

ORDINANCE NUMBER 97-27

BOOK

PAGE

650

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, (

STATE OF FLORIDA

MAKING FINDINGS OF FACT,

PROVIDING CONDITIONS,

MODIFYING THE PLANNED UNIT DEVELOPMENT

AS DESCRIBED HEREINAFTER, AND

PROVIDING AN EFFECTIVE DATE.

(Revised April 11, 1997)

WHEREAS, the subject 672.54 acres as described in attached Exhibit A (the "Property") is the subject of a PUD that was approved by St. Johns County on February 11, 1986; and

WHEREAS, only Phase I of this PUD was developed, although there are remaining phases of this project, and the time for developing this PUD has expired; and

WHEREAS, Applicant is seeking to have the PUD extended and to modify the original lot lines in order to develop the remaining Phases of this project; and

WHEREAS, this modification of the PUD will be of benefit to St. Johns County because it will provide for the development of certain of the undeveloped lots originally planned for development in the original PUD; and

WHEREAS, this PUD will ensure the development of this land as described in Exhibit B, the PUD Written Description, dated February 24, 1997, and the Revised PUD Master Site Plan, Exhibit C, (together hereinafter the "Project"), in that construction of Phase II will begin in 1997 and construction of the remaining Phases will be completed within seven (7) years of the date of the enactment of

Jackie - Irma

Ordinance Book

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this Ordinance.

P.U.D. OFF. REC.
BOOK K PAGE 651

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

Section 1. Pursuant to the Application for Major Modification of the PUD submitted by Cypress Lakes Development, Inc. (the "Applicant"), dated January 21, 1997, this application being duly submitted, duly noticed, and duly advertised, and in accordance with the applicable portions of the St. Johns County Zoning Ordinance for subsequent review by the St. Johns County Planning and Zoning Agency, and after consideration of all of the testimony and documentation presented to this Board during a public hearing duly noticed, the major modification to the PUD is hereby approved, 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----- (Revised PUD Master 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-85-92, which are incorporated by reference into and made part of this Ordinance, and as supplemented by 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 the major modification to 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

- b. On March 20, 1997, 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 is consistent with the Comprehensive Plan and does not affect adversely the orderly development of St. Johns County as embodied in the Comprehensive Plan, in that the PUD was previously approved by this Board and the major modification provides for the development of this Property as was originally intended;
- d. The proposed PUD 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 development of adjacent properties or the general neighborhood in that the Project includes numerous conditions in the PUD Written Description to protect development of adjacent properties and the general neighborhood;
- e. A Final Certificate of Concurrence will be obtained prior to approval of any additional Final Development Plans.
- f. The proposed PUD will accomplish the objectives and meet the Standards and Criteria of Section 8-4 of the Zoning Ordinance; and
- g. The proposed request is consistent with and furthers the goals, objectives and policies of the Comprehensive Plan Elements, specifically "A" - Future Land Use, "B" - Traffic Circulations, "F" - Sanitary Sewer/Solid Waste/Drainage/Potable Water/Natural Groundwater Aquifer Recharge, "G" - Coastal Conservation, "J" - 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 in this 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 of Phase II will be commenced in 1997 and will be completed in 1998. Construction of the remaining Phases will be completed within seven (7) years of the enactment of this Ordinance. Commencement is defined as the submittal of a land clearing permit application. Completion is defined as completion of the horizontal improvements.

Section 7. SAVINGS CLAUSE

Except to the extent that they conflict with specific provisions of the approved Site Plan or this 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 that any modification to approved development plans by variance or exception shall be prohibited.


