P.U.D. OFF. REC.
BOOK E PAGE 193

ORDINANCE NUMBER 93 - 31

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,

STATE OF FLORIDA

REZONING LANDS AS DESCRIBED HEREINAFTER

FROM PRESENT ZONING CLASSIFICATION OF

PLANNED UNIT DEVELOPMENT TO PLANNED SPECIAL DEVELOPMENT

WHEREAS, the subject 0.7 acres as described in attached Exhibit "A" to Ordinance was originally contained in the Fairfield PUD (Ordinance No. 84-29 and 86-13) as a storage site, and

WHEREAS, subsequent environmental constraints reduced the number of dwelling units in the project from 600 to 454, and

WHEREAS, Fairfield Communities determined that 0.7 acres of the storage area was no longer required, and

WHEREAS, Fairfield Communities subsequently conveyed the 0.7 acre parcel to Florida Land Resources along with its permission to construct a mini warehouse on the site, and

WHEREAS, Florida Land Resources in its attempt to develop the site discovered that the existing driveway may not be utilized due to the existing access point being deleted during the Fairfield PUD procedure, and without rezoning the property to PSD, and

WHEREAS, the alternate access to the site was subsequently inadvertently deleted, leaving the property with no approved access, and

WHEREAS, the parcel of 0.7 acres falls below the threshold for a Planned Unit Development, and

WHEREAS, the existing right-of-way of CR210 is planned for widening and the County desires 18 feet of the property to be reserved for said widening.

NOW THEREFORE, be it ordained by the Board of County Commissioners of St. Johns County, Florida:

SECTION 1. Pursuant to a request by Florida Land Resources, dated October 8, 1992, in accordance with the provisions of Section 8 of the St. Johns County Zoning Ordinance for subsequent review and approval by the St. Johns County Planning and Zoning Agency, the zoning classification of the land described in the attached Exhibit "A" is hereby changed from Planned Unit Development to Planned Special Development (PSD) and in reliance upon and in accordance with representations and statements made in the following documents which are incorporated by reference herein and made a part hereof:

P.U.D. OFF. REC.
BOOK E PAGE 194

1. Attachment 1 - Letter from Charles C. Space of Bessent, Hammack & Ruckman, Inc., dated October 1, 1992, to Rosemary Yeoman requesting a change in the PUD zoning from PUD to PSD

2. Attachment 2 - Exhibit A-1, Narrative

3. Exhibit A-2, Survey of subject parcel dated October 11, 1989, and legal description of property to be rezoned

4a. Letter from Fairfield Communities, dated May 31, 1990, approving the use of the commercial/retail use

4b. Letter from Fairfield Communities dated June 30, 1992, approving the use of the property as a mini-warehouse site

5. Special Warranty Deed, OR 851, p. 1579-1580, transferring ownership of the property to Florida Land Resources

6. Aerial photograph of property showing current driveway to CR 210, the location of the previous access, and existing lake

7. Photographs of CR 210 approaches to the site

8. Copy of St. Johns County Certificate of Concurrency, dated April 1, 1992

9. Blue line rendering of proposed facility

10. List of property owners within 300 feet of the PSD boundary

11. Application

12. Survey and legal description dated December 2, 1992, of land to be conveyed to St. Johns County upon effective date of this Ordinance.

SECTION 2. The land described on Attachment 12 will be dedicated to ST. Johns County for purposes of right-of-way at no cost to the County upon final approval of Rezoning.

SECTION 3. The development of the land within this PSD shall proceed in accordance with the PSD application and supporting documents which are incorporated by reference into and made 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 4. The denial of access to the parcel constitutes a hardship to the Applicant.

SECTION 5. The use contemplated is consistent with the requirements of the Comprehensive Plan.

P.U.D. OFF. REC.
BOOK E PAGE 195

SECTION 6. The approval of this PSD will not be detrimental to the health, welfare and safety of the residents of St. Johns County.

SECTION 7. On December 3, 1992, the Planning and Zoning Agency considered the matter and recommended approval, finding that the reduction in acreage of the PUD would not result in a compatibility problem for the area; would not be inconsistent with the Comprehensive Plan and would not be detrimental to the health, safety and welfare of the general public, which findings the Board of County Commissioners hereby adopts.

SECTION 8. 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 PSD Ordinance as they may from time to time be amended. Modification to approved development plans by variance or special exception shall be prohibited.

SECTION 9. The St. Johns County Building and Zoning Department is hereby authorized to issue permits, certificates, and other documents authorizing construction of said Planned Special Development in accordance with the development plan contained herein.

SECTION 10. This Ordinance shall take effect immediately upon receipt of official acknowledgement of the Office of the Secretary of the State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that the same has been filed.

ADOPTED this 8th day of June, 1993.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Delan Roberts
Vice Chair - Allan Roberts

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Edonna Carter
Deputy CLERK

(SEAL)

EFFECTIVE DATE: June 21, 1993

NORTH EAS FLORIDA SURVEYORS

1900 CORPORATE SQUARE BLVD. / JACKSONVILLE, FLORIDA 32216 / (904) 721-3066

A part of the Christina Hill Grant, Section 70, Township 4 South, Range 29 East St. Johns County, Florida more particularly described as follows:

For a Point Of Reference, Commence at the intersection of the Northerly projection of the Southeasterly right-of-way line of Palm Valley Road (County Road No. 210, a 66 foot right-of-way as now established) with the Northwesterly projection of the Westerly right-of-way line of State Road A-1-A Ponte Vedra Bypass Road, (formerly State Road No. 203, a 200 foot right-of-way as now established); thence Southeasterly along said Westerly right-of-way line of said State Road A-1-A and its Northwesterly projection thereof and along the arc of a curve said curve being concave Easterly having a radius of 2964.93 feet an arc distance of 56.68 feet, said arc being subtended by a chord bearing of South 06°36'59" East and a chord distance of 56.68 feet to the point of tangency of said curve; thence South 07°09'50" East continuing along said Westerly right-of-way line a distance of 2463.99 feet to the beginning of a non-tangent curve, said curve being concave northwesterly having a radius of 25.00 feet, said point lying on the Northwesterly right-of-way line of Fairfield Boulevard (Tract "B" as platted by Court Homes of Ponte Vedra II recorded in Map Book 19, pages 12 through 22 of the public records of said county); thence along said Northwesterly right-of-way line of Fairfield Boulevard and along the arc of said curve an arc distance of 39.36 feet, said arc being subtended by a chord bearing of South 37°56'03" West and a chord distance of 35.42 feet to the end of said curve; thence North 89°40'40" West continuing along said Northwesterly right-of-way line a distance of 103.65 feet to the beginning of a non-tangent curve, said curve being concave Southerly, having a radius of 398.13 feet; thence southwesterly continuing along said Northwesterly right-of-way line and along the arc of said curve an arc distance of 167.48 feet, said arc being subtended by a chord bearing of South 82°58'07" West and a chord distance of 166.25 feet to the end of said curve; thence South 63°55'02" West continuing along said Northwesterly right-of-way line a distance of 120.34 feet; thence North 01°16'26" West, leaving said Northerly right-of-way line a distance of 388.70 feet; thence South 88°43'34" West a distance of 134.92 feet; thence South 54°40'51" West a distance of 304.95 feet; thence North 01°17'41" West a distance of 246.10 feet to the Point Of Beginning; thence South 88°41'07" West along a line to its intersection with the Southeasterly right-of-way line of aforementioned Palm Valley Road a distance of 318.23 feet;

MEMBER AMERICAN CONGRESS ON SURVEYING AND MAPPING
MEMBER FLORIDA SOCIETY OF PROFESSIONAL LAND SURVEYORS

EXHIBIT "A"

thence northeasterly along said southeasterly right-of-way line of Palm Valley Road and along the arc of a curve, said curve being concave northwesterly having a radius of 1383.00 feet an arc distance of 150.07 feet, said arc being subtended by a chord bearing of North 39°25'44" East and a chord distance of 150.06 feet to a point on said curve; thence North 88°41'07" East leaving said Southeasterly right-of-way line a distance of 220.35 feet; thence South 01°17'41" East a distance of 113.61 feet to the Point Of Beginning.

The above described lands based on a prior survey by Northeast Florida Surveyors, Inc. dated June 20, 1985, Map No. TT-5C. Containing 0.71 acres more or less.

