

ORDINANCE NO. 2004-47

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, ESTABLISHING THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2003); 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.

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

WHEREAS, Murabella, L.L.C. ("Petitioner"), having obtained written consent to the establishment of the District by the owner of 100 percent 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 Turnbull Creek Community Development District (the "District") pursuant to Chapter 190, Florida Statutes (2003); and

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

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on June 22, 2004; 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:

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 (2003).

SECTION 3. DISTRICT NAME. There is hereby established a Community Development District situated entirely within St. Johns County, Florida, which District shall be known as the "Turnbull Creek 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 overall parcel containing 389 acres, more or less. There are no out parcels excluded within the external boundaries.

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 parks and facilities for indoor and outdoor recreational, cultural and educational uses, as authorized and described in Section 190.012(2)(a), Florida Statutes (2003).

SECTION 6. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Susan Wood, Leo Johns, Leed Silverfield, Linda Edwards and Tom Rogers. All of the above-styled persons are residents of the State of Florida and citizens of the United States of America.


SECTION 7. SEVERABILITY. If any provision of this ordinance or the application thereof is finally determined by 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 8. This Ordinance shall take effect pursuant to Florida general law.

SECTION 9. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68 Florida Statutes.

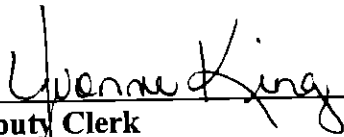
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 22 DAY OF June 2004.

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

BY: 
Karen R. Stern,
Its Chair

RENDITION DATE 06/23/04

ATTEST: CHERYL STRICKLAND, CLERK

BY: 
Deputy Clerk

EFFECTIVE DATE: June 28, 2004



EXHIBIT A
Turnbull Creek Community Development District

PALM LAKES
JOB NO. 2001-2124-11
Revised July 16, 2003

CAPTION

A portion of Sub Sections 7 and 10, lying within Section 38 of the Antonio Muertas Grant, and a portion of the Pacetti Donation, Section 37, all lying within Township 6 South, Range 28 East, St. Johns County, Florida, and being more particularly described as follows: COMMENCE at the intersection of the centerline of County Road No. 13-A (a 100 foot right of way as presently established) with the centerline of base line for State Road No. 16 (a 200 foot right of way as shown on the Florida Department of Transportation Right of Way Map Section No. 78060-2522, dated November 16, 1998); thence South $19^{\circ}30'15''$ West, along said centerline of County Road No. 13-A, a distance of 71.23 feet to its intersection with the Westerly prolongation of the Southerly right of way line of said State Road No. 16; thence South $81^{\circ}10'44''$ East, along last said line and along the Southerly right of way line of said State Road No. 16, a distance of 2922.44 feet to the POINT OF BEGINNING; thence continue South $81^{\circ}10'44''$ East, along said Southerly right of way line of State Road No. 16, a distance of 1022.92 feet; thence South $04^{\circ}31'22''$ East, a distance of 2709.28 feet to the point of curvature of a curve concave Northeasterly having a radius of 2750.00 feet; thence Southeasterly along the arc of said curve a distance of 592.38 feet, said arc being subtended by a chord bearing and distance of South $10^{\circ}41'38''$ East, 591.24 feet to a point situate in the Easterly line of said Sub-Section 10; thence South $18^{\circ}36'15''$ West, along said Easterly line of Sub-Section 10, a distance of 2321.49 feet to the Southeast corner thereof; thence North $71^{\circ}41'07''$ West, along the Southerly line of said Sub Section 10, a distance of 1,061.37 feet to its intersection with the Easterly line of said Section 37; thence South $00^{\circ}59'34''$ East, along last said line, 10.56 feet; thence North $72^{\circ}21'59''$ West, 2510.92 feet; thence North $19^{\circ}30'15''$ East, 2050.00 feet; thence North $72^{\circ}21'59''$ West, 1,697.85 feet to a point lying on the Southeasterly right of way line of said County Road No. 13-A; thence North $19^{\circ}30'15''$ East, along last said line, 1202.88 feet to the point of cusp of a curve concave Northeasterly having a radius of 50.00 feet; thence Southeasterly along the arc of said curve a distance of 78.36 feet, said arc being subtended by a chord bearing and distance of South $25^{\circ}23'31''$ East, 70.58 feet to the point of tangency of said curve; thence South $70^{\circ}17'17''$ East, a distance of 344.30 feet to the point of curvature of a curve concave Southerly having a radius of 850.00 feet; thence Easterly along the arc of said curve a distance of 412.68 feet, said arc being subtended by a chord bearing and distance of South $56^{\circ}22'45''$ East, 408.64 feet to a point of said curve; thence North $20^{\circ}44'25''$ East, a distance of 444.56 feet; thence South $81^{\circ}10'44''$ East, a distance of 2309.30 feet; thence North $08^{\circ}49'16''$ East, a distance of 1335.06 feet to the POINT OF BEGINNING.

Containing 389.0428 acres, more or less.

File: PACETTI-SOD FARM2.DOC

**PETITION TO ESTABLISH
THE TURNBULL CREEK
COMMUNITY
DEVELOPMENT
DISTRICT**

Submitted by: Cheryl G. Stuart
Florida Bar No. 0622699
Brian A. Crumbaker
Florida Bar No. 0167819
123 South Calhoun Street
Post Office Box 6526
Tallahassee, Florida 32314
(850) 222-7500 Telephone
(850) 224-8551 Facsimile
Attorneys for Petitioner

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

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Murabella, L.L.C. (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 389 acres of land. The site is located south of S.R. 16, east of Pacetti Road (C.R. 13-A) and north of C.R. 208. The metes and bounds description of the external boundaries of the District is set forth in Exhibit 2.
2. Excluded Parcels. There are no parcels within the external boundary of the proposed District that 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 District in accordance with Section 190.005, Florida Statutes. Documentation of ownership and consent to the establishment of a community development district is contained in Exhibit 3.

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

Name: Susan Wood
Address: 4729 Highway 17, Suite 204
Orange Park, Florida 32003

Name: Leo Johns
Address: 10410 Big Tree Circle, East
Jacksonville, Florida 32257

Name: Leed Silverfield
Address: 4141 Southpoint Drive East, Suite B
Jacksonville, Florida 32216

Name: Linda Edwards
Address: 129 Parkside Drive
St. Augustine, Florida 32095

Name: Tom Rodgers
Address: 4168 Hershel Street
Jacksonville, Florida 32210

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 the Turnbull Creek Community Development District.