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 13 day of May, 1997.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 

ATTEST: CHERYL STRICKLAND, CLERK

BY: 
Deputy Clerk

P.U.D. OFF. REC.
BOOK K PAGE 654

(SEAL)
EFFECTIVE DATE: May 22, 1997

P. U. D. OFF. REC.
BOOK K PAGE 655

EXHIBIT "A"

EXHIBIT A-1

P. U. D. OFF. REC.
BOOK K PAGE 656

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND THE WEST HALF OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID WEST HALF OF SECTION 16; THENCE SOUTH 1 DEGREE 20 MINUTES 21 SECONDS EAST, ON THE EAST LINE OF SAID WEST HALF OF SECTION 16, A DISTANCE OF 1,750 FEET; THENCE NORTH 49 DEGREES 21 MINUTES 07 SECONDS WEST 403.61 FEET; THENCE NORTH 12 DEGREES 49 MINUTES 39 SECONDS WEST 1,506.19 FEET TO THE NORTH LINE OF SAID SECTION 16; THENCE CONTINUING NORTH 12 DEGREES 49 MINUTES 39 SECONDS WEST 623.51 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF STATE ROAD NO. 207; THENCE NORTH 35 DEGREES 50 MINUTES EAST, ON SAID RIGHT OF WAY LINE, 688.03 FEET; THENCE SOUTH 1 DEGREE 00 MINUTES 56 SECONDS EAST, ON THE EAST LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 91, PAGE 208, PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1,157.38 FEET TO THE SOUTHEAST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 91, PAGE 208; THENCE NORTH 88 DEGREES 16 MINUTES 50 SECONDS EAST, ON THE NORTH LINE OF SAID SECTION 16, A DISTANCE OF 315 FEET TO THE POINT OF BEGINNING AND CONTAINING 23.69 ACRES MORE OR LESS.

EXHIBIT "A"

P. U. D. OFF. REC.
BOOK K PAGE 657

A part of Sections 9, 15, 16, 21 and 22, Township 8 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Beginning at the Southeasterly corner of said Section 9, run thence North 01°23'54" West along the Easterly line of said Section 9, 195.01 feet; thence South 88°16'50" West, 1,759.70 feet; thence North 01°14'43" West, 2,357.61 feet to a point on the Southeasterly right-of-way line of State Road No. 707; thence along the Southeasterly right-of-way line of said State Road No. 207, the following three courses and distances: (Course #1) North 53°49'00" West, 82.00 feet; (Course #2) South 36° West, 489.23 feet; (Course #3) South 35°50'00" West, 1336.71 feet; thence South 01°00'56" East, 1,157.38 feet to the Southerly line of said Section 9; thence along the Southerly line of said Section 9, run North 88°16'50" East, 315 feet; thence South 01°20'21" East, 5,274.73 feet to the Southerly line of said Section 16; thence along the Southerly line of said Section 16, run North 88°21'01" East, 566.72 feet; thence South 15°29'39" East, 3,675.75 feet; thence South 76°35'05" West, 49.97 feet; thence South 21°35'35 East, 1,762.10 feet to the Southerly line of said Section 21; thence along the Southerly line of said Section 21, run North 88°56'58" East, 517.14 feet; thence North 01°09'19" West, 1,671.24 feet; thence North 58°07'59" East, 1,521.63 feet; thence North 00°55'45" East, 985.53 feet; thence North 23°18'07" West, 700.55 feet; thence North 15°38'5 West, 1,272.54 feet; thence North 03°47'39" West, 561.17 feet; thence North 73°05'19" West, 189.43 feet; thence North 05°53'15" West, 1,973.97 feet; thence South 89°12'59" West, 341.04 feet to a poi on the Easterly line of said Section 16; thence along the Easterly line of said Section 16, run North 01°23'54" West, 2,616.61 feet to the POINT OF BEGINNING, containing 648.85 acres more or les

STATE OF FLORIDA
COUNTY OF ST. JOHN
PLAT 100
PAGE 657

P. U. D. OFF. REC.
BOOK K PAGE 658

EXHIBIT "B"

Ordinance Book 19 Page 489

Exhibit "B"
MAJOR MODIFICATION TO PUD APPLICATION - CYPRESS LAKES
(Revised April 16, 1997).

SECTION I
INTRODUCTION

P. U. D. OFF. REC.
BOOK K PAGE 659

Cypress Lakes will consist of 523 single family residential units located about one-fourth mile west of Interstate 95 just south of State Road 207. The development encompasses about 672.54 acres. The PUD Ordinance for Cypress Lakes was adopted by the St. Johns County Board of County Commissioners on or about February 11, 1986. Only Phase I of this project was ever developed. Phase I has approximately 108 platted lots out of a conceptual plan of 117 lots over approximately 81 acres. Thirty-seven homes have been built and occupied in this phase. Development of Phase I began in 1989, however, development of the remaining phases was never completed and the time for completing development has expired. A Public 18-hole Championship Golf Course currently exists within the development. Three hundred acres including the golf course was gifted to the county.

