P.U.D. OFF. REC.
BOOK E PAGE 166

ORDINANCE NUMBER: 93-47

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

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

SECTION 1. That as requested by PRIME PROPERTIES, L.C., in the application with supporting documents for zoning change, dated June 9, 1993, (and as amended on August 31, 1993), (hereinafter, the PUD Application), the zoning is hereby changed from OR to Planned Unit Development.

SECTION 2. That development of the lands within this PUD shall proceed in accordance with the PUD Application and supporting documents which are a part of zoning file number: R-PUD-93-010 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. That the need and justification for approval of the PUD had been considered in accordance with Section 11-10-4 of the St. Johns County Zoning Ordinance and the St. Johns County Comprehensive Plan, whereby:

(a) The rezoning is consistent with development of property in the area and is compatible with the desired future development of the area, and;

(b) The proposed intensity (or density) of development is consistent with the uses allowable by the Mixed Use and "B" designation within the Comprehensive Plan, in that the residential portion project proposes a density of 2.07 units per gross acre;

(c) At the Public Hearing of August 5, 1993 St. Johns County Planning and Zoning Agency recommended approval by 3-2 vote.

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

SECTION 5. 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. Modification to

Rec - 89.00
Sur - 11.50

approved development plans by variance or special exception shall be prohibited.

SECTION 6. 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 the Planned Unit 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 7. PRIME PROPERTIES, L.C. shall submit a final development plan for said Planned Unit Development in accordance with the St. Johns County Zoning Code.

SECTION 8. 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 development plan after its approval pursuant to the Zoning Code.

Passed and adopted by the Board of County Commissioners of St. Johns County, Florida, this 26th day of October, 1993.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Linda Balsavage
Chair - Linda Balsavage

ATTEST: Carl "Bud" Markel, Clerk

Wanna Carter
Deputy Clerk

EFFECTIVE DATE:

November 8, 1993

Misc.md\west.ORD

EXHIBIT A

Parcel #1: West 1/2 of Section 16, Township 8 South, Range 29 East, lying South and East of State Road #207, SAVING AND EXCEPTING therefrom the East 30 feet of the East 1/2 of the Northwest 1/4 of said Section 16; together with an easement for ingress and egress to grantees, their heirs, legal representatives and assigns, forever over and to the East 30' of the Southwest quarter of Section 9, Township 8 South, Range 29 East, lying South of State Road #207.

Parcel #2: East thirty feet (30') of the East Half (E 1/2) of the Northwest Quarter (NW 1/4) of Section 16, Township 8 South, Range 29 East.

Parcel #3: A tract of land in the Southwest Quarter (SW 1/4) of Section 9, Township 8 South, Range 29 East and being more fully described as follows: Commence at the Southeast corner of the Southwest Quarter (SW 1/4) of said Section 9, thence South 88° 21' West 315 feet along the South line of said Section 9 to a concrete monument for the point of beginning; thence North 0° 57' West 1160.1 feet to a concrete monument on the Southeasterly right of way line of State Road No. 207; thence Southwesterly along the Southeasterly right of way line of State Road No. 207 to the point where said Southeasterly right of way line of State Road No. 207 intersects the South line of said Section 9; thence North 88° 21' East along the South line of said Section 9 to the point of beginning.

Parcel 4

A parcel of land in Section 4, Township 8 South, Range 29 East, St. Johns County, Florida described as follows:

