

P. U. D. OFF. REC.
BOOK I PAGE 1

ORDINANCE NUMBER 95-41

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA
MAKING FINDINGS OF FACT,
PROVIDING CONDITIONS,
REZONING LANDS AS DESCRIBED HEREINAFTER
FROM PRESENT ZONING CLASSIFICATION OF OR
TO PLANNED UNIT DEVELOPMENT, AND PROVIDING AN
EFFECTIVE DATE.

WHEREAS, the subject 69 acres as described in attached Exhibit A (the "Property") is designated in the St. Johns County Comprehensive Plan as C, allowing up to 4 residential units per acre, neighborhood uses and community uses; and

WHEREAS, the single family residences proposed in the PUD have available neighborhood and community uses as defined in the St. Johns County Comprehensive Plan; and

WHEREAS, this PUD will be of benefit to St. Johns County because it provides for unified development control on CR210W; and

WHEREAS, this PUD will ensure that no development will occur other than the single family residential development as described in Exhibit B, the PUD Written Description, dated July 11, 1995, and the PUD Site Plan, Exhibit C, (together hereinafter the "Project"), in that construction of the Project is slated for commencement within 2 years of obtaining PUD approval. From that point forward the developers reserve a period of 5 years to complete the horizontal improvements, which agreement is binding on all successors and assigns.

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

Section 1. Pursuant to a PUD rezoning application submitted by Beth Breeding of Silverfield Development Company, (the "Applicant"), dated April 6, 1995, as amended, said application being duly submitted, duly noticed, and duly advertised, and in accordance with the provisions of the applicable portions of the St. Johns County Zoning Ordinance for review by the St. Johns County Planning and Zoning Agency, and after consideration of all the testimony and documentation presented to this Board during a public hearing duly noticed, the zoning classification of the land described in the attached Exhibit "A" is hereby changed from OR to Planned Unit Development (PUD), in reliance upon and in accordance with the representations and statements made in the following documents (hereinafter the "Application") which are incorporated by reference herein and made a part hereof:

- Exhibit A of Ordinance.....Legal Description of PUD
- Exhibit B of Ordinance.....PUD Written Description; and
- Exhibit C of Ordinance.....PUD Site Plan

Section 2. The development of the land within this PUD shall proceed in accordance with the conditions and criteria contained in the Application of file number R-PUD-95-020, which are incorporated by reference into and made part of this Ordinance, and as supplemented by the provisions of this Ordinance. In the case of conflict between the Application and the below described provisions of this Ordinance, the below described provisions shall prevail.

Section 3. The justification for approval of the PUD has been considered in accordance with the St. Johns County Zoning Code and the St. Johns County Comprehensive Plan and the Board hereby finds that:

- a. The Applicant has complied with all procedural requirements of the St. Johns County Zoning Code and the St. Johns County Comprehensive Plan;
- b. On _____, 1995, the St. Johns County Planning and Zoning Agency in a duly noticed public hearing considered the matter, and found the Project to be consistent with the Comprehensive Plan;
- c. The proposed PUD does not affect adversely the orderly development of St. Johns County and is consistent with the Comprehensive Plan, in that the Property is located on CR 210W and is suited for single family homes. The proposed PUD is planned as a 69 acre single family subdivision consisting of 42.1 acres of wetlands

and 26.9 acres of uplands. Furthermore, this Project meets or exceeds all development criteria contained in the St. Johns County Comprehensive Plan.

The site is on the north side of CR 210W virtually adjacent and similar to and consistent with the Southern Grove PUD for single family development. The uses are consistent with the designations, densities, and uses allowed under the St. Johns County Comprehensive Plan. Specifically the site is located in the Comprehensive Plan C which allows residential development of 4 units per developable acre. The neighboring properties are currently being used for single family purposes to the north and west, and being used for recreational purposes to the west of the adjacent PUD for the Cimarron Golf Club.

- The proposed PUD will allow for a transition from the ranchettes nearby into single family. It will be consistent with the uses along CR 210W.
- d. The proposed PUD will not adversely affect the health and safety of residents or workers in the area and will not be detrimental to the natural environment or development of adjacent properties or the general neighborhood in that the County has issued a Final Concurrence Certificate for the Project.
 - e. The proposed PUD is consistent with all limitations on residential development contained in the St. Johns County Comprehensive Plan.
 - f. The proposed request meets all the qualifications of the Comprehensive Plan Elements, specifically Future Land Use, Traffic Circulations, Sanitary Sewer/Solid Waste/Drainage/Potable Water/Natural Groundwater Aquifer Recharge, and Capital Improvements, and is therefore consistent with the Comprehensive Plan.

Section 4. The St. Johns County Building Department is hereby authorized to issue permits, certificates, and other documents authorizing construction of said Planned Unit Development in accordance with the PUD Written Description, Exhibit B, and PUD Site Plan, Exhibit C, contained herein.

Section 5. The Applicant agrees to proceed with the proposed development in accordance with the adopted PUD and such conditions and safeguards, as may be established by the Board of County Commissioners in this Ordinance. The Applicant further agrees to bind any successors or assigns in title to these commitments contained within this adopted PUD Ordinance and any conditions and safeguards established by the Board of County Commissioners in this Ordinance.

Section 6. Development will be commenced within 2 years of obtaining PUD approval. From that point forward the developers reserve a period of 5 years to complete the horizontal improvements.