This major modification is to reinstate the original PUD. The Applicant is seeking to develop Phase II. The Applicant is also seeking a major modification of the PUD so that the lots in Phases II, III and IV of the PUD can be a minimum of 60' wide rather than 100' as set forth in the original PUD. The remaining portion of Phase II will be left for future development out of the existing density of 523 units. The project as designed is in conformity with the Comprehensive Plan and when developed with the conditions required under this PUD, will be consistent with the development of the adjoining and surrounding communities. The owner of Phase II of the property is Cypress Lakes Development, Inc. The legal description of the property is as set forth hereinbelow:

SECTION II
LEGAL DESCRIPTION

Please see Exhibit "A" attached to the Proposed Ordinance

SECTION III
DEVELOPMENT DESCRIPTION/CRITERIA

The following is the number of units that are designated for the phases:

Phase I	-	117 units
Phase II	-	116 units
Phases III, IV & V	-	290 units

P.U.D. OFF. REC.
BOOK K PAGE 660

Each of the remaining lots to be developed will be comprised of a minimum of 7,000 square feet and the residential dwelling to be placed thereon will not exceed 35' in height. The lots will be a minimum of 60' wide by 125' long. The following setbacks shall be utilized in the final PUD Map:

Front	25'
Side	5'
Rear	15'

All homes will be a minimum of 1400 square feet as required in Phase 1. All lots that are directly adjacent to the adjoining open rural property will have a buffer consisting of a fence and/or natural vegetation. If a fence is used, the fence will not be directly on the property line, as natural buffering will separate the fence from the property line. Many of these homes will front the Public Golf Course that currently exists on the property or the lakes and retention ponds that will be constructed on the property providing scenic views for the future occupants. The smaller lots will allow the Applicant to provide an affordable golf course community in the St. Johns area and will help to ensure that this development is completed as intended.

The applicant will build a bank of ten (10) model homes in the front portion of this subdivision on the south side. This model bank will assist in sales of the remaining units to be built and sales will be conducted from the models. The model bank will be built in the area originally designated for recreation, however, the RV and boat storage area will not be built in this area. The models will be alternating with one lot being 60' and the next being 90' so as to ensure that the models blend with the other homes in Phase I. At least two models will be built for each of the phases. The models will not be sold until all of the units in

P.U.D. OFF. REC.
BOOK K PAGE 661

a phase are sold. When these models are sold, the seller will ensure that parking and lighting of the remaining models will not interfere with the models that are sold.

The remaining phases were never platted. No currently existing easements will have to be changed as a result of the development of the remaining phases. Construction on Phase II will begin in 1997 and all phases will be completed within seven years of the granting of the major modification to the PUD.

The development of this PUD will benefit St. Johns County by bringing more residents to St. Johns County which will in turn help the economy of St. Johns County. The proximity of this PUD to the various areas of St. Johns County and neighboring Duval County will make it a desirable community. The overall effect of this development will be to improve the health, safety, and welfare of St. Johns County.

SECTION IV
DEVELOPMENT UTILITIES (WATER/SEWER/ELECTRICITY)

The property shall be served by St. Johns County utilities (water and sewer) with any appropriate modifications made as required for the new development. The appropriate utility company will maintain all utilities on site. All telephone, cable TV, and electrical power lines shall be underground. Solid waste will be collected at the site for disposal by the waste collection company serving the area in compliance with all local, state, and federal regulations. All utilities located within the development, including the water and sewage treatment plants, shall be properly screened and beautified.

