

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM PRESENT
ZONING CLASSIFICATIONS OF RESIDENTIAL
GENERAL II (RG-2) AND OPEN RURAL (OR)
TO PLANNED SPECIAL DEVELOPMENT (PSD).

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

SECTION 1. That as requested by Jacksonville Methodist Home, Inc. and Wesley Village, Inc. in the application with supporting documents for zoning change dated March 21, 1990 and as amended by addendum dated April 19, 1990 (hereinafter the WESLEY VILLAGE PSD application), the zoning classification of the lands described on the attached Exhibit A is hereby changed from Residential General II (RG-2) and Open Rural (OR) to Planned Special Development.

SECTION 2. That development of the lands within this Planned Special Development shall proceed in accordance with the WESLEY VILLAGE PSD application and supporting documents which are a part of zoning file R-PSD-90-011 and which are incorporated by reference into and made a part of this ordinance, and as supplemented by the provisions of this ordinance listed below:

- (a) The total number of units shall not exceed 64.
- (b) Sewage treatment plant shall conform to all DER or other environmental permitting requirements presently and in the future.
- (c) Paved parking will be reduced to allow for one (1) parking space per unit with the additional 1/2 space/unit provided by "natural" parking areas.
- (d) Will provide for a controlled resident walkway across Orange Ave. (Bishop Estates) acceptable to County Staff.
- (e) A natural buffer of a minimum of 10' (uncleared) will be provided along the entire eastern boundary.
- (f) Wesley Village will be constructed using current water saving devices acceptable to County Staff.
- (g) Wesley Village will prepare a new site plan incorporating the reduction of units and other modifications listed in items 2 (a) thru 2 (h), which will become a part of this file, which is acceptable to County Staff.
- (h) Wesley Village will align its northerly entrance with the maintenance drive.

In the case of conflict between the Application or supporting documents and the below described provisions of this Ordinance, the below described provisions shall prevail.

SECTION 3. That all roads and parking areas within the project either public or private shall be constructed to approved County Standards.

SECTION 4. That all easements required for drainage purposes shall be granted to the County at no cost, upon the County's request.

SECTION 5. That all building code, zoning ordinance and other land use and development regulations of St. Johns County, as may be amended from time to time shall be applicable to this development, except those permitting variances and special exceptions and except to the extent that they conflict with specific provisions of the approved development plan or FSD Ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

SECTION 6. That the Zoning Official is authorized to issue zoning clearances allowed by the zoning classification as rezoned hereby.

SECTION 7. This Ordinance shall take effect immediately upon receipt of official acknowledgement of the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that the same has been filed.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Craig Maguire
CHAIRMAN

ATTEST: Carl "Bud" Markel, Clerk
BY: Carl "Bud" Markel
CLERK

Adopted regular meeting July 10, 1990.


Effective July 23, 1990

APRIL 19, 1990

ADDENDUM TO: WESLEY VILLAGE PSD APPLICATION

As a result of numerous Community meetings with area residents and in response to the questions raised by Staff in their report dated April 19, 1990, the Applicant hereby requests that the following items be incorporated into the Application for Planned Special Development for WESLEY VILLAGE:

1. Access to Recreation Area #2 will be provided via a paved roadway through the first parking area east of the southwest entrance to the development. In addition to this Vehicular access, pedestrian walkways will be provided from Recreation Area #1 and the other building areas. The applicant will provide minimal parking at the recreation facility for eight to ten cars. Access to the existing single family home will remain until the house is converted to a recreation facility. At that time, all access directly to Orange Avenue will be abandoned.
2. The Savings Clause has been incorporated into the document on Page 1 in the final paragraph, however, the clause will be included in the final ordinance.
3. As a result of the numerous Community meetings, the applicant would like to have the option to provide parking garages for the quadraplex and sixplex buildings as well as for the duplex buildings as delineated in the Application. Should this occur, the applicant will provide a one car garage and apron for parking for each unit. In addition, small parking areas would be provided in strategic locations for guests, near groupings of two to four buildings, with each area having less than ten parking spaces. The total number of individual guest spaces would not exceed forty-five, which would provide approximately an additional one half parking space per unit.



Karen M. Taylor on behalf of the Applicant

EXHIBIT A
LEGAL DESCRIPTION

Lots 22, 23, 24 and 25, Julington Place, according to plat thereof as recorded in Plat Book 5, page 28 of the public records of St. Johns County, Florida, less and except the South 246.60 feet of Lot 22.

WESLEY VILLAGE

APPLICATION FOR
PLANNED SPECIAL DEVELOPMENT

MARCH 21, 1990


SUBMITTED BY:

Jacksonville Methodist Home, Inc.
and Wesley Village, Inc.
State Road 13 and Julington Creek
Jacksonville, FL 32259
(904) 287-7300

PREPARED BY:

Karen M. Taylor
Land Planner
3070 Harbor Drive
St. Augustine, FL 32084
(904) 797-3452

AUTHORIZED AGENT FOR THE APPLICANT:



Karen M. Taylor

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- EXHIBIT C - Authorization for Rezoning
- EXHIBIT D - Proof of Ownership
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- EXHIBIT G - Development Plan
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SECTION I
INTRODUCTION AND APPLICATION

Enclosed herein, please find an application for rezoning to Planned Special Development (PSD) with accompanying documents as required by the St. Johns County Zoning Ordinance. This petition is filed on behalf of the applicants: Jacksonville Methodist Home, Inc. and Wesley Village, Inc.

The real property sought to be rezoned consists of 15.8 acres, described by the Legal Description - Exhibit B. It is situated in Northwest St. Johns County near Julington Creek and State Road 13 bounded by Orange Avenue to the West and Bishop Estates Road to the North. The location of the property is shown on the Development Plan - Exhibit G. The name of the proposed PSD will be WESLEY VILLAGE.

The subject property is owned by Jacksonville Methodist Home, Inc. and Wesley Village, Inc. as is shown by the Proof of Ownership. - Exhibit D and said property owners have authorized Karen M. Taylor, Land Planner to act as their agent and seek the rezoning change as indicated by the Authorization for Rezoning - Exhibit C. Said real property owners hereby request a waiver to allow for this PSD, in that it is more than ten (10) acres, but less than twenty (20) acres in size. Furthermore, said real property owners stipulate and agree to proceed with the proposed development in accordance with the PSD Ordinance as adopted by the St. Johns County Board of County Commissioners. The applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PSD as outlined in the Agreement to Comply - Exhibit E. It should be noted that all building code, zoning ordinance, and other land use and development regulations of St. Johns County as may be amended from time to time, shall be applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with the specific provisions of the application and final Planned Special Development Ordinance. Modifications to the approved Planned Special Development by variance or special exception shall be prohibited.