Section 7. SAVINGS CLAUSE

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Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited. Particularly, no private land use covenant or restriction that may be incorporated into this Ordinance which is more strict than a particular Federal, State or County Statute, Ordinance, Regulation, Rule, or Resolution shall be enforced by the county under this Ordinance except as is specifically provided for and described in the Ordinance or the incorporated PUD narrative.

Unless the Board of County Commissioners demonstrates that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to: (a) supersede any applicable "grandfathering" or "vested rights" provisions contained in the Florida Statutes or that may be provided in any such future building code, zoning ordinance or other land use and development regulations; or (b) supersede any concurrency certificate or concurrency exemption determination made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the Applicant's right to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United States Constitutions.

Section 8. This Ordinance shall take effect immediately upon receipt of official acknowledgement of the Office of the Secretary of the State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that the same has been filed.

ADOPTED this 22nd day of August, 1995.

Regular Meeting

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Barbara Ward
Chairman

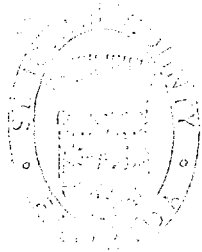
ATTEST: CARL "BUD" MARKEL, CLERK

By: Winnie Carter
Deputy Clerk

(SEAL)

EFFECTIVE DATE: September 1, 1995

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LEGAL DESCRIPTION

That certain piece, parcel or tract of land situated in Section 18, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of Section 19, Township 5 South, Range 28 East, of said County; thence South $02^{\circ}43'25''$ East along the West line of said Section 19, a distance of 491.10 feet to a concrete monument, said point also being the Northerly right of way line of State Road No. 210 (a 100 foot-right of way as shown on State of Florida right of way map, Section No. 7851-250 F.A.R. 9-301, St. Johns County, Florida) said road also known as County Road No. 210; thence North $73^{\circ}30'43''$ East along said right of way line, 1,461.32 feet to the Point of Curvature of a curve to the right, said curve concave Southerly and having a radius of 1,195.92 feet; thence along and around said curve, through a central angle of $16^{\circ}07'30''$, an arc distance of 336.57 feet, said arc subtended by a chord bearing and distance of North $81^{\circ}34'28''$ East, 335.46 feet to the Point of Tangency of said curve; thence North $89^{\circ}38'11''$ East along said right of way line, a distance of 183.84 feet to a point that lies 30 feet Easterly (when measured at right angles) of the Easterly right of way line of a 150.00 foot wide electric transmission and distribution right of way, as conveyed in instrument recorded in Official Records Volume 2176, Page 27 of the Current Public Records of Duval County, Florida; thence continue North $89^{\circ}38'13''$ East along last said line, a distance of 1589.87 feet to the POINT OF BEGINNING; thence continue North $89^{\circ}38'13''$ East along last said line, 1,271 feet, more or less to a point situate in the Easterly line of those certain lands described in Official Records Book _____, Page _____; thence Northerly and Westerly along the Easterly line of said last mentioned lands run the following three (3) courses and distance: Course No. 1: thence Northerly 1,000 feet, more or less; Course No. 2: thence Westerly 400 feet, more or less; COURSE NO. 3: thence Northerly 1,600 feet, more or less; thence Westerly and leaving last said line 631 feet, more or less; thence Southwesterly 1,420 feet, more or less; thence Southerly along the Easterly line of those certain lands described in Official Records Book 789, Page 194 of said Public Records, a distance of 117 feet, more or less to its intersection with the Department of Environmental Regulations Wetland Line; thence Southeasterly along last said line and its meanderings thereof, 1,820 feet, more or less to the POINT OF BEGINNING.

Containing 69 acres, more or less.

EXHIBIT "B" to ORDINANCE 95-41
(16 pages)

JOHN'S GLEN
REQUEST TO REZONE TO PUD

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Silverfield Development Company
Beth Breeding
7875 Southside Boulevard
Jacksonville, FL 32256
(904) 642-1720

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

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APPLICATION FOR ZONING HEARING

Received 5-18-95

File No. R-PUD-95-020 Receipt No. 95-00675 Date April 6, 1995

1. Applicant Name: Silverfield Development Co. Telephone: (904) 642-1720
Street Address: 7865 Southside Boulevard City: Jacksonville,
2. Owner of Property: Rayland, Inc. Telephone: (904) 261-0833
Street Address: 501 Centre Street City: Fernandina Beach, FL
3. Legal Description of Property: Please see attached
Size of Property: + 69 acres
4. Address of Property: _____
5. Engineering Department Comments*: _____
6. Jurisdictional Wetlands Map: _____ Required _____ Not Required By: _____
7. Concurrency Determination**: _____ Required (File No: 94-CD-52) _____ Not Required
8. Current Zoning Classification: OR
9. Present Use of Property: Vacant
10. Comprehensive Plan Designation: C
11. Requested Change: Planned Unit Development
12. Reason Change is Requested: To permit single family dwellings
13. Statement of facts supporting requested change: Our request is compatible with adjacent properties

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; Address one long envelope to each person on the list, no return address needed, but proper postage on each;
 - b. Proof of ownership (deed or certificate by lawyer or abstract company or title insurance company that verifies record owner as above);
 - c. If applicant is not the owner, a letter of authorization from the owner for applicant to represent the owner for all purposes related to this application.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of all owners or authorized person if proper letter of authorization is attached:
Printed or typed name(s): Beth Breeding of Silverfield Development Co.
Signature(s): Beth Breeding
ADDRESS AND TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION: Name: Beth Breeding Telephone: (904) 642-1720
Mailing Address: 7865 Southside Blvd, Jbr, FL 32056

