

ORDINANCE NO. 91- 46

P.U.D. OFF. REC.  
BOOK D PAGE 352

AN ORDINANCE OF THE COUNTY OF  
ST. JOHNS, STATE OF FLORIDA,  
REZONING LANDS AS DESCRIBED HEREINAFTER  
FROM PRESENT ZONING CLASSIFICATION  
OF OPEN RURAL TO  
PLANNED UNIT DEVELOPMENT

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

SECTION 1. That, as requested by The Plantation Developers in its application with supporting documents for zoning change, dated August 30, 1991 (hereinafter, the PUD application), which are hereby incorporated and made a part hereof, the zoning classification of the land described on the attached Exhibit "A", which is hereby incorporated and made a part hereof, (Plantation Annex) is hereby changed from Open Rural to Planned Unit Development (PUD).

SECTION 2. That development of the lands within the Plantation Annex shall proceed in accordance with the PUD application and supporting documents which are a part of zoning file R-PUD-84-35 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 application or supporting documents and the below-described provisions of this Ordinance, the below described provisions shall prevail.

SECTION 3. The Plantation Annex will be incorporated by separate resolution into the Plantation at Ponte Vedra without an increase in the number of units approved in PUD Ordinance 84-35.

SECTION 4. That all roads and parking areas within the project shall be constructed to approved County Standards.

SECTION 5. That all easements required for drainage purposes shall be granted to The Plantation Owners Association, Inc. at no cost.

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 the approved development plan or PUD Ordinance as they may from time to time be amended. Modification to approved development plans by variance or special exception shall be prohibited.

SECTION 7. The St. Johns County Building and Zoning Departments are hereby authorized to issue building permits, certificates, and other documents authorizing construction of said PUD in accordance with final development plan for the Plantation Annex after its approval pursuant to the zoning code.

SECTION 8. This Ordinance constitutes a "Development Order" issued by the County of St. Johns of the State of Florida pursuant to Chapter 380, Florida Statutes and the Covenants Restricting Development of Real Property recorded at Official Record 647, Page 353, of the Public Records of St. Johns County, Florida.

SECTION 9. 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 of St. Johns County, Florida, that the same has been filed.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Fred Bilby  
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Patricia DeGrande  
Deputy Clerk

(SEAL)

Adopted: NOVEMBER 26, 1991

Effective Date: December 06, 1991

ATTACHMENT "A"  
LEGAL DESCRIPTION

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ANNEX PARCEL

A portion of the Joseph S. Sanchez Grant Section 43 TOGETHER WITH a portion of the Francis X. Sanchez Grant Section 41 TOGETHER WITH a portion of the heirs of Thomas Fitch Grant Section 48 all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the corner common to Sections 9, 16, and 42, Township 4 South, Range 29 East of said county; thence North 87°25'45" East, along the Northerly line of said Section 16, a distance of 546.10 feet to the Westerly right-of-way line of Old Palm Valley Road, State Road No. 210 as relocated as described and recorded in Official Records Book 719, Page 1018 of the Public Records of said St. Johns County; thence Southerly and Southeasterly along said Westerly right-of-way line run the following four (4) courses and distances: COURSE NO. 1: South 06°49'15" East, 918.34 feet to the point of curvature of a curve to the left; COURSE NO. 2: thence along and around the arc of said curve concave Northeasterly, having a radius of 1330.97 feet, an arc distance of 612.38 feet, said arc being subtended by a chord bearing and distance of South 20°00'07" East, 607.0 feet to the point of tangency of said curve; COURSE NO. 3: thence South 33°10'58" East, 1628.11 feet to the POINT OF BEGINNING; COURSE NO. 4: thence South 33°10'58" East, 1000.64 feet to the Southerly line of said Section 43; thence North 85°53'26" West, 536.08 feet to the corner common to Sections 43, 41, and 15; thence South 14°33'14" East, along the Easterly line of said Section 41, 1903.31 feet; thence South 37°10'52" West, 1499.51 feet to a corner common to Sections 41, 49, and 22; thence South 84°23'17" West, along the Southerly line of said Section 41, 1480.13 feet to the Northeasterly line of Palm Valley Gardens Unit Two, as shown on map recorded in Map Book 5, Page 65 of the Public Records of said St. Johns County; thence North 24°36'56" West, along last said line, 1959.18 feet; thence North 49°55'59" East, 1432.88 feet; thence North 28°54'34" East, 743.46 feet; thence North 21°07'45" East, 393.49 feet; thence South 86°42'49" East, 622.52 feet; thence North 58°39'55" East, 567.50 feet to the POINT OF BEGINNING.

Containing 184.66 acres more or less.

FILED AND RECORDED  
PUBLIC RECORDS OF  
ST. JOHNS COUNTY, FLA.

