

P. U. D. OFF. REC.
BOOK K PAGE 292

ORDINANCE NUMBER: 97- 14

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM PRESENT
ZONING CLASSIFICATION OR, OPEN RURAL,
TO PLANNED UNIT DEVELOPMENT
(PUD); PROVIDING FOR SPECIAL CONDITIONS;
PROVIDING FINDINGS OF FACT;
PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION;
AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That, as requested by Beth Breeding, Silverfield Development, on behalf of the record title owner(s) Rayland Company, Inc., in the application with supporting documents for zoning change dated December 3, 1996 and as amended on February 7, 1997 (hereinafter The Woodlands PUD application) the zoning classification of lands described on attached Exhibit "A" is hereby changed from OR, Open Rural, to Planned Unit Development, PUD.

SECTION 2. That development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated December 3, 1996 and as amended on February 7, 1997 and other supporting documents which are a part of zoning file number R-PUD-97-003 and which are incorporated by reference into and made a part hereof this ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 3. Findings of Fact: that the need and justification for approval of the Planned Unit Development has been considered in accordance with Section 11-10-4 of the St. Johns County Zoning Ordinance and Comprehensive Plan, whereby, it is found that:

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- a. The project will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Zoning Ordinance and the St. Johns County Comprehensive Plan or portion thereof adopted by the St. Johns County Board of County Commissioners.
- b. The project will not adversely affect the health, safety, and welfare of the residents or visitors in the area and will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood.
- c. The project will accomplish the objectives, standards and criteria set forth in Section 8A-4 of the St. Johns County Zoning Ordinance.
- d. The proposed PUD will be consistent with the development of property in the area and will be compatible with the desired development of the area.
- e. The lands described on attached Exhibit A are within the C-Residential as designated on the Future Land Use Map of St. Johns County Comprehensive Plan which allows residential development up to 4 units per acre. This development proposes a residential development of approximately 3 units per upland acre with maximum lot coverage at 35%, served by central water and sewer which does not conflict with any elements of the Plan.
- f. That at the public hearing of February 6, 1997 the St. Johns County Planning and Zoning Agency found the application to be consistent with the St. Johns County Comprehensive Plan and recommended approval of the PUD application by a unanimous vote.

SECTION 4.

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, the Concurrency Management Ordinance 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. Furthermore, 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 this Ordinance or the incorporated PUD Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

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SECTION 6.⁴ This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in the Official Records of St. Johns County, Florida, and indexed under the name of property owner listed in Section 1 hereof.

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SECTION 7. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas filed in the office of Planning, by the Planning Director or his designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 11 DAY OF March 1997.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]
Its Chair

ATTEST: CHERYL STRICKLAND

BY: [Signature]
Deputy Clerk

EFFECTIVE DATE: March 21, 1997

KAROSEMARY.YPROCORD.003

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Exhibit A (1 of 2)

45610

"THE WOODLANDS"
(UNIT ONE UPLANDS)

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All that certain tract or parcel of land being a portion of Sections 17, 18, 19 and 20, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: For a Point of Beginning BEGIN at the intersection of the Southerly prolongation of the Easterly line of Section 18 with the Northerly right of way line of County Road No. C-210 (formerly State Road No. S-210, a 100 foot right of way as per State Road Department Right of Way Map Section No. 7851-250, dated February 14, 1951); run thence South 89°35'52" West, along aforesaid Northerly right of way line a distance of 576.52 feet to the Easterly line of lands described and recorded in Official Records Book 722, Page 1942 of the Public Records of said County; run thence North 00°24'59" West, along last said line, a distance of 986.33 feet to a point on the South line of the North 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 18; run thence North 89°40'32" East, along last said line, a distance of 572.98 feet to the Easterly line of said Section 18; run thence North 00°37'20" West, along last said line, a distance of 77.67 feet to a point; run thence South 40°09'23" East, a distance of 305.61 feet to a point; run thence North 60°54'23" East, a distance of 27.40 feet to a point; run thence South 05°05'31" West, a distance of 42.54 feet to a point; run thence South 06°17'21" West, a distance of 127.20 feet to a point; run thence South 51°09'10" West, a distance of 73.93 feet to a point; run thence South 20°49'23" West, a distance of 93.75 feet to a point; run thence South 25°25'30" East, a distance of 130.49 feet to a point; run thence South 00°24'08" East, a distance of 75.65 feet to a point; run thence South 00°35'30" East, a distance of 118.50 feet to a point; run thence South 01°31'36" East, a distance of 57.01 feet to a point; run thence South 00°37'20" East, a distance of 170.00 feet to the aforesaid Northerly right of way line of County Road No. C-210; run thence South 89°35'52" West, along last said line, a distance of 162.00 feet to the POINT OF BEGINNING.

