

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

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

SECTION 1. That as requested by Rolling Hills
Community, Inc., in its application with supporting documents
for zoning change, dated December 13, 1991, and as amended on
January 16, 1992, hereinafter the PUD application, the zoning
classification of the lands described on the attached Exhibit
"A" is hereby changed from Open Rural and PUD to Planned
Unit Development.

SECTION 2. That the development of the lands
within this PUD shall proceed in accordance with the PUD
Application and supporting documents which are part of zoning
file number R-PUD-91-019, and which are incorporated by
reference into and made a part of this ordinance, and as
supplemented by the provisions of this ordinance, and as
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 following modifications are
hereby added to the Application:

1. Sidewalks shall be provided throughout the PUD,
with the actual locations indicated at the time
of submission of Final Development Plans, along
with the determination as to location along one
or both sides of the roadway.
2. The developer shall reserve a minimum 1.3 acre
site appropriate to accommodate a
recreation/play area. The developer shall
construct the facility in Phase II, as desired
by the Homeowners Association and shall transfer
ownership thereto. Maintenance shall be the
responsibility of the Homeowners Association.
3. Fire protection, in accordance with the
requirements of the St Johns County Fire
Marshall, including fire hydrants, will be

- provided.
4. The temporary advertising sign shall be limited in size to 4' by 8'.
 5. Access to the PUD shall be from Industrial Park Road, with access to Industrial Park Road from State Road 207. The developer shall improve Industrial Park Road from SR207 to the PUD in accordance with County Specifications.
 6. The PUD will consist of single family dwellings only.

SECTION 4. That all roads and parking areas within the PUD, 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 the County's request.

SECTION 6. That all building codes, zoning ordinances, 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. Modification to approved development plans by variance or special exception shall be prohibited.

SECTION 7. That 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 mechanisms, plans and ordinances adopted by St Johns County after the date of the Planned Unit Development Ordinance approval, including, without limitation, any concurrency management programs adopted pursuant to Florida Statute 163.3203 (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 Statute 163.3202 (2)(g).

SECTION 8. That Rolling Hills Community, Inc., shall submit a final development plan for said Planned Unit Development in accordance with the requirements of the St Johns County zoning code.

SECTION 9. That the St Johns County Building Department Office is hereby authorized to issue building permits, certificates and other documents authorizing construction of said Planned Unit Development in accordance

with the final development plan after its approval pursuant to the zoning code.

Adoption Date March 24, 1992

BOARD OF COUNTY COMMISSIONERS
OF ST JOHNS COUNTY, FLORIDA.

BY: Fred B. Bell
CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK
BY: Andy Edgell
Effective Date April 1, 1992
(seal)

EXHIBIT "A"

A parcel of land in Section 48, Township 7 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows:

For a point of commencement use the Southwest corner of Section 25, Township 7 South, Range 29 East, said corner monumented by a 4"x4" concrete monument, said point being on the East line of Section 48; thence South $00^{\circ} 17' 25''$ East along the East line of said Section 48 578.23 feet to the Southerly line of the 160 foot Florida Power and Light Company Easement as recorded in Official Records Volume 259, page 136 and 137, public records of St. Johns County, Florida; thence South $80^{\circ} 17' 39''$ West 474.19 feet to the Point of Beginning of land to be described; thence South $00^{\circ} 58' 08''$ East, along the West line of Unit No. 2 of ST. AUGUSTINE HEIGHTS INDUSTRIAL PARK as recorded in Map Book 19, pages 37 and 38, public records of St. Johns County, Florida, 2113.95 feet to the Northerly right of way line of Industrial Park Road, an 80 foot right of way as per Official Records Book Volume 82, pages 125 and 126, public records of St. Johns County, Florida, said point lying on a curve to the right having a radius, chord and chord bearing of 1233.17 feet, 795.10 feet and North $65^{\circ} 05' 49''$ West; thence around the arc of said curve 809.56 feet to the Point of Tangency of said curve; thence North $46^{\circ} 16' 31''$ right having a radius, chord and chord bearing of 1233.57 feet, 763.80 feet and North $28^{\circ} 14' 40''$ West, thence around the arc of said curve 776.56 feet to the Southerly line of a 160 foot easement for Florida Power and Light Company as per Official Records Volume 259, pages 136 and 137, public records of St. Johns County, Florida; thence North $80^{\circ} 17' 39''$ East along said Southerly line, 1896.14 feet to the Point of Beginning.

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 _____

_____ in the matter of _____

MEETING ON MARCH 24, 1992 _____

_____ in the _____ Court,

was published in said newspaper in the issues of _____

February 21, 1992 _____

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 *Sherry L. Rauch*

this 25th day of February

A.D. 19 92

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

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 21 DAY OF MARCH 1992 AT 1:30 O'CLOCK PM, 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 OR/PUD TO PUD.

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

SECTION 1. Pursuant to the application of Larry Paine for Rolling Hills Community, Inc. owners of the following described land, zoning classification of OR/PUD on the following described lands:

EXHIBIT "A"
A parcel of land in Section 48, Township 7 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows:

For a point of commencement use the southwest corner of Section 25, Township 7 South, Range 29 East, said corner monumented by a 4"x4" concrete monument, said point being on the East line of Section 48; thence South 00° 17' 25" East along the East line of said Section 48 578.23 feet to the Southerly line of the 160 foot Florida Power and Light Company Easement as recorded in Official Records Volume 259, page 134 and 137, public records of St. Johns County, Florida; thence South 80° 17' 39" West 474.19 feet to the Point of Beginning of land to be described; thence South 00° 58' 08" East, along the West line of Unit No. 2 of ST. AUGUSTINE HEIGHTS INDUSTRIAL PARK as recorded in Map Book 19, pages 37 and 38, public records of St. Johns County, Florida, 2113.95 feet to the Northerly right of way line of Industrial Park Road, an 80 foot right of way as per Official Records Book Volume 82, pages 125 and 126, public records of St. Johns County, Florida, said point lying on a curve to the right having a radius, chord and chord bearing of 1233.17 feet, 795.10 feet and North 65° 05' 49" West; thence around the arc of said curve 809.56 feet to the Point of Tangency of said curve; thence North 46° 14' 31" West, 1137.62 feet to the Point of Curvature of a curve to the right having a radius, chord and chord bearing of 1233.57 feet, 763.80 feet and North 28° 14' 40" West; thence around the arc of said curve 776.56 feet to the Southerly line of a 160 foot easement for Florida Power and Light Company as per Official Records Volume 259, pages 134 and 137, public records of St. Johns County, Florida; thence North 80° 17' 39" East along said Southerly line, 1896.14 feet to the Point of Beginning.

IS HEREBY CHANGED TO: PUD, Planned Unit Development, in accordance with documents filed in application R-PUD-91-019.

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.

L704 Feb. 21, 1992



FLORIDA DEPARTMENT OF STATE *APR 01 1992*
Jim Smith
Secretary of State
DIVISION OF ELECTIONS
Room 2002, The Capitol, Tallahassee, Florida 32399-0250
(904) 488-8427

March 30, 1992

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

Attention: Andy Edgell, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of March 26, 1992 and certified copies of St. Johns County Ordinance No's. 92-10 and 92-11, which were filed in this office on March 30, 1992.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud, Chief
Bureau of Administrative Code

LC/mb