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

PLANNED UNIT DEVELOPMENT
JOHN'S GLEN RESIDENTIAL DEVELOPMENT
JULY 10, 1995

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I. INTENT OF APPLICANT

John's Glen is designed as a residential single-family Planned Unit Development to be located on approximately 69 acres of land located approximately 1.0 mile west of I-95, fronting on the north side of CR 210W, St. Johns County. A total of up to **One Hundred Nine (109)** residential single family units are proposed. Up to **Forty Nine (49)** single-family dwelling units are planned for Phase I; and up to **Sixty (60)** units are planned for Phase II. A single entrance on CR 210 West is proposed for the combined Phase I and Phase II developments. The development will contain lakes for the use of persons residing within the subdivision. The applicant believes that the project will be consistent with the districts of the Comprehensive Plan within which it falls and will further assist in implementing other goals of the County (including the creation of residential units which can be acquired by residents at an affordable cost). Our proposed John's Glen single family residential community is compatible with adjacent properties and will be located approximately one thousand feet (1000') east of our main entrance to Southern Grove Phase I development and 1.0 mile east of the Cimarrone Community.

The planning and design of the John's Glen PUD will further accomplish the following:

Permit a creative approach to the development of the land;

Accomplish a more desirable environment that would be possible through the strict application of the minimum requirements of the Zoning Ordinance;

Provide for an efficient use of the land, resulting in smaller networks of utilities and streets and thereby lowering development costs;

Enhance the appearance of neighborhoods through preservation of natural features, the provision of underground utilities and the provision of open space in excess of existing zoning and subdivision requirements;

Provide an environment of stable character compatible with surrounding residential areas;

Achieve 100% conformity with the County Comprehensive Plan, Zoning Code, and other applicable County Ordinances.

II. CURRENT ZONING

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The subject property is currently zoned OR and has a Residential Land Use Designation of "C" on the 2005 Comprehensive Plan Future Land Use Element. This P.U.D. application is consistent with the 2005 Comprehensive Plan and the land use designation.

A total of 42.1 acres are designated Wetland areas and are located on the topographic map submitted with this application. Impacts to jurisdictional wetlands will be permitted through those regulatory agencies having jurisdiction. All 42.1 acres of wetland areas are to be preserved as indicated on our site plan attached herein. A Homeowner's Association will be formed to maintain and perpetuate all delineated wetland areas and/or stormwater retention areas.

It also should be noted that a Concurrency Determination Application (File Number 94-CD-52) has been completed and final concurrency for 120 lots was received on January 11, 1995. The density for this project is 1.74 units per acre.

III. OVERVIEW DEVELOPMENT DESCRIPTION

The subject property consisting of approximately ± 69 gross acres of land will be developed as follows:

Minimum lot width	60 feet - except in cul-de-sac lots which shall be 60 feet at Building Restriction Line
Minimum lot depth	100 feet
Minimum lot area	6,000 square feet
Maximum lot coverage	40 percent exclusive of impervious areas
Minimum front yard setback	20 feet
Minimum side yard setback	5 feet, Total 10 feet
Minimum corner yard setback	10 feet
Maximum height of structure	35 feet

Minimum Rear Setbacks: for lots without Conservation Easements the rear setback is to be 10' in the rear.

Lots backing up to the wetlands the rear setback is to be 10' in the rear if a SJRWMD permitted berm is put in place. If no berm is permitted the rear setback will increase to 25' to be used as an upland buffer. The placement of a Water Management District treatment berm on upland buffer shall be determined with Final Development Order. All lots not backing up to the wetlands are to have a rear setback of 10'.

Accessory Building Setbacks:

The setback shall be as outlined above for buildings and shall apply to gazebos, and other similar structures. Pools and pool decks shall be as per the St. Johns County rules and regulations. The ARB cannot grant variances in conflict with the PUD zoning or in conflict with the St. Johns County regulations.

Setbacks:

Setbacks are measured from the property line to the exterior wall of the residence with a maximum of 30" overhang.

These Setbacks are adopted to provide for uniform development and are further designed to comply to NFPA Code relating to fire protection. The developer will supply all fire hydrants and fire protection service requirements as reasonably required by the County Fire Service Director.

IV. DEVELOPMENT SPECIFICATIONS

VEHICULAR ACCESS/ROADWAY

There is one proposed ingress/egress on CR 210. Location is on the accompanying site plan. A single entrance on CR 210 is proposed for the combined Phase I and Phase II Developments. There will be left and right turn lanes at the entrance to the subdivision. A Land Development Traffic Assessment prepared by Ward Koutnik and Dated December 8, 1994 is made a part of this application. Sidewalk locations shall be determined at time of final Development Plan approval. All roads will be built to County standards. After construction, all right-of-ways and common property shall be maintained by the Homeowner's Association. The engineering design will be in accordance with County specifications and subject to approval by the County. All roads and right-of-ways are to be dedicated to St. Johns County.

SIGNAGE

Two indirect - illuminated front entrance signs within Phase I; which shall not exceed 32 square feet each to be located within an easement on Lots fronting on CR 210 West. Also, there will be particular signage relative to lot and home sales i.e.- for sale signs, informative contractor signs, model home signs, etc.

FENCING

A three-four (developers privilege) board wooden fence at a height not to exceed 6' shall be erected along the most southerly property line of Phase I. Fencing will be placed in easements of 1' or more located on CR 210 West. Other fences may be erected at Developer's option on boundary lines by Developer or future property owners subject to Homeowner's Association approval. No fencing may exceed 6' in height. Approval may not be given in opposition to St. Johns County Regulations. All maintenance of fence on CR 210 West located on Lots fronting on CR 210 West shall be the responsibility of the Homeowner's Association.

