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ORDINANCE NO: 94-55

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA, APPROVING A MAJOR
MODIFICATION OF PLANNED UNIT DEVELOPMENT
ORDINANCE NO. 91-36;
MAKING FINDINGS OF FACT; AND PROVIDING AN EFFECTIVE DATE**

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA (the "Board"):

SECTION 1. That the Board has reviewed the Application for Modification of the Planned Unit Development Zoning for the Interchange Parcels of the Saint Johns project submitted by SJH Partnership, Ltd. and the supporting documents for zoning change dated August 30, 1994 (hereinafter, the "Application for Modification") and finds as follows: 1) The need and justification for the requested change has been considered as required by Section 11-10-4 of the Zoning Code; 2) The requested change is consistent with the goals, policies and objectives of the Comprehensive Plan and Comprehensive Plan land use maps; and 3) The proposed development meets the objective of Article 8 of the Zoning Ordinance authorizing PUDs. The intent in Article 8.1 of the Zoning Code is satisfied. The conditions in Article 8-2-3 of the Zoning Code are also satisfied as follows:

- a. The PUD as modified does not affect adversely the orderly development of St. Johns County as embodied in the Zoning Ordinance and in any Comprehensive Plan or portion thereof adopted by the St. Johns County Board of County Commissioners.
- b. The PUD as modified will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment or to the use or development of adjacent properties or the general neighborhood.
- c. The PUD as modified will accomplish the objective and will meet the standards and criteria of Section 8-4 of the Zoning Code.

SECTION 2. That the master land use plan for this PUD shall be Map H, Master Development Plan, Interchange Parcel, attached as Exhibit A to this Ordinance.

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SECTION 3. That the modifications requested and described in the Application Text attached as Exhibit B to this Ordinance are hereby approved.

SECTION 4. That the intended plan of development for this PUD shall be the Intended Plan of Development attached as Exhibit C to this Ordinance.

SECTION 5. The terms, conditions, and requirements of PUD Ordinance No. 91-36 shall remain in full force and effect except as specifically modified by the terms of this Ordinance or Exhibits A through C to this Ordinance which are hereby incorporated by reference and made a part of this Ordinance. In the case of conflict between the terms of this Ordinance and the terms of Ordinance No. 91-36, the terms of this Ordinance shall prevail. All terms and conditions of the St. Johns DRI Development Order approved under Resolution 91-130 as modified by Resolution 91-183 and as further modified from time to time shall be deemed to be terms and conditions of this PUD. In the event of a conflict between the terms of the PUD and the terms of the DRI Development Order, the terms of the DRI Development Order shall control.

SECTION 6. This Ordinance shall take effect immediately upon receipt of official acknowledgement of the Department of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that the same has been filed.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Alan Roberts
CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK

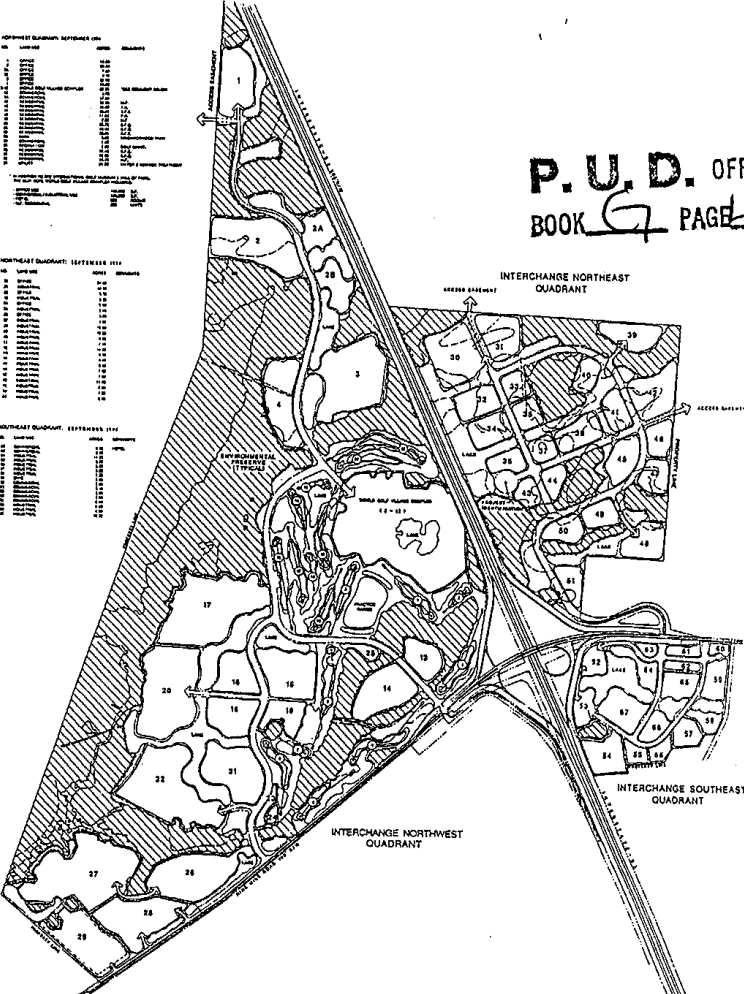
BY: Wynne Carter
DEPUTY CLERK

PASSED AND ADOPTED THIS 8th DAY OF November, 1994.

EFFECTIVE November 21, 1994.

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NORTHWEST QUADRANT - SEPTEMBER 30, 1934		NORTHWEST QUADRANT - SEPTEMBER 30, 1934	
Lot No.	Area	Lot No.	Area
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LEGEND

[Symbol]	RESIDENTIAL
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[Symbol]	OFFICE
[Symbol]	INDUSTRIAL
[Symbol]	GOV.
[Symbol]	EDUCATION
[Symbol]	RELIGIOUS
[Symbol]	RECREATION
[Symbol]	UTILITY
[Symbol]	MAINTENANCE
[Symbol]	ENVIRONMENTAL PRESERVE
[Symbol]	WILDLIFE PRESERVE
[Symbol]	LAKES
[Symbol]	GOLF COURSES
[Symbol]	BLADDER ROAD RIGHTS-OF-WAY

SAINT - JOHNS
 AN SLM PARTNERSHIP, LTD. DEVELOPMENT

ST. JOHN'S DEVELOPMENT, INC.
 12345 Main St.
 St. John's, N.Y.
 12345 67890

SAINT JOHN'S

Lot No.	Area	Lot No.	Area
1	0.15	1	0.15
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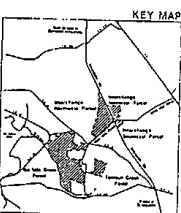


Exhibit A to Ordinance

MAP H

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APPLICATION FOR MODIFICATION
OF
PLANNED UNIT DEVELOPMENT

SUBMITTED BY
DAVIDSON DEVELOPMENT, INC.
FOR
SJH PARTNERSHIP LIMITED, LTD.