PAGE 1

ST. JOHNS COUNTY PLANNING AND ZONING DEPARTMENT DATE:

APPLICATION FOR ZONING CHANGE, VARIANCE, EXCEPTION, OR OTHER

EXHIBIT A

CASE NUMBER: RECEIPT NUMBER

LEGAL DESCRIPTION OF PROPERTY: Exhibit B (see attached)

16222 Avenues 23, 24, 25 Julington Place 29/29V

PROPERTY ADDRESS: Give street address or detailed directions to property: Soil Page 13

Orange Avenue at Bishop Estates Road in Northwest St. Johns County adjacent to Julington Creek Development

Pursuant to Resolution of the Board of County Commissioners, an approval from the Engineering Department must be secured prior to completion of the rest of this form: The clearance is to provide information regarding wetlands. Jurisdictional wetlands to Eng. approval

JURISDICTIONAL WETLANDS MAP: Required not required If required: Received date 3/2/00

ENGINEERING DEPARTMENT APPROVAL: [Signature] date: [Signature] See letter Environmental Division 3/16/00

NAME, ADDRESS AND TELEPHONE NUMBER OF OWNER(S) OF ABOVE DESCRIBED PROPERTY: Jacksonville Methodist Home, Inc. and Wesley Village, State Road 13 and Julington Creek, Jacksonville, FL 32259, (904) 287-7300

CURRENT ZONING CLASSIFICATION: Residential General 2 (RG-2) and Open Rural (OR) CHANGE, VARIANCE OR EXCEPTION REQUESTED: Planned Special Development

ATTACH LIST OF ADJACENT PROPERTY OWNERS WITHIN 300 FEET, LIST MUST SHOW NAME, ADDRESS AND BRIEF FROM LEGAL DESCRIPTION THAT APPEARS IN THE CURRENT TAX ROLLS OF ST. JOHNS COUNTY, FLORIDA. See Exhibit F

PRESENT USE OF PROPERTY: One single family home and one duplex home SPECIFIC REASON FOR ABOVE STATED REQUEST: See attached written text

SIZE OF PROPERTY: (dimensions or acreage) 16 acres

APPLICANT'S NAME, ADDRESS AND PHONE NUMBER: Jacksonville Methodist Home Inc. and Wesley Village, State Road 13 and Julington Creek, Jacksonville, FL 32259, (904) 287-7300 - R. Grady Snowden, Jr. - Director

*ATTACH TO THIS APPLICATION: proof of OWNERSHIP deed or certificate by lawyer or abstract co. or title insurance company that states the record owner as indicated above. IF THE OWNER AND THE APPLICANT ARE DIFFERENT PARTIES, A LETTER OF AUTHORIZATION MUST BE ATTACHED TO THIS APPLICATION. Giving the applicant permission to place this request before the Board. See Exhibit D and Exhibit C

SIGNATURE OF ALL OWNERS OR AUTHORIZED PERSON IF PROPER LETTER OF AUTHORIZATION IS ATTACHED: [Signature] Karen M. Taylor, Land Planner, 3070 Harbor Drive, St. Augustine, FL 32084 (904) 797-3452

ADDRESS AND PHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION: Karen M. Taylor, see above

(Signature as above requested certifies that all information is correct and that the attached list of adjacent property owners is from the CURRENT tax rolls of St. Johns County, Florida)

If a person decides to appeal any decision made by the Board(s) with respect to any matter considered at the public hearings, he will need a record of the proceedings, including a verbatim record of the proceedings.

EXHIBIT B
LEGAL DESCRIPTION

Lots 22, 23, 24 and 25, Julington Place, according to plat thereof as recorded in Plat Book 5, page 28 of the public records of St. Johns County, Florida, less and except the South 246.60 feet of Lot 22.

PAGE 3

EXHIBIT C
AUTHORIZATION TO REZONE
(OWNER TO APPLICANT)

To whom it may concern:

Please be advised that the undersigned, acting as an official of Jacksonville Methodist Home, Inc. and Wesley Village, Inc. do hereby authorize Karen M. Taylor, Land Planner, to apply for the rezoning of sixteen (16) acres of property located in Northwest St. Johns County along Bishop Estates Road from the present zoning classification of Residential General (RG-2) and Open Rural (OR) to Planned Special Development (PSD) and to represent Jacksonville Methodist Home, Inc. and Wesley Village, Inc. with regard to the rezoning application.

Signed: R. D. Dwyer, Jr. Date: 2/13/90

Title: Executive Director

This Indenture,

Made this Twenty eighth day of December, A. D. 1965

Between The Auchter Company, a corporation

existing under the laws of the State of Florida, having its principal place of

business in the County of Duval and State of Florida

party of the first part, and Jacksonville Methodist Home, Inc., a non-profit Florida corporation, whose post office address is Wesley Manor, Jacksonville, Florida 32223

party of the second part, witnesseth, That the said party of the first part, for and in consideration of the sum of Ten (\$10.00) Dollars,

to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold,

aliened, remised, released, conveyed and confirmed, and by these presents doth grant, bargain, sell,

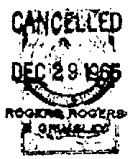
alien, remise, release, convey and confirm unto the said party of the second part, and its successors

xxx and assigns forever, all that certain parcel of land lying and being in the County of

St. Johns and State of Florida, more particularly

described as follows:

Lots 24 and 25, of JULINGTON PLACE according to Plat recorded in Plat Book 5, page 28 of the current public records of St. Johns County, Florida.



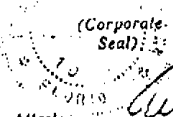
Together with all the tenements, hereditaments and appurtenances, with every privilege, right,

title, interest and estate, reversion, remainder and easement thereto belonging or in anywise apper-

taining: To Have and To Hold the same in fee simple forever.

And the said party of the first part doth covenant with the said party of the second part that it is lawfully seized of the said premises; that they are free of all incumbrances, and that it has good right and lawful authority to sell the same; and the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has caused these presents to be signed in its name by its President, and its corporate seal to be affixed, attested by its Secretary the day and year above written.