LANDSCAPING

All landscaping will be provided in accordance with County Green Law requirements. A Land Clearing permit will be obtained from the County prior to receipt of a building permit. Landscaping standards are intended to provide for a neat and well maintained appearance and will comply with St. Johns County Land Clearing Ordinance.

ROADWAYS, WALKWAYS AND PEDESTRIAN PATHS:

Sidewalks will be provided at a minimum of one side of road throughout the subdivision. All roadways, walkways, and pedestrian paths will be constructed to St. Johns County Standards. It is our intention to save as many trees as possible within the subdivision.

RECREATION AND OPEN SPACES:

Trees and open space will be maximized. There will be common area wetlands available for the Homeowner's Association to allow for nature trails.

OWNERSHIP AND MAINTENANCE OF COMMON AREAS:

Common Areas: Ownership, management and maintenance will be the responsibility of the Homeowner's Association, it's successors and assigns. The roads are proposed to be dedicated to St. Johns County, and the utilities will be dedicated to the appropriate utility companies. Common Areas are for the use of residents, their guests, and invitees only.

Title: Title of common property will be in form of common ownership by the residents of the PUD as a Homeowner's Association.

Landscaped Entry: Ownership, management and maintenance will be the responsibility of the Homeowner's Association, it's successors and assigns.

Covenants and Restrictions: Covenants and Restrictions will be enforced by the Homeowner's Association and the ARB.

Dues: Each lot owner will pay a capital contribution fee and will pay annual dues to the Homeowner's Association.

UTILITIES:

All development within the PUD will be served by a central water and sewer system. The appropriate utility companies will maintain all utilities on site. All telephone, cable TV and electrical power lines will be underground. No septic tanks will be permitted. All utilities shall be underground and be provided by Sunray Utilities - St. Johns, Inc., Southern Bell and the Jacksonville Electric Authority or successors.

TEMPORARY USES:

Two temporary mobile sales units shall be on site until models are completed or a maximum of 6 months. The 6 month period shall begin at the start of vertical construction. Model homes are to be used as sales offices until the last home is constructed. A construction trailer will be allowed. If no vertical construction is present, the construction trailer must be removed within 120 days.

DRAINAGE AND SOILS:

Storm drainage is to be in compliance with St. Johns County standards and the St. Johns River Water Management District permit. These lakes will be maintained by the Homeowner's Association, it's successors and assigns.

The soils on site consist of two types. Type 1: #34 Tocoli, B/D soil group and Type 2: #47 Holopaw, D soil group.

OWNERSHIP

All lots to be fee- simple.

SCHEDULE OF DEVELOPMENT

Commencement within 2 years of obtaining PUD approval. From that point forward the developers reserve a period of 5 years to complete the horizontal improvements. **Completion of the project shall be at installation and final improvement of horizontal improvements.**

I. Savings Clause

Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited. Particularly, no private land use covenant or restriction that may be incorporated into this Ordinance which is more strict than a particular Federal, State or County Statute, Ordinance, Regulation, Rule, or Resolution shall be enforced by the County under this ordinance except as is specifically provided for and described in the Ordinance or the incorporated PUD narrative.

Unless the Board of County Commissioners demonstrates that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to: (a) supersede any applicable "grandfathering" or "vested rights" provisions contained in Florida law or that may be provided in any such future building code, zoning ordinance or other land use and development regulations; or (b) supersede any concurrency certificate or concurrency exemption determination made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the Applicant's right to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United States Constitutions.

MINOR MODIFICATIONS:

Minor modifications as defined by the St. Johns County Zoning Ordinance may be handled by local boards (**Homeowner's Association, or the St. Johns County Planning and Zoning Board as allowed by law**), but in no case shall they allow the resubdivision of lots, replats, or change in uses.

UNIFIED CONTROL:

The applicant agrees to proceed with the proposed development in accordance with the PUD and such conditions and safeguards as may be established by the Board of County Commissioners. We further agree to bind any successors in title to commitments contained within the PUD. All homeowners will be bound by the covenants and restrictions.

A PUD zoning classification was selected by the developer to portray a single unified development plan which is cohesive in it's architectural design, landscaping, and site planning. The unified plan relates closely with the existing residential uses. The PUD is beneficial to St. Johns County since it provides additional controls in development review which otherwise do not currently exist. Proposed uniform development program will prevent the piecemeal development of the property.

V. DEVELOPMENT /OWNER CERTIFICATE

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The developers of John's Glen PUD agree to proceed with the proposed development in accordance with approved PUD plans and per St. Johns County's Ordinances and regulations and any such conditions and safeguards as may be set by the Board of County Commissioners with respect to its approval. All detailed plans submitted for development shall be in accordance with the approved master plan for John's Glen PUD. Private facilities, areas and systems not operated and maintained by St. Johns County shall be the responsibility of the developers and their successors in interest. The owners of the property agree to bind any successors in title to all commitments made herein.

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

This project shall comply with the standards, policies and requirements in effect at the time of final approval and permitting of this project for development, including any successor or new policies, financing 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 163.202 (2)(g) shall also apply to John's Glen PUD.

Respectfully submitted,



Beth Breeding, Applicant
7865 Southside Boulevard
Jacksonville, FL 32256
(904) 642-1720

EXHIBIT A

Rayland
A subsidiary of Rayonier

January 10, 1995

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

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Dear Sirs:

An application for the rezoning of approximately 69 acres lying north of CR210 in St. Johns County, Florida is to be made by or on behalf of Charles Atkerson and/or Silverfield Development(see aatached Exhibit A).