AUGUST 30, 1994

REVISED OCTOBER 11, 1994

APPLICATION FOR MODIFICATION
OF PLANNED UNIT DEVELOPMENT

SAINT JOHNS INTERCHANGE PARCELS
PUD ORDINANCE 91-36

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This Application for Modification of PUD Ordinance 91-36 (the "PUD") is submitted by Davidson Development, Inc. on behalf of SJH Partnership (the "Developer") and consists of a completed St. Johns County Planning and Zoning form of Application for Zoning Hearing (the "Application Form"), a proposed ordinance (the "Ordinance"), a revised Map H, Master Development Plan for the Interchange Parcels dated September, 1994, identified as Exhibit A to the Ordinance (the "Revised Interchange Master Development Plan"), this text identified as Exhibit B to the Ordinance (the "Application Text"), and a revised statement of intended plan of development identified as Exhibit C to the Ordinance (the "Revised Intended Plan of Development"). The Application Form includes a legal description attached as Exhibit 1, a list of owners within 300 feet attached as Exhibit 2, and a title opinion attached as Exhibit 3. The Developer requests that the St. Johns County Planning and Zoning Agency recommend approval of this application and that the Board of County Commissioners modify the PUD by adopting the Ordinance approving the changes described in this Application Text and incorporated into the Revised Interchange Master Development Plan and Revised Intended Plan of Development.

1. Background. The Developer has submitted an Application for Non-Substantial Change to the Saint Johns Development of Regional Impact simultaneously with submission of this Application for Modification of PUD No. 91-36. The Revised Interchange Master Development Plan attached to and described in the Application for Non-Substantial Change to the Saint Johns Development of Regional Impact is identical to the Revised Interchange Master Development Plan attached to this application. This application for modification of PUD No. 91-36 requests certain changes required to the PUD to maintain consistency with the Saint Johns DRI Development Order and certain other changes to the PUD which do not affect the Saint Johns DRI Development Order.

2. Changes Required to Maintain Consistency With the Saint Johns Development Order.

a. Changes to Master Plan. The Developer requests approval of the Revised Interchange Master Development Plan as the approved PUD master plan.

b. Changes to the Phasing Schedule. The Developer requests that the PUD be modified to adopt the revised phasing schedule attached as Schedule 1 of this Application Text. The provisions of the PUD allowing development "out of sequence" unless it is demonstrated at the time of final development plan review that such development would result in a violation of the level of service standards for public facilities remain unchanged.

The Developer does not require an extension of the time for commencement of construction under the PUD as it is anticipated that development will commence well within the five year period as tolled by the time required for issuance of various environmental permits.

3. Modification of Intended Plan of Development.

a. Revised Intended Plan of Development. The Revised Intended Plan of Development identified as Exhibit C to the Ordinance shall be substituted in its entirety for the intended plan of development described in the text of the Application for Planned Unit Development Saint Johns Interchange Parcels (the "Intended Plan of Development"). A summary of the changes is provided in subsections b and c below.

b. Changes Within Residential Categories. Upon approval of this application, Table III in Section II-B of the Intended Plan of Development shall be replaced with the revised Table III set forth below.

TABLE III
 Breakdown of Residential Types
Interchange Northwest Parcels

Residential Category	Maximum Allowable Density*	Approximate Acreage	Total Units
SFE	3.2 DUs per acre	74 ±	203
SFC	5 DUs per acre	110 ±	517
PH	6 DUs per acre	12 ±	72
TH	8 DUs per acre	11 ±	88
MF**	N/A	50 ±	672
		(plus part of WGV)	
TOTAL			1,552

The maximum allowable density for patio homes under Section II-B 3 of the Intended Plan of Development shall be changed from four development units per acre to six development units per acre. The maximum allowable density for single family conventional under Section II-B 5 of the Intended Plan of Development shall be

changed from six development units per acre to five development units per acre.

The first sentence in the first paragraph of Section II-B 6 of the Intended Plan of Development shall be deleted.

In the second paragraph under Section II-B 6 of the Intended Plan of Development the words "development pod number 24" shall be changed to "development pods 15 and 19", the number of living units shall be changed to 300 units, and the number of beds shall be changed to 60.

The net results of the changes proposed above is to reduce the maximum number of patio homes and townhomes from a combined total of 250 units to a combined total of 160 units (i.e. a 90-unit reduction) while increasing the maximum number of multifamily units by 72 units (i.e. 80% of the reduction in patio homes and townhomes). The proposed substitution of multifamily units for patio homes and townhomes meets the substitution ratios specified in Table 12.A.3 of the Saint Johns ADA. The total number of allowable residential units is reduced from 1,570 to 1,552. The total residential acreage is reduced from approximately 266 acres to 257 acres, but residential usages will be allowed within the World Golf Village Complex (as defined in subsection c below).

In the second paragraph under Section II-C of the Intended Plan of Development, the allocation of the total 583,000 square feet of space shall be changed to allocate 359,746 square feet to the Interchange Northwest Parcel and 223,254 square feet to the Interchange Southeast Parcel. The wording in the remainder of Section II-C will reflect the fact that some of the commercial usage within the Interchange Northwest Parcel will be associated with the World Golf Village Complex.

In the first paragraph under Section II-D of the Intended Plan of Development, the word "principal" shall be inserted after the first word in the first sentence. The following sentence shall be added after the first sentence: "Some uses classified as industrial may be allowed in the World Golf Village Complex subject to a finding of compatibility during the final development plan review process."

The first sentence of Section II-E of the Intended Plan of Development shall be changed by inserting the words "Interchange Northeast" after the words "Interchange Northwest." This change reflects the fact that some of the office acreage has been shifted to the Interchange Northeast Parcel on the master plan.

The last two sentences of the first paragraph of Section II-F of the Intended Plan of Development shall be deleted and shall be replaced with the following sentence: "The recreational amenities also include a three acre neighborhood park and

recreational facilities associated with the World Golf Village Complex." The last sentence in the second paragraph of Section II-F of the Intended Plan of Development shall be revised to delete the reference to the swim and tennis center.

c. Description of World Golf Village Complex. The Intended Plan of Development shall be supplemented by adding the following description of the World Golf Village Complex as Section II-K. The World Golf Village Complex (the "Complex") comprises parcels 5 through 12 on the Revised Interchange Master Development Plan. This complex contains approximately 82.01 acres and will be the home of the International Golf Museum and Hall of Fame. The Hall of Fame facility may contain up to 75,000 square feet of museum space and public exhibits, some of which may be associated with the PGA Tour Productions headquarters. In addition, the Complex will include up to 125,000 square feet of commercial space, 150,000 square feet of office space, up to 825 hotel rooms, and up to 200 multi-family residential units which may be owned in single ownership, or owned as a condominium or time share form of ownership. The golf clubhouse will also be located within the Complex. All of the uses within the Complex will be closely integrated to compliment one another, maximize accessibility to pedestrians, and minimize the need for vehicular traffic within the complex. The various uses within the Complex may take advantage of shared parking facilities if the feasibility of shared parking facilities and waiver of normal parking requirements is adequately demonstrated during the final development plan review process. The height limitations within the Complex will be as follows:

(i)	Observation Tower	200 feet
(ii)	Hotel	120 feet
(iii)	Hall of Fame and Commercial	100 feet
(iv)	Multifamily	50 feet
(v)	Office	140 feet
(vi)	Clubhouse	35 feet

The observation tower will contain an elevator and public viewing area. Construction of the observation tower and all other facilities will comply with all applicable fire and safety codes including required sprinkling for buildings over 35 feet except as may be allowed in the final development plan review process with the consent of the fire safety coordinator.

The offices of PGA Tour Productions will be located within the Complex. The International Golf Museum and Hall of Fame and the office of PGA Tour Productions may include interactive exhibits and public access to production facilities. To insure maximum flexibility and to allow the Complex to compete successfully with other similar facilities in the southeastern United States, any use allowable within the PUD as a whole shall be allowed within the Complex subject to demonstration of

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compatibility with other uses in the Complex during the final development plan review process.