Begin at the southwest corner of the northwest 1/4 of the southeast 1/4 of said Section 4; thence North 88 degrees 20 minutes 00 seconds East along the south line of said northwest 1/4 of the southeast 1/4 of Section 4, a distance of 720 feet, more or less, to the southwesterly right-of-way line of Interstate 95; thence North 22 degrees 54 minutes 09 seconds West along said southwesterly right-of-way line of Interstate 95 a distance of 3280.49 feet, more or less, to a point on the southeasterly line of the Florida East Coast Railway Company right-of-way; thence South 27 degrees 42 minutes 00 seconds West along said southeasterly right-of-way line 64.70 feet, more or less, to a point lying 50 feet westerly of, as measured at right angles, the SOUTHWESTERLY right-of-way line of Interstate 95; thence South 22 degrees 54 minutes 09 seconds East parallel to said SOUTHWESTERLY right-of-way of Interstate 95, a distance of 3166.13 feet, more or less, to a point lying 50 feet northerly of, as measured at right angles, the south line of said northwest 1/4 of the southeast 1/4, thence South 88 degrees 20 minutes 00 seconds West, along a line parallel with and 50 feet northerly of said south line of the northwest 1/4 of the southeast 1/4, a distance of 606.61 feet, more or less, to the westerly line of lands described in Official Records Book 842, page 668 of the public records of said County; thence South 03 degrees 20 minutes 00 seconds East along said westerly line 3.14 feet; thence West along said westerly line a distance of 38.00 feet; thence South 00 degrees 30 minutes 00 seconds West, along said westerly line of lands described in Official Records Book 842, page 668 of the public records of said County, a distance of 48.00 feet to the Point of Beginning.

Containing 4.48 acres, more or less.

P.U.D. OFF. REC. BOOK F PAGE 169

Application / supporting doc.

St. Johns County Planning & Zoning Department 14 pages + map
4020 Lewis Speedway
St. Augustine, Florida 32095
(904) 823-2470

APPLICATION FOR ZONING HEARING P. U. D.

OFF. REC. BOOK F PAGE 170

File No. R-PUD-93-010 Receipt No. 93-0060250 Date 10-9-93

1. Applicant Name: Prime Properties, L.C. Telephone: 904-241-4355
   Street Address: 2215 South Third Street City: Jacksonville, FL 32250
2. Owner of Property: same as above Telephone:
   Street Address: City:
3. Legal Description of Property: See Exhibit "A" attached hereto and incorporated herein by reference. Size of Property: ~~316±~~ 320 acres
4. Address of Property: SR 207 on left immediately after entrance to County Golf Course
5. Engineering Department Comments*:
6. Jurisdictional Wetlands Map: Required Not Required By:
7. Concurrency Determination**: Required (File No:) Not Required
8. Current Zoning Classification: OR
9. Present Use of Property: Farming
10. Comprehensive Plan Designation: B, MUD
11. Requested Change: PUD
12. Reason Change is Requested: To achieve highest and best use of land
13. Statement of facts supporting requested change: See attached narrative.
14. Attach the following to this application:
    a. List of adjacent property owners within 300 feet showing name, address and brief form legal description from current tax rolls;
    b. Proof of ownership (deed or certificate by lawyer or abstract company or title insurance company that verifies record owner as above);
    c. If applicant is not the owner, a letter of authorization from the owner for applicant to represent the owner for all purposes related to this application.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of all owners or authorized person if proper letter of authorization is attached:

Printed or typed name(s): George M. McClure, Attorney for the Applicant

Signature(s):

ADDRESS AND TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION: Name: George M. McClure Telephone: 904-824-0879

Mailing Address: P.O. Box 3504, St. Augustine, FL 32085-3504

* Engineering Department review is necessary before application is complete.

** If concurrency is required, request application form prior to filing this application; concurrency application must be deemed "complete" before this application is processed

SJ 901
13 FO 3/92

McCLURE AND WHITEMAN
ATTORNEYS AT LAW
81 KING STREET, SUITE A
P.O. BOX 3504
ST. AUGUSTINE, FLORIDA 32085-3504

GEORGE M. McCLURE
JOHN L. WHITEMAN

ST. AUGUSTINE: (904) 824-0879
PONTE VEDRA BEACH: (904) 285-5075
TELECOPIER: (904) 825-4070

RECEIVED
OCT 14 1993

October 14, 1993

P.U.D. OFF. REC.
BOOK E PAGE 171

Ms. Rosemary Yeoman
St. Johns County
P.O. Drawer 349
St. Augustine, FL 32085-0349

File: 6957.1

Re: West Lakes PUD - R-PUD-93-010
County Fire Service Letter

Dear Rosemary:

After receiving the County Fire Service letter (G. Stailey, dated September 9, 1993), our planners met with Frank McElroy and Greg Stailey. Only minor changes to the PUD Narrative will be required to address their comments as described below:

1. **Setback Requirements**

   We have revised the Narrative text to incorporate the setback requirements in Fire Safety Code Section 4-2.1 and 4-4.1. A statement was added that attachments to the residence are considered part of the residence and subject to the same setback requirements as the residence. We have added a reference to Code Section 4-4.1 for the additional setback requirements for detached accessory structures.