91 DEC 19 AM 9:00

*Bruce "Bud" Mink*  
CLERK OF CIRCUIT COURT

COPY OF ADVERTISEMENT

AMENDED NOTICE OF PUBLIC HEARING NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AT ITS REGULAR MEETING ON THE DAY OF NOVEMBER 19, 1991 AT THE COUNTY AUDITORIUM, COUNTY ADMINISTRATIONS BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16A) AND U.S. #1 NORTH, ST. AUGUSTINE, FLORIDA, WILL CONSIDER PASSAGE OF THE FOLLOWING ORDINANCE:

Levy Grant, Section 45, a distance of 626.89 feet; thence South 19°25'56" East along said Westerly line of Section 45, a distance of 563.22 feet to the Westerly line of these lands described and recorded in Official Records Volume 539, page 202 of the Public Records of said County; thence South 16°59'16" East along last said line 1037.49 feet to the Northerly right-of-way line of Wickler Road (a 66 foot right-of-way, as now established and locally recognized); thence Southwesterly along the Northerly right-of-way line of said Wickler Road run the following eight (8) courses and distances: COURSE NO. 1: South 52°26'56" West, 366.29 feet to the point of curvature of a curve to the left; COURSE NO. 2: thence Southwesterly along and around the arc of a curve concave Southwesterly and having a radius of 498.47 feet, an arc distance of 633.36 feet, said arc being subtended by a chord bearing and distance of South 48°46'56" West, 632.93 feet to the point of tangency of said curve; COURSE NO. 3: South 45°06'55" West, 1114.02 feet to the point of curvature of a curve to the left; COURSE NO. 4: thence Southwesterly along and around the arc of a curve concave Southwesterly and having a radius of 907.77 feet, an arc distance of 552.99 feet, said arc being subtended by a chord bearing and distance of South 27°39'50" West, 544.48 feet to the point of tangency of said curve; COURSE NO. 5: South 10°12'45" West, 220.42 feet to the point of curvature of a curve leading Southeasterly; COURSE NO. 6: thence along and around the arc of a curve concave Northwesterly and having a radius of 1113.28 feet, an arc distance of 392.14 feet, said arc being subtended by a chord bearing and distance of South 20°18'12" West, 390.11 feet to the point of compound curvature of a curve, leading Southwesterly; COURSE NO. 7: thence along and around the arc of a curve concave Northwesterly and having a radius of 1137.17 feet, said arc being subtended by a chord bearing and distance of South 43°13'16" West, 504.93 feet to the point of tangency of said curve; COURSE NO. 8: South 54°02'53" West, 441.08 feet to an intersection with the Northeasterly right-of-way line of Old Palm Valley Road (a 100 foot right-of-way, as now established); thence Northwesterly along said Northeasterly right-of-way line run the following nine (9) courses and distances: COURSE NO. 1: thence Northwesterly along and around said Northeasterly right-of-way line and along and around the arc of a curve concave Southwesterly and having a radius of 108.17 feet, an arc distance of 434.74 feet, said arc being subtended by a chord bearing and distance of North 28°53'57" West, 431.83 feet to the point of tangency of said curve; COURSE NO. 2: North 40°23'12" West, 410.64 feet to an angle point in said right-of-way line; COURSE NO. 3: North 40°04'10" West, 267.50 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 4: thence along and around the arc of a curve concave Northeasterly and having a radius of 2259.01 feet, an arc distance of 445.61 feet, said arc being subtended by a chord bearing and distance of North 34°25'07" East, 444.89 feet; COURSE NO. 5: South 85°53'26" East, 24.17 feet to an intersection with the arc of a curve leading Northwesterly; COURSE NO. 6: thence along and around the arc of a curve concave Northeasterly and having a radius of 734.55 feet, an arc distance of 76.46 feet, said arc being subtended by a chord bearing and distance of North 33°28'54" West, 76.46 feet to the point of tangency of a said curve; COURSE NO. 7: North 33°10'58" West, 2628.75 feet to the point of curvature of a curve leading Northwesterly; COURSE NO. 8: thence along and around the arc of a curve concave Northwesterly and having a radius of 1230.97 feet, an arc distance of 544.37 feet, said arc being subtended by a chord bearing and distance of North 20°00'07" West, 561.39 feet to the point of tangency of said curve; COURSE NO. 9: North 06°49'15" West, 910.90 feet to an Intersec-

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 AMENDED NOTICE OF PUBLIC HEARING

in the matter of PLANTATION AT PONTE VEDRA

in the Court,

was published in said newspaper in the issues of October 23, 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.

Sherry L. Rauch

Sworn to and subscribed before me Zoe Ann Johns

this 23rd day of October

A.D. 19 91

Zoe Ann Johns Notary Public 8122163



FLORIDA DEPARTMENT OF STATE  
Jim Smith  
Secretary of State  
DIVISION OF ELECTIONS  
Room 2002, The Capitol, Tallahassee, Florida 32399-0250  
(904) 488-8427

December 3, 1991

Honorable Carl "Bud" Markel  
Clerk of the Circuit Court  
St. Johns County Courthouse  
Post Office Drawer 300  
St. Augustine, Florida 32085-0300

Attention: Patricia De Grande, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of November 27, 1991 and certified copy of St. Johns County Ordinance No. 91-46, which was filed in this office on December 3, 1991.

Sincerely,

*Liz Cloud*

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mb