4. Summary. In summary, the changes requested are consistent with the changes requested in the Application for Non-Substantial Change Saint Johns Development of Regional Impact and will enhance the success of the World Golf Village without adversely affecting any adjacent property.

Submitted by:

DAVIDSON DEVELOPMENT, INC.

By: John G. Metcalf
JG Metcalf Attorney

SCHEDULE 1

Specific Conditions

A. Development of the Saint Johns DRI shall not exceed the following for any individual phase or cumulatively for the entire project:

Phase 1 (1995-1999)

Residential	944 D.U.
Office	108,000 sf
Retail/Commercial	80,000 sf
Industrial/Warehouse	100,000 sf
Golf	18 holes
Hotel	700 rooms
PGA Hall of Fame and Tour Productions	75,000 sf

Phase 2 (2000-2004)

Residential	1,394 D.U.
Office	489,000 sf
Retail/Commercial	171,000 sf
Industrial/Warehouse	399,000 sf
Golf	18 holes
Hotel	350 rooms

Phase 3 (2005-2009)

Residential	1,799 D.U.
Office	648,000 sf
Retail/Commercial	219,000 sf
Industrial/Warehouse	625,000 sf
Golf	18 holes
Hotel	175 rooms

Phase 4 (2010-2014)

Residential	1,892 D.U.
Office	638,000 sf
Retail/Commercial	72,000 sf
Industrial/Warehouse	670,000 sf
Golf	N/A
Hotel	N/A

Phase 5 (2015-2019)

Residential	1,171 D.U.
Office	610,000 sf
Retail/Commercial	20,000 sf
Industrial/Warehouse	670,000 sf
Golf	N/A
Hotel	N/A

No building permits for any phase of development, beyond that approved by the IDO (as described in Section H of the General Conditions) shall be issued until 50% of the projected non-residential development and 50% of the residential development of the previous phase has been permitted and constructed.

REVISED INTENDED PLAN OF DEVELOPMENT

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A. Mixed Use Concept

The Revised Interchange Master Development Plan for the World Golf Village Complex and Saint Johns is attached as Exhibit A to the Ordinance (the "Master Plan"). As illustrated on the Master Plan, the project consists of a well balanced mix of residential, office, commercial, light industrial and warehouse uses. The project also includes an 18 hole golf course and clubhouse. Combined with the Six Mile Creek and Turnbull Creek parcels which are a part of the DRI, the Saint Johns community will provide a self-sustaining mix of integrated uses consistent with a new town philosophy. The broad mix of residential types, employment base, educational facilities, cultural activities and recreational opportunities will allow families to work, shop, learn and play close to their homes.

The project has been carefully designed and planned to protect environmentally sensitive areas and to leave over 35% of the acreage within the Interchange Parcels in its natural state.

The allowable uses within each land use category shown on the Master Plan are described in the sections that follow.

B. Residential

1. Residential Categories

The Master Plan identifies five major categories of residential uses - single family estate lots (SFE), single family conventional (SFC), patio homes (PH), townhomes (TH), and multi-family (MF). The proposed maximum allowable density, total acreage and resulting total number of units for each residential category is set forth in Table III below.

TABLE III
Breakdown of Residential Types
Interchange Northwest Parcels

Residential Category	Maximum Allowable Density*	Approximate Acreage	Total Units
SFE	3.2 DUs per acre	74 ±	203
SFC	5 DUs per acre	110 ±	517
PH	6 DUs per acre	12 ±	72
TH	8 DUs per acre	11 ±	88
MF**	N/A	50 ±	672
		<small>(plus part of WGV)</small>	
TOTAL			1,552

- * The maximum allowable density is based upon all acreage within each of the identified residential developments pods. As a result, the density is net of arterial road rights-of-way, environmental preservation areas and master drainage or retention areas. The acreage within collector road rights-of-way, interior lakes and ponds, wetlands to be filled pursuant to appropriate dredge/fill permits and wetlands incorporated into lots or other interior open spaces is to be included in determining the allowable number of units for each development pod.

- ** Includes a possible 300 unit life care facility.

The developer anticipates a variety of unit sizes, configurations and prices within each of the residential categories listed above. The developer may or may not construct residential units. The developer does anticipate developing residential subdivisions within which lots will be sold to builders and the public.

In the subsections that follow, we provide a description of each of the various residential types.

2. Single Family Estate Lots

The single family estate lots are intended to be the largest lots offered. The maximum allowable density would be 3.2 development units per acre. These lots will typically be located within the central core of the development and may be within a secured community. If security is provided, it will be provided through a property owners association having the authorization to assess each lot owner for the lot owner's share of the cost.

Each of these lots would be made available for construction of single family detached housing units with the traditional accessory uses. Height would be limited to a maximum of 40 feet. The required yard areas, lot sizes, setbacks and other similar attributes would be specified at the time of final development plan submission and would be incorporated into recorded covenants and restrictions.

3. Patio Homes

The patio home lots could be used for construction of attached or detached single family homes with either fee simple or condominium form of ownership. The type of unit that would be allowed within a given development pod would be specified in the final development plans for the development pod. The maximum allowable density would be 6 development units per acre. The

maximum height would be 40 feet. These lots will typically be located within the central core of the development and may be within a secured community. If security is provided, it will be provided through a property owners association having the authorization to assess each lot owner for the lot owner's share of the cost. The required yard areas, lot sizes, setbacks and other similar attributes would be specified at the time of final development plan submission and would be incorporated into recorded covenants and restrictions.

4. Townhome Lots

The townhome lots could be used for construction of attached or detached single family homes with either fee simple or condominium form of ownership. The type of unit that would be allowed within a given development pod would be specified in the final development plans for the development pod. The maximum allowable density would be 8 development units per acre. The maximum height would be 40 feet. These lots will typically be located within the central core of the development and may be within a secured community. If security is provided, it will be provided through a property owners association having the authorization to assess each lot owner for the lot owner's share of the cost. The required yard areas, lot sizes, setbacks and other similar attributes would be specified at the time of final development plan submission and would be incorporated into recorded covenants and restrictions.

5. Single Family Conventional Lots

The single family conventional lots are intended to accommodate the demand for moderately priced homes with fee simple ownership. The maximum allowable density would be 5 development units per acre. The maximum height would be 40 feet. The required yard areas, lot sizes, setbacks and other similar attributes would be specified at the time of final development plan submission and would be incorporated into recorded covenants and restrictions. The single family conventional lots would be made available for single family detached housing units with the traditional accessory uses. Mobile homes would not be allowed. Modular homes, which are defined as detached single family units that are typically not moved as a single unit and must be transported in sections, may be allowed if so specified in a final development plan. If allowed, these homes would be required to have the appearance of a conventional home. The units would be subject to normal ad valorem real estate taxation.

6. Multi-family

The maximum height would be 50 feet. The setbacks, required yards and other similar attributes would be specified at

the time of final development plan submission and would be subject to all applicable public safety considerations.

Also, the developer requests the flexibility to locate a life care facility on development pods 15 and 19 of the Interchange Northwest Parcel. If these pods are developed as a life care facility, they will be improved with a maximum of 300 living units, a nursing home facility having a maximum of 60 beds and a community center having a maximum of 40,000 square feet of space for a facility such as a post office, auditorium, exercise rooms and other services for the resident such as barber and beauty shops, and banking facilities. These facilities would only be available to the residents of the life care project. The community center would also include administrative offices for the life care community in the main dining room for the residents of the project. The developer of the life care facility would be required to obtain all applicable state and local permits, including, as required, certificate of need prior to commencing construction. Specific issues related to the impact of the life care facility on the fire and rescue services of St. Johns County should be addressed at the time of final development plan review.