2. **Reference to Fire Service Director**

   The word "reasonably" has been deleted and the title "County Fire Service Director" has been changed to "Fire Marshal's Office".

3. **Fire Flow Requirement**

   The following wording was added to the Commercial Section of the Narrative per Mr. Stailey's memo:

Ordinance Book 15 Page 146

P.U.D. OFF. REC.
BOOK E PAGE 172

"Commercial development requires 1,500 gpm needed fire flow at 20 psi residual pressure, for a two-hour duration of flow. 2,000 gpm if non-fire retardant wooden shingle roofs will be used. Needed fire flow is to be available in addition to maximum daily consumption when fire hydrants are provided on a combined fire and domestic water system. In addition a letter from the serving utility will be required at the time final development plans are submitted, stating these requirements can be met."

Enclosed please find a revised Narrative with the changes and additions noted.

Very truly yours,

George M. McClure,
For the Firm

GMM:mld

enc.

NARRATIVE PLAN DESCRIPTION
WEST LAKES PLANNED UNIT DEVELOPMENT
AMENDED AND RESTATED AS OF OCTOBER 14, 1993

STATEMENT OF AMENDMENT

Applicant, PRIME PROPERTIES, L.C., has submitted an application for Rezoning to PUD of certain property, as contained in St. Johns County Planning & Zoning file R-PUD-93-010. Contained in the original application is a Narrative Plan Description of the proposed project. Pursuant to requests of the Planning & Zoning Agency Board and Staff, Applicant has agreed to certain amendments to the proposed project and herewith amends and restates its narrative plan description as set forth herein.

INTRODUCTION

WEST LAKES is designed as a mixed use Planned Unit Development to be located on a 316± acre parcel located on the south side of State Road 207 approximately 5 miles west of the City of St. Augustine and approximately 1/2 mile west of the Interstate 95/SR-207 interchange. In addition to the main parcel is a 4.48 acre parcel which is not contiguous to the main parcel but abuts I-95. The legal description is attached to the Application and is incorporated herein by reference. The plan for the site is to develop a mixed use project that will contain not more than 640 units for single family residential occupancy and not more than 60,000 square feet of associated commercial development with uses more limited than those permitted in the County's CG Zoning District. The development will contain large conservation areas, lakes and an extensive amenity package, only for the use of persons

residing within the subdivision. The applicant believes that the project will be consistent with the districts of the Comprehensive Plan within which it falls and will further assist in implementing other goals of the County including the creation of residential units which can be acquired by residents at an affordable cost. The planning and design of the WEST LAKES PUD will further accomplish the following:

- Permit a creative approach to the development of the land;
- Accomplish a more desirable environment that would be possible through the strict application of the minimum requirements of the Zoning Ordinance;
- Provide for an efficient use of the land, resulting in smaller networks of utilities and streets and thereby lowering development costs;
- Enhance the appearance of neighborhoods through preservation of natural features, the provision of underground utilities and the provision of recreation areas and open space in excess of existing zoning and subdivision requirements;
- Provide an environment of stable character compatible with surrounding residential areas;
- Achieve 100% conformity with the County Comprehensive Plan, Zoning Code and other applicable County Ordinances; and
- Reduce the burden of maintenance costs through efficient infrastructure and the provision of low-maintenance common areas.

ZONING AND LAND USE

The current zoning of the parcel of OR, (open rural). Under the Future Land Use Element of the Comprehensive Plan, the area falls within two (2) districts, the "B" Residential Development area and "Mixed-Use". The "B" development area permits two (2) units per acre and the Mixed-Use development area permits up to thirteen (13) dwelling units per acre. The County has previously permitted intermediate densities in these transitional areas. The property is currently utilized as a potato field and has no significant environmental or aesthetic value. Wetland areas are located on the site and are located on the topographic survey submitted with this application.

ON-SITE CHARACTERISTICS

As noted previously, the site is predominantly cleared but contains some areas of fresh water wetlands. The intent of the developer is to leave any existing valuable ecology in its existing state with minimal impacts associated with road crossings.