The applicant is negotiating to purchase the above property subject to the terms of a proposed written agreement, and is hereby authorized to proceed with an application which would seek to rezone this property, in whole or part upon the condition that such activities are coordinated with Rayland representative, Bill Watson. Rayland Company, Inc. for itself and as the authorized land disposition agent for Rayonier, is authorized to grant this authorization. This authorization expires at 5:00 p.m. EST on December 31, 1995, unless it is extended in writing by Rayland Company, Inc.

RAYLAND COMPANY, INC.

BY: Bill Watson
Bill Watson, Manager

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this Jan 10, 1995, by Bill Watson, Manager of RAYLAND COMPANY, INC., a Delaware Corporation, on behalf of the Corporation. He is personally known to me or has produced _____ as identification and did (did not) take an oath.

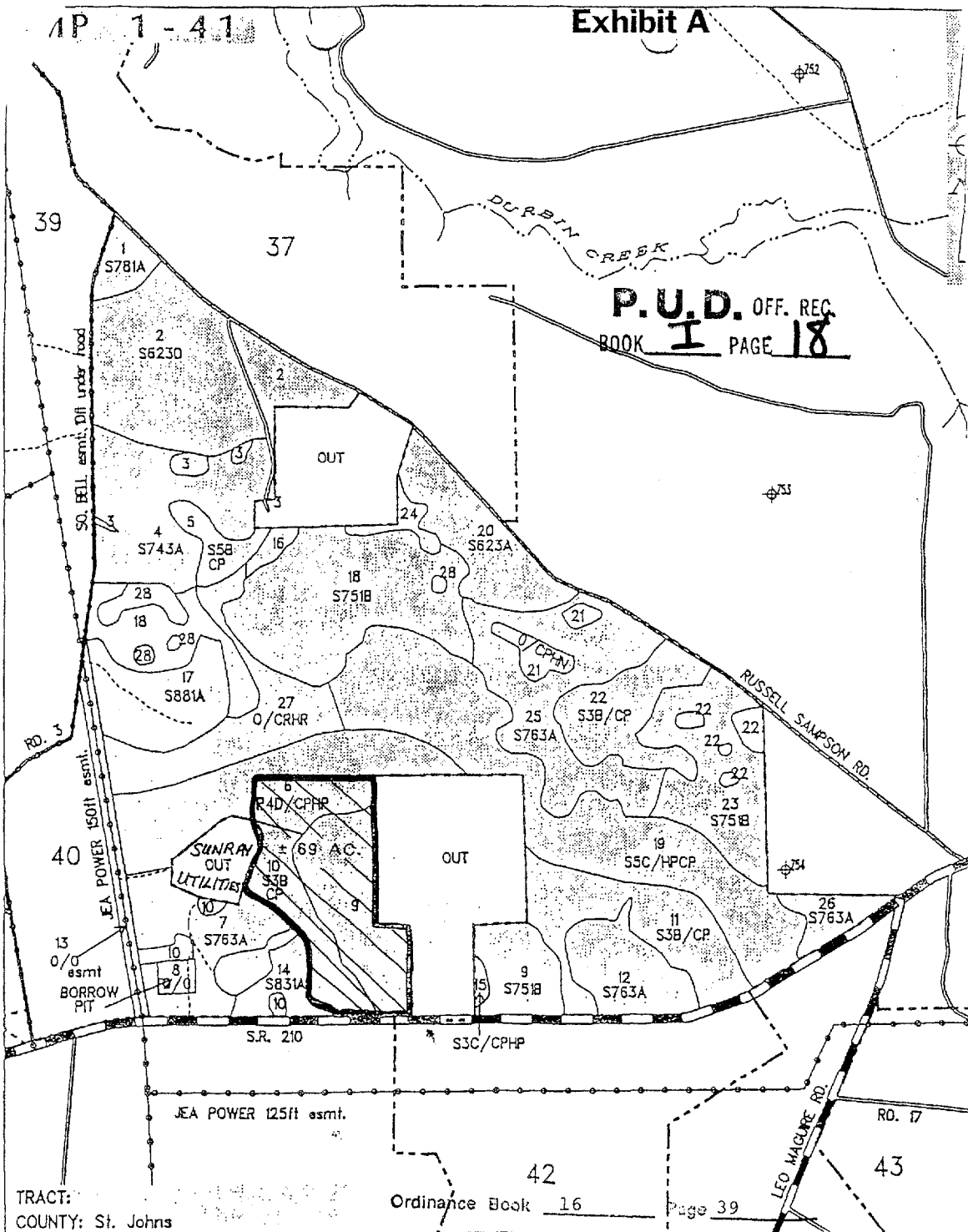
Notary Public, State of Florida

Charlene D. Nagle
CHARLENE D. NAGLE

Notary Public, State of Florida
My comm. expires Feb. 15, 1997
Comm. No. 259601

Ordinance Book 16 page 38

501 Centre Street • P.O. Box 1188 Fernandina Beach, FL 32035-1188
Telephone (904) 261-4444 • Fax (904) 277-4465



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TRACT:
COUNTY: St. Johns

Ordinance Book 16 Page 39

89 22606

EXHIBIT B
SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 31st day of JUNE, 1989, is between ITT RAYONIER INCORPORATED, a Delaware corporation, duly qualified to do business within the State of Florida, hereinafter called the Grantor, and RAYLAND COMPANY, INC., a Delaware corporation, with its business mailing address at P. O. Box 1188, Fernandina Beach, Florida 32034, hereinafter called the Grantee:

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WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described land, to wit:

See description of property in St. Johns County, Florida, at Exhibit A, attached hereto and incorporated herein by this reference.