P.U.D. OFF. REC.
BOOK E PAGE 197

P.U.L. OFF. REC.
BOOK E PAGE 198

TABLE OF CONTENTS

1. LETTER FROM CHARLES C. SPACE OF BESSENT, HAMMACK & RUCKMAN, INC., DATED OCTOBER 1, 1992, TO ROSEMARY YEOMAN REQUESTING A CHANGE IN THE PUD ZONING FROM PUD TO PSD

2. EXHIBIT A-1, NARRATIVE

3. EXHIBIT A-2, THE LEGAL DESCRIPTION OF THE PARCEL TO BE REZONED

4a. LETTER FROM FAIRFIELD COMMUNITIES, DATED MAY 31, 1990, APPROVING THE USE OF THE COMMERCIAL/RETAIL USE

4b. LETTER FROM FAIRFIELD COMMUNITIES, DATED JUNE 30, 1992, APPROVING THE USE OF THE PROPERTY AS A MINI-WAREHOUSE SITE

5. SPECIAL WARRANTY DEED TRANSFERRING OWNERSHIP OF THE PROPERTY TO FLORIDA LAND RESOURCES

6. AERIAL PHOTOGRAPHS OF PROPERTY SHOWING CURRENT DRIVEWAY TO C.R. 210, THE LOCATION OF THE PREVIOUS ACCESS, AND THE EXISTING LAKE

7. PHOTOGRAPHS OF C.R. 210 APPROACHES TO THE SITE

8. COPY OF ST. JOHNS COUNTY CERTIFICATE OF CONCURRENCY, DATED APRIL 1, 1992

9. RENDERING OF PROPOSED FACILITY

10. LIST OF PROPERTY OWNERS WITHIN 300 FEET OF THE PSD BOUNDARY

11. APPLICATION

12. DRAFT ORDINANCE

ATTACHMENT I

BHR BESSENT, HAMMACK & RUCKMAN, INC.

1900 CORPORATE SQUARE BOULEVARD • JACKSONVILLE, FLORIDA 32216 • (904) 721-2991 • FAX: (904) 725-0171

October 1, 1992

P.U.D. OFF. REC. BOOK E PAGE 199

Ms. Rosemary Yeoman
Planning and Zoning Department
St. Johns County Administration Building
Post Office Drawer 349
St. Augustine, Florida 32085-0349

Subject: Application for Rezoning
Ponte Vedra Storage Facility
BHR Reference No. 25283.01 File CL

Dear Rosemary:

On behalf of Florida Land Resources, Inc., we are submitting the above-referenced application for rezoning from PUD to PSD for review and approval by the Planning Commission and the Board of County Commissioners.

The project consists of construction of a 30,700 square foot climate controlled storage facility on 0.7 acres property currently zoned PUD and designated in the PUD as a storage facility. The reason for rezoning from PUD to PSD and for submitting a Final Development Plan is to provide vehicular access to the site and to install landscaping to County requirements. The original access to C.R. 210 through the Fairfield commercial area was inadvertently deleted in a previous County approval of the Final Development Plan for the commercial site. This requested action will restore access to the parcel via an existing, unimproved driveway which will be upgraded to meet requirements of County Ordinance 86-4, as revised. The project received final Certification of Concurrency on April 1, 1992.

Enclosed please find 18 copies of the application and attachments.

Sincerely,

BESSENT, HAMMACK & RUCKMAN, INC.

Charles C. Space, P.E.
Vice President

CCS/gc/FDP.ZD

P.U.D. OFF. REC.
BOOK E PAGE 200

EXHIBIT A-1

PONTE VEDRA STORAGE
NARRATIVE DESCRIPTION OF THE APPLICATION

INTRODUCTION

Florida Land Resources, Inc., ("Applicant") requests that 0.7 acres removed from R-PUD 85-88 be rezoned from PUD to PSD (Planned Special Development).

BACKGROUND

The revised master plan for the PUD dated October 10, 1985, designates a 1.5-acre site adjacent to County Road (C.R.) 210 as an outside RV and boat storage area. Access to the storage area was provided from within the Fairfield development, from the residential area in the original plan, later from the commercial tract (FDP Resolution 87-175).

The commercial tract was sold to a third party, and in 1988, a new Final Development Plan was submitted, allowing access to the commercial site, from A1A and from C.R. 210. The internal access to the 0.7-acre parcel was not shown on this application. This plan was approved by the County in Resolution 88-174, with a redesigned lake isolating the parcel from the commercial parcel. The lake was constructed shortly thereafter, and the existing C.R. 210 driveway used to access the site.

Due to a reduction in the number of dwelling units, the developer of the PUD, Fairfield Communities, Inc., determined that the entire 1.5 acres is not needed for RV and boat storage. On July 19, 1989, Fairfield Communities, Inc., conveyed approximately 7/10ths of an acre of the RV/boat storage site to the Applicant for potential commercial/retail use, subject to County approval, (the "Property"). (See Special Warranty Deed dated July 19, 1989, Attachment 5; legal description and survey of the property dated January 5, 1989, Attachment 3; and letter from Fairfield Communities dated May 31, 1990, Attachment 4a).

PROPOSED PLAN

The Applicant proposes to utilize the Property for indoor climatized storage for residents and non-residents of the PUD. The climatized storage facility will be ninety feet (90') by one hundred seventy feet (170') in size which results in a lot coverage of fifty-one percent (51%). The facility will not exceed thirty-five feet (35') in height. The facility will be set back a minimum of 10 feet (10') from the property line adjacent to the existing RV and boat storage yard, and a minimum of thirty feet (30') from the waterline in the lake adjacent to the site, all as measured from the foundation of the proposed building.

(JS/FDP5.ZD)

The building will have access only from the parking area, eliminating unsightly side doors normally used in this type facility. The building will also be landscaped, as shown on the rendering, Attachment 9. An identification sign not exceeding five feet (5') in height and ten feet (10') in length will be located at the entrance to the facility. The facility will be secured by an ornamental fence with card gate. The entire facility will be secured, will include quarters for a resident watchman, and will eliminate the exposed northerly line of the RV and Boat Storage Area.

The facility will be accessed by an existing driveway unto C.R. 210. This existing driveway, although not approved in the PUD, was in use prior to the original PUD approval and has been used for over ten years as access to the Property. The climatized storage facility will generate a minimal amount of traffic as evidenced by the traffic study approved as part of the Concurrency Certificate issued by the County on April 1, 1992, Attachment 8. Even with these low traffic volumes, safety and sight distances are to be addressed. Following St. Johns County staff review, the photographs shown in Attachment 7 were taken to estimate the potential limitations. As Attachment 7 shows, sight lines from the driveway are not restricted. The driveway will be improved to meet the County's requirements as stated in the Paving and Drainage Ordinance 86-4, as amended.

The facility will be served by central water and sewer to be obtained from Intercoastal Utilities. Fire protection will be afforded through a fire hydrant which will be installed by the Applicant on the southwest corner of the Property adjacent to C.R. 210(a).

The facility's stormwater treatment requirements will be met in the adjacent stormwater treatment ponds, which was designed to accept runoff from this site. The Applicant was granted an easement to the pond as a part of the title transfer.

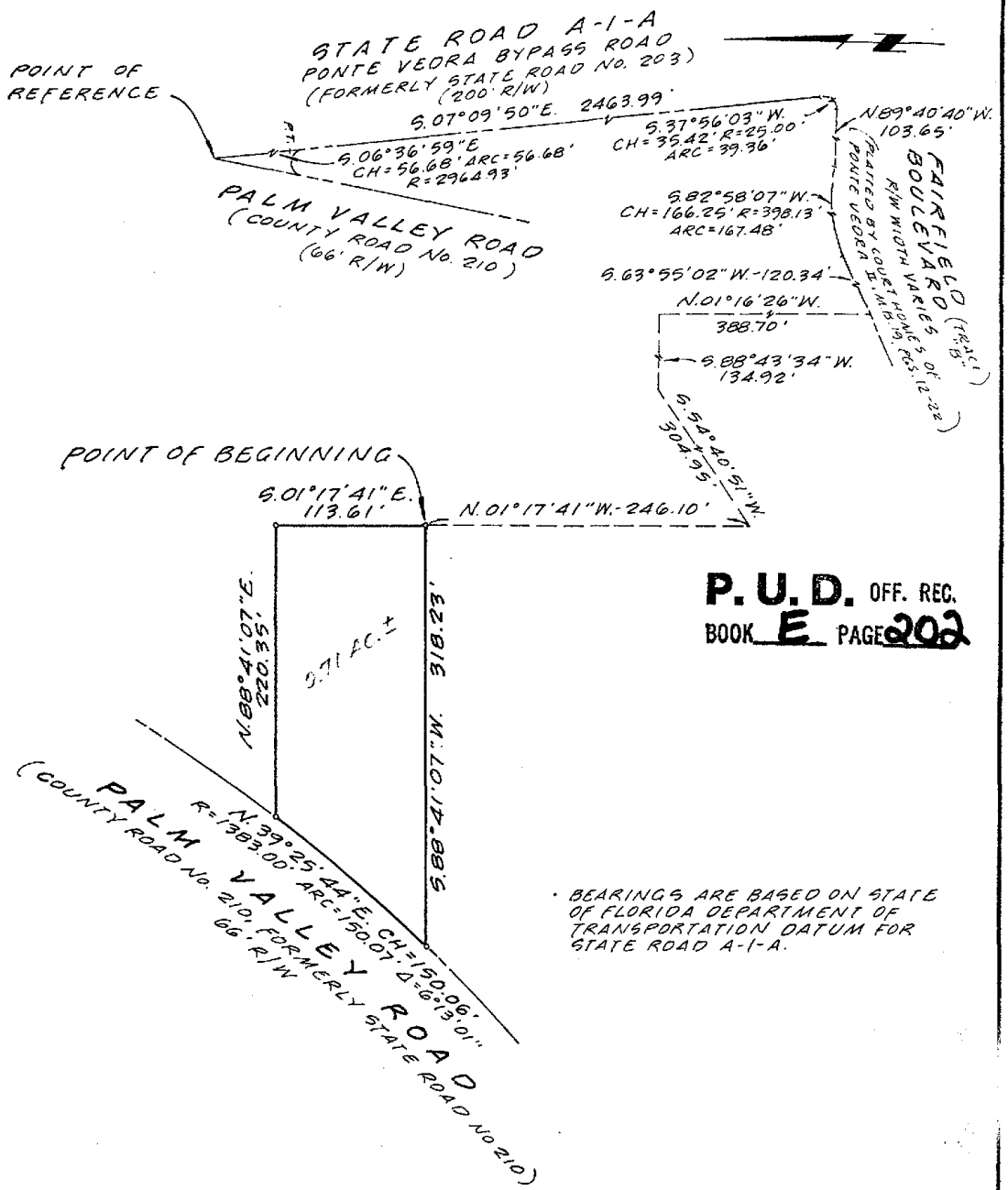
The Applicant submits the proposed use is reasonable and compatible with adjoining properties consisting of a shopping center and lake, electrical sub-station and the existing RV/boat storage area. Further, there is a need for a climatized storage facility in the community. At present, only one (1) storage facility is located in the area and it operates at capacity.

