

ORDINANCE NUMBER: 94-04

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AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT ZONING CLASSIFICATION OF RMH AND CI TO PLANNED UNIT DEVELOPMENT (PUD).

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

SECTION 1. That as requested by GVA, INC., in the application with supporting documents for zoning change, dated December 8, 1993 and as amended on February 22, 1994 (hereinafter the PUD Application), the zoning on lands described on attached Exhibit "A" is hereby changed from RMH and CI to Planned Unit Development (PUD).

SECTION 2. That 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-93-025 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 has 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" Reserve Future Land Use designations within the Comprehensive Plan, in that the residential portion of the project proposes a density of 3.4 units per gross acre/3.9 units per developable acre and the uses within the commercial portion of the project are compatible with the uses, setbacks and separations governed by the Commercial Intensive Designation;
- (c) At the Public Hearing of January 6, 1994, St. Johns County Planning and Zoning Agency recommended approval by a 5-2 vote.

SECTION 4. That all roads 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 to the extent that they conflict with specific provisions of the

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approved development plan or PUD Ordinance. Modification of 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, and 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 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. GVA, INC. or its assigns or successors shall submit a final development plans, preliminary and final plats and /or site plans 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 PUD in accordance with the development plan after its approval pursuant to the St. Johns County Zoning Code.

PASSED AND ADOPTED by the Board of County Commissioners

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of St. Johns County, Florida this 22nd day
of February, 1994.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Alan Roberts
ITS CHAIR

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ATTEST:

Arny Berno
DEPUTY CLERK

EFFECTIVE DATE: March 10, 1994



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PARCEL 8-2

A PART OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 29 EAST, 5T, JONES COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCEMENT AT THE INTERSECTION OF THE NORTH LINE OF SECTION 31, OF SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 38 04' 47" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON A SOUTHERLY LINE OF THOSE LANDS DESCRIBED AS OFFICIAL RECORDS VOLUME 829, PAGE 1590 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 184.35 FEET; THENCE NORTH 51 35' 13" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND LANDS DESCRIBED AS OFFICIAL RECORDS VOLUME 829, PAGE 1590, A DISTANCE OF 300.00 FEET; THENCE SOUTH 26 06' 42" WEST, PAGE 1590, A WESTERLY LINE TO A POINT ON A SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 829, PAGE 1590, A DISTANCE OF 64.86 FEET; THENCE SOUTH 81 21' 13" WEST ALONG SAID SOUTHERLY LINE OF OFFICIAL RECORDS VOLUME 829, PAGE 1590 TO THE INTERSECTION OF SAID SOUTHERLY LINE OF OFFICIAL RECORDS VOLUME 829, PAGE 1590 WITH THE WESTERLY RIGHT-OF-WAY LINE OF OLD BRICK ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 1094.35 FEET; THENCE NORTH 30 23' 35" WEST ALONG SAID WESTERLY LINE OF OLD BRICK ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 1094.35 FEET; THENCE NORTH 30 23' 35" WEST ALONG THE SOUTHERLY LINE OF SAID CANO ISLAND ROAD, A DISTANCE OF 272.17 FEET; THENCE SOUTH 57 22' 57" WEST, PAGE 1590, EAST LEAVING SAID SOUTHERLY LINE OF SAID CANO ISLAND ROAD, A DISTANCE OF 56.44 FEET; THENCE NORTH 65 47' 22" WEST, PAGE 1590, A DISTANCE OF 19.49 FEET; THENCE NORTH 22 21' 17" EAST, A DISTANCE OF 56.44 FEET; THENCE NORTH 65 47' 22" WEST, PAGE 1590, A DISTANCE OF 19.49 FEET; THENCE SOUTH 57 22' 57" WEST ALONG SAID SOUTHERLY LINE OF CANO ISLAND ROAD, A DISTANCE OF 300.19 FEET TO THE POINT OF BEGINNING.

CONTAINING BY COMPUTATIONS BY NORTHEAST FLORIDA SURVEYORS ON DECEMBER 18, 1992, 351 SQUARE FEET MORE OR LESS.

PARCEL C

A PART OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 29 EAST, 5T, JONES COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCEMENT AT THE INTERSECTION OF THE NORTH LINE OF SECTION 31, OF SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 38 04' 47" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON A SOUTHERLY LINE OF THOSE LANDS DESCRIBED AS OFFICIAL RECORDS VOLUME 829, PAGE 1590 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 184.35 FEET; THENCE NORTH 51 35' 13" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 829, PAGE 1590, A DISTANCE OF 300.00 FEET; THENCE SOUTH 26 06' 42" WEST, PAGE 1590, A WESTERLY LINE TO A POINT ON A SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 829, PAGE 1590, A DISTANCE OF 64.86 FEET; THENCE SOUTH 81 21' 13" WEST ALONG SAID SOUTHERLY LINE OF OFFICIAL RECORDS VOLUME 829, PAGE 1590 TO THE INTERSECTION OF SAID SOUTHERLY LINE OF OFFICIAL RECORDS VOLUME 829, PAGE 1590 WITH THE WESTERLY RIGHT-OF-WAY LINE OF OLD BRICK ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 1094.35 FEET; THENCE NORTH 30 23' 35" WEST ALONG SAID WESTERLY LINE OF OLD BRICK ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 1094.35 FEET; THENCE NORTH 30 23' 35" WEST ALONG THE SOUTHERLY LINE OF SAID CANO ISLAND ROAD, A DISTANCE OF 272.17 FEET; THENCE SOUTH 57 22' 57" WEST, PAGE 1590, EAST LEAVING SAID SOUTHERLY LINE OF SAID CANO ISLAND ROAD, A DISTANCE OF 56.44 FEET; THENCE NORTH 65 47' 22" WEST, PAGE 1590, A DISTANCE OF 19.49 FEET; THENCE NORTH 22 21' 17" EAST, A DISTANCE OF 56.44 FEET; THENCE NORTH 65 47' 22" WEST, PAGE 1590, A DISTANCE OF 19.49 FEET; THENCE SOUTH 57 22' 57" WEST ALONG SAID SOUTHERLY LINE OF CANO ISLAND ROAD, A DISTANCE OF 300.19 FEET TO THE POINT OF BEGINNING.

CONTAINING BY COMPUTATIONS BY NORTHEAST FLORIDA SURVEYORS ON DECEMBER 18, 1992, 427 SQUARE FEET MORE OR LESS.

Note: Full Size legal description available upon request

PARCEL 9

A PART OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 29 EAST, 5T, JONES COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCEMENT AT THE INTERSECTION OF THE NORTH LINE OF SECTION 31 OF SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 38 04' 47" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON A SOUTHERLY LINE OF THOSE LANDS DESCRIBED AS OFFICIAL RECORDS VOLUME 829, PAGE 1590 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 184.35 FEET; THENCE NORTH 51 35' 13" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND LANDS DESCRIBED AS OFFICIAL RECORDS VOLUME 829, PAGE 1590, A DISTANCE OF 300.00 FEET; THENCE SOUTH 26 06' 42" WEST, PAGE 1590, A WESTERLY LINE TO A POINT ON A SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 829, PAGE 1590, A DISTANCE OF 64.86 FEET; THENCE SOUTH 81 21' 13" WEST ALONG SAID SOUTHERLY LINE OF OFFICIAL RECORDS VOLUME 829, PAGE 1590 TO THE INTERSECTION OF SAID SOUTHERLY LINE OF OFFICIAL RECORDS VOLUME 829, PAGE 1590 WITH THE WESTERLY RIGHT-OF-WAY LINE OF OLD BRICK ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 1094.35 FEET; THENCE NORTH 30 23' 35" WEST ALONG SAID WESTERLY LINE OF OLD BRICK ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 1094.35 FEET; THENCE NORTH 30 23' 35" WEST ALONG THE SOUTHERLY LINE OF SAID CANO ISLAND ROAD, A DISTANCE OF 272.17 FEET; THENCE SOUTH 57 22' 57" WEST, PAGE 1590, EAST LEAVING SAID SOUTHERLY LINE OF SAID CANO ISLAND ROAD, A DISTANCE OF 56.44 FEET; THENCE NORTH 65 47' 22" WEST, PAGE 1590, A DISTANCE OF 19.49 FEET; THENCE NORTH 22 21' 17" EAST, A DISTANCE OF 56.44 FEET; THENCE NORTH 65 47' 22" WEST, PAGE 1590, A DISTANCE OF 19.49 FEET; THENCE SOUTH 57 22' 57" WEST ALONG SAID SOUTHERLY LINE OF CANO ISLAND ROAD, A DISTANCE OF 300.19 FEET TO THE POINT OF BEGINNING.

CONTAINING BY COMPUTATIONS BY NORTHEAST FLORIDA SURVEYORS ON DECEMBER 18, 1992, 269 SQUARE FEET MORE OR LESS.

DEVELOPMENT PLAN
FOR
ISLAND LANDING
PLANNED UNIT DEVELOPMENT

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HISTORY OF PROJECT

Island Landing consists of a +/- eighty (80) acre site lying between U.S. 1 and Capo Island. It was originally planned for a three hundred and ten (310) unit mobile home rental park and mobile home subdivision adjacent to a +/- 1.2 acre commercial area. These densities and uses were as approved in Ordinances 85-21 and 85-81 and Resolution 87-131.

Paved roads, water and sewer utilities together with on-site treatment facilities were put in place to serve this proposed community. In addition, permits and approvals for the on-site water and sewer treatment facilities, as well as other necessary land use, environmental and road connection permits and approvals are currently approved and on file.

For economic and other reasons, the mobile home community was not developed around the existing infrastructure and the land ultimately was obtained through foreclosure and is currently owned by FNB Properties, Inc. FNB Properties, Inc. is also the owner of the adjoining +/- 1.2 acre commercial property, zoned commercial intensive (CI). Currently, the project site and the commercial site remain vacant except for the infrastructure already put in place.

OVERVIEW OF PROPOSED PLANNED UNIT DEVELOPMENT

The applicant proposes a Planned Unit Development for this site so as to enable it to utilize the flexibility in land use afforded by this process in order to create a quality project taking advantage of the existing infrastructure already in place and the impacts resulting from previous site development. The proposed project will contain a maximum of two hundred and sixty-five (265) units consisting of detached single family residences, a centralized recreational/amenity area and incorporation of approximately 1.1 +/- acres of land of the area currently zoned commercial intensive (CI) adjacent to U.S. 1.

LOCATION

Island Landing lies between U.S. 1 and Capo Island. The exact legal description of the Property, subject to this Planned Unit Development Agreement is as set out in the attached Exhibit "A".

THE DEVELOPER

The Developer of this project will be GVA, Inc., or its assign, located at 770 West Granada Boulevard, Suite 317, Ormond Beach, Florida 32174. The Developer has developed other properties lying in St. Johns County and is familiar with the rules and regulations governing land development.

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DEVELOPMENT PLAN

GVA, Inc. plans to utilize the infrastructure put in place for the rental mobile home park and mobile home subdivision for a proposed community consisting of a maximum of two hundred and sixty-five (265) detached single family homes. These homes will be constructed on the lots adjacent to the already existing road system. Currently, that portion of Island Landing Drive extending from Old Brick Road to Capo Island is a dedicated public thoroughfare. The remainder of Island Landing Drive from Old Brick Road to U.S. 1, as well as the other roads within the Development, will also be dedicated to public use. Developer is reconfiguring the existing lot layout so as to significantly reduce driveway cuts onto Island Landing Drive, the main road running east/west through the property. The proposed plan will result in a significant reduction in the number of lots fronting on Island Landing Drive from the previous land development plan.

All lots within Island Landing will be served by the existing on-site water and sewer facilities. Certain deficiencies have been identified in the existing infrastructure and these deficiencies will be corrected and all infrastructure brought up to current County standards and existing permit requirements.

Recreational areas will be located within the Development for use by Island Landing community residents. These areas will consist of a centrally located amenity area and certain upland areas lying at the northeast corner of the project. The

centrally located amenity area, approximately one half (1/2) acre in size, will be constructed within three (3) years of final plat approval. This amenity area may consist of a tot lot, basketball court and/or pool. These amenities will only be available to Island Landing community residents. Developer will also attempt to utilize certain upland areas lying at the northeast corner of the project, totalling approximately 2.6 +/- acres. This area is almost completely surrounded within the project by wetlands, although there appears to be an upland isthmus connecting it to the remainder of the project. It will be used for passive and active recreational purposes as are appropriate for such an area. An average twenty-five foot (25') natural vegetative setback will be preserved from the wetlands.