Attest: *A. W. Avent*
A. W. Avent, Secretary

The Auchter Company
By: *O. D. Auchter, Jr.*
O. D. Auchter, Jr. President

Signed, Sealed and Delivered in Our Presence:
Paul W. McHenry
Clair D. Tomlinson

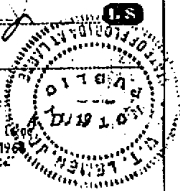
State of FLORIDA
County of DUVAL

REC 81 PAGE 72

I Hereby Certify, That on this 28th day of December, A. D. 1965, before me personally appeared G. D. Auchter, Jr. and A. W. Avent, respectively President and Secretary of The Auchter Company, a corporation under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing conveyance to Jacksonville Methodist Home, Inc., and generally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

Witness my signature and official seal at Jacksonville in the County of Duval and State of Florida the day and year last aforesaid.

W. S. ...
My Commission expires on the day of ...
Notary Public, State of Florida at ...
My Commission Expires Jan. 8, 1968
Bounded by American Title & Guaranty, Co.



State of Florida,
County of ...

On this ... day of ... A. D. 19 ... at ... o'clock ... m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages ... in the public records of said County.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Circuit Court of the Judicial Circuit of said State, in and for said County.

Clerk,
D. C.

WARRANTY DEED
FROM CORPORATION

To

Date

Abstract of Description

Please return to grantee.

Filed DEC 30 1965
11:45 o'clock 9 M. Recorded in the Public Records of St. Johns County, Florida in the book and pages noted above.
OLIVER LAWTON, Clerk Circuit Court
Oliver Lawton Clerk

VERIFIED BY
...

Recording
\$ 5.00

86 3191

RECORDED MAR 14 1986

This Warranty Deed Made the 31st day of January A. D. 1986 by

EDGAR H. NELSON, JR. and HAZEL H. NELSON, his wife
hereinafter called the grantor, to WESLEY VILLAGE, INC., a Florida corporation not for profit

whose postoffice address is c/o Wesley Manor, Jacksonville, Florida 32223
hereinafter called the grantee;

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, re-mises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

The North 210 feet of the West 210 feet Lot 23, JULINGTON PLACE, according to plat thereof recorded in Plat Book 5, page 28 of the current public records of St. Johns County, Florida.

FLORIDA DOCUMENTARY STAMP TAX PAID

Date 2-4-86 Amt 560.00

CARL "BUD" MARKEL

Clerk Circuit Court St. Johns County

By Anna M. Weirich Deputy Clerk

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1985.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Walter F. Rogers, Jr.
May E. Rimmer

Edgar H. Nelson, Jr. (S)
Edgar H. Nelson, Jr.
Hazel H. Nelson (S)
Hazel H. Nelson

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Edgar H. Nelson, Jr. and Hazel H. Nelson, his wife

VERIFIED BY

WFR

No one known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 31st day of January, A. D. 1986

Walter F. Rogers, Jr.

WALTER F. ROGERS, JR.
Notary Public, State of Florida
My Commission Expires Dec. 29, 1988

RECORDED
1986 FEB -4 10 11 AM
ST. JOHNS COUNTY

EXHIBIT D
PROOF OF OWNERSHIP
page iii

PREPARED BY WALTER F. ROGERS, JR.
Attorney at Law
3104 Independent Square
Jacksonville, Florida 32202

PLEASE RETURN TO
ROGERS, ROGERS & GRIMSLEY
3104 INDEPENDENT SQUARE
JACKSONVILLE, FLORIDA 32202

EXHIBIT D
PROOF OF OWNERSHIP
Page iv

This Warranty Deed Made this 17 day of July A. D. 1986 by

E. H. NELSON and FRANCES R. NELSON, his wife,

O. R. 710 PG 1892

hereinafter called the grantor, to

WESLEY VILLAGE, INC., a Florida corporation not for profit,

whose postoffice address is c/o Wesley Manor, Jacksonville, FL 32223,

hereinafter called the grantee

Wherever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

Lots 22 and 23, JULINGTON PLACE, according to plat thereof as recorded in Plat Book 5, page 28, of the public records of St. Johns County, Florida. Less and Except the South 246.60 feet of Lot 22, and the North 210 feet of the West of Lot 23.

FLORIDA DOCUMENTARY TAX
25 JUL 17 1986 1025.00

Paul M. Mabel

VERIFIED BY
St

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLORIDA

1986 JUL 17 AM 11:48

Paul Mabel
CLERK OF DISTRICT COURT

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1985.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Nancy E. Bloomer

E. H. Nelson
E. H. Nelson

Frances R. Nelson
Frances R. Nelson

STATE OF FLORIDA
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

E. H. Nelson and Frances R. Nelson, his wife,

to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same

WITNESS my hand and official seal in the County and State last aforesaid this 17 day of July A. D. 1986.

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXPIRES APR 21, 1988
BONDED THE GENERAL INS. CO.

Notary Signature
Notary Public in and for the State and County Aforesaid
My Commission expires:

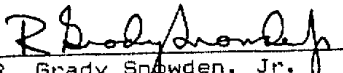
SPACE BELOW FOR RECORDEE USE

PREPARED BY
WALTER F. ROGERS, JR.
Attorney at Law
3104 Independent Square
Jacksonville, Florida 32202

PLEASE RETURN TO
ROGERS, ROGERS & GRIMSLEY
3104 INDEPENDENT SQUARE

EXHIBIT E
AGREEMENT TO COMPLY

I, R. Grady Snowden, Jr. as Executive Director for Jacksonville Methodist Home, Inc. and Wesley Village, Inc. do hereby agree to proceed with the Planned Special Development in accordance with all written information, drawings, and exhibits attached hereto and with such conditions and safeguards as may be set by the Board of County Commissioners of St. Johns County, Florida, in such ordinance. In addition, I agree to bind all my successors in title to any of the commitments made in the application or ordinance adopting this Planned Special Development.