Areas which may fall under the jurisdiction of State agencies have been established and are reflected on the Master Development Plan as presented. Wetlands delineation has been obtained and confirmed with ACOE.

OFF-SITE CHARACTERISTICS

The vicinity of the WEST LAKES PUD has been the site of increased recent development. In addition to the County Golf Course and the associated Cypress Lakes Development, other development in the area includes the recent completion of the

Department of Military Affairs Arsenal and a new elementary school. In addition to these uses, the site is proximal to the I-95/SR-207 interchange with its associated commercial and retail uses. The development immediately adjoins the Cypress Lakes Subdivision. Despite the predominantly cleared nature of the site, the boundary with Cypress Lakes is buffered with natural vegetation. It is bounded on the north by State Road 207 and is bounded on its other two borders by undeveloped property not belonging to the applicant.

Public water and sewer will be available to the site. As shown by the Traffic Study submitted with the Application for Concurrency Determination, the level of service on State Road 207 will permit the immediate construction of the first phase of development of 270 units. There is existing sewer capacity for 200 units at this time and additional capacity is planned.

DEVELOPMENT PLAN

GENERAL DESCRIPTION

The PUD zoning classification offers an opportunity to insure the development of the site in accordance with the County's and the applicant's desire and permits the development of a new type of residential housing opportunity not previously available in St. Johns County. The proposal, as submitted, provides for a low density residential development with significant recreational amenities intended to provide a complete residential community for the resident. The plan contemplates the ownership of all land, streets, roads, recreational facilities and the like by the development entity. Residents purchase pre-manufactured housing

from a pre-approved list of manufacturers, selected in accordance with their ability to provide high quality, attractive, livable housing. The resident then leases the site for the placement of the housing from the developer for a monthly fee which monthly fee includes the payment for all recreational amenities, subdivision maintenance, maintenance of the landscaping on the individual lot, operating expenses, security and the like. The only expense paid by the resident is the maintenance of his or her individual residential structure his or her own utilities and annual expenses with the Tax Collector.

Amenities are more fully detailed below but, in particular, include a nine (9) hole par three (3) executive golf course for resident use only, together with a well conceived community center with a wide array of recreational and community activity opportunities.

The 60,000 square feet of commercial is intended to service the needs of the residents of WEST LAKES as well as immediate surrounding residents. It is not contemplated that the commercial center, however, would have to remain under coordinated ownership with the remainder of the PUD.

RESIDENTIAL DEVELOPMENT

316 acres is the total site area. The developable area of the site, net of wetlands, is 224 acres of which 217 acres is devoted exclusively to residential development and the associated golf course, recreational and amenity package. This yields an overall density of two (2) units per acre (640 ÷ 316) and a net

density of 2.9 units per acre (640 ÷ 217). The site is intended to cluster the development so as to provide large areas for view, natural light and open space. The footprint of the area for placement of the manufactured housing is 130.2 acres. The golf course and community center comprise slightly less than 17 acres. The natural areas preserved within the PUD consist of 91.9 acres of wetlands, 27.9 acres of upland buffer and, in addition, 43.4 acres of lakes.

As indicated, the concept of development provides the resident an opportunity to purchase his or her own home and to place that home on a site provided by the developer within the project. The site is then leased to the homeowner for a fee which includes the expense of the site as well as all other associated amenities to be provided to the resident. All management of the residential area of the PUD as well as all associated amenities is the responsibility of the developer. The services provided by the developer include the lawn mowing of the mobile home lots and common area, all street maintenance and cleaning, all cleaning and general upkeep of all common areas, clubhouse, pool and recreational facilities, provision of security, (if security is deemed necessary by the developer), maintenance of the storm water management system and maintenance of any non-dedicated facilities associated with potable water and sanitary sewer. The resident, as a condition of residency in the project, is required to install on the site on which he or she places the residence a concrete driveway, a carport, a utility room, a screened enclosure of not

less than 100 square feet, basic landscaping and irrigation system, post lamps and mail box.

In the residential area minimum setbacks are as follows:

Front yard:	25 feet from edge of curb
Rear yard:	10 feet
Side yard:	2 feet and 8 feet from each side, 10 feet between structures.