Island Landing will utilize various lot configurations for residential usage, none of which will be less than a minimum of four thousand three hundred (4,300) square feet. All lots will conform to the minimum setbacks set out in this Plan. Natural, undisturbed vegetative buffers will be required of all lots bordering on wetlands. These buffers shall average twenty-five feet (25') in width and will be set out on the subdivision plat as a natural, undisturbed setback subject either to deed restrictions or as a conservation easement across those lots bordering on wetlands. Calculations confirming compliance with the St. Johns County wetlands setback requirements will be submitted as part of the Final Development Plan. Maximum lot

coverage of thirty-five (35%) will be adhered to throughout the Development.

Three (3) different sets of setback requirements will apply to different areas within the Development. These setback criteria reflect differences between the lots primarily caused by the existing road structure and configuration. The three (3) areas will consist of the following:

1. Lots located in the western portion of the site;
2. Lots located in the eastern portion of the project not fronting on Island Drive; and
3. Lots located in the eastern portion of the project fronting on Island Landing Drive.

Lots located in the western portion of the project, where all road right-of-ways are a minimum of forty feet (40'), will have a minimum front setback from the property line of twelve (12') to the house and a minimum of twenty feet (20') from the property line to the front of the garage. Rear yard setbacks will be a minimum of ten feet (10'), unless a greater area is shown on the conceptual site plan for easements or additional buffers. Side yard setbacks shall be a five foot (5') minimum. There will be at least a ten foot (10') separation between the walls of the homes. All setbacks are measured from structure walls. Accessory uses, such as swimming pools, spas and playground equipment, shall be set back a minimum of three

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feet (3') from side or rear property boundary lines or from wetlands setback lines, whichever is more restrictive.

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In the eastern portion of the project, where all road right-of-ways are a minimum of fifty feet (50'), the minimum front setback on these lots will be twelve (12') from the property line to the front of the house and a minimum of twenty feet (20') from the property line to the front of the garage. Rear yard setbacks will be a minimum of ten feet (10'), unless a greater area is shown on the conceptual site plan for easements or additional buffers or for wetlands setbacks. Side yard setbacks shall be a five foot (5') minimum, except where a greater setback is required to comply with St. Johns County wetlands setbacks requirements. There will be at least a ten foot (10') separation between the walls of the homes. All setbacks are measured from structure walls except for wetlands setbacks, which will be measured from the jurisdictional wetlands boundary. Accessory uses, such as swimming pools, spas and playground equipment, shall be set back a minimum of three feet (3') from side or rear property boundary lines or from wetlands setback lines, whichever is more restrictive.

For those lots in the eastern portion of the Development which front upon Island Landing Drive, the minimum front setback for the homes on these lots will be twenty feet (20') from the property line to the front of the garage and a minimum of twelve (12') from the front of the house to the property line. Rear yard setbacks will be a minimum of ten feet (10'), unless a greater area is

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shown on the conceptual site plan for easements or additional buffers or for wetlands setbacks. Side yard setbacks shall be a five foot (5') minimum, except where a greater setback is required to comply with St. Johns County wetlands setbacks requirements. There will be at least a ten foot (10') separation between the walls of the homes. All setbacks are measured from structure walls except for wetlands setbacks, which will be measured from the jurisdictional wetlands boundary. Accessory uses, such as swimming pools, spas and playground equipment, shall be set back a minimum of three feet (3') from side or rear property boundary lines or from wetlands setback lines, whichever is more restrictive.

Each single family residence will have at least 1,000 square feet of heated and cooled area together with a garage. Each home will have its own two car driveway and garage. The maximum height of these homes will not exceed thirty-five (35) feet.

1.1 +/- acres of the 1.2 acre commercial parcel on U.S. 1, currently zoned commercial intensive (CI), is incorporated into this Planned Unit Development to ensure that its development is compatible with this community and the adjacent property. The uses allowed within this commercial area shall be as follows:

a. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries, and notions, books and stationery, leather goods and luggage, jewelry (including watch repair but not a pawn shop), art supplies, cameras or photographic supplies

including camera repair), sporting goods, hobby shops and pet shops (but not animal kennel), musical instruments, television and radio (including repairs), florist or gift shop, delicatessen, bake shop (but not wholesale baker), drugs and similar products.

b. Service establishments such as barber or beauty shop, shoe repair shop, restaurant, drive-in restaurants, interior decorator, photographic studio, dance or music studio, reducing salon or gymnasium, self-service laundry or dry cleaner, tailor, dressmaker, dry cleaning and laundry package plants in completely enclosed buildings using non-flammable liquids such as perchloroethylene and with no odor, fumes or steam detectable to normal senses from off the premises, and similar activities.

c. Professional and business offices including medical and dental offices and clinics. Veterinarian in soundproofed building.

d. Convenience stores, as defined from time to time by the St. Johns County Zoning Code.

e. Bank and financial institutions, drive-through banks, travel agencies, employment offices, and similar establishments.

f. Commercial indoor recreational facilities, such as motion picture theater, billiard parlor, swimming pool, bowling alley and similar uses.

g. Sale of alcoholic beverages for consumption off premises, in compliance with the St. Johns County Zoning Ordinance.

h. Libraries.

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- i. Daycare facilities.

Development within this commercial parcel shall comply with the setback and separation requirements of the CI zoning category as provided for within the St. Johns County Zoning Ordinance. These requirements are as follows:

Minimum yard requirements:

- a. Front: None.
- b. Side: None, if an existing building on an adjacent lot is built on the property line, or if the adjacent lot is vacant. Unless no space is left between buildings on adjacent lots, a space of at least six (6) feet shall be left between such buildings.
- c. Rear: Ten (10) feet.

In addition, the minimum building setback between a commercial structure and a residential unit will be fifty (50) feet. A natural vegetative buffer of at least fifteen (15) feet or a screen wall will be installed along the east and south boundaries with adjacent residential areas prior to the issuance of a building permit for the construction of a commercial structure within the commercial parcel.

VEHICULAR AND PEDESTRIAN TRAFFIC

The primary means of access to the Island Landing community will be via Island Landing Drive which runs from U.S. 1 to Capo Island. Old Brick Road also intersects with Island Landing Drive

within the community. Island Landing Drive, as are all other roads within the community, has already been constructed.

A portion of Island Landing Drive from its intersection with Old Brick Road to Capo Island has already been dedicated to the County. The remaining portion from U.S. 1 to the intersection of Old Brick Road will be set out in the Final Development Plan for the residential portion of the project and subsequently platted as a sixty (60) foot right-of-way and dedicated in accordance with the County right-of-way requirements. Island Landing Drive and all roads within the development shall be dual lane roads. Prior to dedication, the Developer shall ensure that the road system conforms with County structural road requirements and remedy such other problems as are created by existing trees and utility poles within the road right-of-way, including removing the second island within the right-of-way currently lying in Island Landing Drive.

A thirty (30) +/- foot long, naturally landscaped median lies within the right-of-way of Island Landing Drive at the entranceway to the community. The homeowners' association for Island Landing will maintain this median and any landscaping lying within common areas along Island Landing Drive and all signage for the community.

The other local roads within the Island Landing community will be set out in the Final Development Plan for the residential portion of the project and subsequently platted as either forty (40) or fifty (50) foot right-of-ways as shown on the conceptual

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plan and dedicated to St. Johns County. All roads have pavement widths meeting County requirements although some roads may not be centered in the right-of-way. All roads are constructed with Miami curb and gutter.

Prior to dedication all roads will be tested to determine if they meet St. Johns County road standards. The results of these tests will be submitted to St. Johns County. All deficiencies in the road system will be corrected and the roads will be brought up to the County road standards.

Because it is unlikely that FDOT will issue a driveway cut for the commercial property providing for unrestricted access to and from U.S. 1, it is anticipated that primary access to this property will be from Island Landing Drive. However, in accordance with existing FDOT policy, it is anticipated that FDOT will approve right-in and right-out access points to this commercial property from U.S. 1.

A four foot (4') wide sidewalk will be constructed along Island Landing Drive in accordance with St. Johns County standards from the U.S. 1 entranceway to within two hundred and fifty feet (250') of the easterly boundary line of the project. This sidewalk will be located in the right-of-way of Island Landing Drive where utilities are not located and meander around existing trees where possible. Construction of the sidewalk will be completed in phases, as indicated in the Final Development Plan for the residential portion of the project and on the plat drawings. Sidewalks will not be provided on the other portions

of the road system which have already been put in place. Placement of sidewalks in these areas would make the current plans unworkable, in particular, any such sidewalks would end up overlying utility lines. Furthermore, the relatively small number of houses located on these roads and the likelihood of forcing pedestrians to walk around parked vehicles within the driveways make sidewalks impractical.

OPEN SPACE

Open space within Island Landing will total 20.5 acres of the community. This area includes 12.5 acres of wetlands on the property consisting primarily of the wetlands running across the property from north to south and the marsh areas along the southeastern and eastern boundary of the project; approximately 5.0 acres of stormwater retention ponds, and approximately 3 acres of active and passive recreational areas such as the amenity area, and the other common areas of the Development including the buffer along U.S. 1. The Developer will attempt to leave as much of the undeveloped areas in its natural state as possible. A number of large oaks exist on the property and every effort will be made to incorporate these trees into the landscaping of the property. In addition, the Developer has reconfigured the lot lines to reduce driveway cuts onto Island Landing Drive so as to eliminate such cuts especially on the western portion of the project. In this area, as well as to the greatest extent possible in the eastern portion of the project,

Developer will attempt to retain as much of the existing natural landscaping along Island Landing Drive so as to enhance its aesthetic and natural character.

UTILITIES

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Island landing will be served by a private utility providing water and sewer service. This private utility is currently owned by FNB Properties, Inc. and has been approved and is regulated by St. Johns County. The current owner or its successor shall operate and maintain the utilities service. Maintenance and upkeep of the water and sewer service utility property, including the fence surrounding this property, will be solely the responsibility of the utility owner and not that of either the residential homeowners' association or property owners' association. Service is guaranteed to all members of the residential homeowners' association and property owners' association for the commercial property.

Water and sewer lines have already been installed and the on site treatment systems for both water and wastewater treatment have been constructed. These systems will be surveyed for compliance with local, State and Federal laws and regulations and any deficiencies detected will be corrected. Improvements to the existing wastewater treatment and water plants will be made in accordance with the existing permit issued by the Department of Environmental Protection. If additional capacity exists, the owner of the water and sewer utility may provide service to

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adjoining properties upon approval by the Public Service Commission.

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Electrical service will be provided by Florida Power and Light, telephone service by Southern Bell and cable television service by locally franchised cable television providers, when and if cable television service becomes available in the area. All electrical, telephone and cable television, if any, utility lines will be placed underground. All utility lines will lie within a utility easement adjacent to the road system serving the Development. All necessary utility easements will be dedicated at the time of platting to the appropriate utility service providers.

PARKING

Two off-street parking spaces will be provided within the driveway of each house in Island Landing. The neighborhood amenity area, which is within easy walking distance of virtually all homes in the Development due to its centralized location, will have an additional ten (10) +/- off-street parking spaces. Parking spaces and areas with Island Landing, designated upon the final Development plan shall, at a minimum, meet the requirements of Section 9-3 of the St. Johns County Zoning Ordinance.

LANDSCAPING

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A twenty-five (25) foot wide buffer will be located along the westerly property boundary fronting on U.S. 1. Developer will attempt to retain significant natural vegetation lying within that buffer to the greatest extent possible. A decorative masonry or similarly constructed wall at a maximum height of six feet (6') may also be installed within this buffer to help shield the residential community from U.S. 1 and the commercial portion of the project. If Developer chooses to install this wall, it will begin at the northerly property boundary on U.S. 1 and run along U.S. 1 to Island Landing Drive. The decorative wall may continue on the south side of Island Landing Drive along the northern and eastern boundaries of the commercial portion of the Planned Unit Development. This wall will be located so as not to impair vehicular site distances as cars enter and leave the community and/or commercial parcel via Island Landing Drive.