6. Existing and Future Land Uses. The existing and future land uses within and adjacent to the proposed District are identified in **Exhibit 4**. The land within the District is presently undeveloped. The proposed development within the District currently contemplates the construction of approximately seven hundred and forty (740) single-family, residential units. No commercial or retail land use is contemplated within the boundaries of the District. The future general distribution, location, and extent of the public and private land uses proposed for the District by future land use

plan element of the County's Future Land Use Plan are shown in **Exhibit 4**. All of the land within the proposed District is within the Palm Lakes PUD. The proposed land uses for lands contained within the proposed District are consistent with the approved St. Johns County Future Land Use Plan.

8. Major Water and Wastewater Facilities. **Exhibit 5** shows the pre-development drainage divides, proposed water and sewer mains, and the major outfall and existing offsite utilities expected to serve the lands included within the proposed District. There are no existing major trunk water mains and wastewater interceptors within the currently undeveloped lands proposed to be included within the District.

9. District facilities and services. **Exhibit 6** describes the type of facilities Petitioner presently expects the District to finance, construct, acquire and/or install, as well as the anticipated owner and entity responsible for maintenance. These facilities will serve the residential development within the District. The estimated costs of constructing the infrastructure serving land within the proposed District are identified in **Exhibit 7**. At present, these improvements are estimated to be made, acquired, constructed, and/or installed in two (2) phases from 2004 to 2005 (Phase I) and 2006 to 2007 (Phase II). 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.

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 (2003). 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 a Florida limited liability company authorized to conduct business in the State of Florida. The authorized agent for Petitioner is Susan Wood, whose address is 4729 Highway 17, Suite 204, Orange Park, Florida 32003. See Exhibit 9 - Authorization of Agent. Copies of all correspondence and official notices should also be sent to:

Cheryl G. Stuart
Brian A. Crumbaker
HOPPING GREEN & SAMS, P.A.
123 South Calhoun Street
Post Office Box 6526
Tallahassee, FL 32314

12. This petition to establish the Turnbull Creek 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 (2003);

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

c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and

facilities for parks and facilities for indoor and outdoor recreational, cultural, and educational uses,
as authorized and described by Section 190.012(2), Florida Statutes.

RESPECTFULLY SUBMITTED, this 4th day of March, 2004.

HOPPING GREEN & SAMS, P.A.

BY:


Cheryl G. Stuart

Florida Bar No. 622699

Brian A. Crumbaker

Florida Bar No. 0167819

123 South Calhoun Street

Post Office Box 6526

Tallahassee, FL 32314

(850) 222-7500 (telephone)

(850) 224-8551 (facsimile)

Attorneys for Petitioner

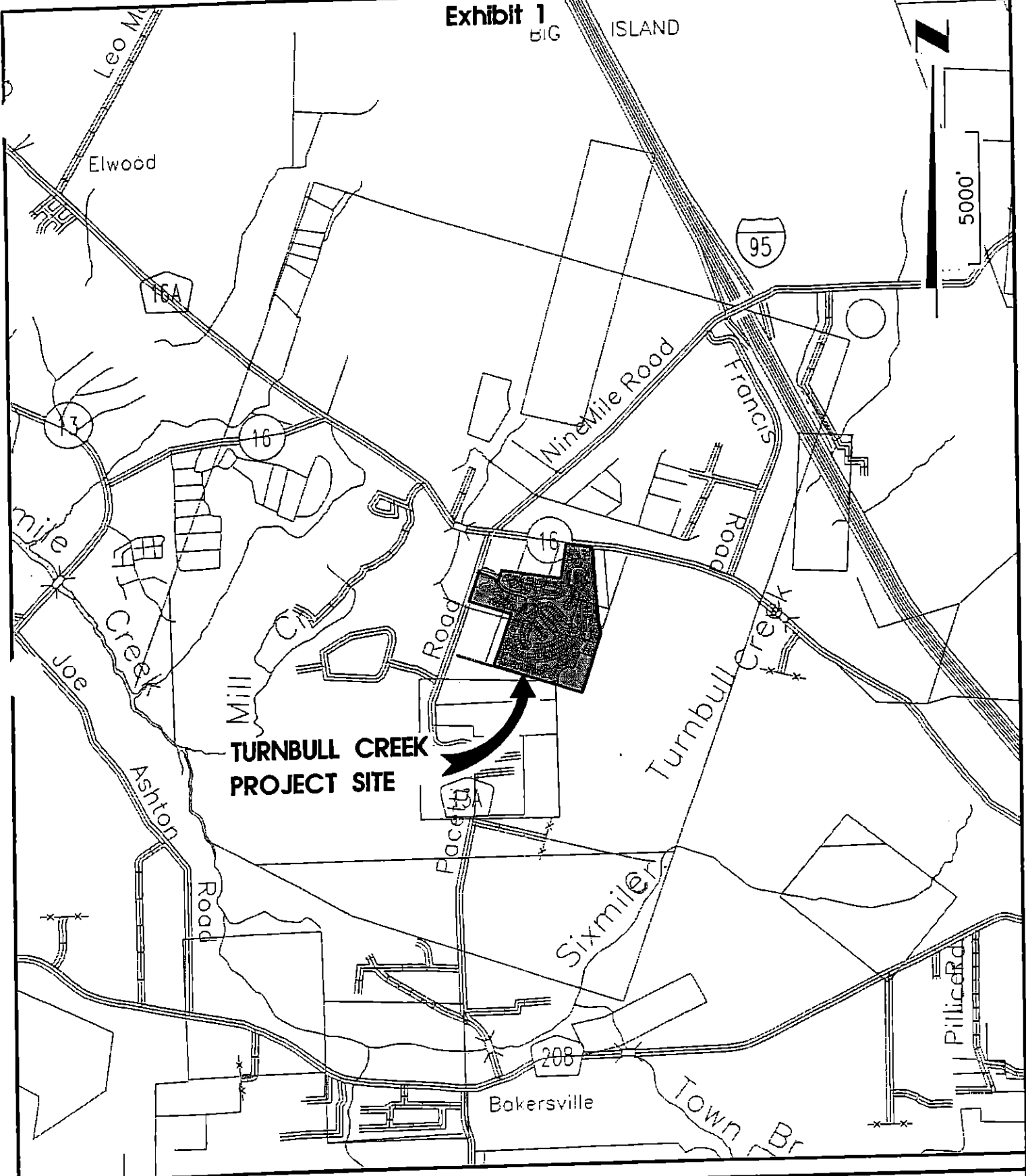
Exhibit 1

BIG

ISLAND



5000'



**TURNBULL CREEK
PROJECT SITE**

**England-Thims
& Miller, Inc.**
 ENGINEERS - PLANNERS
 SURVEYORS - LANDSCAPE ARCHITECTS
 14775 SL Augustline Road
 Jacksonville, Florida 32258
 Certificate of Authorization No.: 2584
 Phone No. (904) 642-8990
 Fax No. (904) 646-9485

LOCATION MAP

TURNBULL CREEK CDD
SR-16 & CR-13A
THE WOOD DEVELOPMENT COMPANY

ETM NO.	01-181-06
DATE:	DECEMBER 2003
DRAWN BY:	R.P.E.
DRAWING NO.	