SECTION V
ROADS AND COMMON AREAS
OWNERSHIP AND MAINTENANCE

All internal roads shall be county roads which shall be paved and constructed in accordance with St. Johns County specifications. The roadways will be curbed and guttered and it is the developer's intent, subsequent to completion of the project, to convey to St. Johns County, the roadways when complete. Commencement of the construction of all necessary roadways shall commence upon approval

P. U. D. OFF. REC.
BOOK K PAGE 662

of the construction engineering plans by St. Johns County and the issuance of permits. No other common areas will be dedicated to St. Johns County.

SECTION VI
CONCURRENCY DETERMINATION/TRAFFIC

Subsequent to the filing of this application, a concurrency determination application will likewise be filed with a total of 4,031 average daily trips generated by applicant for traffic review. Applicant acknowledges this application is specifically subject to concurrency determination and shall use its reasonable and best efforts to complete same prior to public hearing. All rights-of-way and roadways will be constructed to comply with St. Johns County Paving Ordinance 86-4 as well as all drainage facilities will be designed and constructed according to county standards.

SECTION VII
AGREEMENT TO COMPLY

Applicant specifically acknowledges and agrees to submit the proposed development to such conditions and safeguards as may be required by the Board of County Commissioners for PUD Ordinance, and shall provide a written statement for the completion of the development according to plans and specifications approved by the St. Johns County Public Works Department.

SECTION VIII
PROJECT DESCRIPTION

See Revised PUD Master Plan by Hill, Boring & Dunn dated January 1997, Project No. 9608-795 attached as Exhibit "C" to the Proposed Ordinance.

SECTION IX
SUMMARY AND CONCLUSION

The major modification of the existing PUD will serve to once again continue the development that was intended in the original PUD and allow for development of all remaining phases. The major modification will reinstate the original PUD. It will also allow

for a minimum of 60' wide lots to be built in order to make this golf course community more affordable. Cypress Lakes will be compatible with the surrounding subdivisions. The overall effect of the continued development of this subdivision will be to benefit the health, safety, and welfare of St. Johns County.

SECTION X
SAVINGS CLAUSE

P.U.D. OFF. REC.
BOOK K PAGE 663

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 in 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.

P.U.D. OFF. REC.
BOOK K PAGE 664

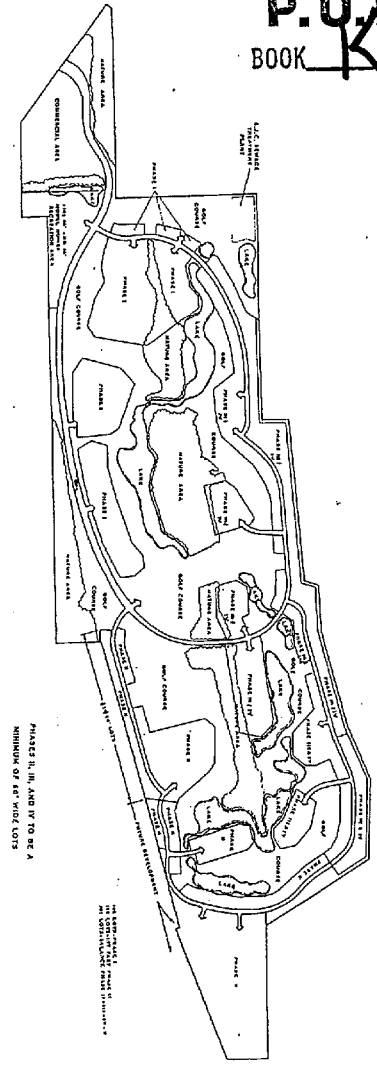
EXHIBIT "C"

Ordinance Book 19 Page 495

P.U.D. OFF. REC.
 BOOK K PAGE 665

Ordinance Book Page

CYPRESS LAKES
PLANNED UNIT DEVELOPMENT
 ST. JOHNS COUNTY, FLORIDA



PHASES B, III, AND IV TO BE A MINIMUM OF 40' WIDE LOTS

Ordinance Book 19 Page 496

EXHIBIT "C"