MAP OF

A PART OF THE CHRISTINA HILL GRANT, SECTION 70, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA

(SEE ATTACHED LEGAL DESCRIPTION)

FOR: FAIRFIELD COMMUNITIES, INC.



P.U.D. OFF. REC. BOOK E PAGE 202

* BEARINGS ARE BASED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DATUM FOR STATE ROAD A-1-A.

THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY

NORTH EAST FLORIDA SURVEYORS

1900 Corporate Square Blvd.
Jacksonville, Florida 32216
(904) 721-3088

I HEREBY CERTIFY THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND 21:HH6 OF THE FLORIDA ADMINISTRATIVE CODE.

ROBERT N. MARKLAND FLA. P.L.S. CERT NO. 3862

DATED: OCTOBER 11, 19 89

SCALE: 1" = 100'

THIS MAP NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

REQ. No. 89316.00 DRWN By

P. U. D. OFF. REC.
BOOK E PAGE 203

NORTH EAST FLORIDA SURVEYORS

1900 CORPORATE SQUARE BLVD. / JACKSONVILLE, FLORIDA 32216 / (904) 721-3066

A part of the Christina Hill Grant, Section 70, Township 4 South, Range 29 East St. Johns County, Florida more particularly described as follows:

For a Point Of Reference; Commence at the intersection of the Northerly projection of the Southeasterly right-of-way line of Palm Valley Road (County Road No. 210, a 66 foot right-of-way as now established) with the Northwesterly projection of the Westerly right-of-way line of State Road A-1-A Ponte Vedra Bypass Road, (formerly State Road No. 203, a 200 foot right-of-way as now established); thence Southeasterly along said Westerly right-of-way line of said State Road A-1-A and its Northwesterly projection thereof and along the arc of a curve said curve being concave Easterly having a radius of 2964.93 feet an arc distance of 56.68 feet, said arc being subtended by a chord bearing of South 06°36'59" East and a chord distance of 56.68 feet to the point of tangency of said curve; thence South 07°09'50" East continuing along said Westerly right-of-way line a distance of 2463.99 feet to the beginning of a non-tangent curve, said curve being concave northwesterly having a radius of 25.00 feet, said point lying on the Northwesterly right-of-way line of Fairfield Boulevard (Tract "B" as platted by Court Homes of Ponte Vedra II recorded in Map Book 19, pages 12 through 22 of the public records of said county); thence along said Northwesterly right-of-way line of Fairfield Boulevard and along the arc of said curve an arc distance of 39.36 feet, said arc being subtended by a chord bearing of South 37°56'03" West and a chord distance of 35.42 feet to the end of said curve; thence North 89°40'40" West continuing along said Northwesterly right-of-way line a distance of 103.65 feet to the beginning of a non-tangent curve, said curve being concave Southerly, having a radius of 398.13 feet; thence southwesterly continuing along said Northwesterly right-of-way line and along the arc of said curve an arc distance of 167.48 feet, said arc being subtended by a chord bearing of South 82°58'07" West and a chord distance of 166.25 feet to the end of said curve; thence South 63°55'02" West continuing along said Northwesterly right-of-way line a distance of 120.34 feet; thence North 01°16'26" West, leaving said Northerly right-of-way line a distance of 388.70 feet; thence South 88°43'34" West a distance of 134.92 feet; thence South 54°40'51" West a distance of 304.95 feet; thence North 01°17'41" West a distance of 246.10 feet to the Point Of Beginning; thence South 88°41'07" West along a line to its intersection with the Southeasterly right-of-way line of aforementioned Palm Valley Road a distance of 318.23 feet;

P.U.D. OFF. REC.
BOOK E PAGE 204

thence northeasterly along said southeasterly right-of-way line of Palm Valley Road and along the arc of a curve, said curve being concave northwesterly having a radius of 1383.00 feet an arc distance of 150.07 feet, said arc being subtended by a chord bearing of North 39°25'44" East and a chord distance of 150.06 feet to a point on said curve; thence North 88°41'07" East leaving said Southeasterly right-of-way line a distance of 220.35 feet; thence South 01°17'41" East a distance of 113.61 feet to the Point Of Beginning.

The above described lands based on a prior survey by Northeast Florida Surveyors, Inc. dated June 20, 1985, Map No. TT-5C. Containing 0.71 acres more or less.

ATTACHMENT 4a

Fairfield Communities, Inc.

Robert W. Howeth
Senior Vice President/
Planning & Administration

May 31, 1990

P.U.D. OFF. REC.
BOOK E PAGE 205

Mr. James G. Jones
Florida Land Resources, Inc.
9104 Cypress Green Drive
Jacksonville, Florida 52216

Dear Jim:

Enclosed is the signed utility easement as described in Exhibit A as prepared by North East Florida Surveyors.

Fairfield Communities, Inc. also consents that the property conveyed to you by special warranty deed dated July 19, 1989 can be used for commercial/retail use.

When the Fairfield Ponte Vedra property was rezoned in late 1985 from PUD to PUD, it was anticipated that the development would include 600 dwelling units. Because of environmental restraints, it is now anticipated that the development will contain 454 homes. Accordingly, we do not anticipate any need for additional boat storage area or tennis courts in the project.

If you need additional information or clarification, please contact either Lynda Aycock or me at your convenience.

Sincerely,

Robert W. Howeth

RWH/sf

Enclosures

2800 Cantrell Road • Little Rock, Arkansas 72202 • 501-664-6000

attachn 4b

FAIRFIELD COMMUNITIES

P. U. D. OFF. REC.
BOOK E PAGE 206

June 30, 1992

St. Johns County Planning
& Zoning Department
P. O. Drawer 349
St. Augustine, Florida 32085-0349

Re: Deannexation of .8 Acre Parcel (Mini-Warehouse Site)

Gentlemen:

This letter confirms Fairfield's approval of the deannexation of the subject site from the Fairfield PUD. Fairfield has designated Florida Land Resources, Inc. as its approved agent for filing the PUD modification. Fairfield has no objection to the deannexation and the proposed mini-warehouse site planned for the subject property. Fairfield understands that this deannexation is occasioned by the removal of access to the site by St. Johns County through its approval of final development plan, resolution no. 87-175 dated August 25, 1987.

Sincerely,

FAIRFIELD COMMUNITIES, INC.

By _____

Ordinance Book 12 Page 384

ATTACHMENT 5

90 8499

O.R. 851 PG 1579

P.U.D. OFF. REC.

BOOK E PAGE 207

SPECIAL WARRANTY DEED

Parcel Identification Number _____

THIS DEED is made as of JULY 19, 1989 between FAIRFIELD COMMUNITIES, INC., a Delaware corporation, herein the "grantor" and FLORIDA LAND RESOURCES, INC., a Florida corporation whose principal address is 9080 Golfside Dr., Jacksonville, FL 32256 herein the "grantee".

(As used herein, the terms grantor and grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors, or assigns.)

WITNESSETH, That the grantor in consideration of One Dollar and other valuable considerations paid by the grantee, receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed and by these presents does hereby grant, bargain, sell, and convey unto the grantee forever all of that certain property in St. Johns County, Florida, described as follows:

See attached Exhibit "A" and by this reference made a part hereof.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the grantee in fee simple. And the grantor hereby covenants with the grantee that at the time of delivery the above described property was free from encumbrances made by the grantor and that the grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under the grantor, but against none other.

This conveyance is subject to covenants, restrictions and easements of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered in the presence of:

Diane S. Ritchell

Kay S. Blakeman

FAIRFIELD COMMUNITIES, INC.

By: Vincent W. Dean

Its S. Vice President

(Corporate Seal)

Documentary Tax Pd. $ 83.60

$ 0 Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns County By: JM D.C.

STATE OF FLORIDA
COUNTY OF Brevard

The foregoing instrument was acknowledged before me this 19th day of July, 1989, by Vincent W. DEAN as S. Vice President of Fairfield Communities, Inc., a Delaware corporation, on behalf of the corporation.

Marguerite R. Hillings
Notary Public, State of Florida
My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. MAR. 12, 1993
BONDED THRU GENERAL INS. UND

Ret 2

This instrument was prepared by
LYNDA R. AYCOCK
P. O. Box 59
Jacksonville, Florida 32201
Please Record And Return To Above

FILED AND RECORDED
PUBLIC RECORDS
ST. JOHNS COUNTY, FL.

VERIFIED BY

CLERK OF CIRCUIT COURT

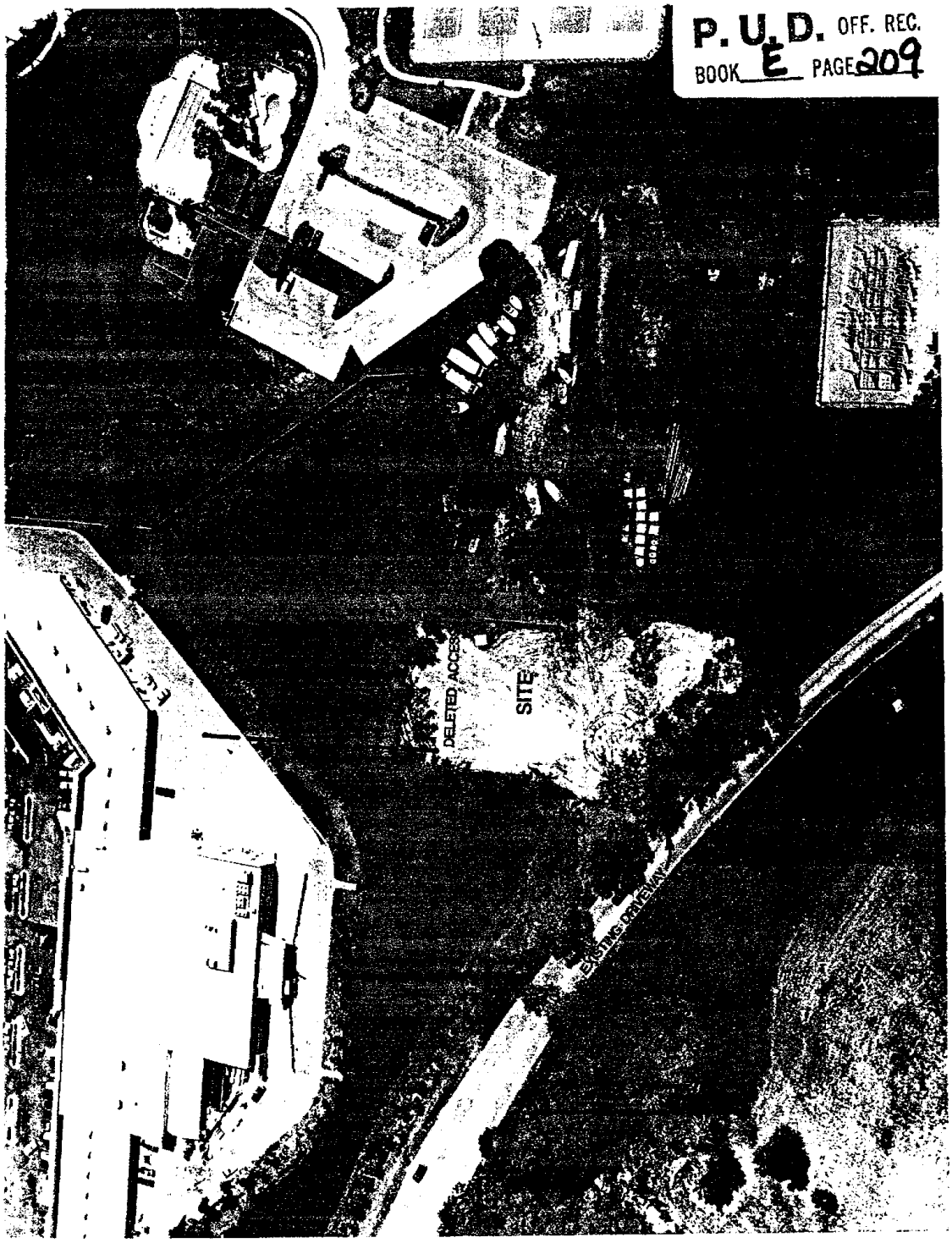
P.U.D. OFF. REC.
BOOK E PAGE 208

EXHIBIT "A"

A parcel of land being a portion of the Christina Hill Grant, Section 70, Township 4 South, Range 29 East, St. Johns County, Florida, said parcel being more particularly described as follows: COMMENCE at the intersection of the Westerly right-of-way line of State Road A-1-A (a 200 foot right-of-way, Ponte Vedra By-pass road, formerly known as State Road 203) with the Southeasterly right-of-way line of Palm Valley Road (a 66-foot right-of-way, also known as State Road 210); thence Southwesterly along last said line and around the arc of a curve concave Northwesterly, having a radius of 2558.90 feet, an arc distance of 327.49 feet, said arc being subtended by a chord bearing and distance of South 14°04'07" West, 327.26 feet to the point of tangency of said curve; thence South 17°44'06" West, 1388.48 feet to the point of curvature of a curve leading Southwesterly; thence Southwesterly along and around the arc of a curve concave Northwesterly, having a radius of 1383.00 feet, an arc distance of 448.60 feet, said arc being subtended by a chord bearing and distance of South 27°01'39" West, 446.64 feet to the POINT OF BEGINNING; thence North 88°41'07" East, 220.35 feet; thence South 01°17'41" East, 113.65 feet; thence South 88°41'07" West, 318.21 feet to an intersection with said Southeasterly right-of-way line of Palm Valley Road; thence Northeasterly along last said line and around the arc of a curve concave Northwesterly, having a radius of 1383.00 feet, an arc distance of 150.08 feet, said arc being subtended by a chord beating and distance of North 39°25'41" East, 150.00 feet to the POINT OF BEGINNING.

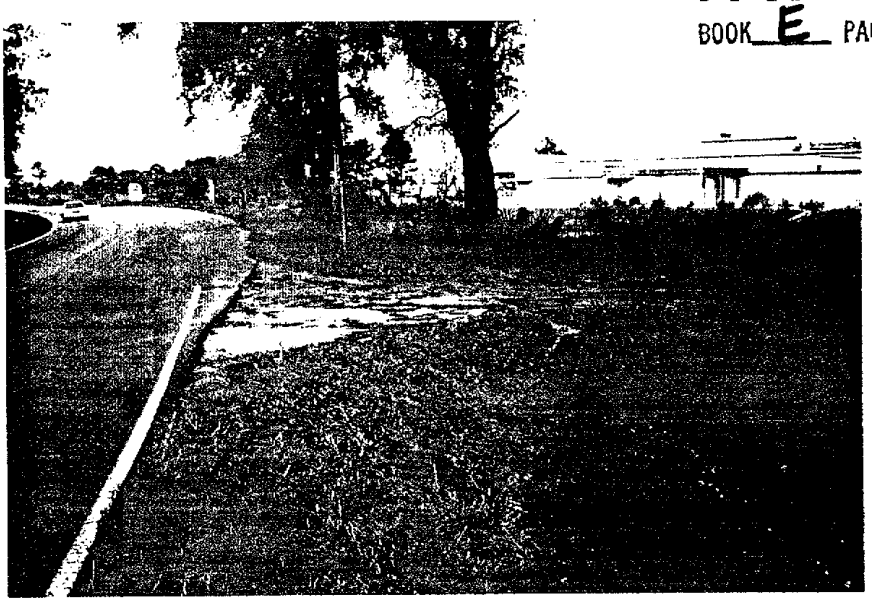
Together with all rights and appurtenances thereto, including, without warranty, any right of drainage under the Relocated Easement recorded in Official Records Book 650, page 818, and the Drainage Easement in Official Records Book 461, page 403, St. Johns County records and the easement for drainage reserved in the Special Warranty Deed from Fairfield Communities, Inc. to First Development Corp. of Jacksonville recorded in Official Records Book 733, page 899 of the public records of St. Johns County, Florida.

ATTACHMENT 6



ATTACHMENT 7

P. U. D. OFF. REC.
BOOK E PAGE 210



VISIBILITY FROM NORTH APPROACH

VISIBILITY FROM SOUTH APPROACH

Ordinance Book 12 Page 388

ATTACHMENT 8

P. U. D. OFF. REC.
BOOK E PAGE 211

St. Johns County, Florida
Concurrency Review Committee

92-CD-09

TO: Mr. James G. Jones
Florida Land Resources
9080 Golfside Drive
Jacksonville, FL 32256

RE: PONTE VEDRA STORAGE

Decision Granting Final Certificate of Concurrency

On March 25, 1992, the Concurrency Review Committee ("Committee") reviewed the application of Florida Land Resources for a concurrency determination pursuant to Section 8, Concurrency Management Ordinance, St. Johns County Ordinance No. 91-7 ("Ord. No. 91-7"), for the property known as Ponte Vedra Storage and legally described on Exhibit A, attached hereto, incorporated, and made a part hereof.

Upon review of the application, supporting documents, and reports of the evaluating departments, the Committee decides as follows:

(1) The application for a concurrency determination is granted for the property described on Exhibit A and shown on Exhibit B (Tax Assessors Map), which is attached hereto, incorporated and made a part hereof, pursuant to Section 8.2.2, Ord. No. 91-7, with the duration being as provided in Section 8.2.2.3 and its subparts, and Section 8.4, Ord. No. 91-7, subject, however, to compliance with all applicable federal, state,

P. U. D. OFF. REC.
BOOK E PAGE 212

regional, and local land development regulations in effect at the time of permitting. The duration may be extended pursuant to Section 8.3.2, Ord. No. 91-7.

(2) This decision does not affect any other aspect of development and improvement standards or requirements, or any other aspect of the development of land or provision of public improvements subject to the County Land Development Regulations or Comprehensive Plan, or other County regulations, which shall be operative and remain in full force and effect without limitation with respect to all such development. See Section 4, Ord. No. 91.7.

(3) The concurrency determination granted herein shall remain in effect for one (1) year, at which time it shall terminate, unless extended by a reservation of capacity pursuant to Section 8.3.2, Ord. No. 91-7.

(4) This decision may be appealed to the St. Johns County Board of County Commissioners. Any appeal must be filed with the Planning and Zoning Department within 15 days of the decision. See Section 11.1, Ord. No. 91-7. The notice of appeal must include the information required in Section 11.1.2, Ord. No. 91-7. See Section 11, Ord. No. 91-7.

(5) A Certificate of Concurrency does not relieve the applicant from applying for other applicable permits nor does the Certificate of Concurrency guarantee the granting of other applicable permits, rezonings, variances, or exceptions.

P.U.D. OFF. REC.
BOOK E PAGE 213

(6) This decision shall serve as the Final Certificate of Concurrency to be issued by the Planning Department pursuant to Section 7.6.2, Ord. No. 91-7.

Dated this 1st day of April, 1992.

Andrew D. Campbell, Chairman
Concurrency Review Committee

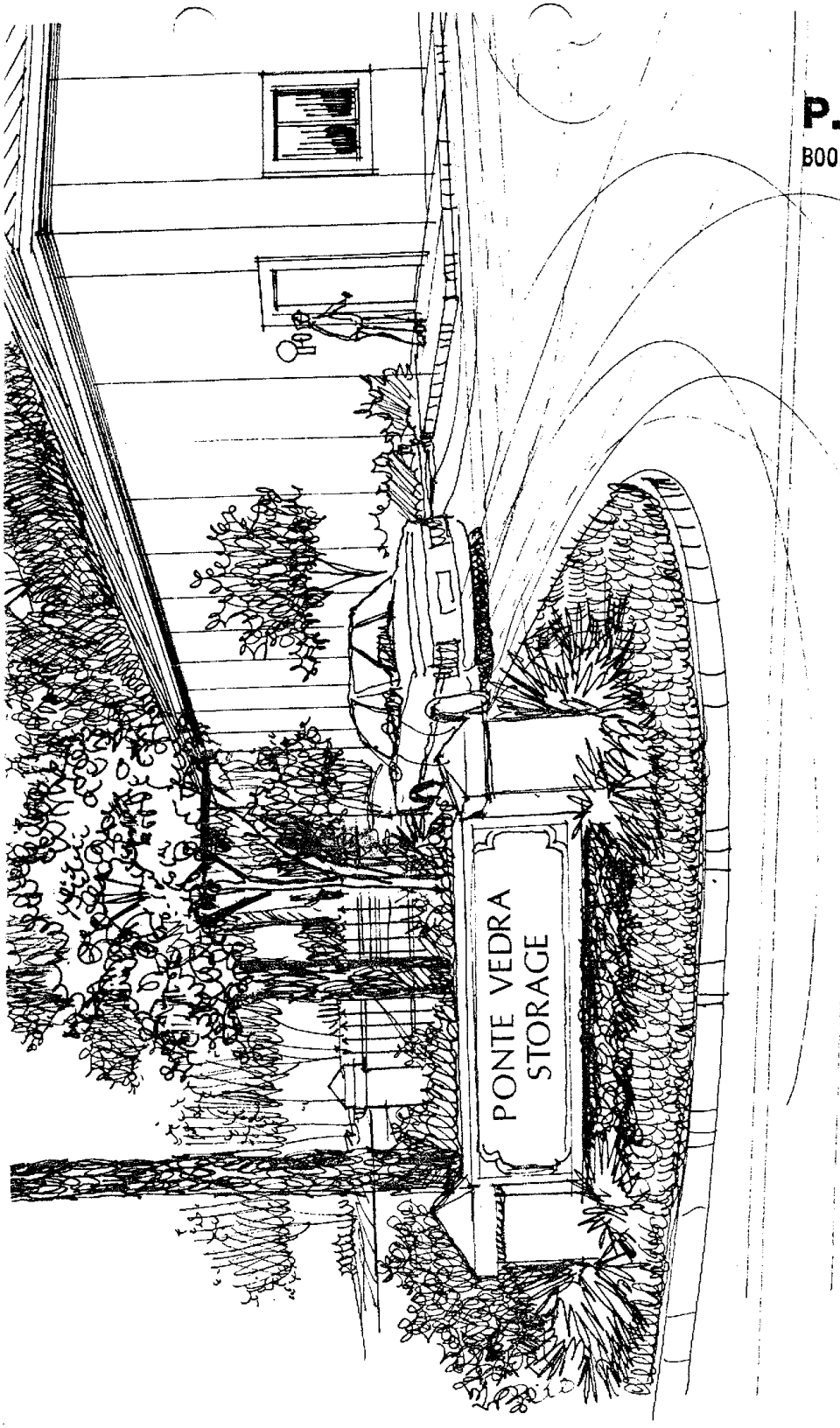
Bobbie Zeman for
Jerry Napier, Director
St. Johns County Planning
and Zoning Department

Certificate of Service

A copy of the foregoing has been provided to Mr. James G. Jones, Florida Land Resources, 9080 Golfside Drive, Jacksonville, FL 32256 by U.S. Mail, certified with return receipt requested, and to Mr. Bill Taylor, Bessent, Hammack & Ruckman, Inc., 1900 Corporate Square Blvd., Jacksonville, FL 32216 by U.S. Mail, this 1st day of April, 1992.