Exhibit 2
Turnbull Creek Community Development District

PALM LAKES
JOB NO. 2001-2124-11
Revised July 16, 2003

CAPTION

A portion of Sub Sections 7 and 10, lying within Section 38 of the Antonio Muertas Grant, and a portion of the Pacetti Donation, Section 37, all lying within Township 6 South, Range 28 East, St. Johns County, Florida, and being more particularly described as follows: COMMENCE at the intersection of the centerline of County Road No. 13-A (a 100 foot right of way as presently established) with the centerline of base line for State Road No. 16 (a 200 foot right of way as shown on the Florida Department of Transportation Right of Way Map Section No. 78060-2522, dated November 16, 1998); thence South 19°30'15" West, along said centerline of County Road No. 13-A, a distance of 71.23 feet to its intersection with the Westerly prolongation of the Southerly right of way line of said State Road No. 16; thence South 81°10'44" East, along last said line and along the Southerly right of way line of said State Road No. 16, a distance of 2922.44 feet to the POINT OF BEGINNING; thence continue South 81°10'44" East, along said Southerly right of way line of State Road No. 16, a distance of 1022.92 feet; thence South 04°31'22 East, a distance of 2709.28 feet to the point of curvature of a curve concave Northeasterly having a radius of 2750.00 feet; thence Southeasterly along the arc of said curve a distance of 592.38 feet, said arc being subtended by a chord bearing and distance of South 10°41'38" East, 591.24 feet to a point situate in the Easterly line of said Sub-Section 10; thence South 18°36'15" West, along said Easterly line of Sub-Section 10, a distance of 2321.49 feet to the Southeast corner thereof; thence North 71°41'07" West, along the Southerly line of said Sub Section 10, a distance of 1,061.37 feet to its intersection with the Easterly line of said Section 37; thence South 00°59'34" East, along last said line, 10.56 feet; thence North 72°21'59" West, 2510.92 feet; thence North 19°30'15" East, 2050.00 feet; thence North 72°21'59" West, 1,697.85 feet to a point lying on the Southeasterly right of way line of said County Road No. 13-A; thence North 19°30'15" East, along last said line, 1202.88 feet to the point of cusp of a curve concave Northeasterly having a radius of 50.00 feet; thence Southeasterly along the arc of said curve a distance of 78.36 feet, said arc being subtended by a chord bearing and distance of South 25°23'31" East, 70.58 feet to the point of tangency of said curve; thence South 70°17'17" East, a distance of 344.30 feet to the point of curvature of a curve concave Southerly having a radius of 850.00 feet; thence Easterly along the arc of said curve a distance of 412.68 feet, said arc being subtended by a chord bearing and distance of South 56°22'45" East, 408.64 feet to a point of said curve; thence North 20°44'25" East, a distance of 444.56 feet; thence South 81°10'44" East, a distance of 2309.30 feet; thence North 08°49'16" East, a distance of 1335.06 feet to the POINT OF BEGINNING.

Containing 389.0428 acres, more or less.

File: PACETTI-SOD FARM2.DOC

Exhibit 3

Consent and Joinder of Landowner to Establishment of a Community Development District

The undersigned is the owner of certain lands more fully described on Exhibit "3-A" attached hereto and made a part hereof (Property).

The undersigned understands and acknowledges that Murabella, L.L.C., a Florida limited liability company (Petitioner), intends to submit a petition to establish a Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As an owner of lands which are intended to constitute all or a part of 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.

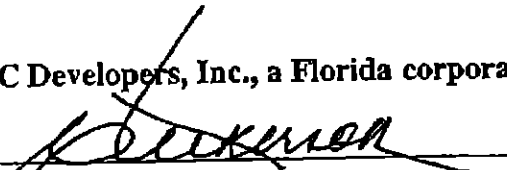
The undersigned hereby consents to the establishment of a Community Development District which will include the Property within the lands to be a part of the Community Development District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during 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, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the Community Development District in substantially this form.

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

Executed this 25th day of February, 2004.

G&C Developers, Inc., a Florida corporation


By: Charles F. Atkerson, Jr.

Its: Vice President

2847

Exhibit 3-A

Public Records of
St. Johns County, FL
Clerk# 03-051191
O.R. 2001 PG 1765
11:00AM 07/22/2003
REC \$21.00 SUR \$3.00
Doc Stamps \$46,327.40

This Instrument Prepared By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN. 6-01-286

In: →
RET

WARRANTY DEED

THIS INDENTURE, made this 17th day of July, 2003, by BENJAMIN D. ROBINSON, III and BARBARA M. ROBINSON, his wife, FRANCIS G. ROBINSON, a married man conveying non-homestead property and RANDY L. ROBINSON, a single woman ("Grantor") to G & C DEVELOPERS, INC., a Florida corporation, whose post office address is 7865 Southside Boulevard, Jacksonville, Florida 32256 and whose federal taxpayer identification number is: 59-3562221 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), and other good and valuable considerations to it in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF (THE "PROPERTY").

Parcel Identification Number: 028670-0000

SUBJECT: Those matters listed on Exhibit "B" attached hereto.

Said Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered in the presence of:

John D. Bailey Jr.
Witness John D. Bailey Jr.
(type or print name)

Benjamin D. Robinson, III
Benjamin D. Robinson, III
3970 Pacetti Road
St. Augustine, Florida 32092

Beky Mariotti
Witness Beky Mariotti
(type or print name)

John D. Bailey Jr.
Witness John D. Bailey Jr.
(type or print name)

Barbara M. Robinson
Barbara M. Robinson
3970 Pacetti Road
St. Augustine, Florida 32092

Beky Mariotti
Witness Beky Mariotti
(type or print name)

John D. Bailey Jr.
Witness John D. Bailey Jr.
(type or print name)

Francis G. Robinson
Francis G. Robinson
3970 Pacetti Road
St. Augustine, Florida 32092

Beky Mariotti
Witness Beky Mariotti
(type or print name)

John D. Bailey Jr.
Witness John D. Bailey Jr.
(type or print name)

Randy L. Robinson
Randy L. Robinson
3970 Pacetti Road
St. Augustine, Florida 32092

Beky Mariotti
Witness Beky Mariotti
(type or print name)

Exhibit 3-A

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING instrument was acknowledged before me this 17 day of July, 2003, by Benjamin D. Robinson, III and Barbara M. Robinson, his wife, who () are personally known to me or () have produced driver's license number _____ and _____, respectively, as identification.



John D. Bailey, Jr.
Signature of Notary

(Name of notary typed/printed/stamped)
Commission number: _____
Commission expires: _____

STATE OF FLORIDA
COUNTY OF DUVAL



THE FOREGOING instrument was acknowledged before me this 17 day of July, 2003, by Francis G. Robinson, a married man conveying non-homestead property, who () is personally known to me or () has produced driver's license number _____ as identification.

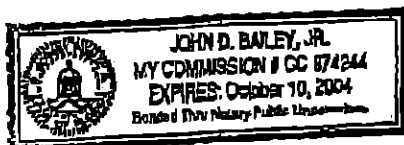


John D. Bailey, Jr.
Signature of Notary

(Name of notary typed/printed/stamped)
Commission number: _____
Commission expires: _____

STATE OF FLORIDA
COUNTY OF DUVAL

THE FOREGOING instrument was acknowledged before me this 17 day of July, 2003, by Randy L. Robinson, a single woman, who () is personally known to me or () has produced driver's license number _____ as identification.



John D. Bailey, Jr.
Signature of Notary

(Name of notary typed/printed/stamped)
Commission number: _____
Commission expires: _____

Exhibit 3-A

EXHIBIT "A"
 LEGAL DESCRIPTION
 (Palm Lakes)

PARCEL "A" PALM LAKES
 JOB NO. 2001-2124-11
 Revised July 16, 2003

A portion of Sub Sections 7 and 10, lying within Section 38 of the Antonio Muertas Grant, and a portion of the Pacetti Donation, Section 37, all lying within Township 6 South, Range 28 East, St. Johns County, Florida, and being more particularly described as follows: COMMENCE at the intersection of the centerline of County Road No. 13-A (a 100 foot right of way as presently established) with the centerline of base line for State Road No. 16 (a 200 foot right of way as shown on the Florida Department of Transportation Right of Way Map Section No. 78060-2522, dated November 16, 1998); thence South $19^{\circ}30'15''$ West, along said centerline of County Road No. 13-A, a distance of 71.23 feet to its intersection with the Westerly prolongation of the Southerly right of way line of said State Road No. 16; thence South $81^{\circ}10'44''$ East, along last said line and along the Southerly right of way line of said State Road No. 16, a distance of 2922.44 feet to the POINT OF BEGINNING; thence continue South $81^{\circ}10'44''$ East, along said Southerly right of way line of State Road No. 16, a distance of 1022.92 feet; thence South $04^{\circ}31'22''$ East, a distance of 2709.28 feet to the point of curvature of a curve concave Northeasterly having a radius of 2750.00 feet; thence Southeasterly along the arc of said curve a distance of 592.38 feet, said arc being subtended by a chord bearing and distance of South $10^{\circ}41'38''$ East, 591.24 feet to a point situate in the Easterly line of said Sub-Section 10; thence South $18^{\circ}36'15''$ West, along said Easterly line of Sub-Section 10, a distance of 2321.49 feet to the Southeast corner thereof; thence North $71^{\circ}41'07''$ West, along the Southerly line of said Sub Section 10, a distance of 1,061.37 feet to its intersection with the Easterly line of said Section 37; thence South $00^{\circ}59'34''$ East, along last said line, 10.56 feet; thence North $72^{\circ}21'59''$ West, 2510.92 feet; thence North $19^{\circ}30'15''$ East, 2050.00 feet; thence North $72^{\circ}21'59''$ West, 1,697.85 feet to a point lying on the Southeasterly right of way line of said County Road No. 13-A; thence North $19^{\circ}30'15''$ East, along last said line, 1202.88 feet to the point of cusp of a curve concave Northeasterly having a radius of 50.00 feet; thence Southeasterly along the arc of said curve a distance of 78.36 feet, said arc being subtended by a chord bearing and distance of South $25^{\circ}23'31''$ East, 70.58 feet to the point of tangency of said curve; thence South $70^{\circ}17'17''$ East, a distance of 344.30 feet to the point of curvature of a curve concave Southerly having a radius of 850.00 feet; thence Easterly along the arc of said curve a distance of 412.68 feet, said arc being subtended by a chord bearing and distance of South $56^{\circ}22'45''$ East, 408.64 feet to a point of said curve; thence North $20^{\circ}44'25''$ East, a distance of 444.56 feet; thence South $81^{\circ}10'44''$ East, a distance of 2309.30 feet; thence North $08^{\circ}49'16''$ East, a distance of 1335.06 feet to the POINT OF BEGINNING.

G & C Developers, Inc.



1000'

MIXED USE DISTRICT

STATE ROAD 16

RESIDENTIAL A

COMMERCIAL

RESIDENTIAL B

RESIDENTIAL B

PACETTI ROAD

CDD BOUNDARY

AMENITY

R/W RESERVATION

RESIDENTIAL B

RESIDENTIAL B

WETLANDS

RESIDENTIAL B

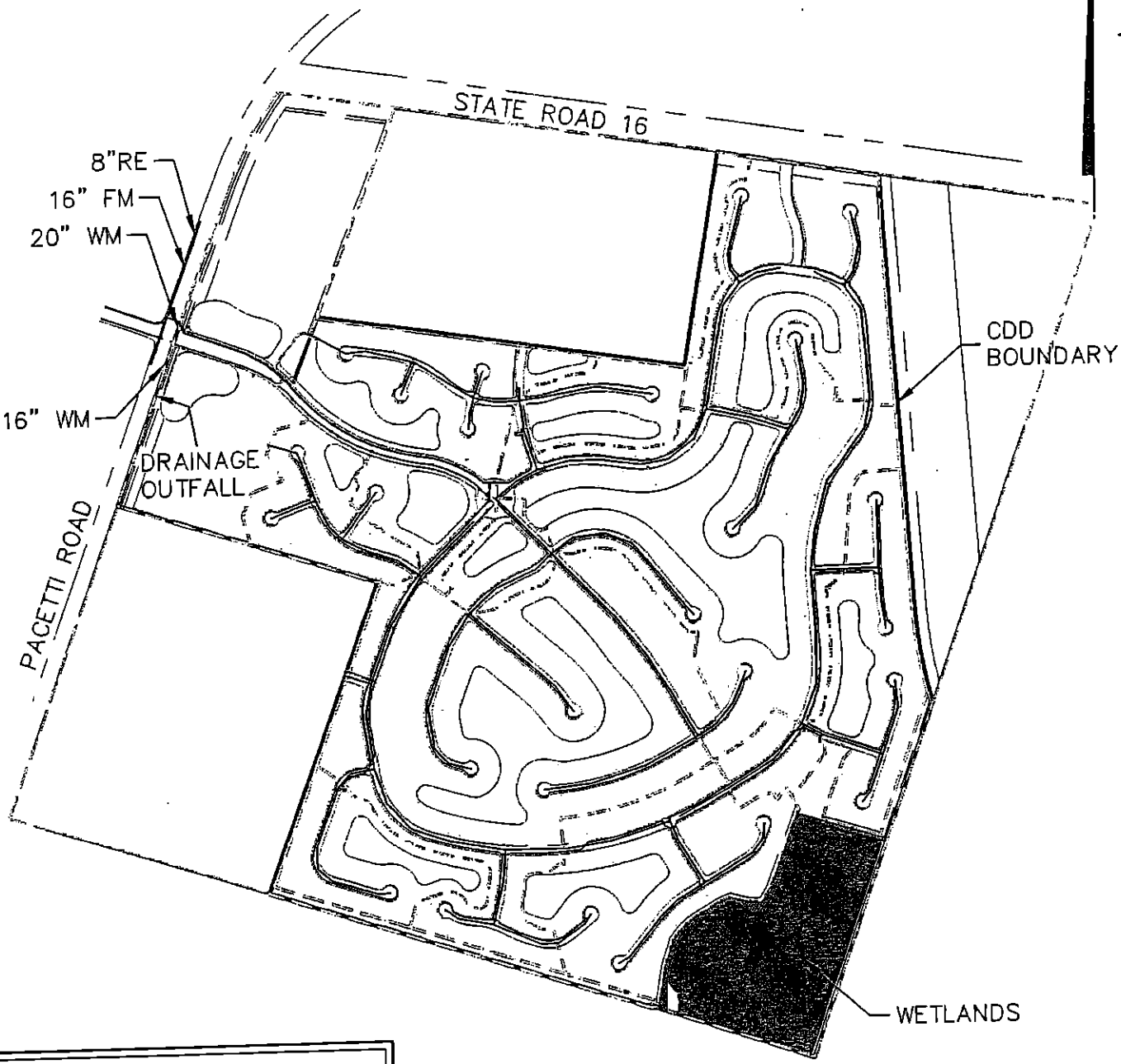
England-Thims & Miller, Inc.
 ENGINEERS - PLANNERS
 SURVEYORS - LANDSCAPE ARCHITECTS
 14775 St. Augustine Road
 Jacksonville, Florida 32258
 Certificate of Authorization No.: 2584
 Phone No. (904) 642-8990
 Fax No. (904) 646-9485

EXISTING AND FUTURE LAND USES
TURNBULL CREEK CDD
SR-16 & CR-13A
THE WOOD DEVELOPMENT COMPANY

ETM NO. 01-181-06
 DATE: DECEMBER 2003
 DRAWN BY: R.P.E.
 DRAWING NO. 8



1000'



LEGEND	
	CDD BOUNDARY
	WATER MAIN
	SEWER MAIN
	DRAINAGE DIVIDE

England-Thimys & Miller, Inc.
 ENGINEERS - PLANNERS
 SURVEYORS - LANDSCAPE ARCHITECTS
 14775 St. Augustine Road
 Jacksonville, Florida 32258
 Certificate of Authorization No.:25B4
 Phone No. (904) 642-8990
 Fax No. (904) 646-9485

**DRAINAGE OUTFALL AND
 OFF-SITE UTILITIES**
TURNBULL CREEK CDD
SR-16 & CR-13A
THE WOOD DEVELOPMENT COMPANY

ETM NO.	01-181-06
DATE:	DECEMBER 2003
DRAWN BY:	R.P.E.
DRAWING NO.	6

Exhibit RW-1

Exhibit 6 (Revised)

**PROPOSED FACILITIES AND SERVICES
Turnbull Creek Community Development District**

FACILITY	FINANCED BY	O & M	OWNERSHIP
Entrance Blvd., Pacetti Road Improvements and neighborhood roadways	CDD	SJC	SJC
S.R. 16 Improvements	CDD	State of Florida	State of Florida
Community Recreation	CDD	CDD	CDD
Master Stormwater Management System	CDD	CDD	CDD
Lift Stations, Force Main, Water, and Sewer	CDD	SJCU	SJCU
Entry Monumentation, Landscaping and Signage	CDD	CDD	CDD
Street Lighting/Conduit	CDD	FP & L	FP & L

CDD - Turnbull Creek Community Development District
SJC - St. Johns County
SJCU - St. Johns County Utilities
FP & L - Florida Power & Light

Exhibit RW-2

Exhibit 7 (Revised 4/28/2004)

**SUMMARY OF COST ESTIMATES
Turnbull Creek Community Development District**

CATEGORY	ESTIMATED COST
MASTER INFRASTRUCTURE	
Entrance Boulevard, State Road 16 and Pacetti Road Improvements	\$1,129,000
Community Recreation	\$3,432,000
Master Stormwater Management System	\$4,251,000
Lift Stations (3) and Force Main	\$660,000
Entry Monumentation, Landscape & Signage	<u>\$1,500,000</u>
Master Infrastructure Subtotal	\$10,972,000
NEIGHBORHOOD INFRASTRUCTURE	
Paving & Drainage	\$9,495,000
Water & Sewer	\$4,144,000
Street Lighting	<u>\$300,000</u>
Neighborhood Infrastructure Subtotal	\$13,939,000
TOTAL	\$24,911,000

Cost estimates were obtained from recent historical bids for similar work in this area and are not based on final approved plans.

EXHIBIT 8

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 **Turnbull Creek Community Development District** ("District"). The proposed District comprises approximately 389 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), F.S., (governing District formation or alteration) 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 (emphasis added)."

1.2 Overview of the Turnbull Creek Community Development District

The proposed District comprises approximately 389 acres within St. Johns County, Florida. The District is designed to provide community infrastructure, services, and facilities along with certain ongoing operations and maintenance.

The Development plan for the proposed lands within the District includes the construction of approximately 740 single-family units.

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. CDD's 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 County in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A community development district is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the Turnbull Creek Community. The scope of this SERC is limited to evaluating the consequences of approving the proposal to establish the Turnbull Creek Community Development District.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. (2003), defines the elements 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 ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

(b) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state 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 ordinance. 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 ordinance, 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, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S. 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 ordinance.

