

Christopher M. Ward
Tomoka Pines, LLC
8280 Princeton Sq. Blvd. W., Suite 1
Jacksonville, FL 32256
Phone: 904-412-5322

December 27, 2016

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,

We have been in communication with Southeast Development Partners, LLC representative Keith Hyatt and Marc Harris regarding the above referenced Comprehensive Plan Amendment. Our property is across the street to the subject property.

We have discussed the project with Mr. Hyatt and Mr. Harris. We have no objection to the proposed development and Comprehensive Plan Amendment as Grand Oaks. We believe the project and lot sizes are compatible with the proposed minimum lot sizes (53ft wide) of Tomoka Pines.

Regards,



Christopher M. Ward
Manager, Tomoka Pines, LLC

Cc: Keith Hyatt, Southeast Development Partners, LLC