P.U.D. - 1 Ordinance No. 1 SHEET NO. 1	CYPRESS LAKES PLANNED UNIT DEVELOPMENT ST. JOHNS COUNTY, FLORIDA P. U. D. MAP	 Hill, Boring, Dunn & Associates, Inc. 6847 SOUTHSHORE DRIVE, SUITE 101 ORLANDO, FLORIDA 32819 (407) 221-1111	DESIGNED BY: S.G. DRAWN BY: A.S. CHECKED BY: J.C. SCALE: 1" = 500' DATE: JAN. 1977 PROJ. NO.: 1464-711	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISIONS 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	REVISIONS DESCRIPTION												
	NO.	DATE	REVISIONS DESCRIPTION																

COPY OF ADVERTISEMENT

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 Hearing

in the matter of Major Modification ORD 86-15

in the _____ Court, was published in said newspaper in the
issues of April 24, 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 24 day of April, 1997,

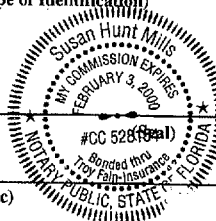
by Sandra D. Oliver who is personally
known to me or who has produced _____ as
identification. (Type of Identification)

Susan Hunt Mills

(Signature of Notary Public)

Susan Hunt Mills

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



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

Notice is hereby given that the public hearing for Major Modification to Ordinance 86-15, an Ordinance modifying lands within Planned Unit Development will be heard by the Board of County Commissioners of St. Johns County, Florida, to consider the following: Major Modification to the Cypress Lakes Planned Unit Development to allow extension of the Schedule of Development to permit commencement to begin in 1997 with completion within seven years of adoption of the Major Modification, and to allow a reduction in the minimum lot size requirements for residential lots, and adopting revised text to accommodate changes as described on the following described land located in St. Johns County, Florida:

Exhibits A
A part of Sections 9, 15, 16, 21 and 22, Township 8 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Beginning of the Southeast corner of said Section 9, run thence North 01°23'54" West along the Easterly line of said Section 9, 195.01 feet; thence South 88°16'50" West, 1,759.70 feet; thence North 01°14'43" West, 2,357.61 feet to a point on the Southeastery right-of-way line of State Road No. 207; thence along the Southeastery right-of-way line of said State Road No. 207, the following three courses and distances: (Course #1) North 53°49'00" West, 62.00 feet; (Course #2) South 36°1 West, 469.23 feet; (Course #3) South 35°50'00" West, 1336.71 feet; thence South 01°00'55" East, 1,157.38 feet to the Southerly line of said Section 9; thence along the Southerly line of said Section 9, North 88°16'50" East, 315 feet; thence South 01°20'21" East, 5,274.73 feet to the Southerly line of said Section 16; thence along the Southerly line of said Section 16, run North 88°21'01" East, 546.72 feet; thence South 15°29'39" East, 3,675.75 feet; thence South 76°53'05" West, 49.97 feet; thence South 21°35'33" East, 1,762.10 feet to the Southerly line of said Section 21; thence along the Southerly line of said Section 21, run North 88°56'58" East, 517.14 feet; thence North 01°09'19" West, 1,471.24 feet; thence North 88°07'59" East, 1,521.63 feet; thence North 00°55'45" East, 985.55 feet; thence North 23°18'07" West, 700.55 feet; thence North 15°38'51" West, 1,272.54 feet; thence North 03°47'39" West, 531.17 feet; thence North 73°05'19" West, 189.43 feet; thence North 03°53'15" West, 1,973.97 feet; thence South 89°12'59" West, 341.04 feet to a point on the Easterly line of said Section 16; thence along the Easterly line of said Section 16, run North 01°23'54" West, 2,616.63 feet to the POINT OF BEGINNING, containing 648.85 acres more or less.