The lands thus described contain 724,629 square feet, or 16.64 acres, more or less, in area.

Exhibit A (2 of 2)

"THE WOODLANDS"
FUTURE DEVELOPMENT (UPLANDS):

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All that certain tract or parcel of land being a portion of Sections 20 and 17, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: For a Point of Commencement, COMMENCE at the intersection of the Southerly prolongation of the Westerly line of said Section 17, with the Northerly right of way line of County Road No. C-210, (formerly State Road No. S-210, a 100 foot right of way as per State Road Department Right of Way Map Section No. 7951-250, dated February 14, 1951); run thence North 89°35'52" East, along the aforesaid Northerly right of way line of County Road No. C-210, a distance of 162.00 feet to the POINT OF BEGINNING; from the Point of Beginning thus described, continue North 89°35'52" East, along the Northerly right of way line of County Road No. C-210, a distance of 1,321.56 feet to the point of curvature of a curve leading Northeasterly; thence Northeasterly along and around the arc of a curve being concave Northerly and having a radius of 2,240.00 feet, through a central angle of 13°51'09" to the left, an arc distance of 541.56 feet to a point, said arc being subtended by a chord bearing and distance of North 82°40'18" East, 540.25 feet; run thence North 22°07'05" West, a distance of 395.25 feet to a point; run thence North 50°44'04" West, a distance of 1,242.53 feet to a point; run thence South 60°54'23" West, a distance of 800.01 feet; run thence South 05°05'31" West, 42.54 feet to a point; run thence South 06°17'21" West, a distance of 127.20 feet to a point; run thence South 51°09'10" West, a distance of 73.93 feet to a point; run thence South 20°49'23" West, a distance of 93.75 feet to a point; run thence South 25°25'30" East, a distance of 130.49 feet to a point; run thence South 00°24'08" East, a distance of 75.65 feet to a point; run thence South 00°35'30" East, a distance of 118.50 feet to a point; run thence South 01°31'36" East, a distance of 57.01 feet to a point; run thence South 00°37'20" East, a distance of 170.00 feet to a point on the Northerly right of way line of County Road No. C-210 and the POINT OF BEGINNING.

The lands thus described contain 1,706,439 square feet, or 39.17 acres, more or less, in area.

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THE WOODLANDS
AS AMENDED FEBRUARY 7, 1997

Silverfield Development Co.
7865 Southside Boulevard
Jacksonville, FL 32256
(904) 642-1720

PLANNED UNIT DEVELOPMENT
THE WOODLANDS RESIDENTIAL DEVELOPMENT

February 6, 1997

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I. INTENT OF APPLICANT

THE WOODLANDS is designed as a residential single-family Planned Unit Development to be developed on approximately 55.81 acres of land located approximately 1/2 mile west of I-95, fronting on the north side of CR210W, St. Johns County. A total not to exceed one hundred fifty (150) residential single family units are proposed. Not more than sixty (60) single-family dwelling units are planned for Phase I; and not more than sixty (60) units are planned for Phase II, and not more than sixty (60) units are planned for Phase III. A single (1) entrance on CR210 West is proposed.

The vegetation consists of planted pine plantation, cut to approximately 20 trees per acre, interspersed with palmettos.

The topography of the land gently slopes to the north. A topo map is enclosed.

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

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

The development will contain lake(s) 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 THE WOODLANDS single family residential community is compatible with adjacent properties.

The planning and design of the THE WOODLANDS PUD will further accomplish the following:

Permit a creative approach to the development of the land and accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the Zoning Ordinance by adding a lake and having a curvilinear loop road winding throughout the subdivision because this property is

currently used as a planted pine plantation with trees existing in straight rows. We have created an attractive entrance feature on CR 210 West.

Provide for an efficient use of the land, resulting in smaller networks of utilities and streets, and thereby lowering development costs. The drainage plan will allow proper transition throughout the property whereas now it's silvaculture drainage is often impeded.

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. The natural features of this subdivision are planted pines interspersed with palmettos on a timbered site. Approximately 20 pines per acre now exist. Underground utilities will be utilized.

Provide an environment of stable character compatible with surrounding residential areas due to the covenants and restrictions which will be in place upon recording of the plat. A Homeowner's Association will be formed to manage the subdivision and will own, manage and maintain common areas (lakes, landscaped entry, etc.).

Achieve 100% conformity with the County Comprehensive Plan, Zoning Code, and other applicable County Ordinances. This will achieve conformance with existing subdivision developments along CR 210 West.

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.

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.

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 2.97 acres are designated Wetland areas. Impacts to jurisdictional wetlands will be permitted through those regulatory agencies having jurisdiction. All 2.97 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 common areas and/or stormwater retention areas.

It also should be noted that a Concurrency Determination Application (File Number) has been applied for. The density for this project is approximately 3.0 units per upland acre.

III. OVERVIEW DEVELOPMENT DESCRIPTION

The subject property consisting of approximately 55.81 gross acres of land will be developed as follows:

Minimum lot width	75 feet - except in cul-de-sac lots which shall be 75 feet at Building Restriction Line
Minimum lot depth	100 feet
Minimum lot area	7,500 square feet
Maximum lot coverage building	35%
Maximum lot coverage	60%
Minimum front yard setback	20 feet
Minimum side yard setback	5 feet per side, Total 10 feet
Minimum corner yard setback	10 feet
Maximum height of structure	35 feet
Minimum Rear Setbacks:	10 feet or the wetland buffer, whichever is greater.

The proposed setbacks will allow flexibility in housing design to encourage a more custom neighborhood.

Accessory Building Setbacks:

The setbacks shall be as outlined above for buildings and shall apply to gazebos and other similar structures. The ARB cannot grant variances in conflict with the PUD zoning.

Pools decks and screened enclosures setbacks shall be as follows:
Minimum front setback: 20 feet
Minimum side setback: 1 foot
Minimum rear setback: 1 foot or upland buffer whichever
is greater.

Pool Setbacks:
Minimum front setback: 20 feet
Minimum side setback: 5 feet
Minimum rear setback: 5 feet or upland buffer whichever
is greater.

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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 (1) proposed ingress/egress point on CR 210 West. The location is on the accompanying site plan. A Land Development Traffic Assessment prepared by Ward Koutnik and dated July 1, 1996 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 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.

Off-site traffic mitigation will include:

Right turn lane construction on CR 210 West for westbound traffic into the Woodlands driveway. This right turn lane will be constructed after twenty-six (26) homes have been constructed and issued Certificates of Occupancy within the subdivision, and

An eastbound left turn lane and bypass lane on CR 210 West will be constructed after fifty-two (52) homes are constructed and issued Certificates of Occupancy at The Woodlands.

SIGNAGE

One double faced indirect - illuminated front entrance sign which the face shall not exceed 32 square feet each side is to be located within an easement in the right-of-way. Also, there will be temporary signage relative to lot and home sales i.e.- for sale signs, informative contractor signs, model home signs, etc.

FENCING

A fence at a height not to exceed 6' shall be erected along the most southerly property line of Phase I, Phase II and Phase III. Fencing will be placed within the 15' non-access easement. Trees will be an average of 1 per 10 linear feet, and will be allowed to be clustered for aesthetics. A natural buffer of plants and sapling pines native to this site will be planted between the fence and CR210 West within the 15' non-access easement. 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 to 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 St. Johns County Landscape Ordinance. 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 the main loop road throughout the subdivision. A 5' sidewalk will be constructed in the County right-of-way along CR 210W. 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. Roadways and sidewalks may be moved slightly in the interest of tree preservation provided clear zone is met, and minimum distance between edge of pavement and right-of-way is adequate to accomodate both drainage and utility purposes.

NATURAL BUFFERS:

A natural wetland buffer exists along the north and east sides of the project. A natural buffer of plants and sapling pines native to this site will be planted within the 15' non-access easement along the southerly boundary of this project. An average 25' upland buffer will be provided from all jurisdictional wetlands.

OPEN SPACE AND RECREATION:

The retention lake and surrounding wetlands will allow open space.

OWNERSHIP AND MAINTENANCE OF COMMON AREAS:

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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: The entry signage and landscaping will be placed in a tract. Ownership, management and maintenance will be the responsibility of the Homeowner's Association, it's successors and assigns.

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/construction 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. Construction trailers will be allowed. If no vertical construction is present, the construction trailer must be removed within 120 days.

OWNERSHIP

All lots to be fee- simple.

SCHEDULE OF DEVELOPMENT

Commencement (approval of engineering/construction plans) within 3 years of obtaining PUD approval. From that point forward the developers reserve a period of 5 years to complete the horizontal improvements. The project will be developed in 3 phases per Concurrency. Completion of the project shall be upon receipt of final subdivision plat approval per phase.

V. DEVELOPMENT /OWNER CERTIFICATE

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The developers of THE WOODLANDS 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 THE WOODLANDS PUD. Private facilities, areas and systems not operated and maintained by St Johns County shall be the responsibility of the THE WOODLANDS Homeowner's Association and their successors in interest. The owners of the property agree to bind any successors in title to all commitments made and approved 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.

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, the Objective J.01.05 of the St. Johns County Comprehensive Plan dated September 14, 1990, including any amendments or successor policies of Land

Development Regulations adopted to implement Florida Statutes 163.3202(2)(g).

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

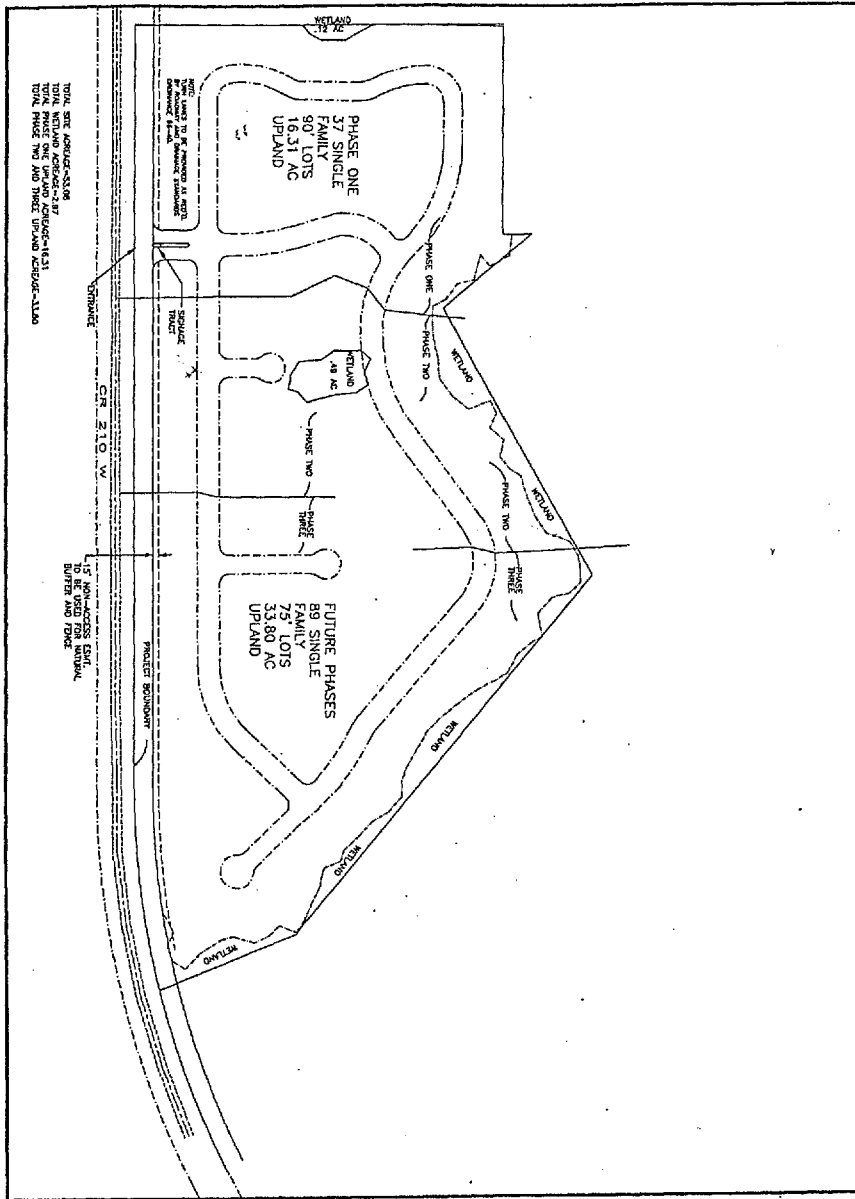
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regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved 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.

Respectfully submitted,

Beth Breeding

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



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CD-1 ON DRAWING SHEET NO. 1 OF 1	THE WOODLANDS CONCEPTUAL PLAN	Hill, Boring, Dunn & Associates, Inc. <small>1000 S. 10th Street, Suite 100 Portland, Oregon 97204 Tel: 503-241-1111</small>	DESIGNED BY: A. MILLER CHECKED BY: J. SAVAGE DRAWN BY: R. GARRIS SCALE: 1" = 100' DATES: NOV. 11, 1998 FROM: NO. 3602-833	REVISIONS													
				<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION										
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NOT RELEASED FOR CONSTRUCTION

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 _____

Sandra D Oliver _____ 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 Rezoning _____

in the matter of _____ March 11, 1997:30pm

in the _____ Court, was published in said newspaper in the

issues of _____ Feb 18, 1997

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 18 day of Feb, 19 97,

by Sandra D Oliver who is personally

Personally Known

known to me or who has produced _____ as

identification.

(Type of Identification)

Zoe Ann Moss
(Signature of Notary Public) _____ (Seal)
Zoe Ann Moss

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

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PLANNING & ZONING
DEPARTMENT

FEB 20 1997

ST. JOHNS COUNTY
FLORIDA

COPY OF ADVERTISEMENT

NOTICE OF PROPOSED REZONING

Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida, at its regular meeting on the 11th day of March, 1997, at 1:30 p.m. in the County Auditorium, County Administration Building, Lewis Speedway (County Road 16-A) and US 1 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, Open Rural, to P.U.D., Planned Unit Development.

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

SECTION 1: Pursuant to the application of Beth Breeding, Silverfield Development, on behalf of Royland Company, Inc., the owners of the following described land, zoning classification of OR, Open Rural, on the following described lands:

"THE WOODLANDS"

(UNIT ONE UPLANDS)

All that certain tract or parcel of land being a portion of Sections 17, 18, 19 and 20 Township 5 South, Range 20 East, St. Johns County, Florida, being more particularly described as follows: For a Point of Beginning BEGIN at the intersection of the Southerly prolongation of the Easterly line of Section with 18 with the Northerly right of way line of County Road No. C-210 (formerly State Road No. S-210, a 100 foot right of way as per State Road-Department Right of Way Map Section No. 7851-250, dated February 14, 1993), run thence South 89°35'52" West, along aforesaid Northerly right of way line a distance of 576.52 feet to the southerly line of lands described, and recorded in Official Records Book 722, Page 1942 of the Public Records of St. Johns County; run thence North 00°24'59" West, along last said line, a distance of 936.33 feet to a point on the South line of the North 1/4 of the Southeast 1/4 of the Southeast 1/4 of said Section 18; run thence North 89°40'32" East, along last said line, a distance of 572.98 feet to the Easterly line of said Section 18; run thence North 00°37'20" West along last said line, a distance of 77.67 feet to a point; run thence South 40°09'23" East, a distance of 305.61 feet to a point; run thence North 60°54'23" East, a distance of 27.40 feet to a point; run thence South 05°05'31" West, a distance of 42.54 feet to a point; run thence South 05°17'21" West, a distance of 127.20 feet to a point; run thence South 51°09'10" West, a distance of 73.93 feet to a point; run thence South 20°49'23" West, a distance of 93.75 feet to a point; run thence South 25°25'30" East, a distance of 130.49 feet to a point; run thence South 00°24'08" East, a distance of 75.65 feet to a point; run thence South 00°35'30" East, a distance of 118.50 feet to a point; run thence South 01°51'36" East, a distance of 57.01 feet to a point; run thence South 00°37'20" East, a distance of 170.00 feet to the aforesaid Northerly right of way line of County Road No. C-210; run thence South 89°35'52" West, along last said line, a distance of 152.00 feet to the point of BEGINNING.

The lands thus described contain 72.429 square feet, or 16.64 acres, more or less, in area.

THE WOODLANDS

FUTURE DEVELOPMENT (UPLANDS)

All that certain tract or parcel of land being a portion of Sections 20 and 17, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: For a Point of Commencement, COMMENCE at the intersection of the Southernly prolongation of the Westernly line of said Section 17, with the Northernly right of way line of County Road No. C-210 (formerly State Road No. 5-210, a foot right of way as per State Road Department Right of Way Map Section No. 7951-250) dated February 14, 1951; run thence North 89°35'52" East, along the aforesaid Northernly right of way line of County Road No. C-210, a distance of 162.00 feet to the POINT OF BEGINNING; from the Point of Beginning thus described, continue North 89°35'52" East, along the Northernly right of way line of County Road No. C-210, a distance of 1,321.56 feet to the point of curvature of a curve leading Northeastly, thence Northeastly along and around the arc of a curve being concave Northernly and having a radius of 2,742.00 feet through a central angle of 13°51'09" to the left, an arc distance of 541.56 feet to a point, said arc being subtended by a chord bearing and distance of North 82°40'18" East, 540.25 feet; run thence North 23°07'05" West, a distance of 395.25 feet to a point; run thence North 11°50'44" West, a distance of 1,242.53 feet to a point; run thence South 69°52'23" West, a distance of 800.01 feet; run thence South 03°05'31" West, 42.54 feet to a point; run thence South 06°17'21" West, a distance of 127.20 feet to a point; run thence South 51°09'10" West, a distance of 73.93 feet to a point; run thence South 20°49'23" West, a distance of 93.75 feet to a point; run thence South 23°23'09" East, a distance of 130.49 feet to a point; run thence South 00°24'08" East, a distance of 73.45 feet to a point; run thence South 00°35'30" East, a distance of 118.50 feet to a point; run thence South 01°13'04" East, a distance of 57.01 feet to a point; run thence South 00°37'20" East, a distance of 170.00 feet to a point on the Northernly right of way line of County Road No. C-210 and the POINT OF BEGINNING.

The lands thus described contain 1706.439 square feet, or 39.17 acres, more or less, in area.

IS HEREBY CHANGED TO PUD Planned Unit Development, to allow a residential development of 150 single family residential units on 55.81 acres of land in accordance with documents filed with application R-PUD-97-003.

SECTION 2: Nothing herein contained shall be deemed to impose conditions, limitations or restraints not applicable to all other land in zoning district wherein said lands are located.

SECTION 3: The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

SECTION 4: The Ordinance shall take effect immediately upon receipt of official acknowledgment of the office of the Secretary of State to the Clerk of the Board of County Commissioners, that same has been filed.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
By Cheryl Strickland
Its Clerk

If a person decides to appeal any decision made by Board of County Commissioners with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

Interested parties may appear at the meeting and be heard with respect to the proposed request.

County documents specifically related to this matter are available for public inspection and reproduction (at cost) in the office of the St. Johns County Planning Department.

Notice to persons needing special accommodations and to all hearing impaired persons; in accordance with the Americans with Disabilities Act, persons needing a special interpreter to participate in this proceeding should contact David Holstad, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4028 Lewis Street, St. Augustine, Florida, 32095.

Not later than 5 days prior to the date of this meeting, this matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should first contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Department, P.O. Drawer 349, St. Augustine, Florida, 32095.

245 Feb. 1997