R. Grady Snowden, Jr.
Executive Director

2/23/90
Date

EXHIBIT F
PROPERTY OWNERS WITHIN 300 FEET

BISHOP ESTATES SUBDIVISION

0005990-0000 - Lot 1 Pierce, Kerry A.
2009 Bishop Estates Road
Jacksonville, Florida 32259

0006000-0000 - Lot 2 Koch, Kathryn A
2023 Bishop Estates Road
Jacksonville, Florida 32259

0006100-0000 - Lot 3 Reifers, Mack E. and Sarah K.
2039 Bishop Estates Road
Jacksonville, Florida 32259

JULINGTON ESTATES SUBDIVISION

0003680-0000 - Lot 1 Fletcher, William D. and Dale
1757 Bishop Estates Road
Jacksonville, Florida 32259

0003690-0000 - Lot 2 James, Harold O. and Sue P.
1749 Bishop Estates Road
Jacksonville, Florida 32259

0003700-0000 - Lot 3 Harner, Gregory S. and Margaret T.
1741 Bishop Estates Road
Jacksonville, Florida 32259

0003710-0000 - Lot 4 Saussy, Fulton Jr. and Florence K.
Lot 5 4132 Marquette Avenue
Jacksonville, Florida 32210

0003720-0000 - Lot 6 Kenney, Frank M. and Cindy A.
1711 Bishop Estates Road
Jacksonville, Florida 32259

0003730-0000 - Lot 7 Mittelstadt, James and Mary
Lot 8 1699 Bishop Estates Road
Jacksonville, Florida 32259

0003750-0000 - Lot 9 Hartsell, Aline W.
1689 Bishop Estates Road
Jacksonville, Florida 32259

0003770-0000 - Lot 10 Hartsell, R.R. and Judith S.
1687 Bishop Estates Road
Jacksonville, Florida 32259

0003760-0000 - Lot 11 Jacksonville Methodist Home, Inc.
Lot 12, 13, and 14

0003770-0000 - Lot 15 Jacksonville Methodist Home, Inc.

PAGE 7

EXHIBIT F
PROPERTY OWNERS WITHIN 300 FEET
CONTINUED - SECOND PAGE

JULINGTON PLACE

0003780-0000 - Lot 16	Cosmos, Nancy M. 282 Orange Avenue Jacksonville, Florida 32259
0003780-0010 - W 212 of S 1/2 of Lot 16	Thurmond, John and Mary Louise 284 Orange Avenue Jacksonville, Florida 32259
0003790-0000 - N 1/2 of Lot 16	Johnson, E. Clifford Jr. & Patricia 270 Orange Avenue Jacksonville, Florida 32259
0003864-0000 - Lot 21 (ex. S 1/2)	Halversen, Thomas E. 249 Orange Avenue Jacksonville, Florida 32259
0003865-0000 - N 1/2 of Lot 21	Noble, Harold and Rosemary 275 Orange Avenue Jacksonville, Florida 32259
0003866-0000 - S 1/2 of Lot 21	Sorenson, Glenn and Millie 283 Orange Avenue Jacksonville, Florida 32259

JULINGTON CREEK SUBDIVISION - UNIT 2

0249000-2000 - Ex Tract H -	General Development Corp. c/o Land Inventory Dept. 2601 South Bayshore Drive Miami, Florida 33133-5461
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ENVIRONMENTAL SERVICES, INC.
9124 CYPRESS GREEN DRIVE
JACKSONVILLE, FLORIDA 32256
(904) 636-8552

19 February 1990

Mr. R. Grady Snowden, Jr.
Executive Director
Wesley Manor Retirement Village
State Road 13
Jacksonville, Florida 32259

Dear Grady:

Thank you for your letter dated February 14, 1990. Per your request, we have requested a 12-month extension of your U.S. Army Corps of Engineers Nationwide Permit. We will forward it to you as soon as we receive it.

Should you have any questions please call me.

Sincerely yours,

ENVIRONMENTAL SERVICES, INC.



Rhodes Robinson, CEP
President

RR/ddw
88-013.rr

ENVIRONMENTAL SERVICES, INC.
9104 CYPRESS GREEN DRIVE
JACKSONVILLE, FLORIDA 32256

(904)636-8552

14 March 1988

Mr. Bob Broward
1922 Flech Avenue
Jacksonville, Florida 32207

Re: Wesley Manor

Dear Mr. Broward:

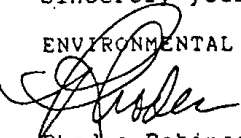
Enclosed is authorization from U.S. Army Corps of Engineers for your proposed activity. A DER to dredge and fill permit is not required for your activity. Prior to filling this area, please check with your engineers to determine if a stormwater permit is required from St. Johns River Water Management District. If it is, please be aware that it is a violation of SJRWMD rule to commence construction without a permit.

The CE permit is good for no more than two years and we recommend that you utilize the authorization while it is valid.

The final invoice for our work will be sent at the end of the month.

Sincerely yours,

ENVIRONMENTAL SERVICES, INC.



Rhodes Robinson, CEP
President

RR/vgs
88-013.DFA
cc: Glen Mitchell



DEPARTMENT OF THE ARMY
JACKSONVILLE DISTRICT, CORPS OF ENGINEERS
P. O. BOX 4970
JACKSONVILLE, FLORIDA 32232-0019

REPLY TO
ATTENTION OF

March 11, 1988

Regulatory Division
Enforcement Branch
88NW880053

Mr. Robert C. Broward
c/o Environmental Services, Inc.
9104 Cypress Green Drive
Jacksonville, Florida 32256-7779

Dear Mr. Broward:

Reference is made to your Department of the Army permit application (copy enclosed).

This verifies that your proposal is authorized by a Nationwide Permit in accordance with the enclosed copy of our regulations as stated in 33 CFR Part 330.5(a)(26). This verification is valid for a period of two years from the date of this letter. If the work authorized herein is not completed within the two year period, this verification, if not previously revoked or specifically extended, shall automatically expire.

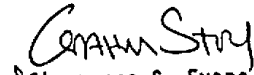
A separate Department of the Army permit is not required providing the work is done in accordance with the enclosed drawings/information submitted, the conditions listed in 33 CFR 330.5(b)(1-14) and the following conditions: activities authorized by nationwide permit may be initiated only after the State permit, certification pursuant to Chapters 253 and 403 of Florida Statutes and concurrence with coastal zone consistency pursuant to 15 CFR 930, if applicable, has been granted by the State of Florida. The State shall not be deemed to waive its rights to certify any activity proposed under Corps nationwide permits for failure to issue a State permit or certification within 60 days of application to the State. Waivers shall only be effective when specifically exercised by the State.

This letter does not obviate the requirement to obtain any State or local permits which may be necessary for your proposed work. You should check State permitting requirements with the Florida Department of Environmental Regulation. A list of addresses of the appropriate State office is enclosed for your information and use.