C. Commercial and Retail Uses

The development pods identified as commercial on the Master Plan will provide for the retail needs of the residents within the development as well as the occupants of the industrial and office elements. The allowable uses within development pods designated as commercial on the Master Plan are intended to include the uses permissible or permissible by exception in the commercial neighborhood and commercial general zoning districts contained in the St. Johns County Zoning Ordinance current as of August, 1990, except for the uses described in the following sections of the St. Johns County Zoning Ordinance which shall be prohibited:

- Section 5.6.5(D) - Mobile Home
- Section 5.8.1(V) - Palmist, etc.
- Section 5.8.4(I) - Mobile Home

The total square footage within the commercial elements of the Interchange Parcels of the Saint Johns Development will be 562,000 square feet broken down as follows:

- Interchange Northwest - 348,440 square feet
- Interchange Southeast - 213,560 square feet

The commercial retail facilities planned for the Interchange Southeast Parcel will provide support for the adjacent industrial and office uses, satisfy retail demands of passerby traffic on I-95 and serve the broader North Florida regional market to some extent.

The retail commercial facilities on the Interchange Northwest Parcel will serve the needs of visitors to the World Golf Village as well as the needs of the residents of the Interchange Northwest Parcel, the residents of the Six Mile Creek Parcel, the office tenants located on the Interchange Northwest Parcel, and the occupants of the other Interchange Parcels.

The Master Plan identifies development pod 52 on the Interchange Southeast Parcel specifically for hotel development and indicates hotel usage within the World Golf Village Complex (as defined in subsection "K" below). These are the parcels that are presently under consideration for development as hotels. Hotels, are, however, identified as an allowable use within the commercial general zoning classification and would be allowed on any of the commercial parcels subject to final development plan approval. Height within the development pods identified as commercial would be limited to 100 feet.

D. Industrial/Warehouse Uses

The principal industrial/warehouse uses within the Saint Johns Development will be located on the Interchange Northeast and Interchange Southeast Parcels. Some uses classified as industrial may be allowed in the World Golf Village Complex subject to a finding of compatibility during the Final Development Plan review process. The allowable uses within development pods designated as industrial on the Master Plan are intended to include the uses permissible or permissible by exception in the commercial intensive and industrial warehouse zoning districts contained in the St. Johns County Zoning Ordinance current as of August, 1990, except for the uses described in the following sections of the St. Johns County Zoning Ordinance will shall be prohibited:

- Section 5.9.1(d) - Palmists, etc.
- Section 5.9.1(e) - Outdoor markets
[these are on page 37-1 of the DRI]
- Section 5.10.1(f) - heavy industry
- Section 5.10.1(k) - railroad sidings, etc.
- Section 5.10.1(l) - existing industrial uses
- Section 5.10.1(m) - bulk storage of flammable
liquids and assets
- Section 5.10.3(d) - railroad right-of-way, etc.

Junk yards and similar uses shall also be prohibited.

The total square footage of industrial uses in the Saint Johns Development will be 2,464,000 square feet.

Height within the development pods identified as industrial would be limited to 50 feet.

E. Office

The office uses within the Saint Johns Interchange Parcel will be located on the Interchange Northwest, Interchange Northeast, and Interchange Southeast Parcels. The allowable uses within development pods designated as office on the Master Plan are intended to include all types of general office space and other uses appropriate to an office or business park setting, including a full range of commercial uses incorporated in office buildings to provide for the on-site retail needs of the tenants. The proposed land plan would incorporate the flexibility to locate facilities such as daycare centers, health and fitness clubs, and food service facilities within the office building setting. Appropriate provisions will be made for the health, safety and recreational needs of the children that would attend any daycare facility. Those provisions would be described and reviewed by St. Johns County in the final development plan process.

The office uses located on the Interchange Northwest Parcel will be enhanced by the view of the golf course and lake system that weaves through the area to provide an attractive campus-like setting. It is hoped this concept will enable the developer to attract major tenants, including corporate headquarters to the Project. Also, the office buildings, lakes and golf course will buffer the residential elements of the Interchange Northwest Parcel from the noise associated with Interstate 95.

The total square footage of office uses within the Saint Johns Development will be 2,568,000 square feet. The office uses will provide St. Johns County a unique resource to assist in efforts to bring significant new employers to the County and to take advantage of the trend that has been established in Southern Duval County with the recent relocations of employers such as AT&T, Bendix Corporation, American Express Travel Related Services, and the Barnett Bank Operations Center.

Height within the development pods identified as office would be limited to 140 feet.

F. Recreation and Other Amenities

The recreational uses planned for the Interchange Northwest Parcel are identified on the Master Plan and include an 18 hole golf course with associated golf club, golf maintenance facility and other similar support facilities. The golf clubhouse could include a pro shop, a restaurant and lounge area that may serve alcohol and other similar accessory uses. The recreational amenities also include a three acre neighborhood park and recreational facilities associated with the World Golf Village Complex. Any additional recreational needs of residents will be addressed at the time of final development plan review for various

residential parcels.

The neighborhood park would be conveyed to a property owners association. It would be maintained by the association and would be available for use by residents of the project. The golf facilities may be operated as commercial facilities or as a private club.

In addition to the recreational amenities on the Interchange Northwest Parcel, the land within this PUD is part of the DRI. In connection with the Saint Johns DRI Application the developer has offered to donate the 455 acre Turnbull Creek Parcel to St. Johns County for preservation and active recreation. Approximately 69 acres of the Turnbull Creek Parcel are proposed for development by St. Johns County into a park. Approximately 4.1 acres of trail roads through the preservation area could be used by St. Johns County for hiking and other similar uses. Finally, the balance of the 455 acres would be preserved in its natural state for environmental purposes but would be available to the public for uses consistent with environmental preservation.

G. Open Space and Preservation Areas

A total of approximately 319 acres of wetlands and 262 acres of uplands are proposed for preservation on the Interchange Northwest Parcel, 93 acres of wetlands and 25 acres of uplands are proposed for preservation on the Interchange Northeast Parcel and 7 acres of wetlands and 2 acres of uplands are proposed for preservation on the Interchange Southeast Parcel. All of the areas to be preserved that are contained within contiguous systems would be covered by a conservation easement to be granted to the St. Johns River Water Management District prior to construction in the vicinity of the preservation areas. Any areas depicted on the Master Plan as preservation or open space areas that are not within contiguous systems would be preserved by means of covenants and restrictions to be recorded at the time of Final Development Plan approval for any development in the vicinity of such areas. The total acreage of the preservation areas is approximately 708 acres or 36 percent of the acreage within the Interchange Parcels.

H. Water and Sewer Facilities

Water and sewer service will be provided by a privately owned water and sewer utility company that will be regulated by the St. Johns County Water and Sewer Authority. Parcel 29 on the Master Plan is identified as the site of the water and sewage treatment plant to serve the Interchange Parcels.

