units, 15,000 square feet of office and 105,000 square feet of commercial retail. Formation of the District would provide roadway improvements, entry features with landscaping, master sewer/water/reuse improvements, stormwater system, amenity areas and wetland mitigation. It is not anticipated that anyone outside the development would be affected by the rule creating the District, although the State of Florida and the County would be required to comply with the rule.

3.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.

3.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed, will encompass less than 1,000 acres. The costs to review the record of the local hearing, the transcript of the hearing, and the resolutions adopted by the local general purpose government will be offset by the filing fee required under 190.005 (2) (E), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. 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 189.018, Florida Statutes, the proposed district must pay an annual fee to the State of Florida Department of Community Affairs, which offsets such costs.

St. Johns County

The proposed land for the District is located within St Johns County and consists of less than 1,000 acres. The County and their staff members may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. The process the County will follow will not require the County to add resources for the petition process.

These costs to the County are modest for a number of reasons. First, according to chapter 190, F.S., review of the petition to establish the District does not include analysis of the

project itself. Such analysis of the project is prohibited by Statute. Second, the petition itself provides much of the information needed for a staff review. Third, local governments already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the County routinely process similar petitions for land uses and zoning charges that are far more complex than is the petition to establish a community development district. In addition the County's filing fee of \$15,759 will offset the minimal costs incurred by the County. The following illustrates the minimal nature of any other costs the County may incur due to the approval of the District. Within 30 days of the effective date of approval of the ordinance approving the District, the District must record a notice of establishment (190.0485 Florida Statutes). The clerk recording fees in the St. Johns County property records for all documents are set at \$10.00 for the first page and \$8.50 for each additional page. It is estimated that the cost of recording of the establishment notice for the proposed District will be less than \$60. The fees established by the Clerk are designed to cover all costs so there will be no additional costs to the County for the filing.

The annual costs to the local governments, because of the establishment of the District, are also very small. The proposed District is an independent unit of local government, which is responsible for its budget, administration, reporting and established powers within its boundaries. 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. The following examples demonstrate the minimal additional annual costs to the County.

First, pursuant to section 190.008 Florida Statutes the District must provide the County with its annual budget but no action is required by the County. The County has no requirement to review the District's budget but can do so as an option. We know of no County reviewing the budget of a community development district. If the County does decide to review the budget then staff resources would be required. Since the County has professional staff that can review the budget no capital expenditures would be needed for such a review.

Second, pursuant to section 189.018 Florida Statutes (2014), the District must provide a public facilities report to St. Johns County. The purpose of the report is to help foster and promote coordination between the County and the District regarding public facilities. The report helps to eliminate possible duplicate facilities and the provision of services. The report also assists the County in the evaluation of the capital improvement element of the St. Johns County Comprehensive Plan. Costs to the County related to the public facilities report are minimal because the County is not required to take any action on the report and the District files the report.

3.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the Gateway development. 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 unit of local government. In accordance with State law, debts of the District are strictly its own responsibility.

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

Table 1 provides an outline of the various facilities the proposed District is presently expected to provide. The proposed CDD intends to finance the infrastructure improvements.

Table 1. Bannan Lakes Community Development District Proposed Facilities and Services

FACILITY	FUNDED BY	O&M	OWNERSHIP
Stormwater Ponds Control Structures	CDD	CDD	CDD
Roadway Stormwater Conveyance Systems	CDD	SJC	SJC
Roadway Improvements	CDD	SJC	SJC
Sewer/Water/Reclaim System	CDD	SJC	SJC
Recreation / Amenities	CDD	CDD	CDD

CDD= Bannan Lakes Community Development District; SJC=St. Johns County

The petitioner has estimated the design and development costs for providing the capital facilities as outlined in Table 1. The cost estimates are shown in Table 2 below. Total design and development costs for these facilities are estimated to be approximately

\$20,220,523. The District may issue special assessment or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program as outlined in Table 1.

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

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

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

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

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

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

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

Table 2. Cost Estimate for District Facilities

Infrastructure cost estimates are based on preliminary estimates of probable construction costs estimated from the most recent Conceptual Plans. The infrastructure consists of the following categories:

Table 2

<u>Category</u>	<u>Cost</u>
Earthwork	\$ 6,161,050
Master Water/Sewer/Reuse Improvements	\$ 3,172,930
Roadway Improvements	\$ 1,284,598
Recreation Improvements	\$ 3,750,000
Design and Contingency	\$ 4,901,945
Landscape and Hardscape	\$ 700,000
Mitigation Wetland	\$ 250,000
 Total Projected Costs of Improvements	 \$ 20,220,523

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

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

St. Johns County, Florida has an estimated population in 2015 that is greater than 75,000. Therefore the County is not defined as a "small county" according to Section 120.52 (16), Florida Statutes.