-2-

Thank you for your cooperation with our permit program.

Sincerely,


Lawrence C. Evans
Chief, Enforcement Branch

Enclosures

ENVIRONMENTAL SERVICES, INC.
9104 CYPRESS GREEN DRIVE
JACKSONVILLE, FLORIDA 32256

(904)636-8552

29 February 1988

Mr. Larry Evans
Chief, Enforcement Branch
U.S. Army Corps of Engineers
400 West Bay Street
P.O. Box 4970
Jacksonville, Florida 32232-0019

Re: Predischarge Notification for:

Robert C. Broward, Architect
c/o Environmental Services, Inc.
9104 Cypress Green Drive
Jacksonville, Florida 32216
904/636-8552

Dear Mr. Evans:

Our client, Mr. Robert C. Broward, wishes to give predischarge notification pursuant to a Nationwide Permit [33 CFR 330.05(a)(26)] for a 15.8± acre site located southeast of the intersection of Orange Avenue and Bishop Estates Road in St. Johns County, Florida (Figure 1).

The proposed activity involves filling approximately 0.22 acre of an isolated wetland (Figure 2). The vegetation within this wetland consists of a canopy of loblolly pine (*Pinus taeda*) a subcanopy of wax myrtle (*Myrica cerifera*), swamp bay (*Persea palustris*), and water oak (*Quercus nigra*); and a ground cover of cinnamon fern (*Osmunda cinnamomea*). The vegetation within the surrounding uplands consists of a canopy of loblolly pine and live oak (*Quercus virginiana*); a subcanopy of water oak; and a ground cover of Boston fern (*Nephrolepis exaltata*), yellow jessamine (*Gelsemium sempervirens*), and partridge berry (*Mitchella repens*).

The purpose of the proposed filling is to construct a retirement community. Clean sand will be used as fill to bring the fill area up to surrounding grade. A cross section is provided on Figure 3.

ENVIRONMENTAL SERVICES, INC.

If you have any questions, or need further information on this project, please call Byron Peacock or me at 636-8552.

