

ORDINANCE NO. 2019- 77

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, EXPANDING AND CONTRACTING THE BOUNDARIES OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE AMENDED DISTRICT; 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, Petitioner is the Rivers Edge II Community Development District ("District"), a special-purpose local government constituting approximately 887 acres of land, established pursuant to Chapter 190, Florida Statutes and St. Johns County Ordinance 2018-26 and has filed a Petition dated August 26<sup>th</sup>, 2019 to expand and contract the District boundaries; and

WHEREAS, the Contraction Parcels are approximately 0.0177 acres of land, more specifically described in the Petition. The Petition has represented that no facilities or services are currently being provided by the District to the Contraction Parcel and that no special assessments have been levied against the Contraction Parcel and that the Contraction Parcel shall be developed consistent with the Future Land Use and Zoning on the Contraction Parcel;

WHEREAS, the filing of the petition to amend the boundaries of the district by the district board of supervisors constitutes consent of the landowners within the district pursuant to section 190.046(1)(g), Florida Statutes;

WHEREAS, the Expansion Parcels are approximately 96.96 acres of land, more specifically described in the Petition;

WHEREAS, the Petitioner has obtained written consent of the owner of 100 percent (100%) of the Expansion Parcels.

WHEREAS the Boundaries of the amended CDD encompasses approximately 983.88 acres of land.

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 November 5, 2019; 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, the amended boundaries 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.

**SECTION 3. EXTERNAL BOUNDARIES OF THE DISTRICT.** The Petition to expand and contract the external boundaries of the District is hereby granted. The External boundaries of the district are described in **Exhibit A** attached hereto and incorporated by reference. The proposed District covers approximately 983 acres of land. The site is generally located north of the St. Johns River, west of County Road 210, and south of Greenbriar road in unincorporated St. Johns County, Florida.

**SECTION 4. SAVINGS CLAUSE.** The requirements and obligations of the District established by Ordinance 2018-26 shall continue to apply to amended External Boundaries of the District.

**SECTION 5. LIMITATION ON COUNTY OBLIGATIONS AND ACCEPTANCE.** Nothing in this Ordinance shall be deemed as affirmative acceptance by St Johns County of any financial operational, maintenance, or any other responsibilities of the District, nor be deemed as affirmative acceptance of any proposed improvement.

**SECTION 6. 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 7. 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 24 DAY OF November, 2019.

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

BY: Paul M. Waldron  
Paul M. Waldron, Chair

11/6/2019  
Rendition Date

ATTEST: Hunter S. Conrad, CLERK

BY: Robert L. Platt

EFFECTIVE DATE: \_\_\_\_\_



**A & J Land Surveyors, Inc.**

5847 Luella Street  
Jacksonville, Florida 32207  
Telephone (904) 346-1733 Fax (904) 346-1736  
Jon Bowan, PLS Jeff Ward, PLS

CDD 2 North Parcel (Part One)  
Legal Description  
Revised May 19, 2016

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the intersection of the northerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), with the easterly monumented line of said Frances P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and run thence, along the aforesaid said northerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 22,968.28 feet, through a central angle of  $00^{\circ}20'02''$  to the left, an arc distance of 133.89 feet, to point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}17'25''$  West, 133.89 feet;

Course No. 2: run thence, North  $63^{\circ}27'26''$  West, along last said tangency, a distance of 3,097.61; thence departing from aforesaid northerly Right of Way line of STATE ROAD No. 13, run the following ten (10) courses and distances:

Course No. 1: run thence, North  $52^{\circ}12'30''$  East, a distance of 337.34 feet, to a point;

Course No. 2: run thence, North  $43^{\circ}00'14''$  East, a distance of 340.19 feet, to a point;

Course No. 3: run thence, North  $27^{\circ}38'47''$  East, a distance of 540.78 feet, to a point;

Course No. 4: run thence, North  $59^{\circ}45'43''$  East, a distance of 312.12 feet, to a point;

Course No. 5: run thence, North  $12^{\circ}39'39''$  East, a distance of 376.82 feet, to a point;

Course No. 6: run thence, North  $03^{\circ}30'59''$  West, a distance of 427.45 feet, to a point;

Course No. 7: run thence, North  $23^{\circ}57'56''$  East, a distance of 932.43 feet, to a point;

Course No. 8: run thence, North  $48^{\circ}02'01''$  East, a distance of 302.22 feet, to a point;

Course No. 9: run thence, North  $27^{\circ}34'13''$  East, a distance of 248.54 feet, to a point;

Course No. 10: run thence, North 07°09'39" East, a distance of 674.95 feet, to a point, on the southerly line of "Parcel 11- Elementary School Site", as per the Sketch and Legal prepared by this Firm, dated April 28, 2016; run thence, along the southerly and easterly boundary of said "Parcel 11 - Elementary School Site", the following thirty-four (34) courses and distances:

Course No. 1: run thence, South 71°41'33" East, a distance of 775.63 feet, to a point;

Course No. 2: run thence, North 33°37'29" East, a distance of 62.40 feet, to a point;

Course No. 3: run thence, North 06°30'58" East, a distance of 40.31 feet, to a point;

Course No. 4: run thence, North 00°03'18" West, a distance of 68.98 feet, to a point;

Course No. 5: run thence, North 05°58'04" East, a distance of 38.17 feet, to a point;

Course No. 6: run thence, North 08°08'34" West, a distance of 93.10 feet, to a point;

Course No. 7: run thence, North 09°42'05" East, a distance of 76.71 feet, to a point;

Course No. 8: run thence, North 05°07'10" West, a distance of 43.27 feet, to a point;

Course No. 9: run thence, North 15°48'54" East, a distance of 37.19 feet, to a point;

Course No. 10: run thence, North 09°54'54" East, a distance of 82.20 feet, to a point;

Course No. 11: run thence, North 32°10'30" West, a distance of 50.58 feet, to a point;

Course No. 12: run thence, North 36°15'54" West, a distance of 72.68 feet, to a point of curvature, of a curve, leading northeasterly;

Course No. 13: run thence, northeasterly, along and around the arc of a curve, being concave easterly, and having a radius of 25.00 feet, through a central angle of 39°51'27" to the right, an arc distance of 17.39 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 16°20'11" West, 17.04 feet;

Course No. 14: run thence, North 03°35'33" East, along last said tangency, a distance of 55.29 feet, to a point;

Course No. 15: run thence, North 27°46'35" West, a distance of 159.19 feet, to a point;

Course No. 16: run thence, North 23°56'36" West, a distance of 57.05 feet, to a point;

Course No. 17: run thence, North 15°33'10" West, a distance of 49.85 feet, to a point;

Course No. 18: run thence, South 78°39'24" East, a distance of 24.49 feet, to a point;

Course No. 19: run thence, North 11°59'52" East, a distance of 50.59 feet, to a point;

Course No. 20: run thence, South 90°00'00" East, a distance of 151.53 feet, to a point;

Course No. 21: run thence, South 05°24'52" West, a distance of 67.04 feet, to a point;

Course No. 22: run thence, North 68°26'00" East, a distance of 25.11 feet, to a point;

Course No. 23: run thence, South 03°06'04" East, a distance of 17.72 feet, to a point;

Course No. 24: run thence, South 36°29'04" East, a distance of 22.83 feet, to a point;

Course No. 25: run thence, South 50°43'11" East, a distance of 72.64 feet, to a point;

Course No. 26: run thence, North 72°12'33" East, a distance of 53.45 feet, to the point of curvature, of a curve, leading southeasterly;

Course No. 27: run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 25.00 feet, through a central angle of 77°36'13" to the right, an arc distance of 33.86 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 68°59'20" East, 31.33 feet;

Course No. 28: run thence, South 30°11'14" East, along last said tangency, a distance of 38.85 feet, to a point;

Course No. 29: run thence, South 88°25'01" East, a distance of 83.24 feet, to the point of a non tangential curve, leading easterly;

Course No. 30: run thence, easterly, along and around the arc of a curve, being concave southerly, and having a radius of 25.00 feet, through a central angle of 21°11'35" to the right, and arc distance of 9.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 77°16'23" East, 9.20 feet;

Course No. 31: run thence, South 66°40'36" East, along last said tangency, a distance of 8.56 feet, to a point;

Course No. 32: run thence, South 40°08'11" East, a distance of 55.96 feet, to a point;

Course No. 33: run thence South 48°32'04" East, a distance of 42.75 feet, to a point;

Course No. 34: run thence, North 54°28'40" East, a distance of 62.15 feet, run thence, North 14°57'14" East, a distance of 30.79 feet, to a point, which lies 62.00 feet southerly of, the most northerly line of that 53 foot wide easement, dedicated to Peoples Gas System, and recorded in Official Records Book 3150, page 578 of the Public Records of St. Johns County, Florida, and also being the northerly line of that 53 foot wide easement dedicated to JEA, and recorded in Official Records Book 3131, page 483, of the Public Records of said St. Johns County, Florida; run thence, parallel with and concentric to, and 62 feet southerly of the northerly line of last said two (2) easements, the following two (2) courses and distances:

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 514.50 feet, through a

central angle of  $44^{\circ}41'04''$  to the left, an arc distance of 401.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North  $53^{\circ}35'59''$  West, 391.16 feet;

Course No. 2: run thence, North  $75^{\circ}56'31''$  West, along last said tangency, a distance of 213.21 feet, to a point; thence departing from aforesaid line, run the following twenty-three (23) courses and distances:

Course No. 1: run thence, North  $14^{\circ}03'30''$  East, a distance of 108.94 feet, to a point;

Course No. 2: run thence, South  $74^{\circ}33'07''$  East, a distance of 562.46 feet, to a point;

Course No. 3: run thence, North  $23^{\circ}01'26''$  East, a distance of 378.93 feet, to a point;

Course No. 4: run thence, North  $05^{\circ}59'33''$  West, a distance of 343.45 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 5: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 239.56 feet, through a central angle of  $124^{\circ}52'14''$  to the right, an arc distance of 522.09 feet, to the point of reverse curvature, of a curve continuing easterly, last said arc being subtended by a chord bearing and distance of North  $85^{\circ}05'05''$  East, 424.73 feet;

Course No. 6: run thence easterly, along and around the arc of a curve, being concave northerly, and having a radius of 376.68 feet, through a central angle of  $107^{\circ}24'34''$  to the left, an arc distance of 706.15 feet, to a point, last said arc being subtended by a chord bearing and distance of South  $86^{\circ}11'06''$  East, 607.19 feet;

Course No. 7: run thence, North  $02^{\circ}54'47''$  East, along a non-tangent line, a distance of 451.50 feet, to a point;

Course No. 8: run thence, North  $47^{\circ}44'50''$  West, a distance of 397.82 feet, to a point;

Course No. 9: run thence, South  $79^{\circ}35'12''$  West, a distance of 338.27 feet, to a point of curvature, of a non-tangent curve, leading northerly;

Course No. 10: run thence northerly, along and around the arc of a curve, being concave easterly, and having a radius of 295.05 feet, through a central angle of  $158^{\circ}05'24''$  to the right, an arc distance of 814.09 feet, to the point of tangency, of a non-tangent curve, last said arc being subtended by a chord bearing and distance of North  $08^{\circ}21'00''$  East, 579.34 feet;

Course No. 11: run thence, North  $70^{\circ}01'49''$  East, along last said non-tangent line, a distance of 358.05 feet, to a point;

Course No. 12: run thence, North  $05^{\circ}42'53''$  East, a distance of 192.02 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 13: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 197.27 feet, through a central angle of  $178^{\circ}06'21''$  to the right, an arc distance of 613.22 feet, to the point of tangency, of a non-tangent curve, last said arc being subtended by a chord bearing and distance of North  $78^{\circ}15'46''$  East, 394.49 feet;

Course No. 14: run thence, South  $57^{\circ}46'35''$  East, a distance of 587.65 feet, to a point;

Course No. 15: run thence, South 28°33'27" East, a distance of 495.97 feet, to a point;

Course No. 16: run thence, South 28°39'55" West, a distance of 310.12 feet, to a point;

Course No. 17: run thence, South 73°27'16" West, a distance of 147.61 feet, to a point;

Course No. 18: run thence, South 54°17'33" East, a distance of 536.88 feet, to a point;

Course No. 19: run thence, South 03°08'19" East, a distance of 279.38 feet, to a point;

Course No. 20: run thence, South 17°38'48" West, a distance of 605.51 feet, to a point;

Course No. 21: run thence, South 24°09'05" East, a distance of 216.50 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 22: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 465.00 feet, through a central angle of 22°32'24" to the right, an arc distance of 182.93 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 79°19'39" East, 181.75 feet;

Course No. 23: run thence, South 89°24'09" East, a distance of 141.88 feet, to a point on the westerly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida; run thence, along the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, run the following two (2) courses and distances:

Course No. 1: run thence southerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,565.00 feet, through a central angle of 24°41'08" to the left, an arc distance of 1,535.96 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 11°14'46" East, 1,524.11 feet;

Course No. 2: run thence, South 23°35'20" East, along last said tangency, a distance of 841.09 feet, to a point on the monumented easterly line of said Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida; run thence along said easterly line of said Francis P. Fatio Grant, Section 39, (and also being the easterly boundary of the RiverTown PUD), run the following two (2) courses and distances:

Course No. 1: run thence, South 41°44'03" West, a distance of 2,817.62 feet, to a point;

Course No. 2: run thence, South 42°47'40" West, a distance of 2,201.40 feet, to a point on the aforesaid northerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), and the POINT OF BEGINNING.

The lands thus described contains 25,292,126 square feet, or 580.63 Acres, more or less, in area.

RiverTown

CDD.2 North Parcel (Part Two)

Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point or Reference, Commence at the intersection of the monumented easterly line of said Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, with the easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, Florida, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida, and run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following two (2) courses and distances:

Course No. 1: run thence, North 23°35'20" West, a distance of 773.66 feet, to the point of curvature, of a curve leading northerly;

Course No. 2: run thence, northerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,435.00 feet, through a central angle of 03°47'30" to the right, an arc distance of 227.311 feet, to the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of North 21°41'35" West, 227.27 feet;

From the POINT OF BEGINNING, thus described, continue northerly, along the easterly Right of Way line of LONGLEAF PARKWAY, and continuing northerly, along and around the last said curve, having a radius of 3,435.00 feet, through a central angle of 25°31'47" to the right, an arc distance of 1,530.54 feet, to a point, last said arc being subtended by a chord bearing and distance of North 07°09'27" West, 1,517.94 feet; run thence, the following fifty-seven (57) courses and distances:

Course No. 1: run thence, South 86°51'22" East, a distance of 165.43 feet, to a point;

Course No. 2: run thence, North 87°27'25" East, a distance of 197.94 feet, to a point;

Course No. 3: run thence, North 45°01'16" East, a distance of 74.55 feet, to a point;

Course No. 4: run thence, North 59°03'17" East, a distance of 128.09 feet, to a point;

Course No. 5: run thence, South 68°51'10" East, a distance of 146.06 feet, to a point;

Course No. 6: run thence, South 25°57'32" East, a distance of 180.71 feet, to a point;

Course No. 7: run thence, South 15°57'23" West, a distance of 191.82 feet, to a point;

Course No. 8: run thence, North 86°22'14" East, a distance of 442.64 feet, to a point;

- Course No. 9: run thence, North  $13^{\circ}49'49''$  West, a distance of 781.90 feet, to a point;
- Course No. 10: run thence, North  $26^{\circ}34'55''$  West, a distance of 186.59 feet, to a point;
- Course No. 11: run thence, South  $88^{\circ}47'09''$  West, a distance of 122.09 feet, to a point;
- Course No. 12: run thence, South  $02^{\circ}39'03''$  East, a distance of 168.85 feet, to a point;
- Course No. 13: run thence, South  $79^{\circ}47'07''$  West, a distance of 272.38 feet, to a point;
- Course No. 14: run thence, North  $03^{\circ}20'11''$  West, a distance of 453.06 feet, to a point;
- Course No. 15: run thence, North  $70^{\circ}43'23''$  East, a distance of 279.33 feet, to a point;
- Course No. 16: run thence, North  $16^{\circ}19'31''$  East, a distance of 187.60 feet, to a point;
- Course No. 17: run thence, North  $24^{\circ}19'13''$  West, a distance of 149.38 feet, to a point;
- Course No. 18: run thence, South  $68^{\circ}51'10''$  West, a distance of 292.13 feet, to a point;
- Course No. 19: run thence, North  $13^{\circ}38'12''$  West, a distance of 149.11 feet, to a point;
- Course No. 20: run thence, North  $18^{\circ}53'56''$  East, a distance of 352.75 feet, to a point;
- Course No. 21: run thence, North  $53^{\circ}24'47''$  East, a distance of 191.55 feet, to a point;
- Course No. 22: run thence, South  $60^{\circ}33'16''$  East, a distance of 777.13 feet, to a point;
- Course No. 23: run thence, South  $07^{\circ}26'12''$  West, a distance of 305.56 feet, to a point;
- Course No. 24: run thence, South  $23^{\circ}58'41''$  West, a distance of 302.77 feet, to a point;
- Course No. 25: run thence, South  $12^{\circ}32'16''$  East, a distance of 202.43 feet, to a point;
- Course No. 26: run thence, South  $05^{\circ}17'38''$  East, a distance of 238.14 feet, to a point;
- Course No. 27: run thence, South  $34^{\circ}38'38''$  East, a distance of 224.18 feet, to a point;

Course No. 28: run thence, South  $19^{\circ}14'38''$  West, a distance of 200.00 feet, to a point;

Course No. 29: run thence, South  $40^{\circ}23'07''$  East, a distance of 230.60 feet, to a point;

Course No. 30: run thence, North  $21^{\circ}48'57''$  East, a distance of 189.20 feet, to a point;

Course No. 31: run thence, North  $16^{\circ}20'18''$  West, a distance of 453.02 feet, to a point;

Course No. 32: run thence, North  $13^{\circ}50'18''$  East, a distance of 293.96 feet, to a point;

Course No. 33: run thence, North  $86^{\circ}03'49''$  East, a distance of 302.70 feet, to a point;

Course No. 34: run thence, South  $84^{\circ}52'58''$  East, a distance of 380.67 feet, to a point;

Course No. 35: run thence, North  $32^{\circ}43'06''$  East, a distance of 602.21 feet, to a point;

Course No. 36: run thence, North  $11^{\circ}37'37''$  East, a distance of 479.70 feet, to a point;

Course No. 37: run thence, North  $02^{\circ}28'12''$  West, a distance of 509.85 feet, to a point;

Course No. 38: run thence, North  $57^{\circ}27'54''$  West, a distance of 225.81 feet, to a point;

Course No. 39: run thence, North  $41^{\circ}14'43''$  West, a distance of 198.93 feet, to a point;

Course No. 40: run thence, North  $29^{\circ}31'46''$  West, a distance of 167.20 feet, to a point;

Course No. 41: run thence, North  $47^{\circ}51'57''$  West, a distance of 426.59 feet, to a point;

Course No. 42: run thence, North  $37^{\circ}53'43''$  East, a distance of 187.83 feet, to a point;

Course No. 43: run thence, North  $24^{\circ}23'32''$  East, a distance of 192.89 feet, to a point;

Course No. 44: run thence, North  $66^{\circ}49'00''$  West, a distance of 104.59 feet, to a point;

Course No. 45: run thence, North  $42^{\circ}22'42''$  West, a distance of 252.67 feet, to a point;

Course No. 46: run thence, South  $83^{\circ}55'19''$  West, a distance of 634.42 feet, to a point;

Course No. 47: run thence, North  $86^{\circ}16'49''$  West, a distance of 772.74 feet, to a point;

Course No. 48: run thence, South 05°28'53" West, a distance of 140.09 feet, to a point;

Course No. 49: run thence, North 81°41'28" West, a distance of 199.18 feet, to a point;

Course No. 50: run thence, North 56°24'07" West, a distance of 208.85 feet, to a point;

Course No. 51: run thence, North 12°57'19" West, a distance of 269.86 feet, to a point;

Course No. 52: run thence, North 54°27'25" West, a distance of 251.38 feet, to a point;

Course No. 53: run thence, North 69°27'53" West, a distance of 427.89 feet, to a point;

Course No. 54: run thence, South 57°34'36" West, a distance of 146.07 feet, to a point;

Course No. 55: run thence, South 46°11'24" West, a distance of 132.45 feet, to a point;

Course No. 56: run thence, South 73°06'24" West, a distance of 101.89 feet, to a point;

Course No. 57: run thence, North 81°15'37" West, a distance of 178.41 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida, said point also being on the arc of a curve leading northeasterly; run thence northeasterly, along and around the arc of a curve, having a radius of 1,135.00 feet, through a central angle of 07°12'44" to the right, an arc distance of 142.87 feet, to a point, last said arc being subtended by a chord bearing and distance of North 10°22'28" East, 142.78 feet; thence departing from aforesaid easterly Right of Way line of LONGLEAF PARKWAY, run the following thirty-three (33) courses and distances:

Course No. 1: run thence, South 82°10'28" East, a distance of 161.71 feet, to a point;

Course No. 2: run thence, North 34°51'36" East, a distance of 94.78 feet, to a point;

Course No. 3: run thence, North 66°49'00" East, a distance of 306.09 feet, to a point;

Course No. 4: run thence, South 62°26'40" East, a distance of 885.62 feet, to a point;

Course No. 5: run thence, South 84°14'30" East, a distance of 293.57 feet, to a point;

Course No. 6: run thence, North 38°21'30" East, a distance of 198.18 feet, to a point;

Course No. 7: run thence, South 78°55'42" East, a distance of 374.19 feet, to a point;

Course No. 8: run thence, South 70°08'51" East, a distance of 334.88 feet, to a point;

Course No. 9: run thence, South 82°37'22" East, a distance of 405.56 feet, to a point;

Course No. 10: run thence, North 56°48'12" East, a distance of 760.14 feet, to a point;

Course No. 11: run thence, South 46°49'47" East, a distance of 365.43 feet, to a point;

Course No. 12: run thence, South 08°21'43" East, a distance of 450.94 feet, to a point;

Course No. 13: run thence, South 19°21'42" East, a distance of 754.67 feet, to a point;

Course No. 14: run thence, South 35°33'27" East, a distance of 280.59 feet, to a point;

Course No. 15: run thence, South 77°40'11" East, a distance of 178.16 feet, to a point;

Course No. 16: run thence, North 24°47'28" West, a distance of 155.66 feet, to a point;

Course No. 17: run thence, North 33°07'50" East, a distance of 149.27 feet, to a point;

Course No. 18: run thence, North 82°41'58" East, a distance of 213.86 feet, to a point;

Course No. 19: run thence, South 38°23'17" East, a distance of 332.83 feet, to a point;

Course No. 20: run thence, North 83°17'12" East, a distance of 176.85 feet, to a point;

Course No. 21: run thence, North 03°17'30" East, a distance of 303.94 feet, to a point;

Course No. 22: run thence, North 27°42'41" West, a distance of 184.93 feet, to a point;

Course No. 23: run thence, North 53°31'56" West, a distance of 505.15 feet, to a point;

Course No. 24: run thence, North 29°20'18" West, a distance of 455.13 feet, to a point;

Course No. 25: run thence, North 12°00'41" East, a distance of 246.00 feet, to a point;

Course No. 26: run thence, North 56°00'07" East, a distance of 672.90 feet, to a point;

Course No. 27: run thence, South 74°42'42" East, a distance of 840.14 feet, to a point;

Course No. 28: run thence, South 37°10'19" East, a distance of 587.70 feet, to a point;

Course No. 29: run thence, South 71°09'39" East, a distance of 145.31 feet, to a point;

Course No. 30: run thence, North 86°27'14" East, a distance of 133.42 feet, to a point;

Course No. 31: run thence, South 75°15'23" East, a distance of 108.54 feet, to a point;

Course No. 32: run thence, South 82°55'52" East, a distance of 166.38 feet, to a point;

Course No. 33: run thence, South 58°52'20" East, a distance of 282.11 feet, to a point on the monumented easterly line of said Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida; run thence along said easterly line of said Francis P. Fatio Grant, Section 39, (and also being the easterly line of the RiverTown PUD, the following two (2) courses and distances:

Course No. 1: run thence, South 41°27'16" West, a distance of 6,979.61 feet, to a point;

Course No. 2: run thence, South 41°39'57" West, a distance of 494.76 feet, to a point, on the Northerly line of those lands described in that Special Warranty Deed from Mattamy Jacksonville LLC to Southeastern RV & Boat Storage, LLC recorded in Official Records Book 4487, page 1408 of the Public Records of St. Johns County, Florida; run thence, the following twenty-three (23) courses and distances:

Course No. 1: run thence, North 39°09'30" West, a distance of 74.59 feet, to a point;

Course No. 2: run thence, North 44°44'00" West, a distance of 59.77 feet, to a point;

Course No. 3: run thence, North 37°58'04" West, a distance of 65.25 feet, to a point;

Course No. 4: run thence, North 24°01'21" West, a distance of 73.83 feet, to a point;

Course No. 5: run thence, North 05°57'31" West, a distance of 53.11 feet, to a point;

Course No. 6: run thence, North 00°00'50" West, a distance of 73.82 feet, to a point;

Course No. 7: run thence, North 66°24'40" East, a distance of 38.56 feet, to the Point of Curvature, of a curve, leading Northeasterly;

Course NO. 8: run thence, Northeasterly, along and around the arc of a curve, being concave Northwesterly, and having a radius of 295.00 feet, through a central angle of 08°50'51" to the left, an arc distance of 45.55 feet, to a point, last said arc being subtended by a chord bearing and distance of North 61°59'14" East, 45.51 feet;

Course No. 9: run thence, North 78°19'49" East, along a non-tangential line, a distance of 33.26 feet, to a point;

Course No. 10: run thence, North 15°38'52" East, a distance of 23.73 feet, to a point on the arc of a curve, leading Northeasterly;

Course No. 11: run thence, Northeasterly, along and around the arc of a curve, being concave Northwesterly, and having a radius of 295.00 feet, through a central angle of 05°22'29" to the left, an arc distance of 27.67 feet, to a point, last said arc being subtended by a chord bearing and distance of North 45°21'44" East, 27.66 feet;

Course No. 12: run thence, North 08°08'57" West, along a non tangential line, a distance of 22.13 feet, to a point;

Course No. 13: run thence, North 00°34'18" West, a distance of 95.55 feet, to a point;

Course No. 14: run thence, North 15°57'07" East, a distance of 25.13 feet, to a point;

Course NO. 15: run thence, North 05°01'56" West, a distance of 85.92 feet, to a point;

Course No. 16: run thence, North 10°13'04" West, a distance of 26.97 feet, to a point;

Course No. 11: run thence, North 28°19'21" East, a distance of 35.36 feet, to a point;

Course No. 12: run thence, North 14°52'38" West, a distance of 35.74 feet, to a point;

Course No. 13: run thence, North 27°52'01" East, a distance of 12.90 feet, to a point;

Course No. 14: run thence, North 35°51'04" West, a distance of 37.60 feet, to a point;

Course No. 15: run thence, North 00°54'34" East, a distance of 28.91 feet, to a point;

Course No. 16: run thence, North 22°49'23" East, a distance of 17.06 feet, to a point;

Course No. 17: run thence, North 12°29'42" East, a distance of 36.05 feet, to a point;

Course No. 18: run thence, North 64°24'24" West, a distance of 56.45 feet, to a point;

Course No. 19: run thence, North 23°35'20" West, a distance of 95.90 feet, to a point;

Course No. 20: run thence, South 66°25'13" West, a distance of 370.99 feet, to a point;

Course No. 21: run thence, South 17°44'18" West, a distance of 28.26 feet, to a point;

Course No. 22: run thence, South 45°24'34" West, a distance of 8.46 feet, to a point;

Course No. 23: run thence, South 70°12'10" West, a distance of 30.00 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, and the POINT OF BEGINNING.

The lands thus described contains 13,006,144 square feet, or 298.07 Acres, more or less, in area.

**A & J Land Surveyors, Inc.**

5847 Luella Street  
Jacksonville, Florida 32207  
Telephone (904) 346-1733 Fax (904) 346-1736  
Jon Bowan, PLS Jeff Ward, PLS

RiverTown  
CDD 2 South Parcel  
Legal Description

A Parcel of land, being a portion of the Francis P. Fatlo Grant, Section 39, Township 5 South, Range 27 East, together with a portion of the Francis P. Fatlo Grant, Section 42, Township 6 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the intersection of the southerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), with the easterly monumented line of said Francis P. Fatlo Grant, Section 42, Township 6 South, Range 27 East, and run thence, along the aforesaid said southerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, along and around the arc of a curve, being concave southwesterly, and having a radius of 22,868.28 feet, through a central angle of 00°15'41" to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°19'36" West, 104.28 feet;

Course No. 2: run thence, North 63°27'26" West, along last said tangency, a distance of 4,098.56 feet, to a point; thence departing from aforesaid Right of Way line, run the following four (4) Courses and distances:

Course No. 1: run thence, South 27°52'36" West, a distance of 197.84 feet, to a point;  
Course No. 2: run thence, South 71°24'28" West, a distance of 152.25 feet, to a point;  
Course No. 3: run thence, South 79°12'13" West, a distance of 294.12 feet, to a point;  
Course No. 4: run thence, South 73°15'09" West, a distance of 101.88 feet, more or less, to the "Mean High Water" Line of the St. Johns River; run thence, Southeasterly, along and around the meanderings of the aforesaid "Mean High Water" line of the St. Johns River, a distance of 4,615 feet, more or less, to a point on the aforesaid Easterly monumented line of said Francis P. Fatlo Grant, Section 43, Township 6 South, Range 27 East, which bears South 41°35'54" West, a distance of 1,053 feet, more or less, from the POINT OF BEGINNING; run thence North 41°35'54" East, along said Easterly monumented line of the Francis P. Fatlo Grant, Section 42, a distance of 1,053 feet, more or less, to a point on the aforesaid southerly Right of Way line of STATE ROAD NO. 13, and the POINT OF BEGINNING.

The lands thus described contains 4,581,735 square feet, or 105.18 Acres, more or less, in area.

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

RIVERS EDGE II CDD  
475 WEST TOWN PLACE SUITE 114

SAINT AUGUSTINE, FL 32092

ACCT: 34435  
AD# 0003221351-01

PO#

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

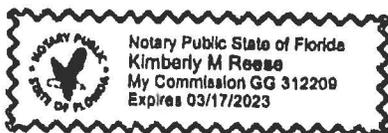
Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a SA Legal Retail in the matter of Boundary Amendment was published in said newspaper on 10/08/2019, 10/15/2019, 10/22/2019, 10/29/2019.

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

Sworn to and subscribed before me this 29 day of OCT 29 2019

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

Kimberly M Reese  
(Signature of Notary Public)



**NOTICE OF PUBLIC HEARING AND INTENT TO ENACT AN ORDINANCE AMENDING THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida, will consider the enactment of one County Ordinance amending Ordinance No. 2018-26, which established the Rivers Edge II Community Development District ("District"). The proposed Ordinance title is as follows:

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, EXPANDING AND CONTRACTING THE BOUNDARIES OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES, DESCRIBING THE EXTERNAL BOUNDARIES OF THE AMENDED DISTRICT; PROVIDING A SUPREMACY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

There will be a public hearing held at the County Auditorium, at 500 San Sebastian View in St. Augustine, Florida, 32084, on November 5, 2019, at 9:00 a.m., or as soon thereafter as it can be heard.

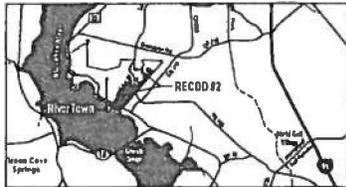
The purpose of this hearing is to consider a petition filed by the District on June 6, 2019, as revised on August 29, 2019, to amend the District's boundary in accordance with Ch. 190, Florida Statutes. Specifically, the Board will consider the six factors listed in §190.005(1)(e), Florida Statutes. This hearing will afford the District, affected units of local government, and the general public a fair and adequate opportunity to appear and present oral and written comments regarding the amendment of the District. The specific legal authority for the amendment of the District is set forth in §§ 190.045 and 190.035, Florida Statutes.

The District is located in unincorporated St. Johns County, Florida, and is generally located north of the St. Johns River, west of County Road 210, east of the Rivers Edge Community Development District, and south of Greenbriar Road, and currently comprises approximately 887 acres. The District seeks to amend its boundaries by removing approximately 802 acres and adding approximately 39.97 acres for a total of approximately 984 acres within the amended District. The boundaries of the District, as amended, are outlined in the map depicted in this notice.

Copies of this Notice, the proposed Ordinance, and the Rivers Edge II Community Development District Petition and its documentation are on file in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084 and may be inspected by interested parties prior to said public hearing.

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

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



BOARD OF COUNTY COMMISSIONERS  
PAUL M. WALDRON, CHAIR  
ST. JOHNS COUNTY, FLORIDA  
File No. CDD AMD 2019-01 Rivers Edge II CDD

0003221351 October 8, 15, 22, 29, 2019

PROOF O.K. BY: \_\_\_\_\_  O.K. WITH CORRECTIONS BY: \_\_\_\_\_

PLEASE READ CAREFULLY • SUBMIT CORRECTIONS ONLINE

**SA-0003221351-01 (100%)**

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# STATE OF FLORIDA DEPARTMENT OF STATE

I, LAUREL M. LEE, 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. 2019-71, which was filed in this office on November 7, 2019, 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  
8th day of November, A.D., 2019.



*Laurel M. Lee*  
Secretary of State

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

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