EXCEPTING FROM THIS GRANT, and RESERVING unto the Grantor, its successors and assigns forever, all oil, natural gas and fugitive hydrocarbons lying 500 feet or more below the surface level of the property hereby conveyed, and further RESERVING unto the Grantor, its successors and assigns forever, the right to capture, extract and control any such subsurface oil, natural gas, or fugitive hydrocarbons, and to receive therefrom and therefor all proceeds, royalties, premiums, rents and bonuses as may from time to time be or become paid or payable; PROVIDED, HOWEVER, that this reservation of the rights to subsurface oil, natural gas and fugitive hydrocarbons does not include the concomitant right of surface entry for exploration, drilling or other entry by men or material upon the surface of the property hereby conveyed.

FURTHER EXCEPTING from this Grant, and RESERVING unto the Grantor, its successors or assigns, for a period enduring no longer than through December 31, 2035, ALL PINE PLANTED PRIOR TO JANUARY 1, 1975, as may exist upon the land hereby conveyed for harvest and removal by Grantor at its discretion, TOGETHER WITH (1) all appropriate and necessary rights of access by the most efficient routes as will permit optimal harvest and removal and (2) the right at Grantor's option to reseed (natural or cultivated), manage and replenish any or all stands or tracts herewith conveyed which continue to be held by Grantee, and (3) the right from time to time to relinquish, release or modify this reservation, in whole or in part as an encumbrance upon the land herein described, or upon any portion thereof, by instrument of equivalent dignity to this deed, in recordable form, which for convenience may be in favor of "the owners and all parties in interest" in the described parcel.

FURTHERMORE, the GRANTOR QUITCLAIMS and conveys to GRANTEE, its successors and assigns forever:

- (1) All rights, title or claim of interest of Grantor in and to the residual or underlying title of any public street (s) or right(s) of way traversing the land herewith conveyed;
- (2) All right, title or claim of interest of Grantor in and under any right(s) of re-entry for breach of condition subsequent, or right(s) of reverter reserved in favor of Grantor in, by, under or through any form or manner of prior estate or interest conferred upon any party whatsoever and relating to any estate or interest in land encompassed within, traversing, or existing appurtenant to the lands or estate herewith conveyed; and
- (3) All right, title or claim of interest of Grantor in and to any lands lying below the mean high water mark of any body of water (subject to the rights of the public, any governmental entity, or any prior estate therein and thereto), together with all right, title and interest of Grantor in the alluvion and avulsion appurtenant to any riparian or littoral uplands herewith conveyed.

THIS INSTRUMENT WAS PREPARED BY
JEFFREY D. SMITH
Attorney at Law
POST OFFICE BOX 4068
FERNANDINA BEACH, FLORIDA 32034

RECORDED AND RETURN TO:
JEFFREY D. SMITH
Attorney at Law
POST OFFICE BOX 4068
FERNANDINA BEACH, FLORIDA 32034

POSTALITY Tax Pd. \$ 496.05
Intangible Tax Pd.
Carl "Bud" Haskel, Clerk St. Johns
County By: [Signature] D.C.

Doc
9,960.00

As to the above specific grants labeled (1), (2) and (3), Grantor
quitclaims whatsoever of said interests it may have, hold or claim to
Grantee, its successors and assigns forever, without warranty whatsoever.

THIS CONVEYANCE IS SUBJECT TO:

- A) Easements, rights of way, covenants and restrictions of record;
- B) Existing Zoning classification of the property, if any;
- C) Ad valorem taxes accruing after December 31, 1988; and
- D) Any outstanding oil, gas, mineral or other subsurface estate or
interest as may appear of record.

P. U. D. OFF. REC.
BOOK I PAGE 20

Together with all the tenements, hereditaments and appurtenances
thereto belonging or in anyway appertaining, to have and hold the same in
fee simple forever.

And the Grantor does hereby warrant to the Grantee that, except as
otherwise noted, it will warrant and defend the premises herein conveyed
against the lawful claims and demands of all persons claiming by, through
or under it, but against none other.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be
executed in its name by its proper and duly authorized corporate
officers, upon the data above given.

Signed, sealed and delivered
in the presence of:

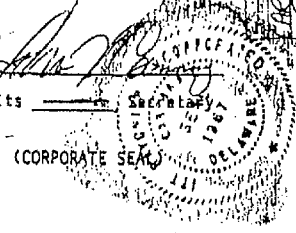
ITT RAYONIER INCORPORATED, a
Delaware corporation

Katrina J. Broy

By: William S. Clary
Its SR Vice President

Elaine H. Madenay

Attest: Alvin J. [Signature]
Its Secretary



STATE OF Connecticut
COUNTY OF Fairfield

Before me, a person authorized to take acknowledgments of deeds and
other instruments, this day personally appeared William S. Clary
and John B. Carrington, as SR Vice President and
Secretary, respectively, of ITT RAYONIER INCORPORATED, a Delaware
corporation, to me known and known by me to be the persons who executed
the foregoing Deed and they severally acknowledged to me that they
executed it by authority and on behalf of that corporation and that the
said Deed is the free act and deed of said corporation.

Witness my signature and official seal at Stamford, Fairfield
County, Connecticut on June 13, 1989.