Sincerely yours,

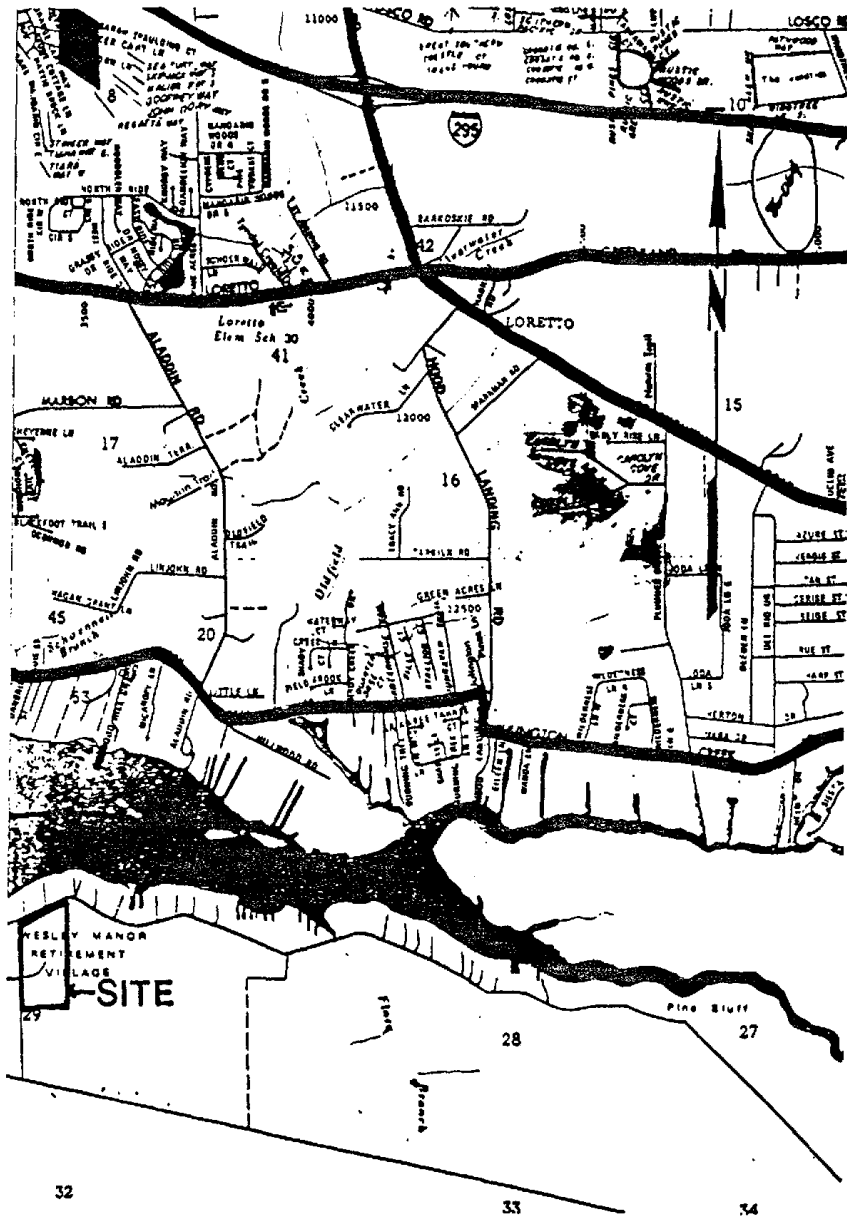
ENVIRONMENTAL SERVICES, INC.,



Rhodes Robinson, CEP
President

RR/vgs
88-013.PDN

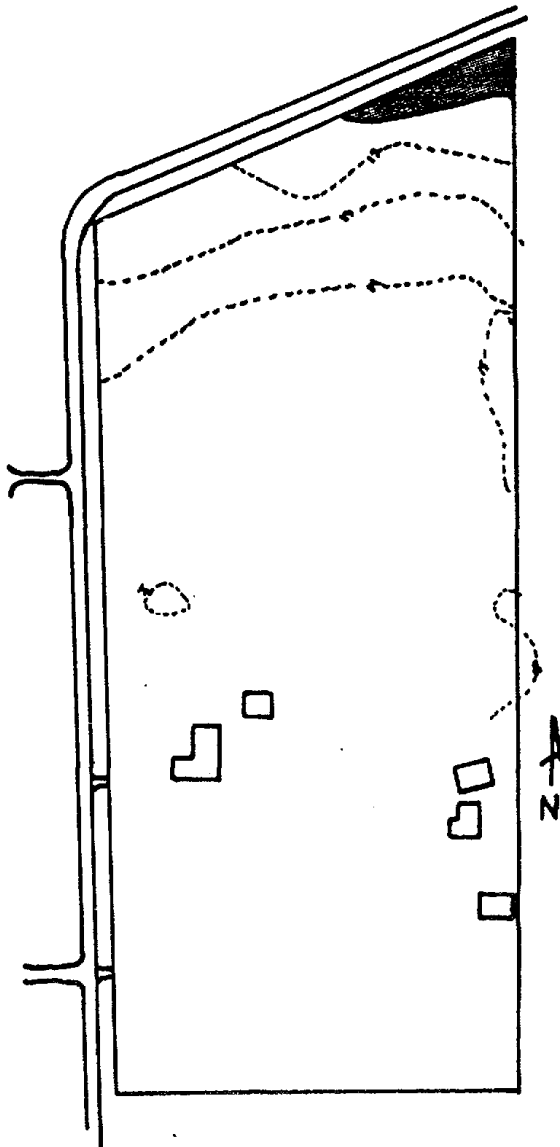
WESLEY MANOR



LOCATION MAP

Figure 1

WESLEY MANOR



SITE PLAN

CE JURISDICTIONAL
PROPOSED FILL

Figure 2

WESLEY MANOR
CROSS SECTION A/A'

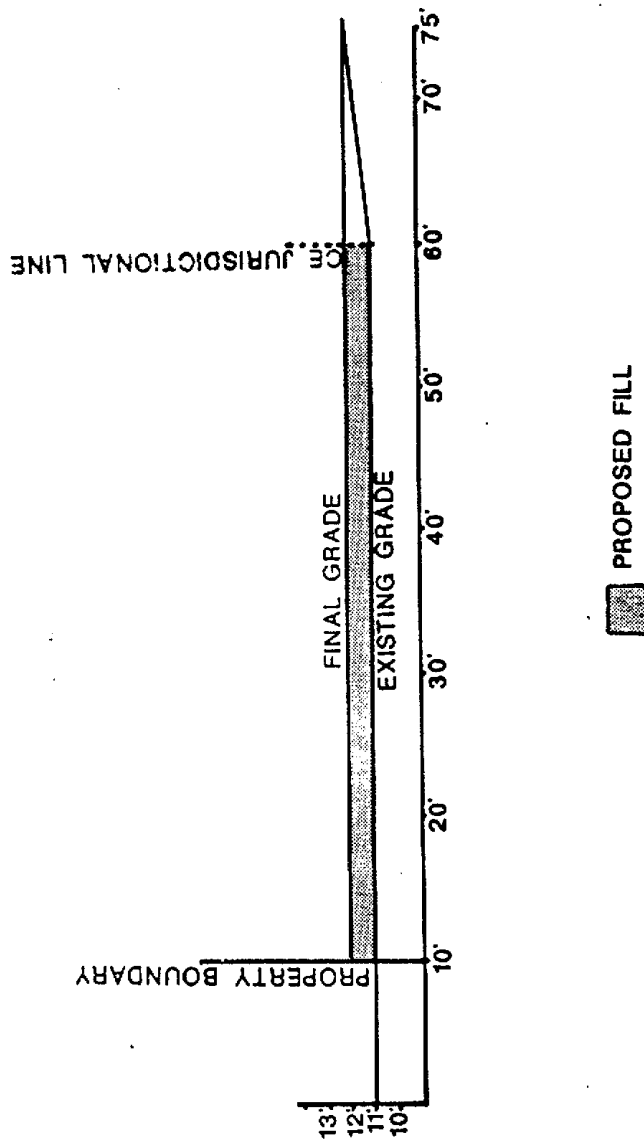


Figure 3

SECTION II
PHYSICAL SITE CHARACTERISTICS

A topographic survey was prepared by a registered land surveyor and is shown on the Development Plan - Exhibit G. The site is relatively flat with the average elevation being 15 feet msl. The central portion of the site is nearly level at the 15 foot elevation, with a gradual downward slope to the south to an elevation of 13 feet msl and to the North to an elevation of 11 feet msl.

Soils on the site consist of a very small sliver in the Northeast corner of 3 Myakka fine sand, the remainder of the north half of the site 44 Sparr fine sand, 0 to 5% slope, the Southern half of the site 12 Ora fine sand and the Southeast corner Zolfo fine sand. These soil types have varying water tables with the Myakka fine sand and Ora fine sand having water tables within 10 inches of the surface for one to four months of the year. The majority of the site, the Sparr fine sand and Zolfo fine sand have water tables twenty to forty inches from the surface in wet seasons. The Myakka fine sand and Ora fine sand have medium community development potentials and the remainder of the site has a high community development potential. Therefore, the site has excellent potential for the type of development proposed.

Vegetation for the site is a mixture of pine flatwoods with slash pine and palmetto and some hardwoods, such as various oaks and magnolia, in the central portions of the site. A tree survey was prepared and is shown as a part of the development plan. During the site planning process, every effort was made to avoid the need for removal of the large trees and it is planned to preserve as many of these large trees on the site as possible when physically locating the buildings. There is a small area of jurisdictional wetlands which has been verified by the U.S. Army Corps of Engineers. A copy of the original permit is included as Exhibit H, as is a letter requesting an extension of the permit. In all cases, project development will comply with all permitting requirements of the Federal, State and Local governments.

PUBLIC FACILITIES

The site is located near State Road 13 in Northwest St. Johns County. Access will be afforded from Orange Avenue and Bishop Estates Road (County roads) connecting to State Road 13 (State road) and Racetrack Road (County road). Utilities are in place to serve the site including electric power and telephone (lines will be placed underground). Street lights will be installed within the project. The site will be served with potable water and sewer treatment from facilities owned by the applicant. Capacities have been verified by the appropriate agencies. Fire hydrants will be installed in accordance with St. Johns County standards. Fire and rescue response will come from the Switzerland Fire Station.