Janet D. Grantham

CRC disk 2:\PVSDEC.WPF



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BOOK E PAGE 214

— ATTACHMENT 9 —

Ordinance Book 12 Page 392

Attachment 9

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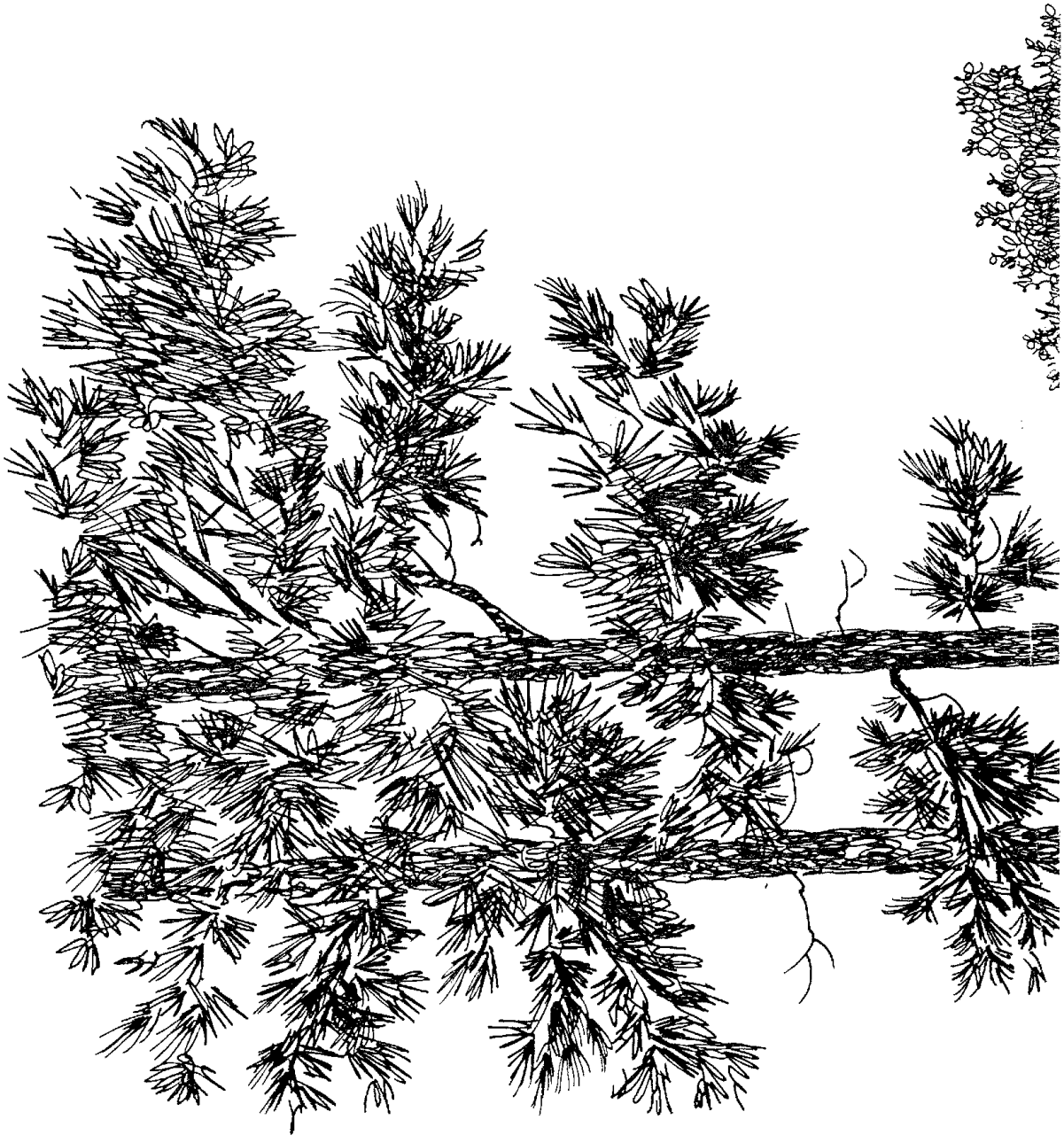
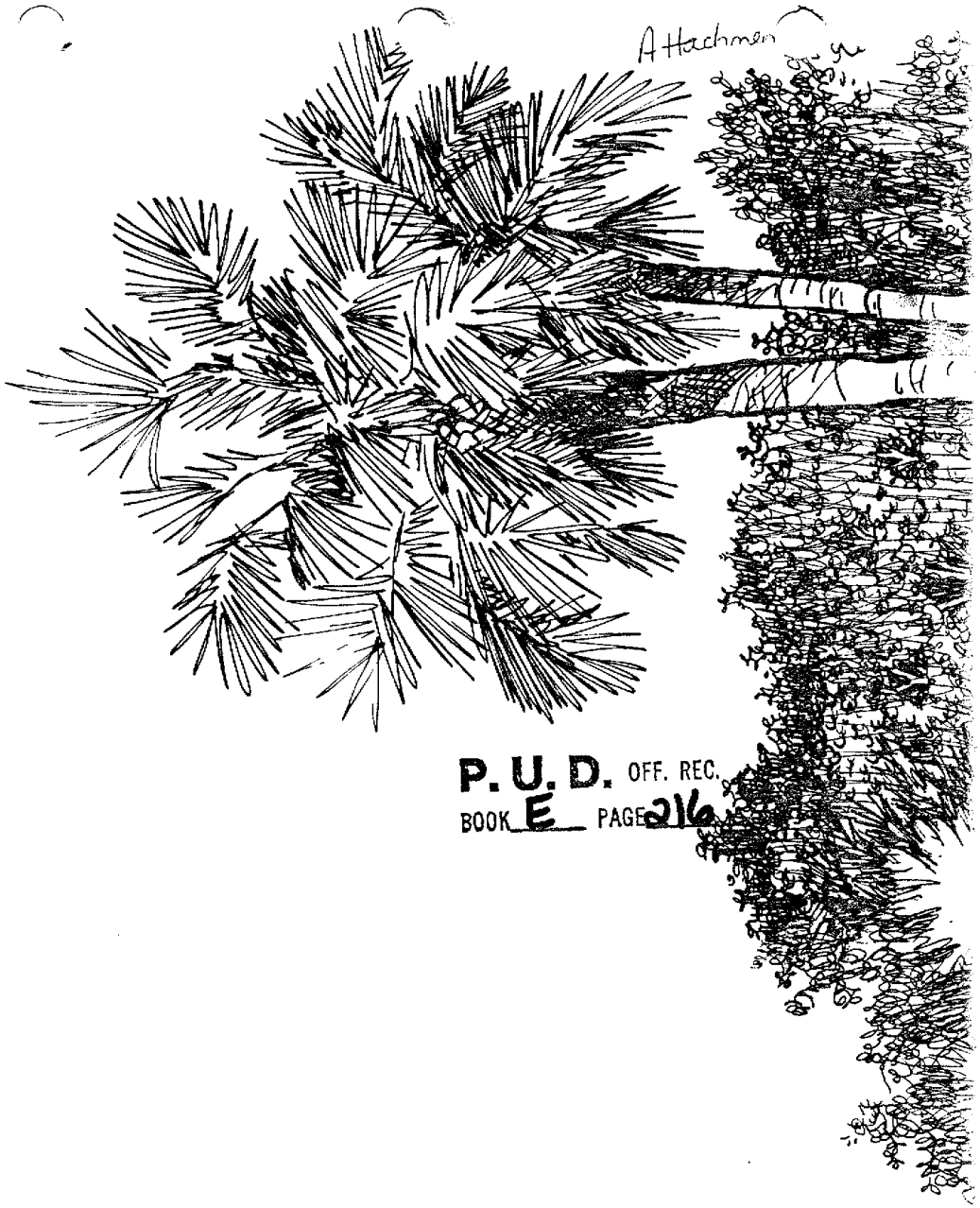
BOOK E PAGE 215