James C. [Signature]
Notary Public, State and
County Aforesaid.
My Commission Expires 3/31/91
(NOTARIAL SEAL)

EXHIBIT "A"
(Continued)

P. U. D. OFF. REC.
BOOK I PAGE 21

PARCEL 85-2-2 (continued)

ALL OF SECTION 18, LESS AND EXCEPTING THEREFROM THE FOLLOWING PARTS THEREOF:

THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER; AND THE NORTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER.

[END DESCRIPTION OF PARCEL 85-2-2]

THIS SPACE INTENTIONALLY LEFT BLANK.

SEE NEXT FOLLOWING PAGE FOR CONTINUATION
OF EXHIBIT "A".

2575N/11-12

EXHIBIT A

O.R. 831 PB 1731

P.U.D. OFF. REC.

BOOK I PAGE 22

PARCEL 85-2-2

ALL THOSE CERTAIN PARCELS OF LAND LYING IN TOWNSHIP 5 SOUTH,
RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

ALL OF SECTION 1, LESS AND EXCEPT THE NORTH ONE-HALF OF THE
NORTHEAST QUARTER;

THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF SECTION 2; THE
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 2;

ALL OF SECTION 12;

ALL OF SECTION 13; AND

THAT PORTION OF SECTION 24 LYING NORTH OF STATE ROAD NO. 210.

ALSO: ALL OF THOSE CERTAIN PARCELS OF LAND LYING IN TOWNSHIP 5
SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, DESCRIBED AS
FOLLOWS:

THE WEST ONE-HALF OF SECTION 6, LESS AND EXCEPT THE NORTH
ONE-HALF OF THE NORTH ONE-HALF OF THE WEST ONE-HALF THEREOF;

ALL OF SECTION 7, LESS AND EXCEPT THE FOLLOWING PORTIONS THEREOF:
THE NORTH ONE-HALF OF THE NORTHEAST QUARTER; THE SOUTHEAST
QUARTER OF THE NORTHEAST QUARTER; THE SOUTHWEST QUARTER OF
THE SOUTHEAST QUARTER; THAT PORTION OF SECTION 7 CONTAINING
APPROXIMATELY 1.28 ACRES DESCRIBED IN THE DEED DATED DECEMBER 14,
1954 AND RECORDED IN DEED BOOK 216, PAGE 240 OF THE ST. JOHNS
COUNTY, FLORIDA, PUBLIC RECORDS; THAT CERTAIN PORTION OF SAID
SECTION 7 CONTAINING 0.453 ACRES CONVEYED BY RAYONIER TO GLADYS
KAUFFMAN BY DEED DATED JUNE 22, 1967; THAT CERTAIN PORTION OF
SECTION 7 CONTAINING 0.65 ACRES AND DESCRIBED IN DEED DATED JULY
19, 1978 BETWEEN RAYONIER AND W. H. THOMASON AND A. M. THOMASON.

THAT PORTION OF THE WEST HALF OF SECTION 17 LYING SOUTH OF
RUSSELL SAMPSON ROAD AND NORTH OF STATE ROAD NO. 210;

THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER OF SECTION 17 LYING NORTH OF STATE ROAD NO. 210;

THAT PORTION OF SECTION 19 LYING NORTH OF STATE ROAD NO. 210.

Ordinance Book 16 Page 43

SEE NEXT FOLLOWING PAGE FOR CONTINUATION
OF DESCRIPTION OF PARCEL 85-2-2 AND EXHIBIT "A"

EXHIBIT C

P.U.D. OFF. REC.
BOOK I PAGE 23

SECTION 18 TOWNSHIP 5 SOUTH RANGE 28 EAST

<u>Parcel No.</u>	<u>Tax No.</u>	<u>Owner</u>	<u>OR Book - Page</u>
1-2	026400-0020	Sunray Utilities-St. John, Inc.	882 - 70
1-3	026400-0030	Post Office Box 1708 Fernandina Beach, FL 32034-1708	885 - 1109
2	026410-0000	William J. & Connie Craven 12323 Macaw Drive Jacksonville, FL 32223	239 - 76
2-1	026413-0000	Raymond G. & P. Emily Harrington 2470 C.R. 210 West #A Jacksonville, FL 32259	239 - 82
2-2	26413-0020	Harold L. & Carolyn Strickland 2470 G C.R. 210 West Jacksonville, FL 32259	704 - 21
2-3	026410-0030	Cecil D. & Denise A. Scheider 2470 D C.R. 210 West Jacksonville, FL 32259	704 - 24
3	026420-0000	Howell L. & Linda M. Morris 2470 C.R. 210 West #3 Jacksonville, FL 32259	384 - 337

SECTION 19 TOWNSHIP 5 SOUTH RANGE 28 EAST

<u>Parcel No.</u>	<u>Tax No.</u>	<u>Owner</u>	<u>OR Book - Page</u>
1	026430-0000	Rayland Company, Inc. (Applicant)	831 - 1729
1-1	026430-0010	City of Jacksonville Beach 11 North 3rd Street Jacksonville Beach, FL 32250	557 - 492
1-3	26430-0030	St. Johns County Post Office Drawer 349 St. Augustine, FL 32085-0349	787 - 1734
1-4	026430-0040	South Loop Properties Partnership c/o Stokes O'Steen Communities I 9000 Cypress Green Drive Jacksonville, FL 32216	805 - 604