I. Vehicular and Pedestrian Circulation Systems

The Master Plan depicts on a preliminary vehicular

circulation system and shows all proposed points of connection with public rights of way. All of the arterial streets shown on the Master Plan for the Interchange Northwest Parcel will be accompanied by a bicycle path or a sidewalk. The vehicular and pedestrian circulation systems within development pods shall be subject to review and approval by St. Johns County in connection with final development plan review. Also, prior to commencement of construction within the Interchange Northwest Parcel or Interchange Southeast Parcel, a pedestrian circulation system for the parcel shall be reviewed and approved by St. Johns County. All roads, streets and parking areas shall conform to the design standards specified in the St. Johns County Paving and Drainage Ordinance in effect as of August, 1990, unless a proposed deviation is approved by St. Johns County in connection with approval of a final development plan.

J. Phasing and Commencement of Construction

The project will be constructed in five major phases over a period of twenty-five years. A projected phasing schedule is included in Table 12.a.2 of the Saint Johns DRI Substantial Deviation Application. A revised phasing schedule is attached as Schedule 1. It is requested that the developer be allowed to develop any portion of the project at any time unless it is demonstrated at the time of final development plan review that development "out of sequence" with the phasing information provided in the DRI would result in a violation of the level of service standards for public facilities contained or incorporated by reference in the Saint Johns DRI Development order.

The developer requests a period of five (5) years from the date of approval of this PUD application or the Saint Johns DRI (whichever occurs later) within which to commence construction. The commencement of construction should be defined to include commencement of construction of the interchange improvements at I-95 and Nine Mile Road. Also, the time period for commencement of construction should be tolled until issuance of the last of the following permits: (i) SJRWMD/Individual MSSW permit application number 4-109-0122A, (ii) SJRWMD/MSSW conceptual permit application number 4-109-0120AC, (iii) ACOE permit application number 199100108(IP-65), (iv) SJRWMD (by FDER delegation) dredge/fill permit application number 12-109-0036A, (v) FDER permit for construction of water treatment plant and sewage treatment plant (if submitted prior to 9/91), (vi) SJRWMD consumptive use permit (if submitted prior to 9/91).

K. Description of World Golf Village Complex.

The World Golf Village Complex (the "Complex") comprises parcels 5 through 12 on the Revised Interchange Master Development Plan. This complex contains approximately 82.01 acres and will be

the home of the International Golf Museum and Hall of Fame. The Hall of Fame facility will include up to 75,000 square feet of museum space and public exhibits, some of which may be associated with the PGA Tour Productions headquarters. In addition, the Complex will include up to 125,000 square feet of commercial space, 150,000 square feet of office space, up to 825 hotel rooms, and up to 200 multi-family residential units which may be owned in single ownership, or owned as a condominium or time share form of ownership. The golf clubhouse will also be located within the Complex. All of the uses within the Complex will be closely integrated to compliment one another, maximize accessibility to pedestrians, and minimize the need for vehicular traffic within the complex. The various uses within the Complex may take advantage of shared parking facilities if the feasibility of shared parking facilities and waiver of normal parking requirements is adequately demonstrated during the final development plan review process. The height limitations within the Complex will be as follows:

(i)	Observation Tower	200 feet
(ii)	Hotel	120 feet
(iii)	Hall of Fame and Commercial	100 feet
(iv)	Multifamily	50 feet
(v)	Office	140 feet
(vi)	Clubhouse	35 feet

The observation tower will contain an elevator and public viewing area. Construction of the observation tower and all other facilities will comply with all applicable fire and safety codes including required sprinkling of buildings over 35 feet except as may be allowed in the final development plan review process with the consent of the fire safety coordinator.

The offices of PGA Tour Productions will be located within the Complex. The International Golf Museum and Hall of Fame and the office of PGA Tour Productions may include interactive exhibits and public access to production facilities. To insure maximum flexibility and to allow the Complex to compete successfully with other similar facilities in the southeastern United States, any use allowable within the PUD as a whole shall be allowed within the Complex subject to demonstration of compatibility with other uses in the Complex during the final development plan review process.

L. Ownership and Maintenance of Common Facilities

All common facilities located within the PUD for the common use and benefit of the property owners such as roads, drainage facilities and common open space shall initially be owned by the developer and shall be operated and maintained by one or more mandatory property owners associations having the power to

assess property owners. Appropriate association documents and the relevant portions of covenants and restrictions will be submitted of review and approval at the time of final development plan submission.

P. U. D. OFF. REC.
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M. Successors In Title

All successors in title to the Property shall be bound to the conditions of the approved PUD.

N. Relationship to DRI Development Order

All terms and conditions of the DRI Development Order to be issued connection with the Saint Johns DRI Application applicable to the Interchange Parcels shall be deemed to be terms and conditions of this PUD. In the event of a conflict between the terms of the PUD and the terms of the DRI Development Order, the terms of the DRI Development Order shall control. Simultaneously with Final Development Plan review, the Planning and Zoning Department and Solid Waste Department will review the plans for sufficient capacity for solid waste and mass transit respectively, and for consistency with conditions CC and GG of the St. Johns DRI Development Order, Resolution 91-30.

O. Fire and Safety Codes

All construction within the PUD will comply with all applicable fire and safety codes including required sprinkling of buildings over 35 feet in height except as may be allowed in the final development plan review process with the consent of the fire safety coordinator.

FILED AND RECORDED IN
PLANNING DEPARTMENT
ST. JOHNS COUNTY, FLA.

94 NOV 23 AM 9:11

Carl "Buck" Munkel
CLERK OF CIRCUIT COURT

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____

Barbara Dresslar _____ 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 _____

I-95 & Nine Mile Rd./R-PUD-91-10 _____

_____ in the _____ Court,

was published in said newspaper in the issues of _____

Sept. 8, 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.

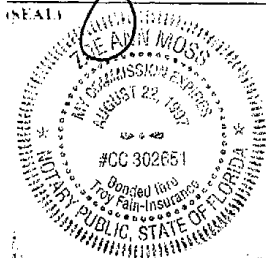
Barbara Dresslar

Sworn to and subscribed before me Zoe Ann Moss

this 8th day of Sept.

A. D. 19 94

Zoe Ann Moss
Notary Public



COPY OF ADVERTISEMENT

NOTICE OF PUBLIC HEARING ON PROPOSED MAJOR MODIFICATION TO PLANNED UNIT DEVELOPMENT

NOTICE IS HEREBY GIVEN that a Major Modification to Ordinance Number 91-36, an ordinance rezoning lands to Planned Unit Development will be heard by the Planning and Zoning Agency and the Board of County Commissioners of St. Johns County, Florida, to consider the following major modifications:

Changes to the PUD to accommodate final plan for World Golf Village which include: Changes to Master Development Plan; Phasing Schedule; Intended Plan of Development; Residential Categories; Full Description of changes may be reviewed with the file in Planning and Zoning Department, 4020 Lewis Speedway, St. Augustine, Fla. on the following described lands located in St. Johns County, Florida:

EXHIBIT 1

Interchange Northeast

A part of Sections 2 and 3, together with a part of Government Lot 1, Section 11, together with all of Section 10, lying East of Interstate 95 right-of-way, together with all of Section 11 less and except the East 1/2 of and the Southeast 1/4 of the Southwest 1/4 and that part lying in and West of Interstate 95 right-of-way, and part of Section 14 lying East of Interstate 95 right-of-way and Northwesterly of the Northwesterly right-of-way line of old Nine Mile Road, all lying in Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, Commence at the Southeast corner of said Section 11; thence South 89°22'10" West along the south line of said Section 11 and along the center line of Nine Mile Road, County Road 513A (a 66 foot right-of-way as now established) a distance of 1915.72 feet; thence North 00°27'50" West a distance of 33.00 feet to a point on the Northerly right-of-way line of said Nine Mile Road and the POINT OF BEGINNING; thence along said Northerly right-of-way line of Nine Mile Road run the following five courses; Course No. 1 - thence South 89°32'10" West a distance of 1043.00 feet; Course No. 2 - thence North 00°27'50" West a distance of 205.04 feet to the point of curve of a curve concave southeasterly having a radius of 1195.92 feet; Course No. 4 - thence Southwesterly along the arc of said curve an arc distance of 347.04 feet, said arc being subtended by a chord bearing of South 81°13'23" West and a chord distance of 345.82 feet; thence leaving said Northerly right-of-way line of Nine Mile Road, South 89°32'10" West along the aforementioned Southerly line of Section 11, a distance of 468.92 feet to the Southwest corner of aforementioned Government Lot 1; thence continue South 89°32'10" West along the

aforementioned Southerly line of Section 11 a distance of 589.15 feet; thence South 44°33'20" West a distance of 252.80 feet to a point on the Northeastly right-of-way line of said Interstate 95 (a 300 foot right-of-way as now established); thence North 27°32'59" West along said Northeastly right-of-way line a distance of 2210.81 feet; thence North 89°18'55" East leaving said Northeastly right-of-way line a distance of 4946.39 feet; thence South 02°11'32" East along the West line of said East 1/2 of Section 11 and a Northerly projection thereof a distance of 4057.04 feet; thence South 89°11'13" West along the North line of said Southwest 1/4 of Section 11 a distance of 1311.89 feet; thence South 00°23'04" West along the West line of said Southwest 1/4 of the Section 11, said west line also being the Westerly line of said Government Lot 1, Section 11, a distance of 988.89 feet to a point on a curve, said curve being concave Northerly having a radius of 625.00 feet; thence Easterly along the arc of said curve an arc distance of 610.60 feet, said arc being subtended by a chord bearing of North 88°27'18" East and a chord distance of 586.60 feet to the point of tangency of said curve; thence North 60°28'02" East a distance of 415.00 feet to the point of curve of a curve concave Southerly having a radius of 375.00 feet; thence along the arc of said curve an arc distance of 715.92 feet, said arc being subtended by a chord bearing of South 64°50'28" East and a chord distance of 612.04 feet to the end of said curve; thence South 26°09'18" East a distance of 70.00 feet; thence South 00°27'50" East a distance of 70.00 feet; thence South 79°57'27" East a distance of 531.96 feet to the POINT OF BEGINNING.

Containing 413.64 acres, more or less.

Together with:

That portion of Section 14, Township 6, South Range 28 East, St. Johns County, Florida, lying south of the northerly right-of-way line of old Nine Mile Road, as now abandoned, east of the easterly right-of-way line of Interstate 95, a 300.00 foot right-of-way as now established, and north of the northerly right-of-way line of Nine Mile Road, County Road 513A, a county right-of-way of varying width as now established.

Containing 6.62 acres, more or less.

LESS AND EXCEPT:

Parcel 100, Part "A".

A part of Section 11, together with a part of government Lots 2 and 3, Section 14, together with a part of Section 10 all lying in Township 6 South, Range 28 East, St. Johns County,

Florida, more particularly described as follows:

For a Point of Reference, Commence at the Southeast corner of said Section 11, thence South 89°32'10" West along the South line of said Section 11 and along the centerline of Nine Mile Road, County Road 513A (a 66 foot right-of-way as now established), a distance of 2603.77 feet; thence North 00°27'50" West, a distance of 33.00 feet to a point of the Northerly right-of-way line of said Nine Mile Road and the POINT OF BEGINNING; thence south 89°32'10" West along the said Northerly right-of-way line of Nine Mile Road a distance of 354.95 feet; thence North 00°27'50" West a distance of 17.00 feet; thence South 89°32'10" West continuing along said Northerly right-of-way line of Nine Mile Road a distance of 205.04 feet to a point of curve of a curve concave Southeastly having a radius of 1195.92 feet and a central angle of 270°23'; thence Southwesterly continuing along the said Northerly right-of-way line of Nine Mile Road and along the arc of said curve an arc distance of 564.43 feet, said arc being subtended by a chord bearing of South 76°00'55" West and a chord distance of 559.21 feet to the point of tangency of said curve; thence South 42°29'40" West continuing along said Northerly right-of-way line of Nine Mile Road a distance of 316.13 feet; thence South 65°00'23" West continuing along said right-of-way line to its intersection with the Northerly right-of-way line of Interstate 95, State Road No. 9 (a 300 foot right-of-way as now established) a distance of 451.97 feet; thence North 27°32'59" West along said Northeastly right-of-way line a distance of 3535.33 feet; thence leaving said Northeastly right-of-way line South 28°21'52" East a distance of 1695.35 feet to the point of curve of a curve concave Northeastly having a radius of 1051.92 feet and a central angle of 28°47'48"; thence Southeasterly along the arc of said curve an arc distance of 528.89 feet, said arc being subtended by a chord bearing of North 42°45'46" East and a chord distance of 523.14 feet to the point of tangency of said curve; thence South 57°09'40" East a distance of 1048.98 feet to the point of curve of a curve concave Northeasterly having a radius of 706.00 feet and a central angle of 38°37'04"; thence Southeasterly along the arc of said curve an arc distance of 425.85 feet, said arc being subtended by a chord bearing of South 76°28'12" East and a chord distance of 468.89 feet to the point of tangency of said curve; thence North 84°13'16" East a distance of 239.24 feet to the beginning of a non-tangent curve, said curve being concave Southerly having a radius of 948.72 feet and a central angle of 06°36'14"; thence Northeastly along the arc of said curve an arc distance of 455.12 feet, said arc

being subtended by a chord bearing of North 86°14'03" East and a chord distance of 454.87 feet to the end of said curve; thence North 89°21'01" East a distance of 399.83 feet; thence South 00°27'50" East a distance of 96.00 feet to the POINT OF BEGINNING.

Containing 21.33 acres, more or less.

Parcel 107, Part "A".

A part of Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, Commence at the Southeast corner of said Section 11, thence South 89°32'10" West along the South line of said Section 11 and along the centerline of Nine Mile Road, County Road 513A (a 66 foot right-of-way as now established) a distance of 1915.72 feet; thence North 00°27'50" West a distance of 33.00 feet to a point on the Northerly right-of-way line of said Nine Mile Road and the POINT OF BEGINNING; thence South 89°32'10" West along the said Northerly right-of-way line of Nine Mile Road a distance of 688.05 feet; thence North 00°27'50" West a distance of 96.00 feet; thence North 89°11'12" East a distance of 165.01 feet; thence South 79°57'27" East a distance of 531.96 feet to the POINT OF BEGINNING.

Containing 0.95 acres, more or less.

Interchange Northeast containing 397.98 acres, more or less.