These setbacks are adopted to provide for uniform development and are further designed to comply to NFPA Code relating to fire protection.

Setbacks are measured from the vertical surfaces of the residences and accessory structures to be located on the lots. Accessory structures include carports, screened porches and utility rooms. Adjoining homeowners will be required to maintain a combined side yard of 10 feet, measured from the vertical of their respective residences, with no side yard being less than 2 feet. Therefore a minimum separation of 10 feet will exist between residences on adjoining lots. Accessory structures include carports, screened porches and utility rooms. Accessory structures which are attached to the residence are considered part of the residence and subject to the same setback requirements as the residences. Accessory structures which are not attached to the residence are subject to the setback requirements in Section 4-4.1 of NFPA 501A for accessory structures. The maximum roof overhang is 2 feet. Any roof within 4 feet of a lot line must have a gutter to channel rain water away from the lot line. Minimum distances

from residences to the eastern boundary of the site will be not less than fifty (50) feet unless the developer provides a fence or other opaque visual buffer.

The developer will supply all fire hydrants and fire protection service requirements as required by the Fire Marshall's Office and as expressed in the Current Land Development Regulations and Subdivision Ordinances. No septic tanks will be permitted. All utilities will be underground and the property will be serviced by County Water and Sewer, except for irrigation water the source of which will be the detention ponds. All drainage facilities will be owned and maintained by Developer or its successors in title.

Subject to further limitations as may be imposed by the developer, lots will be used only for single family residential occupancy as described herein and accessory uses and structures allowed in RS-1 Zoning.

RECREATIONAL PACKAGE

An essential element of the project, and a significant benefit to the County in the proposed development, is the provision of significant recreational amenities. The developer will construct a community center on 5.13 acres of the site for the social and recreational enjoyment of the residents. The clubhouse will be constructed as a part of the first phase of construction and will be not less than 8,500 square feet. In addition, associated with the community center will be an outdoor pool and whirlpool-type spa, not less than 4 shuffle board courts and not

less than 2 tennis courts. The developer further will construct a 9 hole par 3 executive golf course on 11.7 acres of the site in Phase II. Use of all amenities is limited solely to the residents and their invited guests.

COMMERCIAL SITE

As indicated, 6.5 acres of the site is reserved for commercial development not to exceed 60,000 square feet. This yields a density of not greater than 9,250 square feet per acre and a floor area ratio of 21%. The commercial site will be limited to the ratio set forth above and, accordingly, will not exceed the 12,000 square foot per acre maximum permitted by the Comprehensive Plan. In addition, the impervious surface ratio of the site will be less than 70%.

Commercial development requires 1,500 gpm needed fire flow at 20 psi residual pressure, for a two-hour duration of flow. 2,000 gpm if non-fire retardant wooden shingle roofs will be used. Needed fire flow is to be available in addition to maximum daily consumption when fire hydrants are provided on a combined fire and domestic water system. In addition a letter from the serving utility will be required at the time final development plans are submitted, stating these requirements can be met.

Commercial uses shall be limited to the following sub-set of the those permitted uses allowed within the Commercial General (CG) Zoning District:

(a) Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, florist,

delicatessen.

(b) Service establishments such as barber or beauty shop, shoe repair shop, restaurant (but not drive-in restaurant), cleaners.

(c) Medical and dental offices and clinic.

(d) Churches

(e) Libraries

(f) Rest homes, nursing and convalescent homes.

(g) Art gallery, and community center

(i) Professional and business offices.

(j) Bank and financial institutions, travel agencies, employment offices.

(l) Retail outlets for sale of home furnishings and appliances, office equipment, hardware.

(m) Service establishments such as blueprinting, job printing, radio and television repair shop, veterinarian in sound-proof building.

(n) Commercial indoor recreational facilities.

(s) Miscellaneous uses such as express or parcel delivery office.

(t) Sale of alcoholic beverages with content not more than 14% for consumption off-premises. (Further, alcoholic beverage uses will comply with the St. Johns County Alcoholic Beverage Zone Ordinance).

In addition, the following uses would also be permitted:

1.) Mini-Mart or convenience store with fuel pumps.

2.) Sale of alcoholic beverages in restaurant with permanent kitchen facilities serving meals and with seating no less than thirty (30) persons, which is allowed pursuant to Section 7-16-13(e) County Zoning Code, and/or within restaurant serving full meals regularly and having accommodations for service of one hundred fifty (150) or more patrons and occupying 2,500 square feet or more.

SIGNAGE SITE

The 4.48 acre site will be used in accordance with CG regulations but with the use limited to off-site signage and/or billboard in accordance with the County Sign Ordinance as amended from time to time. No clearing, grading, paving or other construction will occur on this parcel except as needed for access and visibility.

CIRCULATION

The internal road system is shown on the Master Development Plan submitted herewith. For pedestrian circulation, a sidewalk shall be provided along one side of the main interior roads. Sidewalk locations shall be determined at the time of Final Development Plan approval. All roads will be built to County standards and will be maintained by the Developer.

SITE ACCESS

The site access to the residential portion of WEST LAKES will be provided from one entrance located on State Road 207. The commercial development will share this entrance with one additional common entrance to the west of the main entrance. The developers

will provide a left-turn lane and a right-turn lane on State Road 207 into the entrance. The engineering design will be in accordance with FDOT specifications and subject to approval by the County and FDOT.

PHASING

The development will be accomplished in four (4) phases scheduled as follows:

	Residential (Units)			Commercial (000's SF)	
Phase	Years	New	Cumulative	New	Cumulative
1	1993-94	270	270	0	0
2	1995-96	180	450	10	10
3	1997-98	100	550	20	30
4	1999-2000	90	640	30	60

Recreational amenities will be phased as follows:

Phase	Amenity
1.	Community recreation building, whirlpool spa, pool, eight (8) shuffleboard courts, two (2) horseshoe pits, two (2) tennis courts, one (1) basketball area.
2.	Nine (9) hole, par three (3) golf course, two (2) barbecue areas, two (2) horseshoe pits (four [4] total).
3.	Eight (8) shuffleboard courts, (sixteen [16] total), two (2) horseshoe pits (six [6] total), one (1) volleyball area.
4.	N/A

REZONING JUSTIFICATION

WEST LAKES will be a totally planned mixed-use development. Through the use of the PUD concept, proper development, controlled by specific site plan details, can be accomplished. The result will be a quality development for the residents as well as the citizens of St. Johns County. Estimated costs for entry into the subdivision fall within an affordable range and provide significant housing opportunities for residents in the area associated with an amenity package generally not available for housing of this cost. The project provides adequate protection for any environmentally valuable assets on the site and in addition provides significant buffering and minimal visual or other impact on surrounding areas. Inasmuch as the development contains private roadways, recreational opportunities and conservation areas, such will not constitute a burden on County resources. In summary, the plan as submitted insures a new type of development designed to provide a broad array of services and a high quality project.

DEVELOPER'S AGREEMENT

The developers of WEST LAKES PUD agrees to proceed with the proposed development in accordance with approved PUD plans as per St. Johns County's Ordinances and regulations and any such conditions and safeguards as may be set by the Board of County Commissioners with respect to its approval. All detailed plans submitted for development shall be in accordance with the approved master plan for WEST LAKES PUD. Private facilities, areas and

systems not operated and maintained by St. Johns County shall be the responsibility of the developers and their successors in interest. The owners of the property agree to bind any successors in title to all commitments made herein.

All building code, zoning ordinance, and other land use and development regulations of St. Johns County as may be amended from time to time shall be applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with the specific provisions of this application and the Final Planned Unit Development Ordinance. Modifications to the approved Planned Unit Development by variance or special exception shall be prohibited.

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 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).

Respectfully submitted,

George M. McClure
Attorney for Applicant

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P. U. D. OFF. REC.
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SUPPLEMENT TO PUD NARRATIVE
WEST LAKES PUD

In addition to the parcel described in the main narrative, also included is a 4.48 acre parcel which is not contiguous to the main parcel but abuts I-95. The legal description is on the sketch of survey attached hereto. The parcel is lightly wooded with pine and palmetto and is zoned OR. Applicant seeks to utilize the site in accordance with CG regulations but with the use limited to off-site signage and/or billboard in accordance with the County Sign Ordinance as amended from time to time. No clearing, grading, paving or other construction will occur on this parcel except as needed for access and visibility.