EXHIBIT A
A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND THE WEST HALF OF SECTION 16, TOWNSHIP 8 SOUTH,

RANGE 29, EAST 29 ALL IN
 ST. JOHN'S COUNTY,
 FLORIDA, AND BEING
 MORE FULLY DE-
 SCRIBED AS FOLLOWS:
 BEGINNING AT THE
 NORTH EAST CORNER OF
 SAID WEST HALF OF
 SECTION 14, 20
 SOUTH 17 DEGREES 20
 MINUTES 21 SECONDS
 EAST 101.7 FEET TO THE EAST
 LINE OF SAID WEST
 HALF OF SECTION 14, A
 DISTANCE OF 179.9
 FEET; THENCE NORTH
 49 DEGREES 21 MINUTES
 07 SECONDS WEST 403.61
 FEET; THENCE NORTH
 112 DEGREES 49 MINUTES
 39 SECONDS WEST 506.12
 FEET TO THE NORTH
 LINE OF SAID SECTION
 14; THENCE CONTINU-
 ING NORTH 32 DEGREES
 47 MINUTES 39 SECONDS
 WEST 623.39 FEET TO
 THE SOUTHEAST RIGHT
 OF WAY LINE OF STATE
 ROAD NO. 207; THENCE
 NORTH 13 DEGREES 20
 MINUTES EAST 30 SAID
 RIGHT OF WAY LINE,
 88.07 FEET; THENCE
 SOUTH 12 DEGREE 00 MIN-
 UTES 56 SECONDS EAST 2
 03 FEET TO THE EAST LINE OF
 THAT LAND DESCRIBED
 IN DEED RECORDED IN
 OFFICIAL RECORDS
 BOOK 97 PAGE 208; PUB-
 LIC RECORDS FOR SAID
 COUNTY, A DISTANCE OF
 1157.38 FEET TO THE
 SOUTHEAST CORNER OF
 SAID LAND DESCRIBED
 IN OFFICIAL RECORDS
 BOOK 97 PAGE 208;
 THENCE NORTH 88 DE-
 GREES 38 MINUTES 00
 SECONDS EAST 100 FEET
 TO THE EAST LINE OF SAID
 SECTION 14, A DISTANCE
 OF 431.9 FEET TO THE
 POINT OF BEGINNING.
 LANDS CONTAINING 23.69
 ACRES MORE OR LESS;
 Said land being located
 1/4 mile west of SR 207
 south of SR 207
 The Board of County
 Commissioners will hear
 the request on the 9th day
 of May 1977, at 1:30 p.m.
 Said hearing to be held in
 the County Auditor's
 County Administration
 Building, Lewis Speedway
 (County Road 207) and
 Austin, Florida.
 The following is a list
 of the persons who have
 filed applications for
 inclusion in the Planning
 Office, County Administration
 Building, 4020 Lewis Speed-
 way, County Road 207,
 St. Augustine, Florida, and
 may be examined by par-
 ties in interest prior to said
 public hearing and all per-
 ties in interest shall be
 granted an opportunity to
 be heard at said public
 hearing.

BOARD OF COUNTY
 COMMISSIONERS OF ST.
 JOHN'S COUNTY,
 FLORIDA
 SHERYL STRICKLAND
 If a person decides to ap-
 peal any decision made by
 the Board of County Com-
 missioners with respect to
 any matter considered at
 the meeting of the Board, he
 will need a record of the
 proceedings and for such
 purpose he may need to en-
 sure that a verbatim record
 of the proceedings is made,
 which record includes the
 testimony and evidence
 submitted which appears to
 be based on the following:
 County documents spec-
 ially related to this mat-
 ter are available for public
 inspection and reproduction
 (at cost) in the office of the
 St. Johns County Planning
 Department, 4020 Lewis
 Speedway, St. Augustine, Florida.
 Notice to persons need-
 ing special accommodations
 and to all hearing im-
 paired persons in accord-
 ance with the Americans
 with Disabilities Act, per-
 sons needing special ac-
 commodations, or an in-
 terpreter to participate in
 this proceeding should con-
 tact David Haishead, ADA
 Coordinator, (904) 820-2500
 of the County Administration Building,
 4020 Lewis Speedway, 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. In-
 terested parties should limit
 contact with the County
 Commissioners and Plan-
 ning & Zoning Agency
 members on this topic, ex-
 cept with compliance with
 Resolution 92-16, to prop-
 erly notified public hearings
 or to written communica-
 tion care of St. Johns Coun-
 ty Planning Department,
 P.O. Drawer 349, St. Augus-
 tine, Florida 32095.
 Approved: L. J. April 24, 1977
 SHERYL STRICKLAND