SECTION III
INTENDED PLAN OF DEVELOPMENT

The real property to be considered for rezoning consists of 15.8 acres located in Northwest St. Johns County. The development will be known as WESLEY VILLAGE. The property is currently zoned Residential General-2 (RG-2) and Open Rural (OR) with nine (9) acres being zoned RG-2 and the remaining seven (7) acres being zoned OR. This request is to rezone the entire fifteen - eight (15.8) acres to Planned Special Development to allow for the construction of 92 residential units as is shown by the Development Plan - Exhibit G. These units will be constructed, owned, maintained and operated by the applicants as a lifelease facility (A lifelease facility being one which provides the resident with a guaranteed lease for his or her lifetime at a fixed rate/price). In addition, there are two existing homes which are already constructed on the site. One of these is a duplex. It is the desire of the applicant to have these units remain on the site and be incorporated as a part of the PSD. The one single family home will remain as a dwelling unit until such time as the existing residents decide to leave. At that time, the house, grounds, and swimming pool will be converted into a recreation facility for the residents of Wesley Village. The duplex is also requested to remain until such time as it may be replaced with one of the two-family dwelling units. Therefore the total number of dwelling units requested for the site is ninety-four (94) after the conversion of the single family residence to the recreation center.

Construction of the PSD is planned in phases as outlined in the next section. Any construction will meet all applicable standards and codes. The Development Plan - Exhibit G indicates the general footprint of the dwelling units with a designation for the number of units to be constructed within each building. This footprint is general in nature and indicates the general size of the building as well as its general location. The maximum size for each building footprint will be 3000 square feet for the duplex, 6000 square feet for the fourplex, and 9000 square feet for the sixplex, these being inclusive of garages and porches. It is requested that the exact footprint be able to vary slightly to accommodate building design considerations, such as corners, decks, and porches. This flexibility for location is also desired for siting of the buildings in relation to avoidance of the removal of the trees. The project will meet the requirements of Ordinance 90-11.

The development will adhere to the following restrictions and guidelines:

1. The buildings shall be set apart at least twenty (20) feet. Buildings shall be set back a minimum of

twenty-five (25) feet from the edge of the interior roadway's pavement in the case of garage units and ten (10) feet in the case of non-garage units. In the case of the non-garage units, they shall also be set back at least ten (10) feet from the edge of the pavement of the parking lot (this shall include drives or parking spaces). In addition, buildings shall be located a minimum of twenty (20) feet from any exterior boundary (site lot lines) inclusive of the buffers. All setback measurements shall be considered measured from wall to wall.

2. Buildings will be one story and shall have a maximum height of thirty (30) feet to allow for varying roof lines. Chimneys, cupolas, and other roof appurtenances shall not be considered a part of the roof height.
3. Maximum lot coverage shall not exceed thirty-five (35) percent.
4. Heated and cooled living space shall be a minimum of eight hundred (800) square feet per unit. Most of the units will be two bedroom, with approximately 1000 square feet of living space per unit.
5. Accessory uses shall be allowed in conformance with the St. Johns County Zoning Ordinance. Fencing shall be allowed at a height of six (6) feet along the exterior boundary.
6. Parking shall be provided at a ratio of one and one-half (1-1/2) spaces per unit. In the case of the duplex units with garages, the garage and the apron shall each be considered parking spaces. It should be noted that this type of community does not generally have more than one vehicle per dwelling unit as has been the experience of Wesley Manor Retirement Village over the past twenty-five (25) years.
7. As indicated by the Development Plan - Exhibit G, access shall be provided by two entrances/exits along Orange Avenue. An additional exit is indicated along Bishop Estates Road. This exit shall have a knock-down gate constructed and shall be available for emergency situations only. The other entrances/exits shall be constructed to County Standards and shall have a minimum driveway width of twenty (20) feet, as shall all interior roads and

drives. All appropriate driveway/access permits shall be obtained prior to the commencement of construction. In addition, all parking lots and driveways shall meet St. Johns County Standards with regard to stall depth and width and drive width and turning radii. Initially, the south entrance shall be provided with a guard gate/house in order to allow for control over entrance to the development. At such time as the more northerly entrance is constructed, the guard gate/house shall be constructed at this entrance and the initial guard gate/house removed at the southern entrance. A movable barricade shall be installed at the southern entrance to allow for its closure as desired.

8. Buffer areas shall be provided along the project boundaries: with the buffer area along the South property line being twenty (20) feet in width, the buffer area along the West property line being thirty (30) feet in width, and the buffer along the North property line being fifteen (15) feet. In all cases, these shall be natural buffers, however, additional plantings of native vegetation shall be allowed to enhance the buffer. In addition, fencing of a maximum height of six (6) feet shall be allowed to be installed within the buffer area, provided that it not be installed on the exterior of the buffer, but allow for vegetation to remain along the outside boundaries of the project.
9. Drainage for the project is to be by a stormwater collection with water collected at the roadways and then piped to the lake areas as indicated on the Development Plan - Exhibit G. The stormwater management system shall meet all State and County rules and regulations.
10. Potable water is to be provided by a central system which will connect to an existing water treatment facility operated for Wesley Manor Retirement Village. The additional capacity to service this project has been verified and proof of such capacity will be submitted at the time that a construction permit is requested. In addition, the water system will be designed to provide a system of fire hydrants throughout the development as is shown on the Development Plan - Exhibit G.
11. Sanitary sewage treatment is to be provided by a central system which will connect to the existing

treatment plant which is operated for Wesley Manor Retirement Village. The additional treatment capacity has been verified.

12. Electric power shall be provided by Jacksonville Electric Authority and all utility lines shall be placed underground. In addition, telephone and cable television lines shall be installed underground. Street lights will also be provided.
13. One identification sign shall be allowed at each entrance/exit on Orange Avenue. These signs shall be a maximum of fifteen (15) square feet in size and the top of the sign shall be a maximum height of five (5) feet from the ground. These will be lighted by ground level lighting directed onto the sign but blocked from the driver's view. The signs shall meet all County requirements/ordinances. In addition, locational, directional and individual informational signage shall be allowed within the project.
14. Recreation shall be provided for as indicated on the Development Plan - Exhibit G. The central recreation area, Recreation Area 1, shall be used for passive recreation with picnic tables and benches provided. The westerly recreation area, Recreation Area 2, shall initially be used for one single family residence. This will then be converted to a clubhouse with associated swimming pool as shown on the Development Plan and the grounds converted to a passive recreation area. Pathways are to be constructed around the lakes to provide for passive recreation. Due to the small amount of vehicular traffic anticipated, the roadways will serve as the main pedestrian and bike riding circulation system. In addition, the project residents will have full use of the facilities offered at Wesley Manor Retirement Home which include shuffleboard, croquet, etc.
15. A temporary construction office/trailer shall be allowed for a period of two years from the time that a building permit is received from the County, for each phase of the project. Fenced storage area for building materials shall also be allowed, however, the materials shall not be visible from outside of the project. The locations are shown on the Development Plan - Exhibit G.