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

As noted above, the Turnbull Creek Development is designed for up to 740 residential units. Formation of the District would put all of these households under the jurisdiction of the District. It is not anticipated that anyone outside the District would be affected by the creation of the District.

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

3.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance.

State Government Entities

The District consists of less than 1,000 acres (389 total), therefore St. Johns County is the establishing entity under 190.005(2), F.S. There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District.

The modest costs to various State entities are related to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.427, F.S., 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 entirely within St. Johns County, Florida, and consists of approximately 389 acres. The County and its staff will process, analyze, conduct a public hearing, and vote on the petition to establish the District. These actions will absorb some resources.

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. 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 Petitioner has paid the statutory filing fee of \$15,000 to St. Johns County. Finally, local governments 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. A more precise description of the modest costs associated with the processing and consideration of the petition to establish the District have been provided in the following illustrations:

Illustration #1 – Notice of Establishment

Within thirty (30) days after the effective date of the ordinance establishing the Turnbull Creek CDD, it must record a notice of establishment with the St. Johns County Clerk of the Circuit Court as required by section 190.0485, F.S. (2003). There is a fee associated with recording this document which will be paid by the Turnbull Creek CDD and which is levied to defray the costs to St. Johns County. In St. Johns

County, the current recording fees are \$6.00 for the first page and \$4.50 for each additional page. It is estimated that the recording fee for the Turnbull Creek notice of establishment will be \$28.50. It is assumed that St. Johns County bases its recording fees on its internal costs. Assuming this is accurate, the net costs to St. Johns County for this activity is zero.

Illustration #2 – Designation of Registered Agent and Office

Pursuant to section 189.416, F.S. (2003), the Turnbull Creek CDD will be required to file a designation of registered agent and registered office with the Florida Department of Community Affairs and St. Johns County. This filing normally consists of one to two pages and is required of each of the approximately 1,300 special districts throughout the State of Florida. St. Johns County's costs are minimal because the costs only involve receipt and filing of the designation. No further action is required of St. Johns County. Any nominal cost to the Department of Community Affairs for receiving and filing this designation is offset by the \$175 annual fee which the Turnbull Creek CDD is required to pay pursuant to section 189.427, F.S. (2003), and Florida Administrative Code Section 9B-50.003.

Illustration #3 – Processing of the Petition by St. Johns County

St. Johns County will incur internal costs establishing the Turnbull Creek CDD. Those costs are attributable to processing the Petition. St. Johns County has recognized this and adopted section 5.06.01(E)(3) of the St. Johns County Land Development Code which requires a processing fee of \$15,000 to defray the costs of processing an establishment petition. Petitioner paid this \$15,000 processing fee simultaneously with the filing of the petition. St. Johns County also has existing staff qualified to review these petitions, as evidenced by the formation and existence of a processing group. Therefore, there are no external costs that St. Johns County will incur in processing the petition to establish the Turnbull Creek CDD. Any internal costs should be defrayed by the required processing fee.

The annual costs to St. Johns County, because of the establishment of the District, are also very small. The proposed District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County. Illustrations regarding the annual costs to St. Johns County, because of the establishment of the District, are the following:

Illustration #1 – Review of Annual Budget

Pursuant to section 190.008, F.S. (2003), the Turnbull Creek CDD will be required to submit a copy of its proposed annual budget to St. Johns County. St. Johns County then has the option of reviewing and/or commenting on (but not approving) the budget. If St. Johns County

decides not to review or comment on the proposed budget, there is no cost to the county except for the few minutes of labor it would take to make the decision. However, if St. Johns County decides to review and comment on the budget, then there would be labor costs allocable to the time spent on this task. The actual amount of the allocable costs would be directly tied to the time spent performing the review and the compensation of the person performing the review. To date, we are unaware of St. Johns County reviewing any existing CDD's budget.

Illustration #2 – Public Meetings Schedule

Pursuant to section 189.417, F.S. (2003), the Turnbull Creek CDD will be required to file quarterly, semiannually, or annually a schedule of its regular meetings with St. Johns County. The costs to St. Johns County are minimal because the costs only involve the receipt and filing of the schedule. No further action is required of St. Johns County.

Illustration #3 – Public Facilities Report

Pursuant to section 189.415, F.S. (2003), the Turnbull Creek CDD will be required to file a public facilities report with St. Johns County. The goal of this statutory requirement is to promote coordination between special districts and local general-purpose governments. Provision of this report helps to avoid duplication of facilities and provides information St. Johns County can use in evaluating its comprehensive plan. The costs to St. Johns County are minimal because the costs only involve receipt and filing of the report. No further action is required of St. Johns County.

Illustration #4 – Annual Financial Audit/Annual Financial Report

Pursuant to sections 190.008, 218.32 and 218.39, F.S. (2003), the Turnbull Creek CDD will be required to file an annual financial report with the Florida Department of Financial Services. This report must be filed by all local government entities, including but not limited to cities, counties, and community development districts. Accordingly, the Department of Financial Services processes thousands of these reports each year. Any costs associated with the filing and review of the Turnbull Creek CDD's annual financial report will be a very small fraction of the total costs incurred by the State in annually reviewing these reports. The Turnbull Creek CDD will also be required to file an Annual Financial Audit. The District will retain and pay a non-governmental, private entity to conduct and prepare the annual audit. Thus, there are no costs to St. Johns County or the State in the preparation of the audit.

3.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on State and local revenues. The District is an independent unit of local government. The Turnbull Creek

Community Development District is designed to provide community facilities and services to serve the development. The District 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 is 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 and services the proposed District (CDD) may provide.

Table 1. Turnbull Creek Community Development District Proposed Facilities and Services

FACILITY	FUNDED BY	O&M	OWNERSHIP
Entrance Blvd., S.R. 16 & Pacetti Road Improvements	CDD	SJC	SJC
Community Recreation	CDD	CDD	CDD
Master Stormwater Management System	CDD	CDD	CDD
Lift Stations, Force Main, Water and Sewer	CDD	SJCU	SJCU
Entry Monumentation, Landscaping and Signage	CDD	CDD	CDD
Street Lighting/Conduit	CDD	FP&L	FP&L

CDD Community Development District
 SJC St. Johns County
 SJCU St. Johns County Utilities
 FP&L Florida Power & Light

The petitioner has estimated the design and construction costs for providing the capital facilities as outlined in Table 1. The cost estimates are shown in Table 2 below. Total design and construction costs for these facilities are estimated to be approximately \$24,911,000. The District may issue special assessment or other revenue bonds to fund these facilities. These bonds would be repaid through non ad valorem assessments levied on properties in the District that may benefit from the District's capital improvement program outlined in Table 2.