Care and maintenance, including replacement of the wall, if constructed, and all landscaping lying within the buffer area fronting on U.S. 1 north of Island Landing Drive shall be the responsibility of the residential homeowners' association. The property owners' association for the commercial portion of the Development will provide care and maintenance, including replacement, of the wall, if constructed, and all landscaping lying within the common areas along the northern and eastern

boundaries of the commercial area and any other internal common areas.

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Along the northern boundary of the community, Developer, at its discretion, may install a fence if it determines one to be necessary for screening and/or safety reasons. If Developer opts to construct the fence, it will be constructed by Developer prior to house construction on these lots. This fence may extend eastward to the marsh and will be part of the rear year setback.

Along the south property boundary line, a ten (10) foot rear setback will be maintained for all lots abutting the south property line. Where existing grade permits leaving the area in its natural state, the natural vegetation will be retained within the ten (10) foot setback on those lots abutting the south property line. Accessory uses are allowed in this area as long as they are set back a minimum of three (3) feet from the south property line. It, too, will extend eastward to the marsh.

Landscaping and/or fences will be placed around the utility treatment facilities and the amenity areas, as appropriate to screen these areas from the adjacent residential lots.

The fence along the north property line, if constructed, and the median island at the entranceway on U.S. 1 will be cared for and maintained by the residential homeowners' association. Internal landscaping and/or fences or walls lying within common areas such as around the amenity areas will also be the responsibility of the residential homeowners' association.

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BOOK F PAGE 294

Fences around the utilities treatment facilities will be the responsibility of the utility service provider.

The interior portion of the Development including the house lot landscaping will be planted with native vegetation to the greatest extent possible. Landscaping will be in accordance with those standards established by the Architectural Review Board of the homeowners' association and as provided for by County Ordinance. Any clearing within the Development boundaries shall comply with the St. Johns County Tree Ordinance. Any irrigation wells must be approved by the private water utility service provider and in accordance with all Federal, State and local requirements.

DRAINAGE

The drainage system for Island Landing will be constructed in accordance with the existing permit from the St. Johns River Water Management District and as approved by St. Johns County in conformance with the St. Johns County Drainage and Paving Ordinance. The stormwater on the site will be handled by several dry and wet retention systems, as provided for in the existing St. Johns River Water Management District permit and as required by the St. Johns County Drainage and Paving Ordinance. The stormwater lakes created for this purpose are integrated into the project design to provide an overall aesthetically pleasing appearance. A homeowners' association and property owners' association for the Development will maintain and operate all

internal drainage and stormwater systems in accordance with the permit issued by the St. Johns River Water Management District and that issued by St. Johns County according to its drainage and paving ordinance.

SIGNAGE

Two (2) project identity signs shall be installed on the decorative walls of the development facing U.S. 1. These signs shall not exceed eight (8) feet in length by four (4) feet in height and shall conform with such other standards as are contained within the St. Johns County ordinances. Two (2) additional monument signs may be erected on the north and south property boundaries facing U.S. 1 and shall not exceed eight (8) feet in height by six (6) feet in width. If the signs are installed on the proposed decorative walls then the existing sign in the median of Island Landing Drive will be removed and no more signs put in its place.

Because the Developer will attempt to screen this community from U.S. 1 by retaining naturally existing vegetation or through the use of walls and landscaping, it will be necessary to provide for additional signage to facilitate development of this project. Developer currently anticipates the need for three (3) sales and informational signs located at the entranceway to the community, and one (1) billboard located along U.S. 1 for purposes of advertising the project. The three (3) sales and informational signs shall be setback at least ten (10) feet from the westerly

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edge of the U.S. 1 right-of-way. The billboard shall be removed once all units within the project have been sold, or at Developer's discretion, whichever occurs first.

All interior signs within the project shall utilize reflective paint and may be placed on decorative wooden posts. Similar directional signs for internal advertising purposes may also be erected until all units within the Development have been sold, or at Developer's discretion, whichever occurs first. All internal signs shall meet Manual Uniform Traffic Control Devices standards.

All signage shall comply with the St. Johns County Sign Ordinance as to size, copy area and such other requirements that are not incorporated with the provisions stated above.

WASTE

Solid waste generated within the project shall be removed by an acceptable solid waste hauler in accordance with applicable St. Johns County rules and regulations, franchise agreements and other legal constraints upon solid waste service. The area is currently served by Browning Ferris Industries and it is expected that this company will also serve Island Landing.

TEMPORARY USES

The Developer, at any one time, may have up to eight (8) models which will be used by Developer or other builders on-site for customer information, displays, sales and administrative

purposes. These models, from time to time, as the development progresses will be relocated within the development. These models may be moved at the discretion of the Developer as construction takes place and the lots on which they are located are sold. The use of any site for model purposes will be conditional upon an off-street mulched parking area being provided in close proximity to the model sales area and that no more than four (4) salespeople may operate out of one model office at any given time.

A temporary on-site sales trailer may be placed anywhere within the PUD for customer information, displays, sales and administrative purposes. This trailer may be moved within the project at the discretion of Developer.

RECREATIONAL AMENITIES

A centralized one half (1/2) +/- acre recreational area will serve the Island Landing community plus an additional 2.6 +/- acres located in the uplands to the east. This centralized amenity area may consist of a tot lot, basketball court, pool or other recreational structures as is deemed appropriate by the Developer. Appropriate landscaping and fencing will be constructed around the recreational areas, if deemed necessary, by the Developer. Care and maintenance of all recreational facilities and grounds shall be the responsibility of the homeowners' association. This area is centrally located to maximize its accessibility to the residents of the Development.

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BOOK E PAGE 298

Additional uplands areas have been identified within the wetlands on-site. These areas may be utilized for additional passive and active recreational activity such as bird watching, volleyball, nature trails, hiking, frisbee throwing, etc., at Developer's discretion, provided that these areas can be accessed and approval is granted by the appropriate governmental agencies. Wetlands setbacks will be provided in these areas.

The size and design of the lots also allows individual lot owners to provide for their own individual recreational needs. These lots provide room for individualized recreational facilities such as swimming pools, spas, playground equipment and other types of recreational needs of a single family residence. These and other accessory uses shall be subject to a minimum three foot (3') setback from side or rear property boundaries or wetlands setback lines, whichever is more restrictive.

SCHEDULE OF DEVELOPMENT

The entire project will be developed in a single phase since all infrastructure is already in place. A Final Development Plan for the residential portion of Island Landing shall be submitted to St. Johns County within one year of receiving zoning approval for the project. A separate Final Development Plan for the commercial parcel shall be submitted to St. Johns County within five years of receiving zoning approval. The Final Development Plan for the residential portion must depict at a minimum the recreation area, amenity area, buffers, sidewalks, and other

infrastructure, as well as all other proposed construction. Similar details, as appropriate, are to be included in the Final Development Plan for the commercial portion of the project.

The Final Development Plans shall also include the information as described in NFPA 24 or other referenced standards. Since a fire pump will be installed, a complete plan and detailed data describing the pump, driver, controller, power supply, suction and discharge connections and fittings shall be provided. These plans shall indicate the fire flow, and duration of flow the system is designed to provide. For the residential portion of the project, the Final Development Plan shall specify that for a minimum of ten (10) feet between structures, 500 GPM needed fire flow at 20 PSI residual pressure, 2 hour duration of flow and 1,000 GPM fire flow if non-fire retardant wooden shingled roofs are used.

Construction of models can commence on lots once the plat has been approved and recorded and upon the posting of a Letter of Credit or bond to guarantee construction of all public improvements. No certificate of occupancy for these models will be issued until all public improvements are completed. Lot sales can commence upon filing and approval of the subdivision plat. The centrally located amenities area and sidewalks will be constructed as shown and described in the Final Development Plan for the residential portion of the project and subdivision plats filed for this property. The centrally located amenities area will be constructed by the Developer within three (3) years of

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BOOK F PAGE 300

the final plat approval and maintained by the homeowners' association.

All infrastructure and public improvements, except as otherwise noted in this Development Plan, including roads, utilities, and recreational areas will be completed within three (3) years of the approval of the Final Development Plan for the residential portion of the project and within six (6) years for infrastructure and public improvements serving the commercial portion of the project from the date of approval of the Final Development Plan for the commercial portion of the project. Development of the commercial parcel is anticipated to commence within ten (10) years from the filing of the plat.

ISLAND LANDING HOMEOWNERS'
AND PROPERTY OWNERS' ASSOCIATIONS

A single homeowners' association shall be created for the residential portion of this Development. This homeowners' association shall consist solely of unit and/or lot owners and only unit and/or lot owners will be able to vote. The homeowners' association will own and maintain all common areas within the residential portion of the Development, including recreational areas, landscape buffers not on individual lots, and drainage and stormwater systems. A separate property owners' association will be created for the commercial area and this association will be responsible for all common areas within the commercial area, including landscape buffers and stormwater and

drainage systems serving the commercial area. The homeowners' and property owners' associations for Island Landing will be authorized by deed restrictions and covenants to assess each property owner within Island Landing a reasonable fee for the operation and maintenance of all common facilities and property. Both the homeowners' and property owners' associations shall assume operation and maintenance responsibility immediately upon their creation.

The homeowners' and property owners' associations documents, together with the deed restrictions and covenants, shall be submitted as provided for by the St. Johns County Zoning Ordinance, along with the final Development plans for the project.

PLAN TO BE BINDING

This Plan, including any and all supplementary Orders and Resolutions and all final plats and site plans shall be binding upon and inure to the parties or their successors and assigns in title or interest. The provisions of the Development Plan and all approved plans shall run with the land and shall be administered in a manner consistent with Florida Statutes and local law.

ASSIGNMENTS

Applicant and/or Developer may freely assign their rights or duties under this Plan.

SAVINGS CLAUSE

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BOOK E PAGE 302

Developer recognizes and accepts the following:

a. All building code, 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 Planned Unit Development Ordinance. Modifications to approved Development plans by variance or special exception shall be prohibited.

b. This project shall comply with the standards, policies, and requirements in effect at the time of final approval and permitting of this project for development, including any successor new policies, financing mechanism, plans and ordinances adopted by the 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 163.3202(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 Section 163.3202(2)(g).

c. The phase years and the amount of development must be consistent with the Certificate of Concurrency and any changes to

the phases or amount of development within the phases must be reviewed for consistency with the Certificate of Concurrence.

P. U. D. OFF. REC.

BENEFIT TO ST. JOHNS COUNTY

BOOK F PAGE 303

The approval of this Planned Unit Development will benefit the future occupants of the proposed Island Landing Development and St. Johns County in general for a number of reasons. First, and most importantly, the property is subject to a rather unique set of circumstances (e.g. all existing infrastructure already in place, all permits already approved and on file, high density development already approved) which make the PUD process ideally suited for its development. In particular, it allows the Developer to employ creativity in restructuring the existing Development plan and allows a means for utilizing the already existing infrastructure. Furthermore, Developer believes that the proposed detached single family residential units are more compatible with the surrounding residential areas and will result in both greater property values within the Island Landing community as well as in surrounding areas. Developer also believes that the environment created by this Planned Unit Development will be a desirable one and the requirements contained within this Planned Unit Development will enhance the appearance and value of this community.

Secondly, the County, as a whole, will benefit from the increased property tax revenues and jobs generated by the development of this property.

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BOOK E PAGE 304

Thirdly, this Development plan gives the County the ability to control the development of a large tract of land resulting in the development of a community which will have greater internal cohesiveness and responsibility with respect to particular impacts generated by it. In particular, the large number of units makes possible the use of on-site utility systems, the provision of recreational amenities and the ability to maintain extensive buffer and landscaped areas.

