

May 24, 2017

Re: Grand Oaks/Responses to Comments on Application for Large-Scale Comprehensive Plan Amendment (COMPAMD 2016-08)

Ms. Danielle Handy
Chief Planner
St. Johns County
4040 Lewis Speedway
St. Augustine, Florida 32084

Dear Ms. Handy,

I would appreciate this letter entered into the official file for the above referenced property.

As you may be aware, I am a longtime resident and landowner in St. Johns County. My home, which contains approximately 20 acres of land, is contiguous to the property that is currently the subject of a Comprehensive Plan Amendment, Application 2016-08. More specifically, my property is located immediately south of the secondary entrance of the proposed development. I have a common border of approximately 2,400 linear feet.

I have met with both Keith Hyatt and Marc Harris of Southeast Development Partners to discuss their proposed development plans. Additionally, I have been neighbors with Dennis Smith, the landowner, for more than 20 years and have enjoyed our relationship. Dennis was part of those meetings at times. As a former St. Johns County Commissioner and a contiguous large parcel landowner, I had several concerns about how the proposed development would affect me and my property. I would like it to be part of the record that we all worked together to resolve my concerns to my complete satisfaction.

I fully support the proposed project.

Regards,



Allan Roberts
4175 SR 16
St. Augustine, Florida 32092

Cc: Keith Hyatt, Southeast Development Partners, LLC