The applicant believes that the proposed FSD will be of benefit to the future occupants of said project and to the residents of St. Johns County. The PSD will allow the County

to control the development of a significant tract of land, a portion of which is now zoned for multi-family development. It should be noted that the nine (9) acres which are presently zoned Residential General Two (RG-2) could accommodate over one hundred and twenty (120) units with no further review except for building permits. This request is for a maximum of ninety-four (94) units on the total 15.8 acres, a significant decrease in the total number. This PSD provides protection for the residents as well as for St. Johns County in that a "blueprint" is provided for the overall development of the site which stipulates what can and cannot be built. Secondly, a development of this nature, lifelease facility, generates very little traffic (guidelines estimate a maximum of one trip per day per dwelling unit verses the six trips per day associated with conventional multi-family development, or single family development for that matter). In addition, it has been the experience of Wesley Manor Retirement Village that the vehicle trips are not at peak times (residents do not work conventional jobs or transport school children). The development will also reduce the number of driveway entrances on Orange Avenue and Bishop Estates Road. Wesley Village will be constructed, operated and maintained at the same level as has been expected of Wesley Manor Retirement Village. The development has been planned to focus inwardly and will be seperated from the neighbors through the use of natural buffers and fencing. Although the density may seem higher than in the general vicinity (excluding Wesley Manor Retirement Village), this type of use will be low-profile, low-intensity, in relation to even conventional single family dwellings. The development will provide its own public facilities (water, sewer, recreation, drainage facilities, etc.) and will not burden other facilities in the area, including the road network. In addition, it is planned to be compatible with the surrounding development in the area and unobtrusively blend with the area, while providing a much needed facility in the County.

SECTION IV
INTENDED SCHEDULE OF DEVELOPMENT

Construction of the proposed development will be in phases over a period of twelve (12) years as shown on the Development Plan - Exhibit G. The applicant, however, reserves the right to have phases overlap with two or more phases being constructed concurrently.

PHASE I

Construction of the first phase will commence within three (3) years of the approval of the Planned Special Development in the area shown on the Development Plan - Exhibit G. Development will commence with the first twenty-two (22) dwelling units, four (4) quadraplexes and three (3) duplexes, the southernmost lake, Lake #1, and the roadways and service lines to serve these units. A T-type turn-around, acceptable to the County Engineering Department will be constructed at the entrance to the existing duplex unit to allow for emergency vehicle turn-around. In addition, the initial guard gate/house will be constructed and the entrance sign erected.

PHASE II

Construction of the second phase will commence within six (6) years of approval of the Planned Special Development in the area shown on the Development Plan - Exhibit G. Improvements will be constructed for twenty-four (24) dwelling units; one (1) duplex, one (1) quadraplex, and three (3) sixplexes, the Recreation Area #1, and the associated roads and facilities to serve these units.

PHASE III

Construction of the third phase will commence within nine (9) years of approval of the Planned Special Development in the area delineated on the Development Plan - Exhibit G. Improvements will be constructed for twenty-two (22) dwelling units; four (4) quadraplexes and one (1) sixplex, as well as the associated roadways and facilities and the second guard house with entrance signage.

PHASE IV

Construction of the fourth phase will commence within twelve (12) years of approval of the Planned Special Development in the area delineated on the Development Plan - Exhibit G. Improvements will include the remaining roadways, including the knock-down emergency gate, the associated facility needs, the second lake, Lake #2, and twenty-four (24) dwelling units; eight (8) duplex units and two (2) fourplexes. In addition, this phase will include the replacement of the existing duplex at the southeast portion of the site, and conversion of the single family home and grounds to a recreation facility, Recreation Area 2.

SECTION V
OWNERSHIP AND MAINTENANCE

The property is currently owned by Jacksonville Methodist Home, Inc. and Wesley Village, Inc. The Planned Special Development shall be owned, operated and maintained by Wesley Village, Inc. Wesley Village, Inc. shall oversee all construction and development of the project including all buildings, fencing, recreational facilities, roads, drainage facilities, landscaping, etc. Ownership of the dwelling units shall remain with Wesley Village, Inc. with life leases being "sold" to individuals or couples. A leaseholders Association will be formed to protect the interests of the owners/leasees. No common areas, open areas, roads, drainage facilities, recreation facilities, etc. shall be dedicated to St. Johns County.

COPY OF ADVERTISEMENT

NOTICE OF SUBSTITUTE PUBLIC HEARING WITH CHANGE IN HEARING DATE FROM ORIGINAL NOTICE NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 10 DAY OF JULY 1990 AT 2:00 o'clock P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A) AND U.S. #1 NORTH, ST. AUGUSTINE, FLORIDA, WILL CONSIDER THE PASSAGE OF THE FOLLOWING ORDINANCE:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF RG-2/ OR TO PSD. BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. Pursuant to the application of Jacksonville Methodist Home, Inc. and Wesley Village, Inc. owners of the following described land, zoning classification of RG-2/ OR on the following described lands:

Lots 22, 23, 24, and 25, Jurlington Place, according to plat thereof as recorded in Plat Book 5, page 28 of the public records of St. Johns County, Fla., less and except the South 245.50 feet of lot 22.

IS HEREBY CHANGED TO: PSD, Planned/Special Development in accordance with documents filed in application R-PSD-90-011.

SECTION 2. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in zoning district wherein said lands are located.

SECTION 3. The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgment of the office of the Secretary of State to the Clerk of the Board of County Commissioners, that same has been filed.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: s. Carl "Bud" Markel its Clerk

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

L002 June 4, 1990

The St. Augustine Record

PUBLISHED EVERY AFTERNOON 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 _____

ANN JACKSON who on oath says that she is

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 SUBSTITUTE PUBLIC HEARING

in the matter of _____

RE: R-PSD-90-011 JAX METHODIST HOME

in the _____ Court,

was published in said newspaper in the issues of _____

JUNE 4, 1990

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 has 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, Florida, for a period of one year next preceding the first publication of the attached 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 Ann Jackson

this 5th day of JUNE

A.D. 19 90

Zoe Ann Thomas
(SEAL) Notary Public

8/22/93

\$32.26