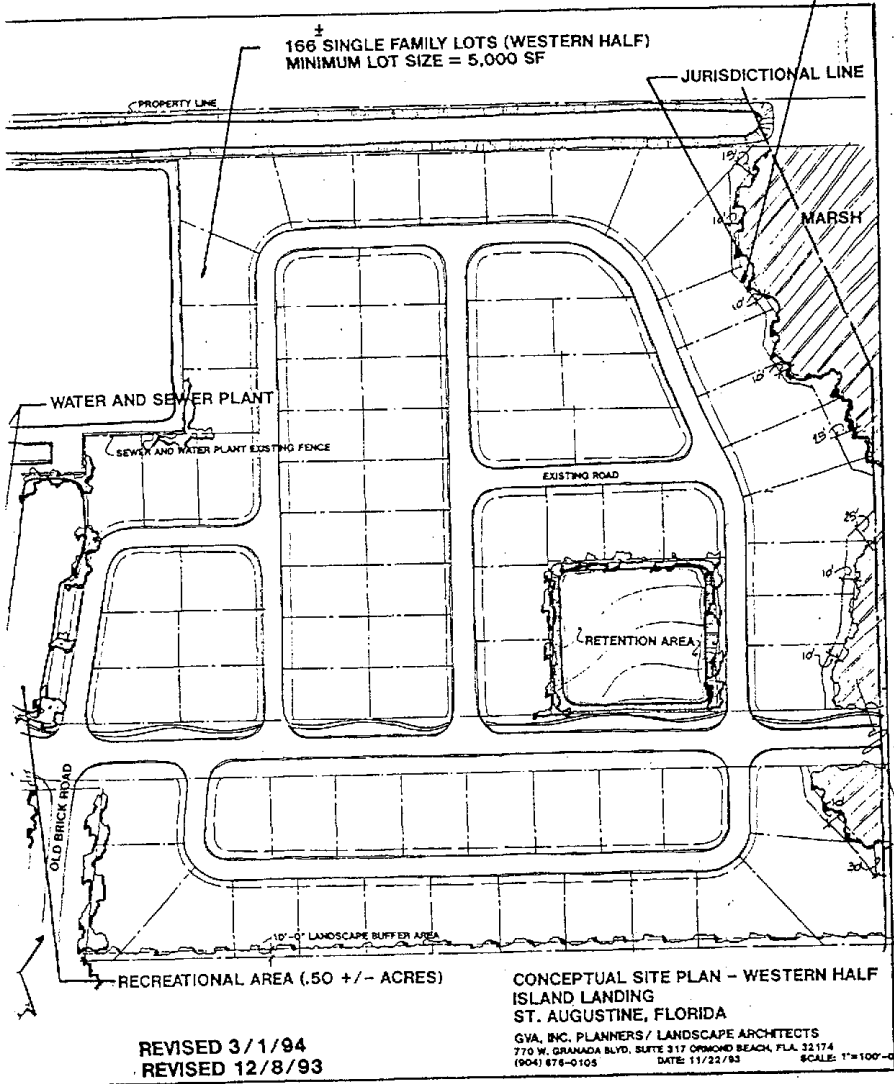
Finally, the use and requirement of private facilities such as utilities and neighborhood recreational facilities, reduces the demand which this community places on the County and makes its residents primarily responsible for the cost of maintaining their neighborhood.

For these reasons, it is clear that this project utilizing the Planned Unit Development process will be of benefit both to its own residents and to those of the County as a whole.

637.AGR

ALL BUFFERS SHALL AVERAGE 25' IN WIDTH
NATURAL VEGETATIVE BUFFER
PART OF REARYARD SETBACK

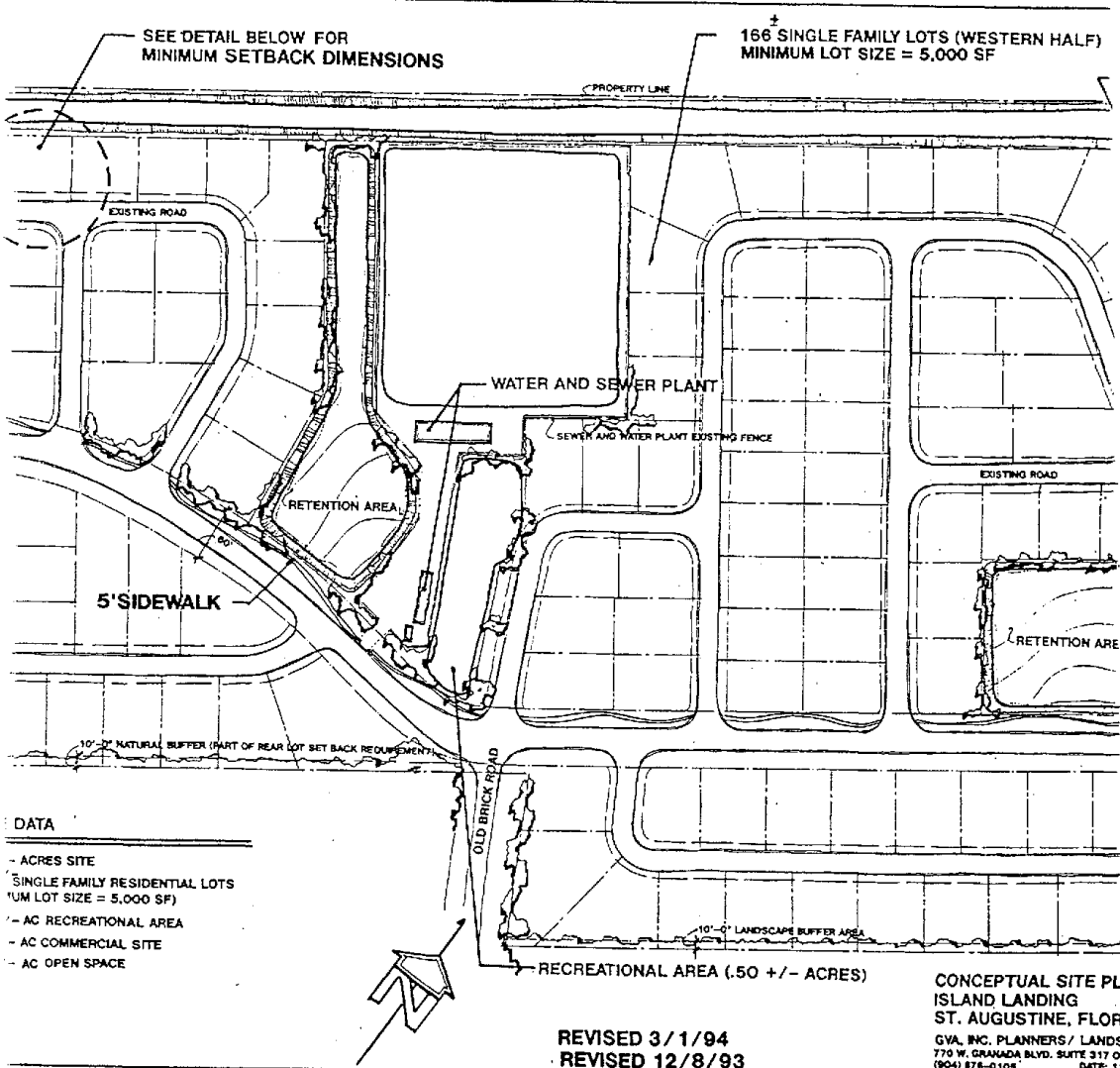
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BOOK F PAGE 305

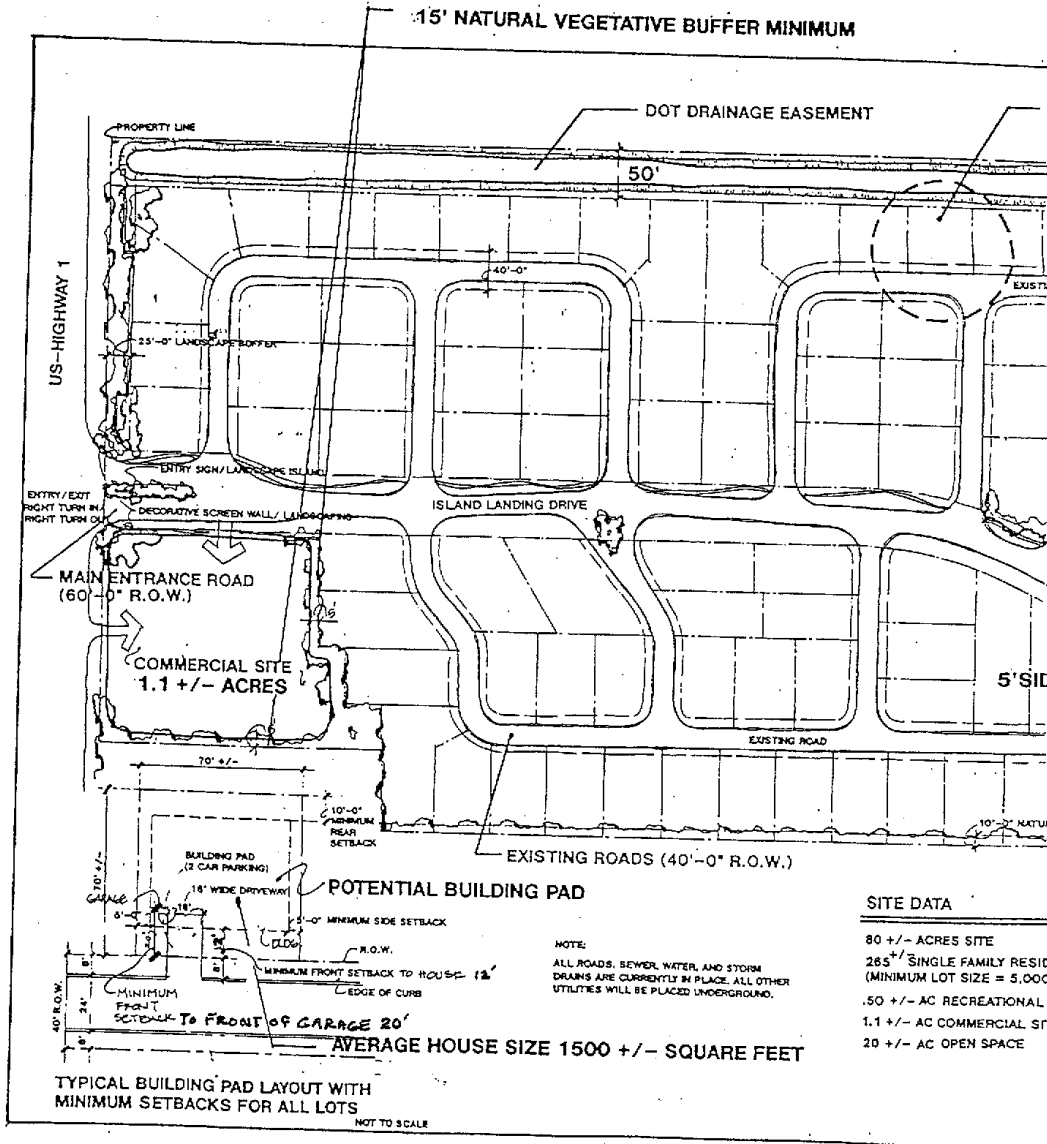


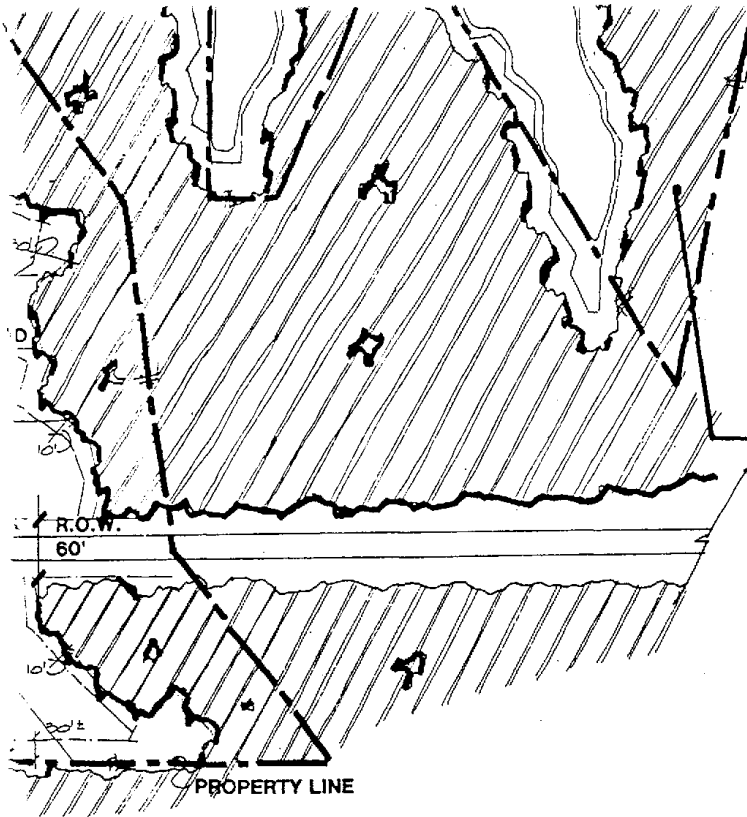


ALL BUFFERS SHALL AVER
NATURAL VEGETATIVE BUFI
PART OF REARYARD SETBA

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BOOK E PAGE 306







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 BOOK F PAGE 308

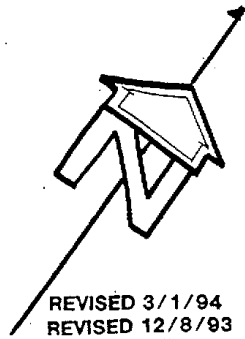
JURISDICTIONAL LAND

R.O.W.
 60'

PROPERTY LINE

NATURAL VEGETATIVE BUFFER PART OF REARYARD SETBACK
 BUFFERS SHALL AVERAGE 25' IN WIDTH

Ordinance Book 13 Page 168



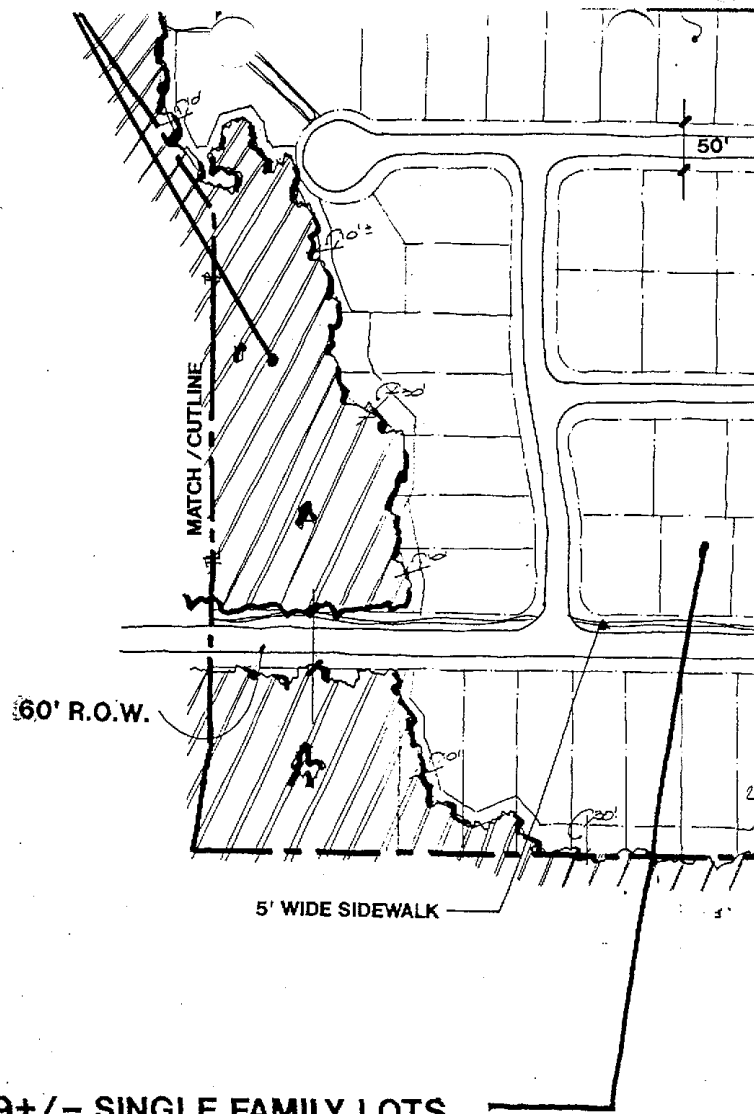
**CONCEPTUAL SITE PLAN - EASTERN HAI
 ISLAND LANDING
 ST. AUGUSTINE, FLA.**

GVA, INC. PLANNERS/ LANDSCAPE ARCHITECTS
 770 W. GRANADA BLVD. SUITE 317, ORMOND BEACH, FLA 32174
 (904)676-0105

DATE: 11/22/93

SCALE: 1"=100

REVISED 3/1/94
 REVISED 12/8/93

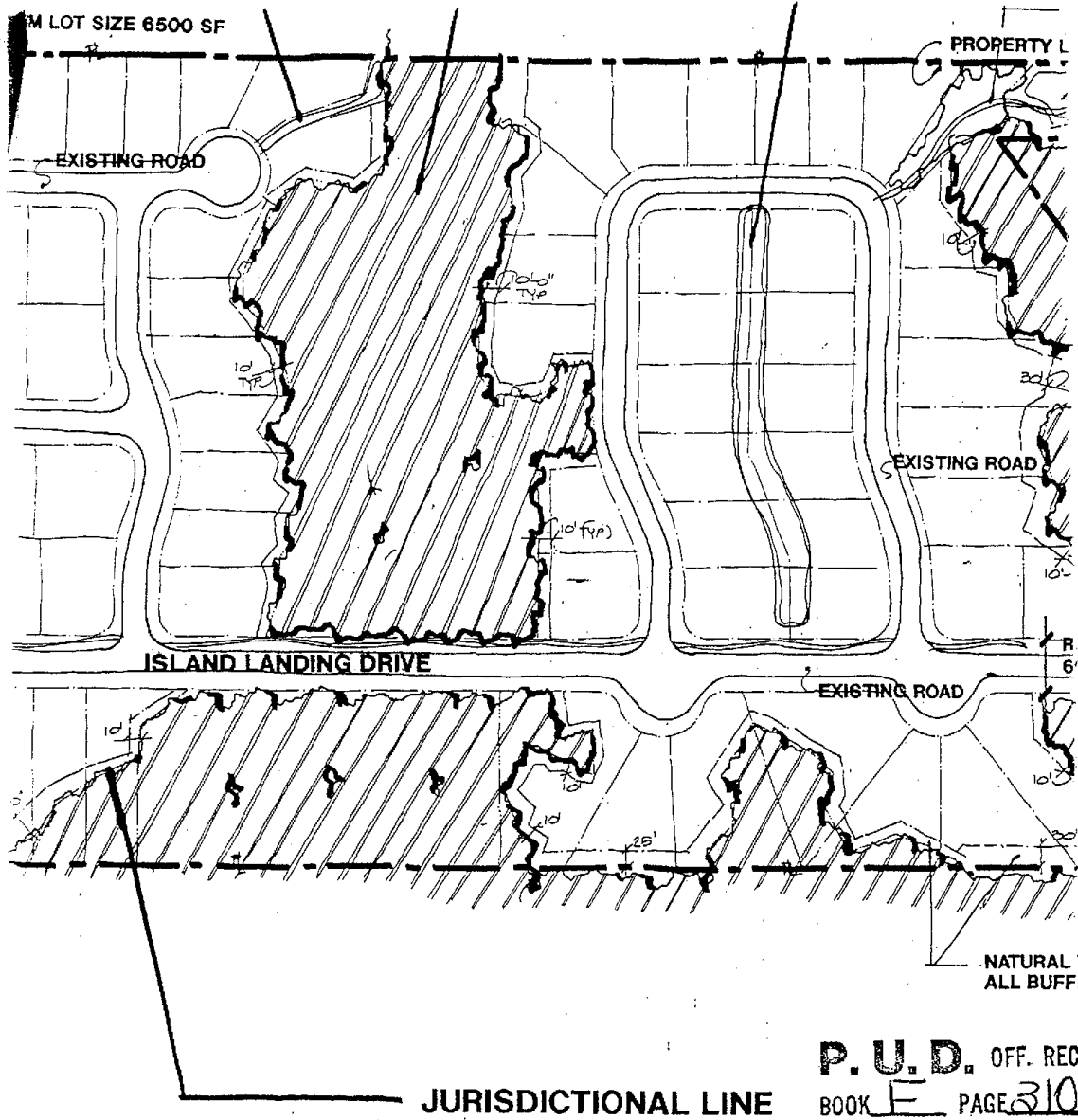


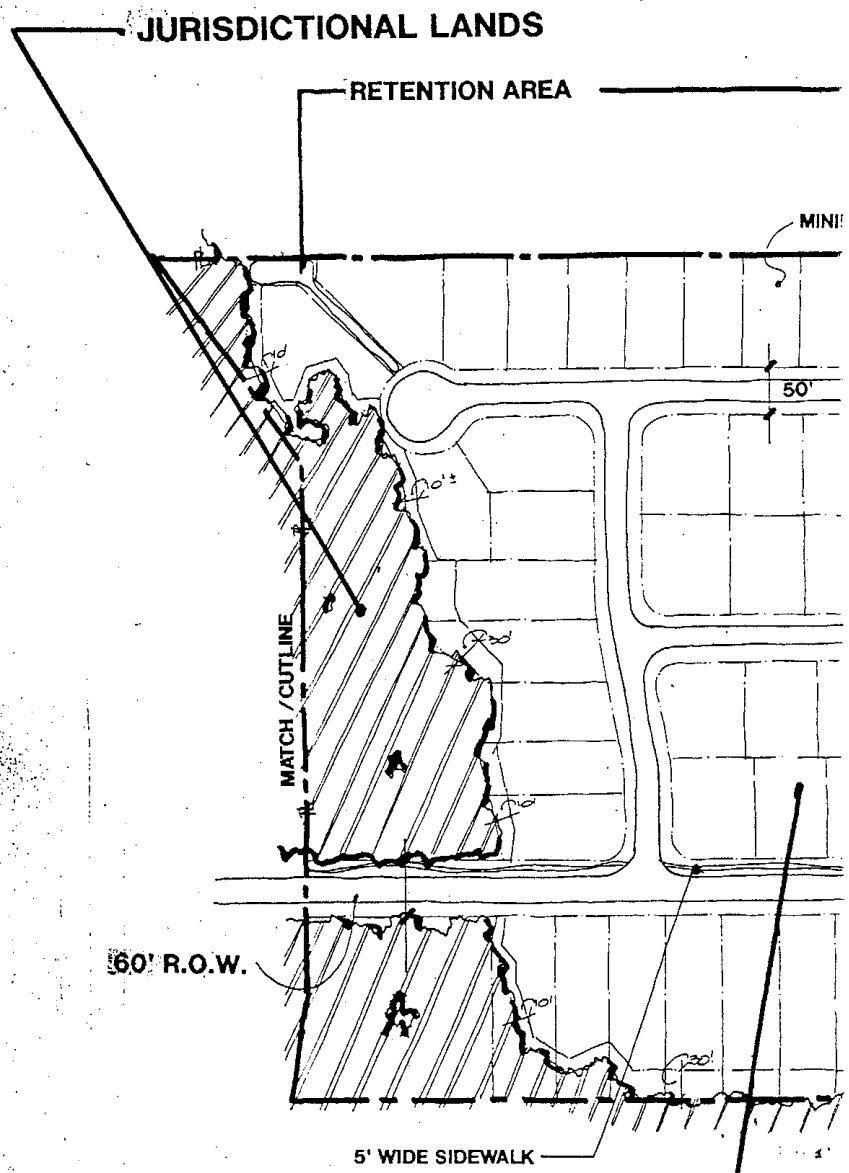
99+/- SINGLE FAMILY LOTS
 MINIMUM LOT SIZE 6500 SF
 EASTERN HALF OF PROPERTY

P. U. D. OFF. REC.
 BOOK F PAGE 309

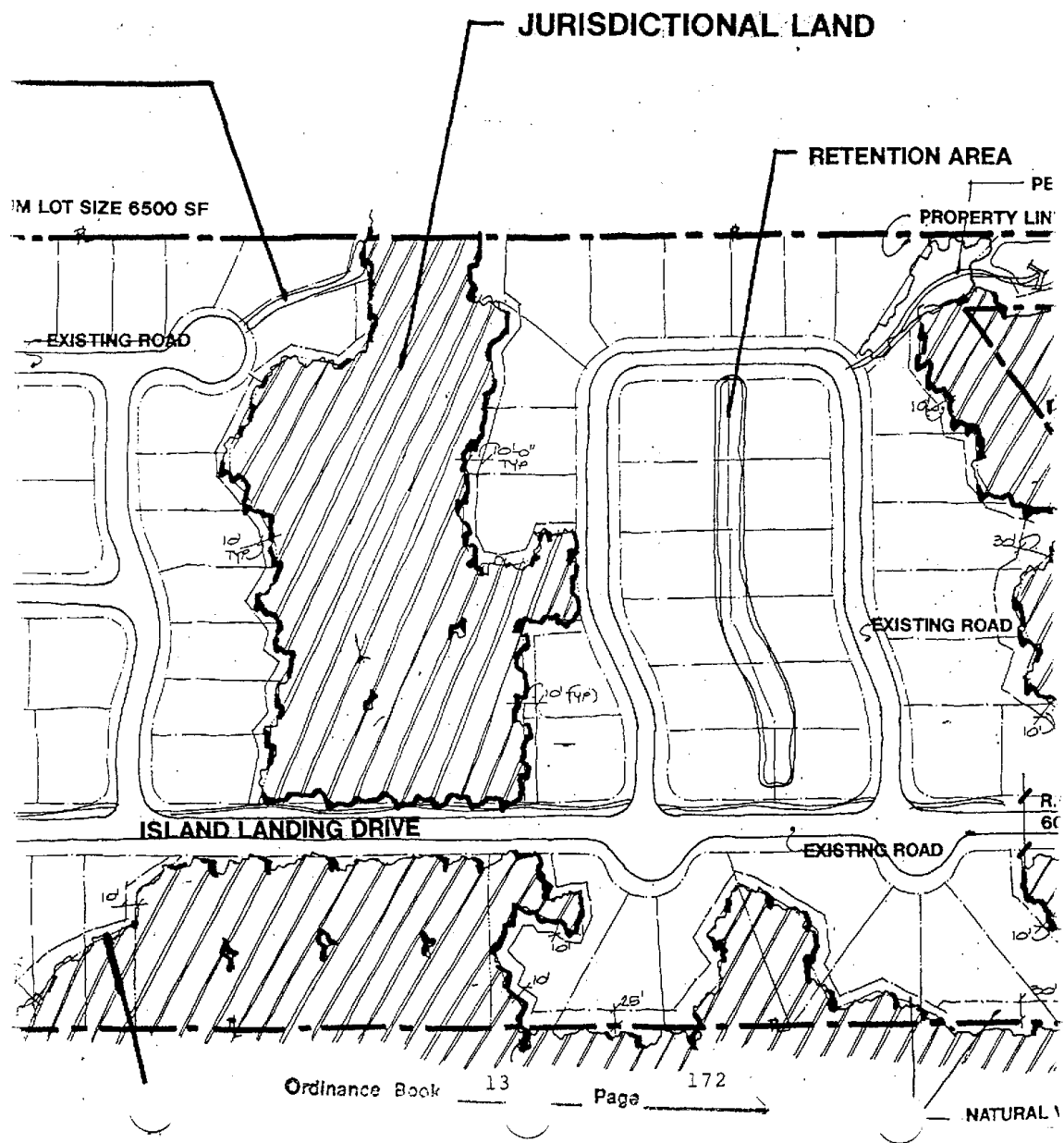
NOTE:

ALL ROADS, SEWER, WATER, AND STORM DRAINS
 ARE CURRENTLY IN PLACE. ALL OTHER UTILITIES
 WILL BE PLACED UNDERGROUND.



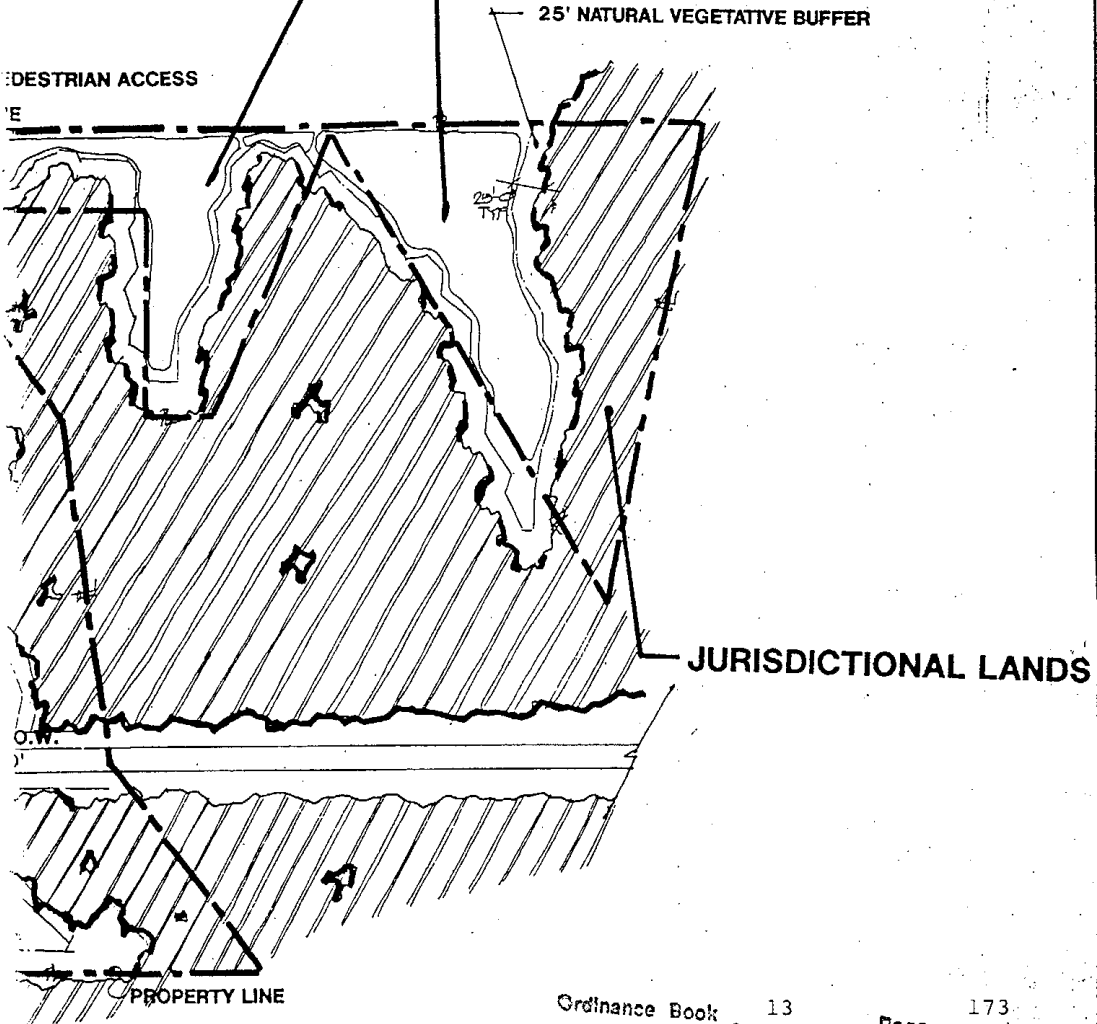


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BOOK E PAGE 312 RI



POTENTIAL OPEN SPACE/
RECREATIONAL LAND

P. U. D. OFF. REC.
BOOK F PAGE 313



VEGETATIVE BUFFER PART OF REAR YARD SETBACK

Ordinance Book 13 Page 173

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



APPLICATION FOR ZONING HEARING

File No. R-PUD-93-25

Receipt No. _____

Date Dec 08, 1993

1. Applicant Name: GVA, Inc. Telephone: (904) 676-0105
Street Address: 770 W Granada Blvd Suite 317 City: Ormond Beach
2. Owner of Property: FNB Properties, Inc. Telephone: (904) 361-1670
Street Address: 214 N. Hogan St, Suite 600 City: Jacksonville
3. Legal Description of Property: See attached
Size of Property: 80± acres
4. Address of Property: U.S. 1, St. Augustine, FL
5. Engineering Department Comments*: _____
6. Jurisdictional Wetlands Map: _____ Required _____ Not Required By: _____
7. Concurrence Determination**: Required (File No: _____) _____ Not Required
8. Current Zoning Classification: RMH_A with CF - 020-8521 and 85-81
9. Present Use of Property: None; vacant
10. Comprehensive Plan Designation: B with Conditions
11. Requested Change: From RMH_A & CF to PUD
12. Reason Change is Requested: To permit and bring substandard construction up to current county requirements.
13. Statement of facts supporting requested change: The change conforms to the County Comprehensive Plan and will complete the development of Island Landing. The plan reduces the approved density.
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:

94 MAR 17 PM 1:28

Printed or typed name(s): Vince Visconti

Signature(s): _____

ADDRESS AND TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION: Name: Zev Cohen c/o Zev Cohen & Associates, Inc. Telephone: (904) 677-2482

Mailing Address: 55 Seton Trail, Ormond Beach, Florida 32176

* 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 filed before this application is issued. Page 1 of 1

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 _____
HEARING ON FEBRUARY 22, 1994 _____
_____ in the _____ Court,
was published in said newspaper in the issues of _____
January 24, 1994 _____

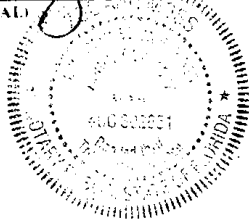
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post 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 Sherry R. Free
Zoe Ann Moss

this _____ 24th _____ day of _____ January _____

A.D. 19 94

(SEAL)



Ordinance Book 13 Page 175

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 22nd DAY OF FEBRUARY 1994 AT 1:30 O'CLOCK PM. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16A) 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 RMH WITH CONDITIONS AND CI, COMM. TO PUD, PLANNED UNIT DEVELOPMENT.

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

SECTION 1. Pursuant to the application of GVA, Inc., on behalf of FNB Properties, Inc., owners of the following described land, zoning classification of RMH with conditions and CI on the following described lands:

PARCEL 1, PART "A" COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SECTION 31, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1, BEING A 150 FOOT WIDE RIGHT-OF-WAY); THENCE RUN NORTHWESTERLY ALONG SAID EAST RIGHT-OF-WAY LINE 2119.78 FEET TO THE POINT OF BEGINNING (SAID POINT BEING THE NORTH RIGHT-OF-WAY LINE OF A DRAINAGE EASEMENT AS SET FORTH IN DEED BOOK 226, PAGE 276, RECORDS OF ST. JOHNS COUNTY, FLORIDA); THENCE RUN NORTH 50°13' EAST, ALONG THE NORTH LINE OF SAID DRAINAGE EASEMENT, A DISTANCE OF 1450.07 FEET TO EASTERLY RIGHT-OF-WAY OF THE OLD BRICK ROAD (OLD DIXIE HIGHWAY); THENCE RUN SOUTH 89°22'47" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, 601.88 FEET TO THE SOUTH LINE OF PROPERTY AS SET FORTH IN DEED BOOK 240, PAGE 201; THENCE RUN NORTH 52°25'13" EAST, 2881.96 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE TO RUN NORTH 52°25'13" EAST, 50 FEET TO THE MARSH OF NORTH RIVER; THENCE MEANDERING NORTHERLY ALONG SAID MARSH, RUN NORTH 73°30' WEST, 275 FEET; THENCE NORTH 45°15' WEST, 372 FEET; THENCE NORTH 73° WEST, 270 FEET; THENCE S32° EAST (NORTH 53°20' EAST CALCULATED), 250 FEET; THENCE SOUTH 36°30' EAST, 215 FEET; THENCE NORTH 53°30' EAST, 75 FEET; THENCE NORTH 14°15' WEST, 330 FEET; THENCE SOUTH 67° 30' EAST, 485 FEET; THENCE NORTH 25°53'45" WEST, 524.91 FEET TO THE NORTH LINE OF PROPERTY AS SET FORTH IN DEED BOOK 209, PAGE 459; THENCE RUN SOUTH 52°25'13" WEST ALONG SAID NORTH LINE, 80 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE TO RUN SOUTH 52°25'13" WEST, 3219.20 FEET; THENCE RUN SOUTH 52°14'30" WEST, 1492.70 FEET TO THE AFORE SAID EASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 5; THENCE RUN SOUTH 38°04'47" EAST, 354.02 FEET TO THE POINT OF BEGINNING; EXCEPTING FROM THE ABOVE PROPERTY, THE DRAINAGE RIGHT-OF-WAY AS IN DEED BOOK 226, PAGE 276, CAPO ISLAND ROAD AS IN DEED

BOOK 220, PAGE 198, RIGHT-OF-WAY OF THE OLD BRICK ROAD (A 66 FOOT WIDE RIGHT-OF-WAY) AS NOW EXISTING.

R11.0
PARCEL 1, PART "B"
A PART OF LAND IN SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF OLD BRICK ROAD (A 66 FOOT RIGHT-OF-WAY) ALSO KNOWN AS OLD DIXIE HIGHWAY, AS VACATED BY OFFICIAL RECORDS VOLUME 783, PAGE 649 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID PART OF OLD BRICK ROAD BEING BOUNDED ON THE SOUTH BY THE SOUTHWESTERLY PROJECTION OR THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 15-FOOT WIDE ROAD, ALSO KNOWN AS CAPO ISLAND ROAD, AS DESCRIBED IN DEED BOOK 209, PAGE 459 OF SAID COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 51, TOWNSHIP 6 SOUTH, RANGE 29 EAST, AND THE EAST RIGHT-OF-WAY LINE OF OLD STATE ROAD NO. 5, ACCORDING TO STATE ROAD RIGHT-WAY MAPS, BEING 100 FEET EAST OF AND AT RIGHT ANGLES TO THE CENTER LINE OF THE FLORIDA COAST RAILWAY RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY AND PARALLEL TO SAID RAILWAY 387.75 CHAINS; THENCE NORTH 53°53'13" EAST, 50 FEET TO THE POINT OF BEGINNING; BEING THE PRESENT EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER ONE; THENCE RUN NORTH 38°04'47" WEST ALONG SAID RIGHT-OF-WAY, 225 FEET; THENCE RUN NORTH 50°07'13" EAST ALONG SAID SOUTH LINE OF THE EASEMENT AS DESCRIBED IN DEED BOOK 229, PAGE 276, RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 100 FEET TO THE WEST RIGHT-OF-WAY OF OLD ST. AUGUSTINE ROAD; THENCE SOUTH 30°27'29" EAST ALONG SAID WEST RIGHT-OF-WAY, 363.34 FEET; THENCE RUN SOUTH 52°12'11" WEST, 100.04 FEET; THENCE RUN NORTH 38°04'47" WEST, 86.86 FEET; THENCE RUN SOUTH 51°55'13" WEST, 300 FEET TO THE POINT OF BEGINNING.

R11.1
PARCEL 1, PART "C"
LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1645, BEING THOSE SAME LANDS AS DESCRIBED IN DEED BOOK 229, PAGE 276, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING WITHIN SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SECTION 51, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), BEING A 150 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE RUN NORTH 38°04'47" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, 2119.78 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 50°07'13" EAST, A DISTANCE OF 1453.07 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OLD BRICK ROAD (OLD BRICK HIGHWAY); THENCE CONTINUE NORTH 50°07'13" EAST, A DISTANCE OF 664 FEET, MORE OR LESS, TO THE MARSH OF THE NORTH RIVER; THENCE MEANDER EASTERLY ALONG SAID MARSH LINE OF THE NORTH RIVER, A DISTANCE OF 155 FEET, MORE OR LESS, TO A POINT 50.00 FEET SOUTH OF A MEASURED AT RIGHT ANGLES TO THE FIRST CALL OF THIS DESCRIPTION; THENCE SOUTH 50°07'13" WEST, A DISTANCE OF 892 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD BRICK ROAD; THENCE CONTINUE SOUTH 50°07'13" WEST, A DISTANCE OF 1379.37 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1); THENCE NORTH 38°04'47" WEST, 2119.78 FEET TO THE POINT OF BEGINNING.

ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING.

R11.2
PARCEL 1, PART "D"
A PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF OLD BRICK ROAD (A 66 FOOT RIGHT-OF-WAY) ALSO KNOWN AS OLD DIXIE HIGHWAY, AS VACATED BY OFFICIAL RECORDS VOLUME 783, PAGE 649 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID PART OF OLD BRICK ROAD BEING BOUNDED ON THE SOUTH BY THE SOUTHWESTERLY PROJECTION OR THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 15-FOOT WIDE ROAD, ALSO KNOWN AS CAPO ISLAND ROAD, AS DESCRIBED IN DEED BOOK 209, PAGE 459 OF SAID COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 51, TOWNSHIP 6 SOUTH, RANGE 29 EAST, AND THE EAST RIGHT-OF-WAY LINE OF OLD STATE ROAD NO. 5, ACCORDING TO STATE ROAD RIGHT-WAY MAPS, BEING 100 FEET EAST OF AND AT RIGHT ANGLES TO THE CENTER LINE OF THE FLORIDA COAST RAILWAY RIGHT-OF-WAY; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY AND PARALLEL TO SAID RAILWAY 387.75 CHAINS; THENCE NORTH 53°53'13" EAST, 50 FEET TO THE POINT OF BEGINNING; BEING THE PRESENT EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NUMBER ONE; THENCE RUN NORTH 38°04'47" WEST ALONG SAID RIGHT-OF-WAY, 225 FEET; THENCE RUN NORTH 50°07'13" EAST ALONG SAID SOUTH LINE OF THE EASEMENT AS DESCRIBED IN DEED BOOK 229, PAGE 276, RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 100 FEET TO THE WEST RIGHT-OF-WAY OF OLD ST. AUGUSTINE ROAD; THENCE SOUTH 30°27'29" EAST ALONG SAID WEST RIGHT-OF-WAY, 363.34 FEET; THENCE RUN SOUTH 52°12'11" WEST, 100.04 FEET; THENCE RUN NORTH 38°04'47" WEST, 86.86 FEET; THENCE RUN SOUTH 51°55'13" WEST, 300 FEET TO THE POINT OF BEGINNING.

R11.3
PARCEL 2
THAT PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING A PART OF THAT LAND DESCRIBED IN DEED BOOK 209, PAGE 459, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LAND DESCRIBED IN DEED BOOK 209, PAGE 459; THENCE EAST 87°45'30" EAST, ASSUMED BEARING ALONG THE NORTHERLY LINE OF SAID LAND DESCRIBED IN DEED BOOK 209, PAGE 459, A DISTANCE OF 1177.60 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE SOUTH 37°45'30" EAST 318.82 FEET; THENCE SOUTH 74°37'30" EAST 156.41 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CAPO ISLAND ROAD; THENCE EAST 158.47 FEET ALONG SAID RIGHT-OF-WAY, A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 124.06 FEET; A RADIUS OF 614.87 FEET AND THE CHORD BEARS NORTH 87°51'29" EAST; THENCE SOUTH 87°45'30" EAST, TANGENT TO SAID CURVE, 84.40 FEET; THENCE EASTERLY 74.00 FEET ALONG SAID RIGHT-OF-WAY LINE, A TANGENTIAL CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 22°21'21" AND A RADIUS OF 124.06 FEET; THENCE NORTH 29°22'47" WEST, NOT TANGENT TO SAID LAST MENTIONED CURVE, 202.88 FEET; THENCE EAST 60.00 FEET; THENCE SOUTH 70°21'20" EAST 36.54 FEET; THENCE NORTHEASTERLY 17.06 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 21°27'53" AND A RADIUS OF 45.55 FEET AND THE CHORD BEARS NORTH 17°38'26" EAST; THENCE NORTH 37°37'03" WEST, NOT TANGENT TO SAID LAST MENTIONED CURVE, 80.34 FEET; THENCE NORTH 52°22'57" EAST 106.00 FEET; THENCE WEST 363.36 FEET TO THE INTERSECTION WITH SAID NORTHERLY LINE OF THAT LAND DESCRIBED IN DEED BOOK 209, PAGE 459; THENCE SOUTH 52°25'13" WEST, ALONG SAID NORTHERLY LINE 24.04 FEET; THENCE SOUTH 52°43'30" WEST, ALONG SAID NORTHERLY LINE, 315.10 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE NORTHWESTERLY 50.00 FEET THEREOF.

CONTAINING 3.36 ACRES MORE OR LESS.

NOTE: THIS LEGAL COMMENCEMENT AT THE NORTHWEST CORNER OF DEED BOOK 209, PAGE 459, HOWEVER, IT ACTUALLY COMMENCES AT THE INTERSECTION OF THE NORTH LINE OF DEED BOOK 209, PAGE 459 WITH CURRENT EASTERLY RIGHT-OF-WAY LINE OF U.S. 1, 150 FOOT RIGHT-OF-WAY (50 FOOT EAST OF STATE POINT OF COMMENCEMENT).

R11.4
EXCEPTION TO PARCEL 1
THAT PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING A PART OF THAT LAND DESCRIBED IN DEED BOOK 209, PAGE 459, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LAND DESCRIBED IN DEED BOOK 209, PAGE 459; THENCE NORTH 52°14'30" EAST, ASSUMED BEARING ALONG THE NORTHERLY LINE OF SAID LAND DESCRIBED IN DEED BOOK 209, PAGE 459, A DISTANCE OF 1177.60 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE SOUTH 37°45'30" EAST 318.82 FEET; THENCE SOUTH 74°37'30" EAST 156.41 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CAPO ISLAND ROAD; THENCE EASTERLY 158.47 FEET ALONG SAID RIGHT-OF-WAY, A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 124.06 FEET; A RADIUS OF 614.87 FEET AND THE CHORD BEARS NORTH 87°51'29" EAST; THENCE SOUTH 87°45'30" EAST, TANGENT TO SAID CURVE, 84.40 FEET; THENCE EASTERLY 74.00 FEET ALONG SAID RIGHT-OF-WAY LINE, A TANGENTIAL CURVE CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 22°21'21" AND A RADIUS OF 124.06 FEET; THENCE NORTH 29°22'47" WEST, NOT TANGENT TO SAID LAST MENTIONED CURVE, 202.88 FEET; THENCE EAST 60.00 FEET; THENCE SOUTH 70°21'20" EAST 36.54 FEET; THENCE NORTHEASTERLY 17.06 FEET ALONG A NON-TANGENTIAL CURVE CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 21°27'53" AND A RADIUS OF 45.55 FEET AND THE CHORD BEARS NORTH 17°38'26" EAST; THENCE NORTH 37°37'03" WEST, NOT TANGENT TO SAID LAST MENTIONED CURVE, 80.34 FEET; THENCE NORTH 52°22'57" EAST 106.00 FEET; THENCE WEST 363.36 FEET TO THE INTERSECTION WITH SAID NORTHERLY LINE OF THAT LAND DESCRIBED IN DEED BOOK 209, PAGE 459; THENCE SOUTH 52°25'13" WEST, ALONG SAID NORTHERLY LINE 24.04 FEET; THENCE SOUTH 52°43'30" WEST ALONG SAID NORTHERLY LINE, 315.10 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFROM THE NORTHWESTERLY 50.00 FEET THEREOF.

CONTAINING 3.36 ACRES MORE OR LESS.

NOTE: THIS LEGAL COMMENCEMENT AT THE NORTHWEST CORNER OF DEED BOOK 209, PAGE 459, HOWEVER, IT ACTUALLY COMMENCES AT THE INTERSECTION OF THE NORTH LINE OF DEED BOOK 209, PAGE 459 WITH CURRENT EASTERLY RIGHT-OF-WAY LINE OF U.S. 1, 150 FOOT RIGHT-OF-WAY (50 FOOT EAST OF STATE POINT OF COMMENCEMENT).

R11.5
PARCEL A
A PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SECTION 51, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SECTION 51, TOWNSHIP 6 SOUTH, RANGE 29 EAST, AND THE EAST RIGHT-OF-WAY LINE OF OLD STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), BEING A 150 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE RUN NORTH 38°04'47" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, 2119.78 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 50°07'13" EAST, A DISTANCE OF 1453.07 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OLD BRICK ROAD (OLD BRICK HIGHWAY); THENCE CONTINUE NORTH 50°07'13" EAST, A DISTANCE OF 664 FEET, MORE OR LESS, TO THE MARSH OF THE NORTH RIVER; THENCE MEANDER EASTERLY ALONG SAID MARSH LINE OF THE NORTH RIVER, A DISTANCE OF 155 FEET, MORE OR LESS, TO A POINT 50.00 FEET SOUTH OF A MEASURED AT RIGHT ANGLES TO THE FIRST CALL OF THIS DESCRIPTION; THENCE SOUTH 50°07'13" WEST, A DISTANCE OF 892 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD BRICK ROAD; THENCE CONTINUE SOUTH 50°07'13" WEST, A DISTANCE OF 1379.37 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1); THENCE NORTH 38°04'47" WEST, 2119.78 FEET TO THE POINT OF BEGINNING.

OF SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST, WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 38°04'47" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON A SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 829, PAGE 1590 TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD BRICK ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); A DISTANCE OF 1096.55 FEET; THENCE NORTH 30°27'29" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO THE SOUTHWEST CORNER OF CAPO ISLAND ROAD AS RECORDED IN DEED BOOK 220, PAGE 198 OF SAID PUBLIC RECORDS; THENCE NORTH 52°22'57" EAST ALONG THE SOUTHERLY LINE OF SAID CAPO ISLAND ROAD, A DISTANCE OF 847.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 30°27'29" WEST LEAVING SAID SOUTHERLY LINE, A DISTANCE OF 2.76 FEET; THENCE NORTH 45°58'46" EAST, A DISTANCE OF 18.63 FEET; THENCE NORTH 81°04'36" EAST, A DISTANCE OF 8.04 FEET; THENCE SOUTH 52°22'57" WEST ALONG SAID SOUTHERLY LINE OF CAPO ISLAND ROAD, A DISTANCE OF 25.89 FEET TO THE POINT OF BEGINNING.

R11.6
PARCEL B-1
A PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SECTION 51, TOWNSHIP 6 SOUTH, RANGE 29 EAST, AND THE EAST RIGHT-OF-WAY LINE OF OLD STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), BEING A 150 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE RUN NORTH 38°04'47" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, 2119.78 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 50°07'13" EAST, A DISTANCE OF 1453.07 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OLD BRICK ROAD (OLD BRICK HIGHWAY); THENCE CONTINUE NORTH 50°07'13" EAST, A DISTANCE OF 664 FEET, MORE OR LESS, TO THE MARSH OF THE NORTH RIVER; THENCE MEANDER EASTERLY ALONG SAID MARSH LINE OF THE NORTH RIVER, A DISTANCE OF 155 FEET, MORE OR LESS, TO A POINT 50.00 FEET SOUTH OF A MEASURED AT RIGHT ANGLES TO THE FIRST CALL OF THIS DESCRIPTION; THENCE SOUTH 50°07'13" WEST, A DISTANCE OF 892 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD BRICK ROAD; THENCE CONTINUE SOUTH 50°07'13" WEST, A DISTANCE OF 1379.37 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1); THENCE NORTH 38°04'47" WEST, 2119.78 FEET TO THE POINT OF BEGINNING.

CONTAINING BY COMPUTATIONS BY NORTHEAST FLORIDA SURVEYORS ON DECEMBER 18, 1992, 75 SQUARE FEET MORE OR LESS.

R11.7
PARCEL B-2
A PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SECTION 51, TOWNSHIP 6 SOUTH, RANGE 29 EAST, AND THE EAST RIGHT-OF-WAY LINE OF OLD STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), BEING A 150 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE RUN NORTH 38°04'47" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, 2119.78 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 50°07'13" EAST, A DISTANCE OF 1453.07 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OLD BRICK ROAD (OLD BRICK HIGHWAY); THENCE CONTINUE NORTH 50°07'13" EAST, A DISTANCE OF 664 FEET, MORE OR LESS, TO THE MARSH OF THE NORTH RIVER; THENCE MEANDER EASTERLY ALONG SAID MARSH LINE OF THE NORTH RIVER, A DISTANCE OF 155 FEET, MORE OR LESS, TO A POINT 50.00 FEET SOUTH OF A MEASURED AT RIGHT ANGLES TO THE FIRST CALL OF THIS DESCRIPTION; THENCE SOUTH 50°07'13" WEST, A DISTANCE OF 892 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD BRICK ROAD; THENCE CONTINUE SOUTH 50°07'13" WEST, A DISTANCE OF 1379.37 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1); THENCE NORTH 38°04'47" WEST, 2119.78 FEET TO THE POINT OF BEGINNING.

R11.8
PARCEL B-3
A PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SECTION 51, TOWNSHIP 6 SOUTH, RANGE 29 EAST, AND THE EAST RIGHT-OF-WAY LINE OF OLD STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1), BEING A 150 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE RUN NORTH 38°04'47" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5, 2119.78 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE NORTH 50°07'13" EAST, A DISTANCE OF 1453.07 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF OLD BRICK ROAD (OLD BRICK HIGHWAY); THENCE CONTINUE NORTH 50°07'13" EAST, A DISTANCE OF 664 FEET, MORE OR LESS, TO THE MARSH OF THE NORTH RIVER; THENCE MEANDER EASTERLY ALONG SAID MARSH LINE OF THE NORTH RIVER, A DISTANCE OF 155 FEET, MORE OR LESS, TO A POINT 50.00 FEET SOUTH OF A MEASURED AT RIGHT ANGLES TO THE FIRST CALL OF THIS DESCRIPTION; THENCE SOUTH 50°07'13" WEST, A DISTANCE OF 892 FEET, MORE OR LESS, TO THE WESTERLY RIGHT-OF-WAY LINE OF OLD BRICK ROAD; THENCE CONTINUE SOUTH 50°07'13" WEST, A DISTANCE OF 1379.37 FEET TO THE SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (U.S. HIGHWAY NO. 1); THENCE NORTH 38°04'47" WEST, 2119.78 FEET TO THE POINT OF BEGINNING.

CONTAINING BY COMPUTATIONS BY NORTHEAST FLORIDA SURVEYORS ON DECEMBER 18, 1992, 1414 SQUARE FEET MORE OR LESS.

R11.ZB WEST ALONG SAID NORTHERLY LINE OF CAPO ISLAND ROAD, A DISTANCE OF 100.75 FEET TO THE POINT OF BEGINNING. CONTAINING BY COMPUTATIONS BY NORTHEAST FLORIDA SURVEYORS ON DECEMBER 18, 1992, 351 SQUARE FEET MORE OR LESS.

R11.ZB PARCEL C A PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SECTION 51, OF SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 38°04'47" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON A SOUTHERLY LINE OF THOSE LANDS DESCRIBED AS OFFICIAL RECORDS VOLUME 829, PAGE 1590 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1884.34 FEET; THENCE NORTH 31°55'13" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID SOUTHERLY LINE TO A POINT ON A WESTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 829, PAGE 1590, A DISTANCE OF 300.00 FEET; THENCE SOUTH 38°04'47" EAST ALONG SAID WESTERLY LINE TO A POINT ON A SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 829, PAGE 1590, A DISTANCE OF 86.86 FEET; THENCE NORTH 51°55'13" EAST ALONG SAID SOUTHERLY LINE OF OFFICIAL RECORDS VOLUME 829, PAGE 1590 TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD BRICK ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); A DISTANCE OF 1096.55 FEET; THENCE NORTH 30°23'26" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.33 FEET TO THE SOUTHWEST CORNER OF CAPO ISLAND ROAD AS RECORDED IN DEED BOOK 228, PAGE 198 OF SAID PUBLIC RECORDS; THENCE NORTH 52°22'57" EAST ALONG THE SOUTHERLY LINE OF SAID CAPO ISLAND ROAD, A DISTANCE OF 847.90 FEET TO THE POINT OF BEGINNING; THENCE NORTH 38°35'04" WEST LEAVING SAID SOUTHERLY LINE, A DISTANCE OF 1.44 FEET; THENCE NORTH 30°00'49" EAST, A DISTANCE OF 32.09 FEET; THENCE NORTH 51°24'01" EAST, A DISTANCE OF 50.05 FEET; THENCE NORTH 38°29'14" EAST, A DISTANCE OF 32.36 FEET; THENCE SOUTH 30°25'07" EAST, A DISTANCE OF 1.22 FEET; THENCE SOUTH 52°22'57" WEST ALONG SAID SOUTHERLY LINE OF CAPO ISLAND ROAD, A DISTANCE OF 124.09 FEET, TO THE POINT OF BEGINNING.

CONTAINING BY COMPUTATIONS BY NORTHEAST FLORIDA SURVEYORS ON DECEMBER 18, 1992, 447 SQUARE FEET MORE OR LESS.

R11.ZC PARCEL D A PART OF SECTION 50, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SECTION 51, OF SAID TOWNSHIP 6 SOUTH, RANGE 29 EAST WITH THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (A 150 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 38°04'47" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE TO A POINT ON A SOUTHERLY LINE OF THOSE LANDS DESCRIBED AS PARCEL I, PART "B", OFFICIAL RECORDS

VOLUME 829, PAGE 1590 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1884.34 FEET; THENCE NORTH 31°55'13" EAST LEAVING SAID EASTERLY RIGHT-

SAID SOUTHERLY LINE TO A POINT ON A WESTERLY LINE OF THOSE LANDS DESCRIBED IN SAID OFFICIAL RECORDS VOLUME 829, PAGE 1590, A DISTANCE OF 300.00 FEET; THENCE SOUTH 38°04'47" EAST ALONG SAID WESTERLY LINE TO A POINT ON A SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 829, PAGE 1590, A DISTANCE OF 86.86 FEET; THENCE NORTH 51°55'13" EAST ALONG SAID SOUTHERLY LINE OF OFFICIAL RECORDS VOLUME 829, PAGE 1590 TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF OLD BRICK ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 1096.55 FEET; THENCE NORTH 30°23'26" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1.33 FEET TO THE SOUTHWEST CORNER OF CAPO ISLAND ROAD AS RECORDED IN DEED BOOK 228, PAGE 198 OF SAID PUBLIC RECORDS; THENCE NORTH 52°22'57" EAST ALONG THE NORTHERLY LINE OF SAID CAPO ISLAND ROAD, A DISTANCE OF 808.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 52°22'57" EAST CONTINUING ALONG SAID NORTHERLY LINE OF CAPO ISLAND ROAD, A DISTANCE OF 81.81 FEET; THENCE NORTH 88°23'11" EAST LEAVING SAID NORTHERLY LINE, A DISTANCE OF 3.03 FEET; THENCE SOUTH 72°24'24" EAST, A DISTANCE OF 5.23 FEET; THENCE SOUTH 56°12'56" WEST, A DISTANCE OF 17.17 FEET; THENCE SOUTH 82°27'11" WEST, A DISTANCE OF 0.84 FEET; THENCE NORTH 34°48'35" EAST, A DISTANCE OF 10.51 FEET; THENCE NORTH 09°44'28" WEST, A DISTANCE OF 1.98 FEET, TO THE POINT OF BEGINNING.

CONTAINING BY COMPUTATIONS BY NORTHEAST FLORIDA SURVEYORS ON DECEMBER 18, 1992, 249 SQUARE FEET MORE OR LESS.

R11.ZD IS HEREBY CHANGED TO: PUD, Planned Unit Development in accordance with documents filed in application R-PUD-92-025.

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 acknowledgement of the office of the Secretary of State to the Clerk of the Board of County Commissioners, that some has been filed.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
By Carl "Bud" Markel
His 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 PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 822-2500 or at the County Administration Building, 400 Lewis Speedway, St. Augustine, Florida 32095, not later than 5 days prior to the date of this meeting.
L27 Jan. 24, 1994



94-08-10-03-02
C-1
CLE
FLORIDA DEPARTMENT OF STATE

Jim Smith, Secretary of State
DIVISION OF ELECTIONS
Bureau of Administrative Code
The Elliot Building
Tallahassee, Florida 32399-0250
(904) 488-8427

March 4, 1994

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

Attention: Amy Bennett, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of March 3, 1994 and certified copies of St. Johns County Ordinance Numbers 94-04 through 94-08, which were received and filed in this office on March 4, 1994.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mb