Interchange Southeast

All of Government Lots 1, 2 and 3, Section 14, Township 6 South, Range 28 East, St. Johns County, Florida, lying East of I-95, South of the Southerly right-of-way line of Nine Mile Road (as now established with a varying right-of-way), and West of the West right-of-way of Francis Road (as now established for a 66 foot right-of-way) and a portion of Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, lying East of I-95 and West of Francis Road; all of the above lands being more particularly described as follows:

For a Point of Commencement, use the intersection of Sections 11, 12, 13 and 14, being marked by a railroad spike and lying in the center of said Nine Mile Road; thence South 89°34'52" West along the North line of said Section 14, 1399.91 feet; thence South 00°27'50" West, 33.00 feet to the intersection of the South right-of-way line of said Nine Mile Road and the West right-of-way line of said Francis Road; said point being the POINT OF BEGINNING; thence continuing South 89°32'10" West along said West right-of-way line of Francis Road to the P.C. of a curve to the right having a radius, chord and chord bearing of 583.89 feet, 213.51 feet and South 10°39'04" West; thence Southwesterly around the arc of said curve a distance of 214.72 feet to the P.T. of said curve; thence continuing on said Westerly line

South 21°31'10" West, 206.71 feet to the Northeast corner of lands as described in Official Records Volume 272, page 645, public records of said County, thence South 89°32'10" West along the North line of said lands 198.00 feet to the Northwest corner; thence South 21°31'10" West along the West line of said lands, 216.68 feet; thence South 81°22'40" West, 435.88 feet; thence South 25°09'28" West along a fence line 281.02 feet; thence South 81°21'39" West, 647.32 feet along said fence line, thence South 12°17'16" East 149.91 feet along said fence line to the North line of lands as described in Official Records Volume 170, page 329, public records of said County; thence South 81°22'40" West along the North line of said lands, 599.89 feet to the Easterly right-of-way of I-95; thence North 27°30'20" West along said Easterly line, 2077.02 feet to the Southerly right-of-way line of said Nine Mile Road; thence North 59°48'00" East along said Southerly line 650.62 feet; thence North 62°27'43" East along said line, 316.13 feet to the P.C. of a curve to the right having a radius, chord and chord bearing of 1101.46 feet, 516.49 feet and North 76°01'17" East; thence Northwesterly around the arc of said curve 521.34 feet to the P.T. of said curve; thence North 89°34'52" East, 200.53 feet; thence North 00°50'22" West, 16.79 feet; thence North 89°34'52" East along said Southerly line 157.81 feet to the POINT OF BEGINNING.

Containing 127.02 acres, more or less.

LESS AND EXCEPT:

Parcel 100, Part "B".

A part of Lot 1 of the Antonio Huertas Grant, Section 38, together with a part of Government Lots 1, 2 and 3, Section 14, all lying in Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, Commence at the Northeast corner of said Section 14; thence South 89°32'10" West along the North line of said Section 14 and along the centerline of Nine Mile Road, County Road 513A (a 66 foot right-of-way as now established) a distance of 2603.77 feet; thence South 00°27'50" East a distance of 33.00 feet to a point on the Southerly right-of-way line of Nine Mile Road and the POINT OF BEGINNING; thence continue South 00°27'50" East a distance of 399.83 feet to the beginning of a non-tangent curve concave Southerly having a radius of 360.72 feet and a central angle of 06°29'08"; thence Southwesterly along the arc of said curve an arc distance of 417.77 feet, said arc being subtended by a chord bearing of South 84°17'36" West and a chord distance of 417.55 feet to the end of said curve; thence South 79°57'27" West a distance of 210.20 feet to the point of curve of a curve concave Southeasterly having a ra-

dus of 336.00 feet and a central angle of 70°21'11"; thence Southwesterly along the arc of said curve an arc distance of 417.57 feet, said arc being subtended by a chord bearing of South 42°55'24" West and a chord distance of 387.14 feet to the point of tangency of said curve; thence South 07°43'01" West a distance of 682.79 feet to the point of curve of a curve concave Northeasterly having a radius of 1051.92 feet and a central angle of 3218'00"; thence Southeasterly along the arc of said curve an arc distance of 393.01 feet, said arc being subtended by a chord bearing of South 08°23'59" East and a chord distance of 585.19 feet to the point of tangency of said curve; thence South 24°32'59" East along a line to its intersection with the right-of-way line of Interstate 95, State Road No. 9 (a 300 foot right-of-way as now established) a distance of 676.83 feet; thence North 27°32'59" West along said Northeastly right-of-way line of Interstate 95 to its intersection with the Southerly right-of-way line of said Nine Mile Road, a distance of 1922.57 feet; thence North 59°47'52" East along said Southerly right-of-way line of Nine Mile Road a distance of 650.52 feet; thence North 62°27'43" East along said Southerly right-of-way line a distance of 317.24 feet to the beginning of a non-tangent curve, said curve being concave Southeasterly having a radius of 1099.00 feet and a central angle of 270°44'; thence Northwesterly continuing along said Southerly right-of-way line, an arc distance of 511.92 feet, said arc being subtended by a chord bearing of North 73°39'48" East and a chord distance of 511.78 feet to the end of said curve; thence North 89°32'10" East continuing along said Southerly right-of-way line a distance of 204.95 feet; thence North 00°27'50" West a distance of 17.00 feet; thence North 89°32'10" East continuing along said Southerly right-of-way line, a distance of 354.95 feet to the POINT OF BEGINNING.

Containing 11.57 acres, more or less.

Parcel 101, Part "B".

A part of Government Lot 1, Section 14, Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, Commence at the Northeast corner of said Section 14; thence South 89°32'10" West along the North line of said Section 14 and along the centerline of Nine Mile Road, County Road 513A (a 66 foot right-of-way as now established), a distance of 1870.67 feet; thence South 00°27'50" East a distance of 33.00 feet to the point in the Southerly right-of-way line of said Nine Mile Road and the POINT OF BEGINNING; thence South 71°47'29" West a distance of 314.99 feet; thence South 89°32'10" West a distance of 483.10 feet; thence North 00°27'50" West along a line to its intersection

with the aforementioned Southernly right-of-way line of Nine Mile Road, a distance of 86.00 feet; thence North 89°32'10" East along said Southernly right-of-way line a distance of 783.10 feet to the POINT OF BEGINNING.

Containing 1.39 acres, more or less
Interchange Southeast containing 114.06 acres, more or less

Interchange Northwest
All of Section 3 lying West of Interstate 95 right-of-way, all of Section 10 lying West of Interstate 95 right-of-way, all of Section 11 lying West of Interstate 95 right-of-way, all of Section 14 lying West of Interstate 95, all of Section 15, all of Section 43, all of Section 44, together with a part of Section 38 lying Northwest of Nine Mile Road, all lying in Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a POINT OF BEGINNING, commence at the intersection of the Northwestly right-of-way line of Nine Mile Road (County Road 513A), a 160 foot right-of-way as now established with the Southwestly right-of-way line of Interstate 95 to 300 foot right-of-way as now established; thence Southwestly along said Northwestly right-of-way line of Nine Mile Road, the following eight courses: Course No. 1 - thence South 60°09'09" West a distance of 752.14 feet to an angle point in said right-of-way line; Course No. 2 - thence South 62°26'20" West along said Northwestly right-of-way line of Nine Mile Road (a 170 foot right-of-way as now established) a distance of 15.32 feet to the point of curve concave Southeastly having a radius of 1185.13 feet; Course No. 3 - thence Southwestly along the arc of said curve an arc distance of 170.00 feet; said arc being subtended by a chord bearing of South 58°19'47" West and a chord distance of 169.85 feet to the point of compound curve; Course No. 4 - thence Southwestly along the arc of a curve concave Southeastly having a radius of 1185.11 feet an arc distance of 201.09 feet; said arc being subtended by a chord bearing of South 49°21'34" West and a chord distance of 200.85 feet to the point of tangency of said curve; Course No. 5 - thence South 44°29'54" West a distance of 204.46 feet; Course No. 6 - thence South 45°30'06" East a distance of 17.00 feet; Course No. 7 - thence South 44°29'54" West along said Northwestly right-of-way line of Nine Mile Road (a 66 foot right-of-way as now established) a distance of 256.56 feet to an angle point in said Northwestly right-of-way line; Course No. 8 - thence South 50°29'50" West a distance of 242.39 feet; thence North 53°13'38" West, leaving said Northwestly right-of-way line, a distance of 2258.70 feet; thence North 14°55'52" East along the Northwestly