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 numerous benefits and facilities that the District provides. 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 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 are expected to receive a higher level of public services and amenities sooner than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the community services and amenities 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

CATEGORY	COST
MASTER INFRASTRUCTURE	
Entrance Boulevard, State Rd 16 & Pacetti Road Improvements	\$ 1,129,000
Community Recreation	\$ 3,432,000
Master Stormwater Management System	\$ 4,251,000
Lift Stations (3) and Force Main	\$ 660,000
Entry Monumentation, Landscape & Signage	<u>\$ 1,500,000</u>
Master Infrastructure Subtotal	\$ 10,972,000
NEIGHBORHOOD INFRASTRUCTURE	
Subdivision Improvements (Includes street lighting & conduits, water, sewer, roads and Stormwater facilities)	\$13,939,000
TOTAL	<u>\$24,911,000</u>

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, F.S.

There will be little 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.

According to the census figures (2000), St. Johns County has an estimated population in excess of 75,000. Therefore the County is not defined as a "small" County according to section 120.52, F.S.

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: Gary R. Walters
Gary Walters & Associates
12 Crooked Tree Trail
Ormond Beach, FL 32174

Appendix A
List of District Reporting Requirements

Annual Financial Audit	190.008/218.39	12 Months after end of fiscal year
Annual Financial Report (AFR)	190.008/218.32	12 Months after end of fiscal year
TRIM Compliance Report	200.068	30 days after adoption of ordinance or resolution establishing property tax levy
Financial Disclosure	112.3144	by July 1
Public Depositor	280	by November 30
Proposed Budget	190.008	by October 1
Public Facilities Report	189.415	within 1 year of creation: annual updates thereafter
Public Meetings Schedule	189.417	quarterly, semiannually, or annually
Bond Report	218.38	when issued: within 120 days after delivery of bonds
Registered Agent	189.416	30 days after first meeting

Exhibit 9

Authorization of Agent

This letter shall serve as a designation of Susan Wood, whose address is 4729 Highway 17, Suite 204, Orange Park, Florida 32003, to act as agent for Murabella, L.L.C., a Florida limited liability company, with regard to any and all matters pertaining to the Petition before the St. Johns County Board of County Commissioners to establish the Turnbull Creek Community Development District in St. Johns County, Florida, pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

Executed this 4 day of March, 2004.

Murabella, L.L.C.,
a Florida limited liability company

James Rick Wood
By: James Rick Wood
Its: Managing Member

STATE OF FLORIDA
COUNTY OF clay

The foregoing instrument was acknowledged before me this 4 day of March, 2004, by James Rick Wood, managemember of Murabella, L.L.C., a Florida limited liability company. He is known personally to me and did take an oath.

Sandra Spencer
Signature of person taking acknowledgment

Sandra Spencer
Name of officer taking acknowledgment
(typed, printed or stamped)

Vice President
Title or rank

THE ST. AUGUSTINE RECORD

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **AMANDA N. BRUNK**

who on oath says that she is an Accounting Clerk of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

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

In the matter of **TURNBULL CREEK**

in the Court, was published in said newspaper in the issues of

MAY 25, 2004

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 she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **26TH** day of **MAY 2004**

by *Amanda N. Brunk* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Patricia A. Bergquist

(Signature of Notary Public)



Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

(Seal)

PATRICIA A BERGQUIST

NOTICE OF PUBLIC HEARING

St. Johns County Board of County Commissioners
for the

Establishment of the Turnbull Creek Community Development District

5/25

DATE: June 22, 2004

TIME: 1:30 p.m.

LOCATION: County Auditorium at the County Administrative Complex
4020 Lewis Speedway (County Road 16A and U.S. 1 North)
St. Augustine, Florida

NOTICE OF PUBLIC HEARING

In compliance 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 1:30 p.m., June 22, 2004, in the County Auditorium at the County Administrative Complex, 4020 Lewis Speedway (County Road 16A and U.S. 1 North), St. Augustine, Florida, to consider an ordinance to grant a petition to establish the Turnbull Creek Community Development District. The title of the proposed ordinance is as follows:

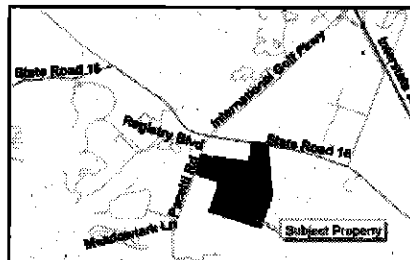
AN ORDINANCE ESTABLISHING THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2003); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The proposed community development district is comprised of approximately 389 acres, located south of S.R. 16, east of Pacetti Road (C.R. 13-A), and north of C.R. 208, as depicted on the map below. The petitioner has proposed to establish the Turnbull Creek Community Development District to plan, finance, acquire, construct, operate and maintain Infrastructure and community facilities, which may be authorized, under Florida law, including, but not limited to, stormwater management improvements, water and sewer facilities, roads and street lights, entry monumentation, landscaping and parks and recreational facilities. Copies of the petition, department reports and proposed ordinance are open to public inspection at the office of the Clerk of the Board of County Commissioners at the St. Johns County Administration Complex, 4020 Lewis Speedway (C.R. 16A and U.S. 1 North).

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 wishes 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 unit of general-purpose local 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) 823-2501 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32095. For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): 823-2501 or Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearing.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
KAREN R. STERN, CHAIRPERSON
File Number: CDD 2004-01 Turnbull Creek Community Development District



THE ST. AUGUSTINE RECORD

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **AMANDA N. BRUNK**

who on oath says that she is an Accounting Clerk of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

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

In the matter of **SJC BCC / TURNBULL CREEK**

in the Court, was published in said newspaper in the issues of

JUNE 1, 2004

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 she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **1ST** day of **JUNE 2004**

by Amanda N. Brunk who is personally known to me or who has produced **PERSONALLY KNOWN** as identification.

Patricia A. Bergquist

(Signature of Notary Public)



Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

(Seal)

PATRICIA A BERGQUIST

NOTICE OF PUBLIC HEARING

St. Johns County Board of County Commissioners
for the

Establishment of the Turnbull Creek Community Development District

6/1

DATE: June 22, 2004

TIME: 1:30 p.m.

LOCATION: County Auditorium at the County Administrative Complex
4020 Lewis Speedway (County Road 16A and U.S. 1 North)
St. Augustine, Florida

NOTICE OF PUBLIC HEARING

In compliance 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 1:30 p.m., June 22, 2004, in the County Auditorium at the County Administrative Complex, 4020 Lewis Speedway (County Road 16A and U.S. 1 North), St. Augustine, Florida, to consider an ordinance to grant a petition to establish the Turnbull Creek Community Development District. The title of the proposed ordinance is as follows:

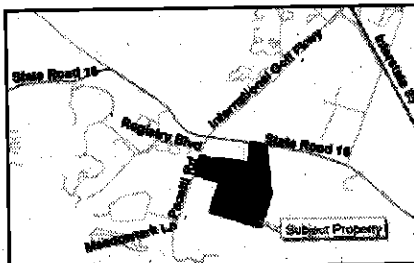
AN ORDINANCE ESTABLISHING THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2003); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The proposed community development district is comprised of approximately 389 acres, located south of S.R. 16, east of Pacetti Road (C.R. 13-A), and north of C.R. 208, as depicted on the map below. The petitioner has proposed to establish the Turnbull Creek Community Development District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities, which may be authorized, under Florida law, including, but not limited to, stormwater management improvements, water and sewer facilities, roads and street lights, entry monumentation, landscaping and parks and recreational facilities. Copies of the petition, department reports and proposed ordinance are open to public inspection at the office of the Clerk of the Board of County Commissioners at the St. Johns County Administration Complex, 4020 Lewis Speedway (C.R. 16A and U.S. 1 North).

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 wishes 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 unit of general-purpose local 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) 823-2501 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32095. For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): 823-2501 or Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearing.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
KAREN R. STERN, CHAIRPERSON
File Number: CDD 2004-01 Turnbull Creek Community Development District



THE ST. AUGUSTINE RECORD

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **AMANDA N. BRUNK**

who on oath says that she is an Accounting Clerk of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

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

In the matter of **TURNBULL CREEK**

in the Court, was published in said newspaper in the issues of

JUNE 8, 2004

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 she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **8TH** day of **JUNE 2004**

by *Amanda N. Brunk* who is personally known to me or who has produced **PERSONALLY KNOWN** as identification.

Patricia A. Bergquist

(Signature of Notary Public)



Patricia A. Bergquist
My Commission DD275981
Expires December 18, 2007

(Seal)

PATRICIA A BERGQUIST

NOTICE OF PUBLIC HEARING

St. Johns County Board of County Commissioners
for the

Establishment of the Turnbull Creek Community Development District

6/8

DATE: June 22, 2004

TIME: 1:30 p.m.

LOCATION: County Auditorium at the County Administrative Complex
4020 Lewis Speedway (County Road 16A and U.S. 1 North)
St. Augustine, Florida

NOTICE OF PUBLIC HEARING

In compliance 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 1:30 p.m., June 22, 2004, in the County Auditorium at the County Administrative Complex, 4020 Lewis Speedway (County Road 16A and U.S. 1 North), St. Augustine, Florida, to consider an ordinance to grant a petition to establish the Turnbull Creek Community Development District. The title of the proposed ordinance is as follows:

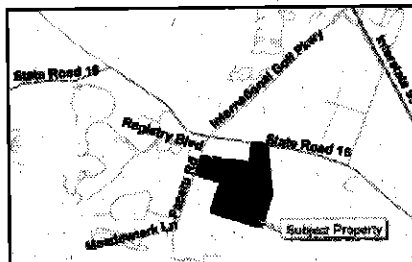
AN ORDINANCE ESTABLISHING THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2003); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The proposed community development district is comprised of approximately 389 acres, located south of S.R. 16, east of Pacetti Road (C.R. 13-A), and north of C.R. 208, as depicted on the map below. The petitioner has proposed to establish the Turnbull Creek Community Development District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities, which may be authorized, under Florida law, including, but not limited to, stormwater management improvements, water and sewer facilities, roads and street lights, entry monumentalation, landscaping and parks and recreational facilities. Copies of the petition, department reports and proposed ordinance are open to public inspection at the office of the Clerk of the Board of County Commissioners at the St. Johns County Administration Complex, 4020 Lewis Speedway (C.R. 16A and U.S. 1 North).

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 wishes 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 unit of general-purpose local 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) 823-2501 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32095. For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): 823-2501 or Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearing.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
KAREN R. STERN, CHAIRPERSON
File Number: CDD 2004-01 Turnbull Creek Community Development District



THE ST. AUGUSTINE RECORD

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **AMANDA N. BRUNK**

who on oath says that she is an Accounting Clerk of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

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

In the matter of **TURNBULL CREEK**

in the Court, was published in said newspaper in the issues of

JUNE 15, 2004

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 she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **15TH** day of **JUNE 2004**

by *Amanda N. Brunk* who is personally known to me or who has produced **PERSONALLY KNOWN** as identification.

Patricia A. Bergquist

(Signature of Notary Public)



Patricia A. Bergquist
My Commission DD275981
Expires December 18, 2007

(Seal)

PATRICIA A BERGQUIST

NOTICE OF PUBLIC HEARING

St. Johns County Board of County Commissioners
for the

Establishment of the Turnbull Creek Community Development District

6/15

DATE: June 22, 2004

TIME: 1:30 p.m.

LOCATION: County Auditorium at the County Administrative Complex
4020 Lewis Speedway (County Road 16A and U.S. 1 North)
St. Augustine, Florida

NOTICE OF PUBLIC HEARING

In compliance 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 1:30 p.m., June 22, 2004, in the County Auditorium at the County Administrative Complex, 4020 Lewis Speedway (County Road 16A and U.S. 1 North), St. Augustine, Florida, to consider an ordinance to grant a petition to establish the Turnbull Creek Community Development District. The title of the proposed ordinance is as follows:

AN ORDINANCE ESTABLISHING THE TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2003); 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 proposed community development district is comprised of approximately 389 acres, located south of S.R. 16, east of Pacetti Road (C.R. 13-A), and north of C.R. 20B, as depicted on the map below. The petitioner has proposed to establish the Turnbull Creek Community Development District to plan, finance, acquire, construct, operate and maintain infrastructure and community facilities, which may be authorized, under Florida law, including, but not limited to, stormwater management improvements, water and sewer facilities, roads and street lights, entry monumentation, landscaping and parks and recreational facilities. Copies of the petition, department reports and proposed ordinance are open to public inspection at the office of the Clerk of the Board of County Commissioners at the St. Johns County Administration Complex, 4020 Lewis Speedway (C.R. 16A and U.S. 1 North).

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 wishes 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 unit of general-purpose local 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) 823-2501 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32095. For hearing impaired individuals: Telecommunication Device for the Deaf (TDD): 823-2501 or Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearing.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
KAREN R. STERN, CHAIRPERSON
File Number: CDD 2004-01 Turnbull Creek Community Development District