Attachment



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BOOK E PAGE 216

Attachment 4

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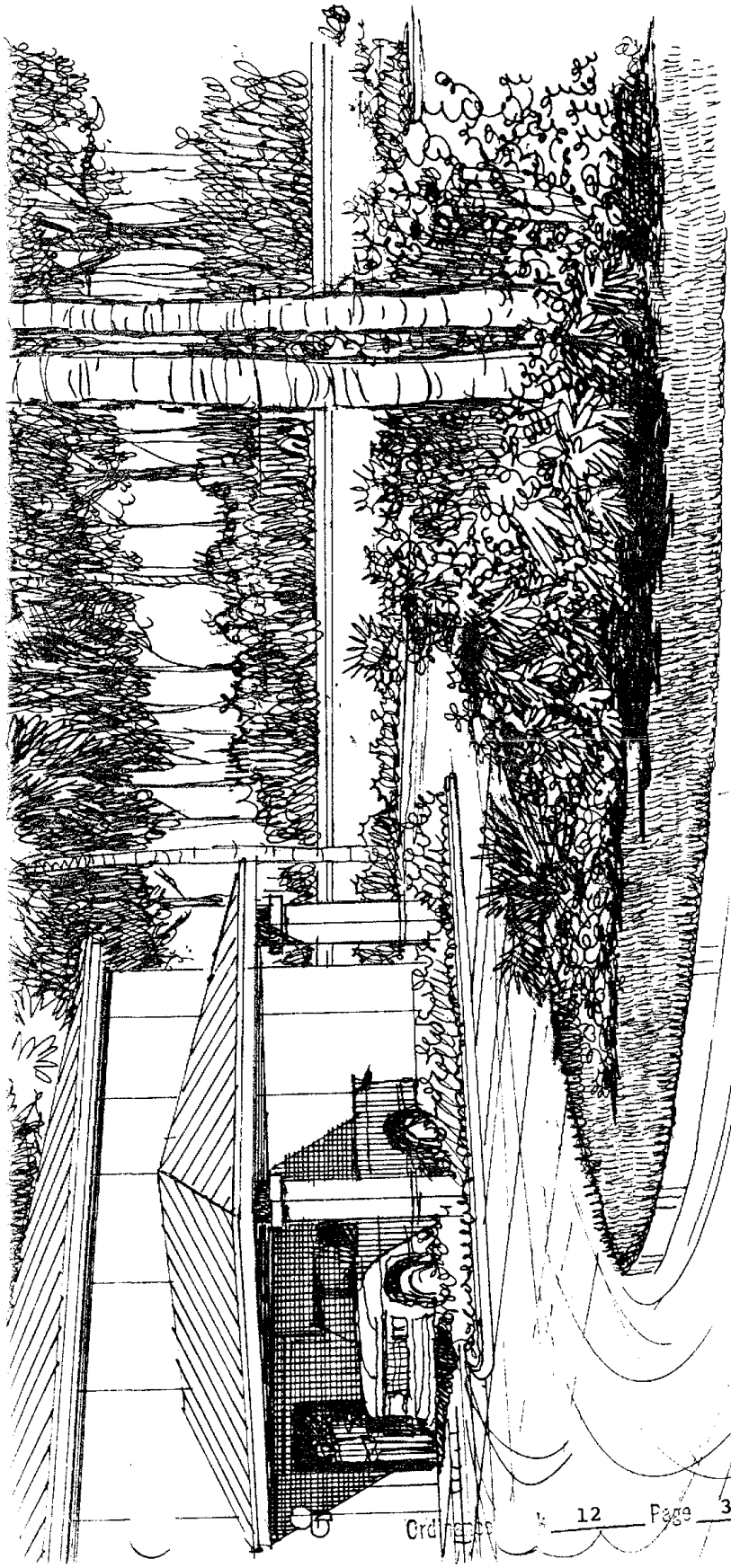
BOOK E PAGE 217



ATTACHMENT 10

10066375-0050
Paul C. & Hignon G. Henson
1206 20th Avenue, North
Jacksonville Beach, Florida 32250-3728

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BOOK E PAGE 219

10066205-0000
City of Jacksonville Beach
11 North 3rd Street
Jacksonville Beach, Florida 32250-6930

10066207-0000
Fairfield Communities, Inc.
P. O. Box 1613
Ponte Vedra Beach, Florida 32082-1613

10069808-0000
Ponte Vedra Pointe, Ltd.
c/o The Development Group
8381 Dix Ellis Trail, Suite 100
Jacksonville, Florida 32256-0000

10062130-0030
Tournament Players Association, Inc.
110 TPC Boulevard
Ponte Vedra Beach, Florida 32082-0000

(792-LABLSETU.2)

ATTACHMENT 11

ST. JOHNS COUNTY PLANNING AND ZONING DEPARTMENT DATE: Oct 8, 1992

APPLICATION FOR ZONING CHANGE, VARIANCE, EXCEPTION, OR OTHER

CASE NUMBER: R-PSD92-020 RECEIPT NUMBER: 92-011546

P.U.D. OFF. REC. BOOK E PAGE 29

LEGAL DESCRIPTION OF PROPERTY: See Attachment "A"

PROPERTY ADDRESS: Give street address or detailed directions to property:
Between A1A and County Road 210. See attached map.

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 MAP: _____ Required ___x___ Not Required*
If required: Received: _____

ENGINEERING DEPARTMENT APPROVAL: _____ Date _____
*See copy of SJRWMD and COE Permits located in Application.

****

NAME, ADDRESS AND TELEPHONE NUMBER OF OWNER(S)* OF ABOVE DESCRIBED PROPERTY:

Florida Land Resources, 9080 Golfside Drive, Jacksonville, Florida 32256
(904) 730-3528

CURRENT ZONING CLASSIFICATION: PUD (File R-PUD-85-88, ORD 86-13)

CHANGE, VARIANCE OR EXCEPTION REQUESTED: Rezone approximately .7 acres located in PV-12 Commercial Zone from the Fairfield Commercial PUD to PSD.

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

PRESENT USE OF PROPERTY: Parcel is vacant. Area is currently designated Commercial - RV and Boat Storage. In the Comprehensive Plan, area is designated as PV-12 Commercial. Property is cleared, contains existing driveway connection to CR 210.

SPECIFIC REASON FOR ABOVE STATED REQUEST: Previous County approvals inadvertently eliminated the County-approved access to this Commercial property from the approved PUD.

SIZE OF PROPERTY (Dimensions or Acreage): 0.7 acres.

APPLICANT'S NAME, ADDRESS AND PHONE NUMBER:

Florida Land Resources; c/o Bessent, Hammack & Ruckman, Inc., 1900 Corporate Square Boulevard, Jacksonville, Florida 32216

ATTACH TO THIS APPLICATION: Proof of OWNERSHIP (deed or certificate by lawyer or abstract company 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.

SIGNATURE OF ALL OWNERS OR AUTHORIZED PERSON IF PROPERTY LETTER OF AUTHORIZATION IS ATTACHED: _____

ADDRESS AND PHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION: Charles C. Space, Bessent, Hammack & Ruckman, Inc.
1900 Corporate Square Boulevard, Jacksonville, Florida 32216
(904) 721-2991

(Signature as above requested certified 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 and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence upon which the appeal is based.

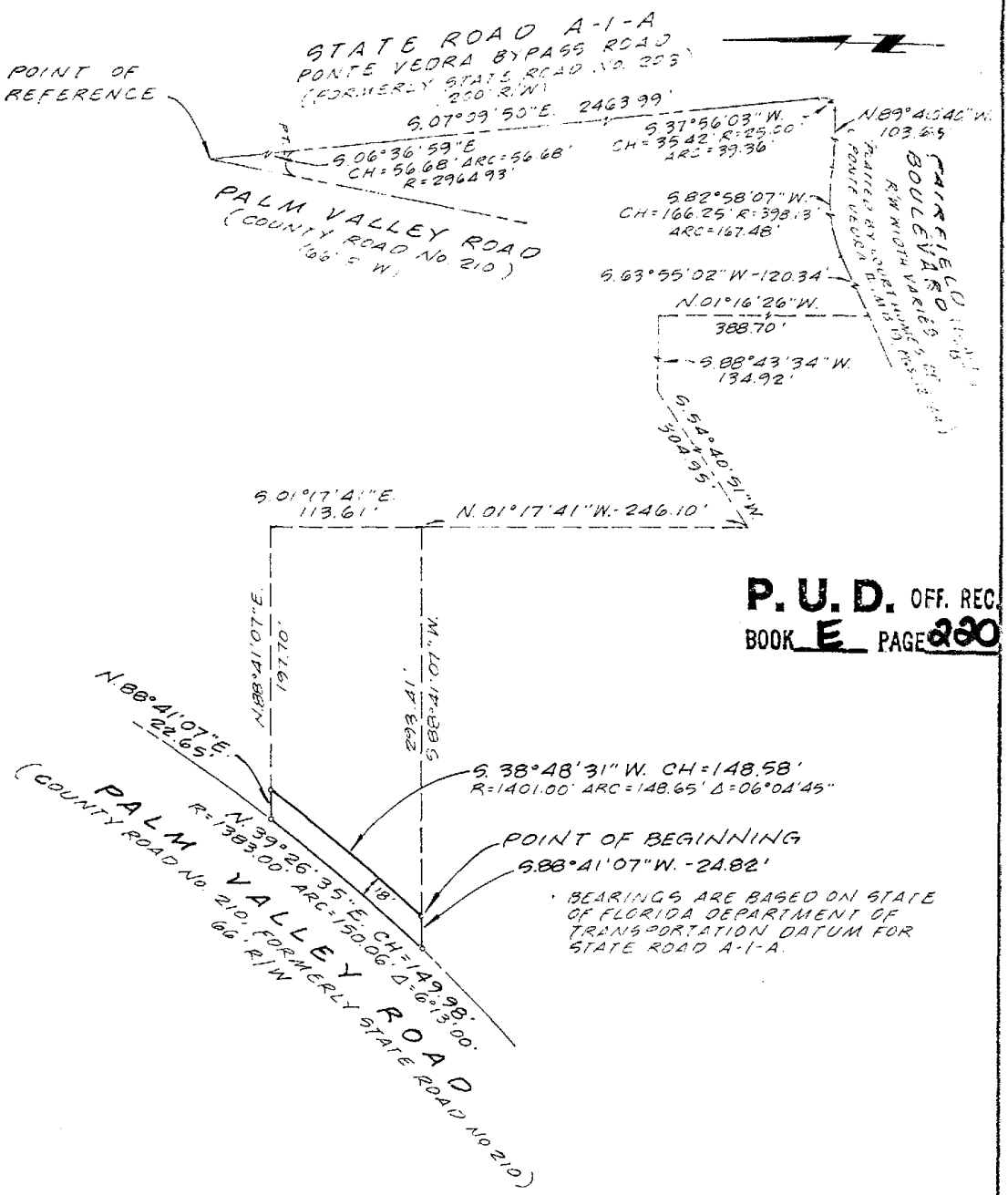
ATTACHMENT 12

MAP OF

0.06 ACRE PARCEL TO BE CONVEYED TO ST JOHNS COUNTY
A PART OF THE CHRISTINA HILL GRANT, SECTION 70, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA

(SEE ATTACHED LEGAL DESCRIPTION)

FOR: ST JOHNS COUNTY, FLORIDA



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BEARINGS ARE BASED ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION DATUM FOR STATE ROAD A-1-A.

THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY

NORTH EAST FLORIDA SURVEYORS

1900 Corporate Square Blvd.
Jacksonville, Florida 32216
(904) 721-3066

I HEREBY CERTIFY THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND 21:HH6 OF THE FLORIDA ADMINISTRATIVE CODE.

ROBERT N. MARKLAND FLA. P.L.S. CERT NO. 3862

DATED: DECEMBER 2, 19 92

SCALE: 1" = 100'

THIS MAP NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED

ATTACHMENT 12- legal description

NORTH EAST FLORIDA SURVEYORS

P.U.D. OFF. REC. BOOK E PAGE 221

1900 CORPORATE SQUARE BLVD. / JACKSONVILLE, FLORIDA 32216 / (904) 721-3066

0.06 ACRE PARCEL TO BE CONVEYED TO ST. JOHNS COUNTY

PART OF THE CHRISTINA HILL GRANT, SECTION 70, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY PROJECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PALM VALLEY ROAD (COUNTY ROAD NO. 210, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHWESTERLY PROJECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, PONTE VEDRA BYPASS ROAD (FORMERLY STATE ROAD NO. 203, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AND ITS NORTHWESTERLY PROJECTION THEREOF AND ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY HAVING A RADIUS OF 2964.93 FEET, AN ARC DISTANCE OF 56.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 06°36'59" EAST AND A CHORD DISTANCE OF 56.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 07°09'50" EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 2463.99 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, SAID POINT LYING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF FAIRFIELD BOULEVARD (TRACT "B" AS PLATTED BY COURT HOMES OF PONTE VEDRA II, RECORDED IN MAP BOOK 19, PAGES 12 THROUGH 22 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF FAIRFIELD BOULEVARD AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 37°56'03" WEST AND A CHORD DISTANCE OF 35.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 89°40'40" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 103.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 398.13 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 167.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°58'07" WEST AND A CHORD DISTANCE OF 166.25 FEET TO THE END OF SAID CURVE; THENCE SOUTH 63°55'02" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 120.34 FEET; THENCE NORTH 01°16'26" WEST, LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 388.70 FEET; THENCE SOUTH 88°43'34" WEST, A DISTANCE OF 134.92 FEET; THENCE SOUTH 54°40'51" WEST, A DISTANCE OF 304.95 FEET; THENCE NORTH 01°17'41" WEST, A DISTANCE OF 246.10 FEET; THENCE SOUTH 88°41'07"WEST, A DISTANCE OF 293.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°41'07" WEST ALONG A LINE TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED PALM VALLEY ROAD, A DISTANCE OF 24.82 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF PALM VALLEY ROAD AND ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1383.00 FEET, AN ARC DISTANCE OF

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BOOK E PAGE 222

150.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 39°26'35" EAST AND A CHORD DISTANCE OF 149.98 FEET TO A POINT ON SAID CURVE; THENCE NORTH 88°41'07" EAST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 22.65 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1401.00 FEET, AN ARC DISTANCE OF 148.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 38°48'31" WEST AND A CHORD DISTANCE OF 148.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS BASED ON A PRIOR SURVEY BY NORTHEAST FLORIDA SURVEYORS, DATED JUNE 30, 1984, MAP NO. TT-5-C.

CONTAINING BY COMPUTATIONS PERFORMED BY NORTHEAST FLORIDA SURVEYORS DATED DECEMBER 2, 1992, 0.06 ACRES MORE OR LESS.

25383.01

R11:Q

PUBLIC RECORDS
ST. JOHNS COUNTY, FL

93 JUN 25 PM 3:03

CLERK OF CIRCUIT COURT

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 R. FREE 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 JUNE 8, 1993 in the Court, was published in said newspaper in the issues of May 7, 1993

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 R. Free

Sworn to and subscribed before me Zoe Ann Moss this 10th day of May A.D. 19 93

Zoe Ann Moss
Notary Public

(SEAL)

ZOE ANN MOSS
MY COMMISSION EXPIRES
AUGUST 22, 1993
#CC 247239
NOTARY PUBLIC STATE OF FLORIDA

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 8th DAY OF JUNE 1993 AT 3:00 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 PUD TO PSD.

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

SECTION 1. Pursuant to the application of Florida Land Resources owners of the following described land, zoning classification of PUD on the following described lands:

Exhibit "A"

A part of the Christiana Hill Grant, Section 70, Township 4 South, Range 29 East, St. Johns County, Florida more particularly described as follows:

For a Point of Reference, Commence at the intersection of the Northerly projection of the Southeasterly right-of-way line of Palm Valley Road (County Road No. 210, a 66 foot right-of-way as now established) with the Northwesterly projection of the Westerly right-of-way line of State Road A-1-A Ponte Vedra Bypass Road, (formerly State Road No. 203, a 200 foot right-of-way as now established); thence Southeasterly along said Westerly right-of-way line of said State Road A-1-A and its Northwesterly projection thereof and along the arc of a curve said curve being concave Easterly having a radius of 2964.93 feet an arc distance of 56.68 feet, said arc being subtended by a chord bearing of South 06°56'59" East and a chord distance of 56.68 feet to the point of tangency of said curve; thence South 07°09'50" East continuing along said Westerly right-of-way line a distance of 2463.99 feet to the beginning of a non-tangent curve, said curve being concave northwesterly having a radius of 25.00 feet, said point lying on the Northwesterly right-of-way line of Fairfield boulevard (Tract "B" as platted by Court Homes of Ponte Vedra II recorded in Map Book 19, pages 12 through 22 of the public records of said county); thence along said Northwesterly right-of-way line of Fairfield Boulevard and along the arc of said curve an arc distance of 39.36 feet, said arc being subtended by a chord bearing of South 37°56'03" West and a chord distance of 35.42 feet to the end of said curve; thence North 89°40'40" West continuing along said Northwesterly right-of-way line a distance of 103.65 feet to the beginning of a non-tangent curve, said curve being concave Southerly, having a radius of 398.13 feet; thence southwesterly continuing along said Northwesterly right-of-way line and along the arc of said curve an arc distance of 167.48 feet, said arc being subtended by a chord bearing of South 82°58'07" West and a chord distance of 166.25 feet to the end of said curve; thence South 63°55'02" West continuing along said Northwesterly right-of-way line a distance of 120.34 feet; thence North 01°16'26" West, leaving said Northerly right-of-way line a distance of 388.70 feet; thence South 88°43'34" West a distance of 134.92 feet; thence South 54°40'51" West a distance of 304.95 feet; thence North 01°17'41" West a distance of 246.10 feet to the Point of Beginning; thence South 88°41'07" West along a line to its intersection with the Southeasterly right-

ot-way line of aforementioned Palm Valley Road a distance of 318.23 feet; thence northeasterly along said southeasterly right-of-way line of Palm Valley Road and along the arc of a curve, said curve being concave northwesterly having a radius of 1383.00 feet an arc distance of 150.07 feet, said arc being subtended by a chord bearing of North 39°25'44" East and a chord distance of 150.06 feet to a point on said curve; thence North 88°41'07" East leaving said Southeasterly right-of-way line a distance of 220.35 feet; thence South 01°17'41" East a distance of 113.61 feet to the Point of Beginning.

The above described lands based on a prior survey by Northeast Florida Surveyors, Inc. dated June 20, 1985, Map No. TT-5C. Containing 0.71 acres more or less.

IS HEREBY CHANGED TO: PSD, PLANNED Special Development, in accordance with application and supporting documents of file no. R-PSD-92-020.

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 Boord 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.

Notice to all hearing impaired persons: Anyone planning to attend this meeting and needs the services of an interpreter, please contact David Halstead, ADA coordinator at (904) 823-2505 at least 5 days prior to date of this meeting.

L409 May 7, 1993