P.U.D. OFF. REC.
BOOK I PAGE 24

Parcel No.	Tax No.	Owner	OR Book - Page
1-1	026400-0010	John J. Snyder Bishop of the Diocese of St. Augustine Post Office Box 24000 Jacksonville, FL 32241-4000	722-1942
1	026440-0000	Rayland Company, Inc. Applicant	831-1729

95 SEP 18 PM 2:26
Clerk of Circuit Court
Jose "Buddy" Morales

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 Meeting

in the matter of _____
R-PUD-95-020/ Silverfield Development Co.

in the _____ Court, was published in said newspaper in the
issues of July 21, 1995

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 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 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 this 21st day of July, 1995,
by Barbara Dresslar who is personally
known to me or who has produced personally known as
identification. (Type of Identification)

Susan Hunt Mills
(Signature of Notary Public)

Susan Hunt Mills
(Print, Type or Stamp Commissioned Name of Notary Public)



SUSAN HUNT MILLS
MY COMMISSION # CC 177599 EXPIRES
February 3, 1996
BONDED THROUGH FARM INSURANCE, INC.

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 AUGUST 1995 AT 1:30 o'clock PM. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16A) AND U.S. 91 NORTH ST. AUGUSTINE, FLORIDA, WILL CONSIDER PASSAGE OF THE FOLLOWING ORDINANCE:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS STATE OF FLORIDA REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OR TO BE IT OBTAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. Pursuant to the application of Silverfield Development Company owners of the following described land, zoning classification of OR, then Rural on the following described lands:

Exhibit A
That certain parcel or tract of land situated in Section 18, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Northwest corner of Section 19, Township 5 South, Range 28 East, of St. Johns County; thence South 0°43'25" East along the West line of said Section 19, a distance of 491.10 feet to a concrete monument, said point also being the Northernly right of way line of State Road No. 210 (a 100 foot right of way as shown on State of Florida right of way map, Section No. 7851-230 F.A.R. 5-301); St. Johns County, Florida) said road also known as County Road No. 210; thence North 73°30'43" East along said right of way line, 1,461.32 feet to the Point of Curvature of a curve to the right, said curve concave Southernly and having a radius of 1,195.92 feet; thence along and around said curve, through a central angle of 165°27'30" an arc distance of 336.57 feet; said arc subtended by a chord bearing and distance of North 81°34'28" East, 335.46 feet to the Point of Tangency of said curve; thence North 89°38'13" East along said right of way line, a distance of 183.84 feet to a point that lies 30 feet Easterly (when measured at right angles) of the Easterly right of way line of a 150.00 foot wide electric transmission and distribution right of way, as conveyed in instrument recorded in Official Records Volume 2176, Page 27 of the Current Public Records of Duval County, Florida; thence, continue, North 89°38'13" East along said right of way line, a distance of 1589.87 feet to the POINT OF BEGINNING; thence continue North 89°38'13" East along said line, 1,271 feet; more or less to a point situated in the Easterly line of those certain lands, Thence Northernly and Westerly along the Easterly line of said mentioned lands running the following three (3) courses; and distance: Course No. 1; thence Northernly 1,000 feet, more or less; Course No. 2; Westerly 400 feet, more or less; Course No. 3; Northernly 1,500 feet, more or less.

Hence westerly and leave
the left said line 331 feet,
more or less; thence South
westerly 17420 feet, more or
less; thence southerly along
the eastern line of those
certain lands described in
Official Records Book 787,
Page 194 of the Public Rec-
ords a distance of 117 feet,
more or less to its intersec-
tion with the Department of
Transportation's Regulations,
Section 10, along said
said line and its meander-
ing line for 1200 feet
to the beginning of the section
of BEGINNING of 69 acres
containing 69 acres
more or less.
HEREBY
I, NEDDY O. KAPUD,
County Development
Division
with copies
SECTION 3. Nothing
shall be
imposed or require-
ments applicable to all
zoning districts
wherein said lands are lo-
cated.
SECTION 4. The Build-
ing Department is author-
ized to issue construction
permits allowed by zoning
districts as zoned
hereby.
SECTION 4. This Ordinance shall take effect im-
mediately upon receipt of
official acknowledgment of
the office of the Secretary
of State, the Clerk of the
Board of County Commis-
sioners that same has been
filed.
BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY,
FLORIDA
By: Carl Bud Martell, Clerk
I hereby decide to ap-
prove this resolution made by
the Board of County Commis-
sioners with respect to
any matter considered at
the meeting or hearings the
will be recorded and such
purpose he may need to en-
sure that a verbal record
of the proceedings is made
which records include the
testimony and evidence
upon which the appeals to
be based.
NOTICE TO ALL
HEARING IMPAIRED
PERSONS: Anyone who
has to attend this meeting
and needs the services of an
interpreter, please contact
David Halstead, ADA Coor-
dinator, (904) 823-2505, at
least five days prior to the
date of this meeting.
L-065, July 21, 1995



FLORIDA DEPARTMENT OF STATE
Sandra B Mortham
Secretary of State
DIVISION OF ELECTIONS
Bureau of Administrative Code
The Elliot Building
401 South Monroe Street
Tallahassee, Florida 32399-0250
(904) 488-8427

RECEIVED
35 SEP -1 PM 2.22

Carl
CLEER

August 30, 1995

Honorable Carl Markel
Clerk to Board of County Commissioners
St. Johns County
Post Office Drawer 300
St. Augustine, Florida 32085-0300

Attention: Yvonne Carter, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter dated August 28, 1995 and certified copy each of St. Johns County Ordinance Nos. 95-41 and 95-42, which were filed in this office on August 30, 1995.

Sincerely,

Liz Cloud

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw