

ORDINANCE NUMBER 91-35

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT ZONING CLASSIFICATION OF R-1-C and RG-1 TO PLANNED SPECIAL DEVELOPMENT.

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

SECTION 1. That as requested by Fletcher Land Corporation in its application with supporting documents for zoning change, dated May 9, 1991, and as amended on July 8, 1991, (hereinafter, the PSD Application), the zoning classification of the lands described on the attached Exhibit "A" is hereby changed from R-1-C and RG-1 to Planned Special Development.

SECTION 2. That development of the lands within this PSD shall proceed in accordance with the PSD Application and supporting documents which are a part of zoning file number: PV-91-002 and which are incorporated by reference into and made a part of this ordinance, and as supplemented by the provisions of this ordinance. In the case of conflict between the PSD Application or supporting documents and the below described provisions of this Ordinance, the below described provisions shall prevail.

SECTION 3. The PSD Application is amended to:

(a) Delete that certain access point located along the western boundary of the property, as shown on the Master Site Plan, which provides access to Crane's Lake Drive, but which access point may be relocated upon the agreement of the Crane's Lake Homeowner's Association; and

(b) Amend pages 3 and 4 of the Written Description as shown on the attached pages 3, 4 and 4a, providing for a form Restrictive Covenant and deleting service of alcohol at food establishments.

SECTION 4. That all roads and parking areas within the project, either public or private, shall be constructed to approved County standards.

SECTION 5. That all easements required for drainage purposes shall be granted to the County at no cost, upon County's request.

SECTION 6. 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 an approved final development plan or this PSD Ordinance. Modification to approved final development plans by variance or special exception shall be prohibited.

SECTION 7. This project shall comply with the standards, policies and requirements in effect at the time of final approval and permitting of this project for development, including any successor or new policies, financing mechanism, plans and ordinances adopted by St. Johns County after the date of this Planned Special Development Ordinance approval, including, without limitation, any concurrency management programs adopted pursuant to Florida Statutes programs adopted pursuant to Florida Statutes 163.3202 (2)(g), as amended, and Objective J.01.05 of the St. Johns County Comprehensive Plan dated September 14, 1990, including any amendments or successor policies of land development regulations adopted to implement Florida Statutes 163.3202 (2)(g).

SECTION 8. The owner shall submit phased final development plans for said Planned Special Development in accordance with the St. Johns County Zoning Code.

SECTION 9. The St. Johns County Building Department Office is hereby authorized to issue building permits, certificates and other documents authorizing construction of said Planned Special Development in accordance with each phased final development plan after its approval pursuant to the St. Johns County Zoning Code.

SECTION 10. This Ordinance shall take effect immediately upon receipt of official acknowledgment of the Department 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: *Donald A. Hurd*
CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Wynne Carter*
Deputy Clerk
(Seal)

Adopted: August 27, 1991

Effective: September 10, 1991

LEGAL DESCRIPTION OF ENTIRE PROPERTY TO BE REZONED.