Respectfully submitted,

George M. McClure
Attorney for Applicant
PRIME PROPERTIES, L.C.

MISC.md\West.sup

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 of Public Hearing in the matter of Meeting on Sept. 26, 1993 in the Court, was published in said newspaper in the issues of September 15, 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 15th day of September

A.D. 19 93

Zoe Ann Moss
(SEAL) Notary Public

ZOE ANN MOSS
MY COMMISSION EXPIRES
AUGUST 29, 1996
NOTARY PUBLIC, STATE OF FLORIDA

Ordinance Book 13 Page 15

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 26TH DAY OF OCTOBER 1993 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 TO PUD.

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

SECTION 1.-Pursuant to the application of Prime Properties, L.C. owners of the following described land, zoning classification of OR, Open Rural on the following described lands:

EXHIBIT A

Parcel #1: West ½ of Section 16, Township 8 South, Range 29, East, lying South and East of State Road #207, SAVING AND EXCEPTING therefrom the East 30 feet of the East ½ of the Northwest ¼ of said Section 16; together with an easement for ingress and egress to grantees, their heirs, legal representatives and assigns, forever over and to the East 30' of the Southwest quarter of Section 9, Township 3 South, Range 29 East, lying South of State Road #207.

Parcel #2: East thirty feet (30') of the East Half (E ½) of the Northwest Quarter (NW ¼) of Section 16, Township 8 South, Range 29 East.

Parcel #3: A tract of land in the Southwest Quarter (SW ¼) of Section 9, Township 8 South, Range 29 East and being more fully described as follows: Commence at the Southeast corner of the Southwest Quarter (SW ¼) of said Section 9, thence South 88° 21' West 315 feet along the South line of said Section 9 to a concrete monument for the point of beginning; thence North 0° 57' West 1160.1 feet to a concrete monument on the Southeasterly right of way line of State Road No. 207; thence Southwesterly along the Southeasterly right of way line of State Road No. 207 to the point where said Southeasterly right of way line of State Road No. 207 intersects the South line of said Section 9; thence North 88° 21" East along the South line of said Section 9 to the point of beginning.

Parcel 4

A parcel of land in Section 4, Township 8 South, Range 29 East, St. Johns County, Florida described as follows:

Begin at the southwest corner of the northwest ¼ of the southeast ¼ of said Section 4; thence North 88 degrees 20 minutes 00 seconds East along the south line of said northwest ¼ of the southeast ¼ of Section 4, a distance of 720 feet, more or less, to the southwesterly right-of-way line of Interstate 95; thence North 22 degrees 54 minutes 09 seconds West along said southwesterly right-of-way line of Interstate 95 a distance of 3280.49 feet, more or less, to a point on the southeasterly line of the Florida East Coast Railway Company right-of-way; thence South 27 degrees 42 minutes 00 seconds West along said southeasterly right-of-way line 64.70 feet, more or less, to a point lying 50 feet westerly of, as measured at right angles, the SOUTHWESTERLY right-of-way line of Interstate 95; thence South 22 degrees 54 minutes 09 seconds East parallel to said SOUTHWESTERLY right-of-way of Interstate 95, a distance of 3166.13 feet, more or less, to a point ly-

ing 50 feet northerly of, as measured at right angles, the south line of said northwest ¼ of the southeast ¼, thence South 88 degrees 20 minutes 00 seconds West, along a line parallel with and 50 feet northerly of said south line of the northwest ¼ of the southeast ¼, a distance of 304.61 feet, more or less, to the westerly line of lands described in Official Records Book, 842, page 668 of the public records of said County; thence South 03 degrees 20 minutes 00 seconds East along said westerly line 3.14 feet; thence West along said westerly line a distance of 38.00 feet; thence South 00 degrees 30 minutes 00 seconds West, along said westerly line of lands described in Official Records Book 824, page 668 of the public records of said County, a distance of 48.00 feet to the Point of Beginning.

Containing 4.48 acres, more or less.

IS HEREBY CHANGED TO: PUD, Planned Unit Development in accordance with sub[redacted]documents of File No[redacted]TION 2. Nothing [redacted] 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.

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 five days prior to the date of this meeting.

L954 Sept. 15, 1993