6.0 Any additional useful information.

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

Prepared by: Governmental Management Services, LLC
June 16, 2015 and supplemented July 22, 2015

Exhibit 9

Authorization of Agent

This letter shall serve as a designation of Wesley S. Haber of Hopping Green & Sams, P.A., whose address is 119 S. Monroe Street, Suite 300, Tallahassee, Florida 32301, to act as agent for Eastland Partners, LLC, a Florida limited liability company, with regard to any and all matters pertaining to the Petition to the St. Johns County Board of County Commissioners to establish a Community Development District pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

EASTLAND PARTNERS, LLC,
a Florida limited liability company

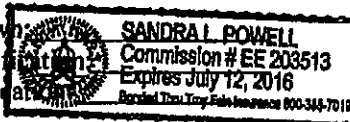
DATE: 4/3/15

Arthur E. Lancaster
By: ARTHUR E. LANCASTER
Its: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF St. Johns

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared Arthur E. Lancaster Vice President of Eastland Partners, LLC, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal this 3rd day of April, 2015.

Sandra L. Powell
Notary Public
Personally known
Produced Identification
Type of Identification


The St. Augustine Record

COPY OF ADVERTISEMENT

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 **DISPLAY AD**

In/the matter of **NOTICE OF PUBLIC HEARING SEPT 15 – BANNON LAKES**

was published in said newspaper **AUGUST 18, 25, SEPT 1, 8, 2015**


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 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 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.

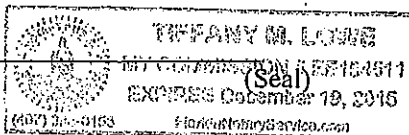


NICOLE CORRIVEAU

Sworn to and subscribed before me this **1st day of SEPTEMBER, 2015.**

by **NICOLE CORRIVEAU** who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification


(Signature of Notary Public)



NOTICE OF LOCAL PUBLIC HEARING

St. Johns County Board of County Commissioners

For Establishment of the Bannan Lakes Community Development District

DATE: September 15, 2015

TIME: 9:00 a.m.

LOCATION: County Auditorium, County Administration Building
500 San Sebastian View
St. Augustine, Florida

In accordance with the provisions of Chapter 190, Florida Statutes, a public hearing will be held by the St. Johns County Board of County Commissioners beginning at 9:00 a.m. on September 15, 2015, in the County Auditorium at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida, to consider an ordinance granting a petition to establish the "Bannan Lakes Community Development District" (the "District"). The title of the proposed ordinance is as follows:

AN ORDINANCE ESTABLISHING THE BANNAN LAKES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2014); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

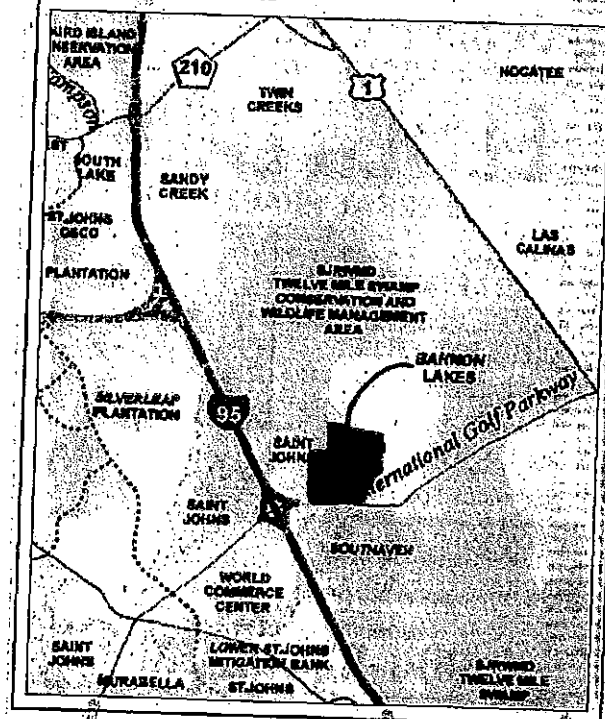
The District is comprised of approximately 579.53 acres, more or less, generally located north of International Golf Parkway, east of I-95, west of U.S. Highway 1 and south of the Twelve Mile Swamp Conservation and Wildlife Management Area, entirely within St. Johns County, Florida. The petitioner has proposed to establish the District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities which may be authorized by such district under Florida law, including Chapter 190, Florida Statutes.

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

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

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

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
RACHAEL L. BENNETT, CHAIR
File Number: CDD 2015-02



STATE OF FLORIDA DEPARTMENT OF STATE

I, KEN DETZNER, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of St. Johns County Ordinance No. 2015-60, which was filed in this office on September 21, 2015, pursuant to the provisions of Section 125.66, Florida Statutes, as shown by the records of this office.



Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
22nd day of September, A.D., 2015.

Ken Detzner

Secretary of State