line of aforesaid Section 44 and its Southwestly projection thereof a distance of 7123.49 feet; to the Northwestly corner of said Section 44; thence North 16°14'53" East along the Northwestly line of aforesaid Section 43 a distance of 2983.85 feet to a point on said Northwestly line of Section 43; thence North 01°01'14" West along the West line of aforesaid Sections 10 and 3 to the Northwest corner of said Section 3 a distance of 6098.77 feet; thence North 88°54'53" East along the line dividing Township 6 South and Township 5 South and the North line of said Section 3 to its intersection with the aforesaid Southwestly right-of-way line of Interstate 95 a distance of 136.50 feet; thence South 27°32'59" East along said Southwestly right-of-way line a distance of 12,538.84 feet to the POINT OF BEGINNING.

Containing 1456.88 acres, more or less

LESS AND EXCEPT:
Parcel 100, Part "E"
A part of Section 10, lying West of Interstate 95 right-of-way, together with all of Section 11, lying West of Interstate 95 right-of-way, together with all of Section 14, lying West of Interstate 95, together with a part of Section 15, together with a part of Lots 1 and 2 of the Antonio Huertas Grant, Section 38, lying Northwest of Nine Mile Road, all lying in Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 14; thence North 89°32'10" East along the North line of said Section 14 to its intersection with the Southwestly right-of-way line of Interstate 95, State Road No. 9 (a 300 foot right-of-way as now established), a distance of 128.43 feet; said intersection being the POINT OF BEGINNING; thence South 27°32'59" East, along said Southwestly right-of-way line, to its intersection with the Northwestly right-of-way line of Nine Mile Road, County Road 513A (a right-of-way of varying width), a distance of 701.62 feet; thence South 60°09'09" West along said Northwestly right-of-way line of Nine Mile Road, County Road 513A (a right-of-way of varying width) a distance of 752.14 feet; thence South 62°26'19" West continuing along said right-of-way line a distance of 15.32 feet to the point of curve of a curve concave Southeastly having a radius of 1185.11 feet and a central angle of 17°56'25"; thence Southwestly continuing along said Northwestly right-of-way line and along the arc of said curve an arc distance of 371.08 feet; said arc being subtended by a chord bearing of South 53°28'07" West and a chord distance of 369.55 feet to the point of tangency of said curve; thence South 44°29'54" West continuing along said Northwestly right-of-way line a distance of 204.46 feet; thence South 45°30'06" East a distance of 17.00 feet; thence South 44°29'54" West continuing along said

Northwestly right-of-way line a distance of 176.42 feet; thence North 45°30'06" West leaving said Northwestly right-of-way line, a distance of 143.00 feet; thence North 44°29'54" East a distance of 362.79 feet; thence North 41°20'46" East a distance of 224.57 feet to the beginning of a non-tangent curve concave Northwestly having a radius of 336.00 feet and a central angle of 35°44'59"; thence Northeastly along the arc of said curve an arc distance of 209.65 feet, said arc being subtended by a chord bearing of North 23°28'17" East and a chord distance of 206.26 feet to the end of said curve; thence North 05°35'47" East a distance of 1120.99 feet to the point of curve of a curve concave Southwestly having a radius of 1051.92 feet and a central angle of 30°08'46"; thence Northwestly along the arc of said curve an arc distance of 553.47 feet, said arc being subtended by a chord bearing of North 09°28'36" West and a chord distance of 547.10 feet to the point of tangency of said curve; thence North 43°22'59" West along a line to its intersection with the aforementioned Southwestly right-of-way line of Interstate 95, State Road No. 9 a distance of 676.83 feet; thence South 27°32'59" East along said Southwestly right-of-way line of Interstate 95 a distance of 1670.02 feet to the POINT OF BEGINNING.

Containing 19.65 acres, more or less

Parcel 101, Part "D"
A part of Lot 2 of the Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 14 of said Township and Range; thence North 89°32'10" East along the North line of said Section 14 to its intersection with the Southwestly right-of-way line of Interstate 95, State Road No. 9 (a 300 foot right-of-way as now established), a distance of 128.43 feet; thence South 27°32'59" East along said Southwestly right-of-way line to its intersection with the Northwestly right-of-way line of Nine Mile Road, County Road 513A (a right-of-way of varying width) a distance of 701.62 feet; thence South 60°09'09" West along said Northwestly right-of-way line of Nine Mile Road, County Road 513A (a right-of-way of varying width) a distance of 752.14 feet; thence South 62°26'19" West continuing along said Northwestly right-of-way line a distance of 15.32 feet to the point of curve of a curve concave Southeastly having a radius of 1185.11 feet and a central angle of 17°56'25"; thence Southwestly continuing along said Northwestly right-of-way line and along the arc of said curve an arc distance of 371.08 feet; said arc being subtended by a chord bearing of South 53°28'07" West and a chord distance

of 369.56 feet to the point of tangency of said curve; thence South 44°29'54" West continuing along said Northwestly right-of-way line a distance of 204.46 feet; thence South 45°30'06" East a distance of 17.00 feet; thence South 44°29'54" West continuing along said Northwestly right-of-way line a distance of 176.42 feet to the POINT OF BEGINNING; thence South 44°29'54" West along said Northwestly right-of-way line a distance of 1003.52 feet; thence North 31°14'07" East a distance of 423.28 feet; thence North 44°29'54" East a distance of 396.87 feet; thence South 45°30'06" East a distance of 143.00 feet to the POINT OF BEGINNING.

Containing 2.30 acres, more or less

Interchange Northwest containing 1434.93 acres, more or less

Said lands located: I-95 and Nine Mile Road.
THE PLANNING AND ZONING AGENCY WILL HEAR THE REQUEST ON THE 6th DAY OF October 1994, AT 1:30 p.m. Said hearing to be held in the County Auditorium, County Administration Building, Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida.

THE APPLICATION for modification, FILE NUMBER R-PLD-91-10, is maintained in the office of Planning and Zoning, County Administration Building, #4020 Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida, and may be examined by persons in interest prior to said public hearings, and all parties in interest shall be granted an opportunity to be heard at said public hearing.

PLANNING AND ZONING AGENCY ST. JOHNS COUNTY, FLORIDA

By s/ John C. McDonald
NOTICE IS FURTHER GIVEN THAT THE MAJOR MODIFICATION TO ORDINANCE NUMBER 91-36, an ordinance rezoning lands to Planned Unit Development, will be heard by the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA on the 8th day of November 1994, at 1:30 p.m. in the County Auditorium, County Administration Building, #4020 Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
s/ CARL "BUCK" MARKEL, CLERK

If a person decides to appeal any decision made by the Planning and Zoning Agency or the Board of County Commissioners with respect to any matter considered at the meeting, 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) 823-2500 or of the County Administration Building, 4020 Lewis Speedway, St. Augustine, Fla. 32095, not later than 5 days prior to the date of this meeting.
L 997 Sept. 8, 1994