PARCEL A

A PART OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH A PART OF LOTS 1 THROUGH 5, BLOCK 9, AVALON UNIT 5 ACCORDING TO MAP BOOK 5, PAGE 75 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1; THENCE N.00°39'09"W., ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 646.62 FEET; THENCE N.89°19'40"E. A DISTANCE OF 249.64 FEET TO THE SOUTHWEST CORNER OF THE LANDS DESCRIBED IN DEED BOOK 248, PAGE 135 OF THE AFORESAID PUBLIC RECORDS; THENCE N.03°52'53"W., ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN DEED BOOK 248, PAGE 135, A DISTANCE OF 203.65 FEET; THENCE N.89°19'40"E., ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 238.55 FEET; THENCE S.07°03'20"E., ALONG THE WEST LINE OF AVENUE "B", ACCORDING TO THE AFOREMENTIONED PLAT OF AVALON UNIT 5, A DISTANCE OF 50.30 FEET; THENCE N.89°19'40"E., ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID AVENUE "B", A DISTANCE OF 52.32 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (AS NOW ESTABLISHED AS A 188 FOOT RIGHT-OF-WAY); THENCE S.07°03'20"E., ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, A DISTANCE OF 281.80 FEET TO A POINT ON THE NORTH LINE OF AVENUE "C", ACCORDING TO SAID AVALON UNIT 5; THENCE S.89°19'40"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID AVENUE "C", A DISTANCE OF 52.32 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 5; THENCE S.07°03'20"E., ALONG THE WEST LINE OF AFORESAID AVALON UNIT 5, A DISTANCE OF 523.15 FEET TO THE SOUTHWEST CORNER OF SAID AVALON UNIT 5; THENCE S.89°19'40"W., ALONG THE SOUTH LINE OF AFORESAID GOVERNMENT LOT 1, A DISTANCE OF 572.10 FEET TO THE POINT OF BEGINNING. CONTAINING 9.43 ACRES, MORE OR LESS.

PARCEL B

A PART OF GOVERNMENT LOTS 7, 8, 9 AND 10, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF LOT 110, DE LEON SHORES UNIT SIX, AS RECORDED IN MAP BOOK 13, PAGES 104 AND 105 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE N.01°24'47"W., ALONG THE WEST RIGHT-OF-WAY LINE OF DOLPHIN BOULEVARD EAST, AS ESTABLISHED BY SAID DE LEON SHORES UNIT SIX, A DISTANCE OF 20.39 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY ALONG THE EASTERLY LINES OF CRANES LAKE ONE, A CONDOMINIUM, THE FOLLOWING NINE COURSES: 1) N.28°32'57"E. A DISTANCE OF 98.44 FEET; 2) N.66°29'59"W. A DISTANCE OF 22.65 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 280.10 FEET; 3) NORTHERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.04°57'46"E., A CHORD DISTANCE OF 145.33 FEET AND AN ARC DISTANCE OF 147.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 4) N.10°04'22"W. A DISTANCE OF 122.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 287.00 FEET; 5) NORTHERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.00°52'54"E., A CHORD DISTANCE OF 109.08 FEET AND AN ARC DISTANCE OF 109.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 6) N.11°50'09"E. A DISTANCE OF 39.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 313.00 FEET; 7) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.05°25'44"E., A CHORD DISTANCE OF 69.86 FEET AND AN ARC DISTANCE OF 70.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 8) N.00°58'42"W. A DISTANCE OF 149.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 187.00 FEET; 9) NORTHERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.00°01'57"W., A CHORD DISTANCE OF 6.17 FEET AND AN ARC DISTANCE OF 6.17 FEET TO A NON-TANGENT END OF SAID CURVE; THENCE S.75°53'30"E. A DISTANCE OF 17.51 FEET TO A POINT ON AN EASTERLY LINE OF AN EASEMENT FOR INGRESS AND EGRESS, AS DESCRIBED IN PARCEL B-II, OFFICIAL RECORDS 587, PAGE 247 OF THE AFORESAID PUBLIC RECORDS; THENCE NORTHERLY ALONG THE EASTERLY LINES OF SAID EASEMENT THE FOLLOWING FOUR COURSES: 1) NORTHERLY ALONG THE ARC OF A CURVE CONCAVE EASTERLY HAVING A RADIUS

PARCEL B (CONTINUED)

OF 170.00 FEET, A CHORD BEARING OF N.14°17'38"E., A CHORD DISTANCE OF 86.44 FEET AND AN ARC DISTANCE OF 87.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 2) N.29°01'19"E. A DISTANCE OF 168.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 230.00 FEET; 3) NORTHERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.14°01'19"E., A CHORD DISTANCE OF 119.06 FEET AND AN ARC DISTANCE OF 120.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 4) N.00°58'41"W. A DISTANCE OF 24.00 FEET; THENCE N.31°05'09"E. A DISTANCE OF 111.74 FEET; THENCE S.58°54'51"E. A DISTANCE OF 445.15 FEET; THENCE N.89°19'40"E. A DISTANCE OF 192.58 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (FORMERLY STATE ROAD 203, A 188 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE S.01°28'30"E., ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 915.40 FEET TO A POINT ON A NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 117, PAGE 339 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE AROUND SAID LANDS THE FOLLOWING FIVE COURSES: 1) S.89°08'50"W. A DISTANCE OF 211.47 FEET; 2) N.00°51'10"W. A DISTANCE OF 250.00 FEET; 3) S.89°08'50"W. A DISTANCE OF 500.00 FEET; 4) S.00°51'10"E. A DISTANCE OF 300.00 FEET; 5) N.89°08'50"E. A DISTANCE OF 712.01 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A; THENCE S.01°28'30"E., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 86.41 FEET; THENCE S.88°35'13"W. A DISTANCE OF 121.63 FEET; THENCE S.01°24'47"E. A DISTANCE OF 85.98 FEET TO THE NORTHEAST CORNER OF LOT 100, ACCORDING TO THE AFOREMENTIONED PLAT OF DE LEON SHORES UNIT SIX; THENCE S.89°46'23"W., ALONG THE NORTH LINE OF LOTS 100 THROUGH 106 OF SAID DE LEON SHORES UNIT SIX, A DISTANCE OF 524.51 FEET TO THE SOUTHEAST CORNER OF LOT 108 OF SAID PLAT; THENCE N.01°24'47"W., ALONG THE EAST LINE OF LOTS 108 AND 109 BY SAID PLAT, A DISTANCE OF 150.00 FEET; THENCE S.89°46'23"W., ALONG THE NORTH LINE OF LOT 109 BY SAID DE LEON SHORES UNIT SIX, A DISTANCE OF 130.00 FEET; THENCE N.01°24'47"W., ALONG THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED DOLPHIN BOULEVARD EAST, A DISTANCE OF 25.65 FEET; THENCE S.89°29'07"W., ALONG THE NORTH END OF SAID DOLPHIN BOULEVARD EAST, A DISTANCE OF 60.01 FEET TO THE POINT OF BEGINNING. CONTAINING 17.27 ACRES, MORE OR LESS.

A. OFFICE (limited to professional & business offices; medical and dental clinics; child day care center, to be located no closer than 100 feet to the PSD boundary (not including parking areas) with a maximum capacity of 90 children which must comply with HRS rules and regulations; travel agent offices; and bank facilities with drive-through windows).

P. U. D. OFF. REC.
BOOK H PAGE 556

202,635 sq. ft.

B. SERVICE RETAIL (limited to food services, without the service of alcohol services, dry cleaning services (with no on-site processing); magazine, newspaper and book shops; card and stationery shops; barber, hairdresser and nail care salons; clothing and accessory boutiques; jewelry shops; florists; and gift shops.

10,665 sq. ft.

AMENDED PAGE 4 OF WRITTEN DESCRIPTION TO PONTE VEDRA LAKES
NEIGHBORHOOD OFFICE PARK PSD REZONING APPLICATION

The service retail uses will be entirely contained within the office buildings. The architectural facade in areas where retail service uses are located will be identical to the remainder of the building. This will blend the retail uses with the primary office park development.

The owners hereby agree to proceed with development in accordance with the adopted PSD Ordinance and such conditions and safeguards as may be set by the Board of County Commissioners in such Ordinance, and to bind its successors in title to any commitment, including land use restrictions made herein, by deed restriction, as shown on the attached Declaration of Restrictive Covenant, Exhibit A hereto, which Declaration shall be executed and recorded in the Public Records of St. Johns County immediately upon the proposed St. Johns County Ordinance PV-91-002 becoming effective.

Land use regulations which will apply to the project include:

- Maximum Building Height 2-Stories not to exceed 35 ft. above the lowest point on the finished grade at the perimeter of the structure.
- Minimum distance between buildings 20 feet
- Minimum parking requirements For medical and dental offices, one (1) parking space for every two hundred (200) sq. ft. of gross floor area. For all other uses, one (1) parking space per three hundred (300) sq. ft. of

-4-

gross floor area. Minimum size of spaces shall be 10' x 20'.

-4A-

Ponte Vedra Lakes Neighborhood Office Park PSD
Material to Accompany PSD Application
May 9, 1991

Exhibit
PV-91-002

P. U. D. OFF. REC.
BOOK H PAGE 558

WRITTEN DESCRIPTION

1. INTRODUCTION

The proposed PSD is planned as a 27 acre neighborhood office park, 24 acres of which are currently zoned R-1-C Single-Family Residential (6-units/acre), located in the Ponte Vedra Zoning District. The remaining three acres are located in St. Johns County, adjacent to the Ponte Vedra Zoning District, and are currently zoned RG-1 General Residential (9.3-units/acre). The site is on the west side of State Road A1A just north of Marlin Avenue and is adjacent to Lake View Apartments and Crane's Lake Condominiums. Pursuant to Section VII, D.2. of the Ponte Vedra Zoning Regulations, the proposed uses within the PSD are currently allowed in the Ponte Vedra Zoning District. The uses are also consistent with the designations, densities and uses allowed under the St. Johns County Comprehensive Plan's Coastal Corridor Development Plans. Specifically, the site is located within PV 18-F of the Comprehensive Plan which allows a maximum of thirteen (13) units/acre (base plus variable) and also allows neighborhood commercial and community commercial uses in a PUD or PSD development, subject to Plan provisions. Office and service retail uses are permitted within neighborhood commercial or community commercial developments, pursuant to definitions contained in the Comprehensive Plan.

The adjacent properties are currently being used for limited neighborhood-commercial to the south, high density residential purposes to the west, and a golf course and water treatment plant to the east. The vacant property to the north is located inside the boundaries of the City of Jacksonville Beach, and is zoned commercial. The proposed PSD will serve these adjacent neighborhoods and uses and are

consistent with and will enhance the character of the neighborhood. The Florida Department of Transportation plans to widen A1A to six lanes (although it is not contained in the current Five-Year Plan), using the existing right-of-way, and to build a major trumpet interchange just to the north of the property.

P. U. D. OFF. REC.
BOOK H PAGE 359

A PSD zoning classification was selected by the owner/developer to portray a single unified development plan which is cohesive in its architectural design, landscaping, and site planning. The unified plan relates closely with the existing residential uses and commercial uses in the area. The PSD is beneficial to St. Johns County and Ponte Vedra since it provides additional controls and development review which otherwise does not currently exist. The proposed uniform development program will prevent the piecemeal development of the property and will provide extensive buffering and development controls. This is especially important since the property is part of the gateway to Ponte Vedra and St. Johns County. In addition to the positive aesthetic benefits of the project, the residents of St. Johns County will also benefit by the new long-term employment opportunities generated by the project and the additional services that the new neighborhood office park will provide to area residents. Pursuant to a marketing study by Plantex, office and service retail in this area can be supported by the residential population. Finally, the proposed land use is more appropriate than residential due to the extensive frontage on A1A and the proximity to the Butler Boulevard interchange and the South Jacksonville Beach commercial area.

2. LAND USES

The average proposed building area is 7,900 square feet per acre, for a total of 213,300 square feet of building area. The proposed land uses are summarized in the following table:

*Exhibit
PU-91-002*

3. ACCESS AND CIRCULATION

The PSD Master Plan, dated April 15, 1991, depicts three vehicular access points serving the property. The existing entrance along State Road A1A will serve as the main entrance. Two new entrances (one northerly of and one southerly of the existing entrance), will be located where median cuts in State Road A1A exist, as approved by FDOT. These two new entrances are approximately 800 feet and 700 feet, respectively, from the existing entrance. Internal vehicular circulation shall be provided as shown on the Master Plan. Walkway areas will be provided between buildings, connecting the various elements within the PSD. These walkways may also serve as jogging paths. Sidewalks will be provided on at least one side of Ponte Vedra Lakes Boulevard and the major access roads serving the property.

4. LANDSCAPING AND OPEN SPACE

As shown on the PSD Master Plan, lakes and pedestrian open space will exist throughout the property. Amenities such as fountains, seating areas, walkways or a gazebo may be also included to enhance these areas for pedestrian and user enjoyment. In addition, a heavy emphasis is placed on landscaping and buffering areas. This includes the following:

A. A1A Frontage

1. Building Setback -- 60 feet from A1A right-of-way.
2. Buffer
 - a. 20 foot landscaped area along State Road A1A frontage.
 - b. Meet buffer criteria as required by Ponte Vedra Zoning Regulations; creating a minimum 60% visual screen at least five (5) feet in height above development finished grade adjacent to buffer.

Exhibit
PV-91-002

3. A1A Tree Planting (as shown on the attached plan dated March 13, 1991)

- a. Accent Trees - 18 feet on center
- b. Specimen Trees - 36 feet on center

P. U. D. OFF. REC.
BOOK H PAGE 561

Planting shall occur along A1A except in areas where lakes front on A1A and where there are existing significant trees, if any. Landscaping shall be implemented at the time each A1A frontage parcel is developed. However, the entire frontage will be landscaped no later than one year after the initial vertical construction has begun.

B. Ponte Vedra Lakes Boulevard Frontage

- 1. Building Setback -- 60 feet from right-of-way.
- 2. Buffer
 - a. 20 foot landscaped area along Ponte Vedra Lakes Boulevard boundary line.
 - b. Meet buffer criteria as required by Ponte Vedra Zoning Regulations; creating a minimum 60% visual screen at least five (5) feet in height above development finished grade adjacent to buffer.

C. Adjacent to Residential Areas

- 1. Building Setback -- 60 feet from property line.
- 2. Buffer
 - a. 10 foot landscaped area along property boundary.

Exhibit
PV-91-002

- b. Meet buffer criteria as required by Ponte Vedra Zoning Regulations; creating a minimum 60% visual screen at least five (5) feet in height above development finished grade adjacent to buffer.

P. U. D. OFF. REC.
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D. Buffer Criteria

1. Screening pursuant to the Ponte Vedra Zoning District Regulations; creating a minimum 60% visual screen at least five (5) feet in height above development finished grade adjacent to buffer. May consist of:
 - a. Five (5) foot (height) Shrub Hedge; or
 - b. Six (6) foot (height) walls with landscaping; or
 - c. Berms with landscaping.
2. The entire property will be developed using a combination of the above (shrub hedge, walls and berms).

E. Standards

1. Trees Sizes -- Twelve (12) foot (height) minimum at installation.
 2. Shrubs -- Twenty-four (24) inch (height) minimum at installation.
 3. Percentage of parking area to be landscaped -- Ten percent (10%).
- All parking areas will be screened with landscaping, berms and/or walls from adjacent properties and State Road A1A.

PV.91.002

F. Minimum Landscape and Irrigation Budgets

1. One-Story Building -- \$2.50/Sq. Ft. of gross building area
2. Two-Story Building -- \$2.00/Sq. Ft. of gross building area

P. U. D. OFF. REC.
BOOK H PAGE 563

G. Landscape Master Plan and Final Plan Approval

1. Each final plan must conform to the overall landscaping concept and street planting criteria established by the Landscape Master Plan, approved as part of the PSD.
2. Each final plan must be approved by the Architectural Review Board and appropriate County departments.

- H. All buffer areas shall be maintained by the owner(s) of the project, or a property owners association, which shall be established.

5. SIGNAGE

All permanent project identification signs and tenant signage shall comply with the minimum standards and criteria of the Ponte Vedra Zoning Regulations. A project-wide coordinated system of identification signage will be provided for all common areas and rights-of-way. Identification and directory signs shall be placed at entrances to the property. Final plans shall indicate the exact location, size, height, setback and lighting for all permanent and temporary signs.

Exhibit
PV-91-002

6. **ARCHITECTURAL REVIEW BOARD**

The owner/developer shall establish a five-member architectural review board. The owner/developer shall appoint three members and two additional members shall be appointed by the Board of the Ponte Vedra Lakes Homeowners Association. The architectural review board (or owner/developer prior to appointment of the board) shall review and approve architectural design facade details and each detailed site plan prior to final development plan submittal by the owner/developer. All buildings shall be architecturally compatible by design and materials.

7. **UTILITIES**

All development within the PSD will be served by a central water and sewer system. The appropriate utility company(ies) will maintain all utilities on site. All telephone, cable TV and electrical power lines shall be underground. St. Johns Service Company will provide water and sewer service for the property.

8. **TEMPORARY TRAILER(S)**

Temporary construction trailers associated with a building site shall be permitted on-site throughout the construction period.

9. **FINAL DEVELOPMENT AND MINOR DEVIATION PROCEDURES**

A. **Final Construction and Site Development Plans**

Due to the size and anticipated development time for this PSD, the Master Plan schematically depicts land use, development parcels, access and circulation. As development of building sites is proposed, final construction and site development plans,

**Exhibit
PV-91-002**

showing building locations, signage, parking, landscaping, access and other specific site improvements shall be submitted to the Ponte Vedra Plan Review Advisor or the St. Johns County Planning and Zoning Department in accordance with the Ponte Vedra Zoning District review procedures or the St. Johns County final development plan review procedures, as applicable. Final construction and site development plans for areas within the Ponte Vedra Zoning District will be reviewed by the Plan Review Advisor to determine compliance with the adopted PSD Ordinance, PSD Master Plan, and the Ponte Vedra Zoning District Regulations.

P.U.D. OFF. REC.
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B. Minor Deviations to the PSD

In order to facilitate minor adjustments to the plans approved as part of the PSD Ordinance, the Ponte Vedra Zoning Board may approve changes to such plans wherein building sites, parking areas, and/or lake areas are shifted to optimize the use of the land; roadway routing changes are made which follow the same general course; or specific building location changes are made to better suit bank uses or a child day care center use. The types of uses, as described in the adopted PSD Ordinance, may not be changed without approval of the St. Johns County Board of County Commissioners.

10. MAINTENANCE & OWNERSHIP OF COMMON FACILITIES

- A. The developer(s) or owner(s) of the project will be responsible for all maintenance obligations. No facilities are proposed to be dedicated to St. Johns County.

Exhibit
PV. 91.002

B. The development of the PSD will occur in two phases. Phase I will be developed between 1991 and 1996. Phase II will be developed between 1995 and 2000. Vertical construction must commence within three (3) years of the effective date of the PSD Ordinance approving this project, provided, however, that the owner/developer may request extensions of this time period, in accordance with requirements of the St. Johns County Zoning Ordinance.

P. U. D. OFF. REG.
BOOK H PAGE 566

C. The relative order of improvements will be staged so that they will not result in land use conditions which would establish a precedent for the use of adjoining undeveloped properties for purposes other than those shown on the approved PSD Master Plan. Efforts will be made to develop parcels contiguously.

11. GENERAL PROVISIONS

A. 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 Ordinance approving this project. Modification to approved development plans by variance or special exception shall be prohibited.

B. This project shall comply with the standards, policies and requirements in effect at the time of final approval and permitting of this project for development, except to the extent that they conflict with specific provisions of the approved development plan or Ordinance

Exhibit
PV. 91.002

approving this project, including any successor or new policies, financing mechanism, plans and ordinances adopted by St. Johns County after the date of approval including, without limitation, any concurrency management programs adopted to pursuant to Florida Statutes 163.3202(2)(g), as amended, and Objective J.01.05 of the St. Johns County Comprehensive Plan dated September 14, 1990, including any amendments or successor policies of land development regulations adopted to implement Florida Statutes 163.3202(2)(g).

P. U. D. OFF. REC.
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FILED AND RECORDED IN
St. Johns County
95 JUL 17 PM 3:14
Carl "Bud" Mink
CLERK OF CIRCUIT COURT

Exhibit
PV-91-002

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 _____

SHERRY L. RAUCH 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 MEETING

_____ in the matter of _____
Fletcher Land Corp. and Gate Lands Corp.

_____ in the _____ Court,

was published in said newspaper in the issues of _____
July 25, 1991

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 Zoe Ann Johns

this 25th day of July

A.D. 19 91

Zoe Ann Johns
(SEAL) 8/22/93 Notary Public

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 27th DAY OF AUGUST 1991 AT 11:30 O'CLOCK P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY, COUNTY ROAD 16-A AND U.S. 91 NORTH ST. AUGUSTINE, FLORIDA, WILL CONSIDER 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 R-1C AND R-1 TO PSD.

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

SECTION 1. Pursuant to the application of Fletcher Land Corp. and Gate Lands Corp. owners of the following described zoning classification of R-1C and R-1 on the following described land:

EXHIBIT A

PARCELS

A PART OF GOVERNMENT

LOT 1, SECTION 14, TOWNSHIP 3 SOUTH, RANGE 22

EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH

A PART OF LOTS 1 THROUGH 5, BLOCK 9, AVALON UNIT 5

ACCORDING TO MAP BOOK 5, PAGE 28, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1;

THENCE S. 89° 19' 40" W. ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 322.00 FEET;

THENCE S. 89° 19' 40" W. ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 322.00 FEET;

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COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF LOT 109, DE LEON SHORES UNIT SIX, AS RECORDED IN MAP BOOK 132, PAGES 104 AND 105 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, THENCE N.01°24'47"W ALONG THE WEST RIGHT-OF-WAY LINE OF DOLPHIN BOULEVARD EAST AS ESTABLISHED BY SAID DE LEON SHORES UNIT SIX, A DISTANCE OF 220.39 FEET TO THE POINT OF BEGINNING, THENCE NORTHERLY ALONG THE EASTERLY LINES OF CRANES LAKE ONE, A CONDOMINIUM, THE FOLLOWING FIVE COURSES: (1) N.28°22'57"E A DISTANCE OF 278.74 FEET; (2) N.66°29'59"W A DISTANCE OF 22.45 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 290.00 FEET; (3) NORTHERLY ALONG A CHORD BEARING OF N.02°42'E A CHORD DISTANCE OF 143.99 FEET; AND AN ARC DISTANCE OF 147.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (4) N.10°04'22"W A DISTANCE OF 22.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 287.00 FEET; (5) NORTHERLY ALONG THE ARC OF SAID CURVE A CHORD BEARING OF N.00°52'54"E A CHORD DISTANCE OF 109.75 FEET; AND AN ARC DISTANCE OF 109.75 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (6) N.11°09'09"E A DISTANCE OF 39.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 313.00 FEET; (7) NORTHEASTERLY ALONG THE ARC OF SAID CURVE A CHORD BEARING OF N.00°13'44"E A CHORD DISTANCE OF 69.84 FEET; AND AN ARC DISTANCE OF 70.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (8) N.00°58'42"W A DISTANCE OF 149.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 187.00 FEET; (9) NORTHERLY ALONG THE ARC OF SAID CURVE A CHORD BEARING OF N.00°01'57"W A CHORD DISTANCE OF 67.17 FEET; AND AN ARC DISTANCE OF 67.17 FEET TO A POINT ON AN EASTERLY END OF SAID CURVE THENCE S.72°53'30"E A DISTANCE OF 17.51 FEET TO A POINT ON AN EASTERLY LINE OF AN EASEMENT FOR INGRESS AND EGRESS, AS DESCRIBED IN PARCEL B-11 OFFICIAL RECORDS 587/3, PAGE 247 OF THE FORESAID PUBLIC RECORDS, THENCE NORTHERLY ALONG THE EASTERLY LINES OF SAID EASEMENT THE FOLLOWING FOUR COURSES: (1) NORTHERLY ALONG THE ARC OF CURVE CONCAVE EASTERLY HAVING A RADIUS OF 170.00 FEET A CHORD BEARING OF N.41°17'38"E A CHORD DISTANCE OF 88.44 FEET; AND AN ARC DISTANCE OF 87.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) N.29°01'19"E A DISTANCE OF 148.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 230.00 FEET; (3) NORTHERLY ALONG THE ARC OF SAID CURVE A CHORD BEARING OF N.41°01'19"E A CHORD DISTANCE OF 119.00 FEET; AND AN ARC DISTANCE OF 120.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (4) N.00°58'41"W A DISTANCE OF 24.00 FEET THENCE N.41°03'02"E A DISTANCE

TANCE OF 111.74 FEET; THENCE S.58°54'51"E A DISTANCE OF 145.15 FEET; THENCE N.07°14'06"E A DISTANCE OF 192.58 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 1A (FORMERLY STATE ROAD 200), A 188 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE S.72°30'E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 915.40 FEET TO A POINT ON A NORTHERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS 717, PAGE 329 OF THE FOREMENTIONED PUBLIC RECORDS, THENCE AROUND SAID LANDS THE FOLLOWING FIVE COURSES: (1) S.89°08'50"W A DISTANCE OF 250.00 FEET; (2) N.00°51'10"W A DISTANCE OF 250.00 FEET; (3) S.89°08'50"W A DISTANCE OF 500.00 FEET; (4) S.00°51'10"E A DISTANCE OF 300.00 FEET; (5) S.89°08'50"E A DISTANCE OF 712.01 FEET TO A POINT ON THE FOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 1A, THENCE S.01°28'30"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 84.00 FEET; THENCE S.88°35'13"W A DISTANCE OF 121.63 FEET; THENCE S.01°24'47"E A DISTANCE OF 85.98 FEET TO THE NORTHEAST CORNER OF LOT 109, ACCORDING TO THE FOREMENTIONED PLAT OF DE LEON SHORES UNIT SIX, THENCE S.89°44'23"W ALONG THE NORTH LINE OF LOTS 109 THROUGH 106 OF SAID DE LEON SHORES UNIT SIX, A DISTANCE OF 624.51 FEET TO THE SOUTHEAST CORNER OF LOT 109 OF SAID PLAT; THENCE S.01°24'47"W ALONG THE EAST LINE OF LOTS 108 AND 109 BY SAID PLAT A DISTANCE OF 150.00 FEET; THENCE S.89°44'23"E ALONG THE NORTH LINE OF LOT 109 BY SAID DE LEON SHORES UNIT SIX, A DISTANCE OF 130.00 FEET; THENCE N.01°24'47"W ALONG THE EAST RIGHT-OF-WAY LINE OF FOREMENTIONED DOLPHIN BOULEVARD EAST A DISTANCE OF 25.35 FEET; THENCE S.89°08'50"W ALONG THE NORTH END OF SAID DOLPHIN BOULEVARD EAST A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING CONTAINING 17.27 ACRES, MORE OR LESS. THIS IS HEREBY CHANGED TO PSD Planner Special Development, a neighborhood office park. 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. Approved by: Carl S. Baker, 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 purposes 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. L 422 July 25, 1991