P.U.D. OFF. REC.
BOOK L PAGE 183

ORDINANCE NUMBER: 97-52

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM PRESENT
ZONING CLASSIFICATION R-1-A, SINGLE FAMILY RESIDENTIAL
TO PLANNED SPECIAL DEVELOPMENT
(PSD); 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 Lawrence Properties, Inc., on behalf of the record title owner(s) Edna M. Cannon Estate, c/o Richard A. Hathaway, P.A., in the application with supporting documents for zoning change dated July 1, 1997 and as amended on September 9, 1997 and September 23, 1997 at the public hearing(written text Exhibit A dated September 24, 1997 (hereinafter The Enclave at Ponte Vedra Beach PSD application) the zoning classification of lands described on attached Exhibit "A" is hereby changed from R-1-A, Single Family Residential, to Planned Special Development, PSD.

SECTION 2. That development of the lands within this Planned Special Development shall proceed in accordance with the PSD application, dated July 1, 1997 and as amended and other supporting documents which are a part of zoning file number PV-PSD-97-012 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 Special Development has been considered in accordance with SectionVII (D) (2) of the Ponte Vedra Zoning District Regulations of St. Johns County and Comprehensive Plan, whereby, it is found that:

a. The proposed PSD does not adversely affect the orderly development of St. Johns County as embodied in the Ponte Vedra Zoning Ordinance and the St. Johns County Comprehensive Plan or portion thereof adopted by the St. Johns County Board of County Commissioners.

b. The proposed PSD 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 proposed PSD will accomplish the objectives, standards and criteria set forth in Section 8A-4 of the St. Johns County Zoning Ordinance, adopted by Reference in the Ponte Vedra Zoning District Zoning Ordinance, in Section VII (D) (2).

d. The proposed PSD 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 PV-9B Residential, as designated on the Future Land Use Map of St. Johns County Comprehensive Plan which allows the development of up to two units per acre. This development proposes a development of .63 units per acre, which does

not conflict with any elements of the Plan.

SECTION 4.

Except to the extent that they conflict with specific provisions of the approved development plan or PSD 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.

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

SECTION 6. 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.

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 23rd DAY OF SEPTEMBER, 1997.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: _____
Its Chair

ATTEST: CHERYL STRICKLAND

BY: _____
Deputy Clerk

EFFECTIVE DATE: October 1, 1997

EXHIBIT "A" TO ORDINANCE

The Enclave
at Ponte Vedra Beach

Exhibit
LEGAL DESCRIPTION

July 1,1997

P.U.D. OFF. REC.
BOOK L PAGE 185

A PART OF GOVERNMENT LOTS 1 & 2, SECTION 2, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS BEING BOUNDED ON THE NORTH BY A LINE PARALLEL WITH AND 1000.00 FEET SOUTHERLY FROM THE SOUTH LINE OF THE LANDS DESCRIBED IN DEED BOOK 142, PAGE 182 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY (SAID 1000.00 FEET BEING AS MEASURED PARALLEL WITH THE CENTERLINE OF PONTE VEDRA BOULEVARD, FORMERLY STATE ROAD NUMBER 140); BOUNDED ON THE EAST BY THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; BOUNDED ON THE SOUTH BY A LINE PARALLEL WITH AND 1750.00 FEET SOUTHERLY FROM THE AFORESAID SOUTH LINE OF THE LANDS DESCRIBED IN DEED BOOK 142, PAGE 182; BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF PONTE VEDRA BOULEVARD, COUNTY ROAD NUMBER 203 (FORMERLY: STATE ROAD NO. A-1-A, STATE ROAD NO. 140, STATE ROAD NO. 78 AND STATE ROAD NO. 203) AS NOW ESTABLISHED AS A 66 FOOT RIGHT-OF-WAY. BEING ALL OF THE NORTHERLY 750 FEET OF THE LANDS DESCRIBED IN DEED BOOK 153, PAGE 326 OF THE AFORESAID PUBLIC RECORDS, LYING EAST OF PONTE VEDRA BOULEVARD.

The Enclave at Ponte Vedra Beach PSD P.U.D. OFF. REC. **Exhibit A**
Written Description - Page 1 of 1 BOOK L PAGE 186
Revised September 24, 1997

Introduction:

The Enclave at Ponte Vedra Beach will consist of a maximum of five oceanfront single-family residences, located on five separate lots along Ponte Vedra Boulevard. The proposed residences are located just south of Sawgrass Beach Club and Condominiums on a currently unplatted parcel.

PSD Zoning Discussion:

The Enclave at Ponte Vedra Beach is compatible with the surrounding single-family residential uses. Additionally, it is compatible with a variety of land use densities along the entire length of Ponte Vedra Boulevard.

General Project Description:

Each residence will have its own private entry, garage, driveway, terrace, and pool area.

The residences will have little impact on existing vegetation, since this disturbed oceanfront parcel currently consists of little stabilizing vegetation and tree cover. Eroded trails traverse the mostly unprotected dune structure.

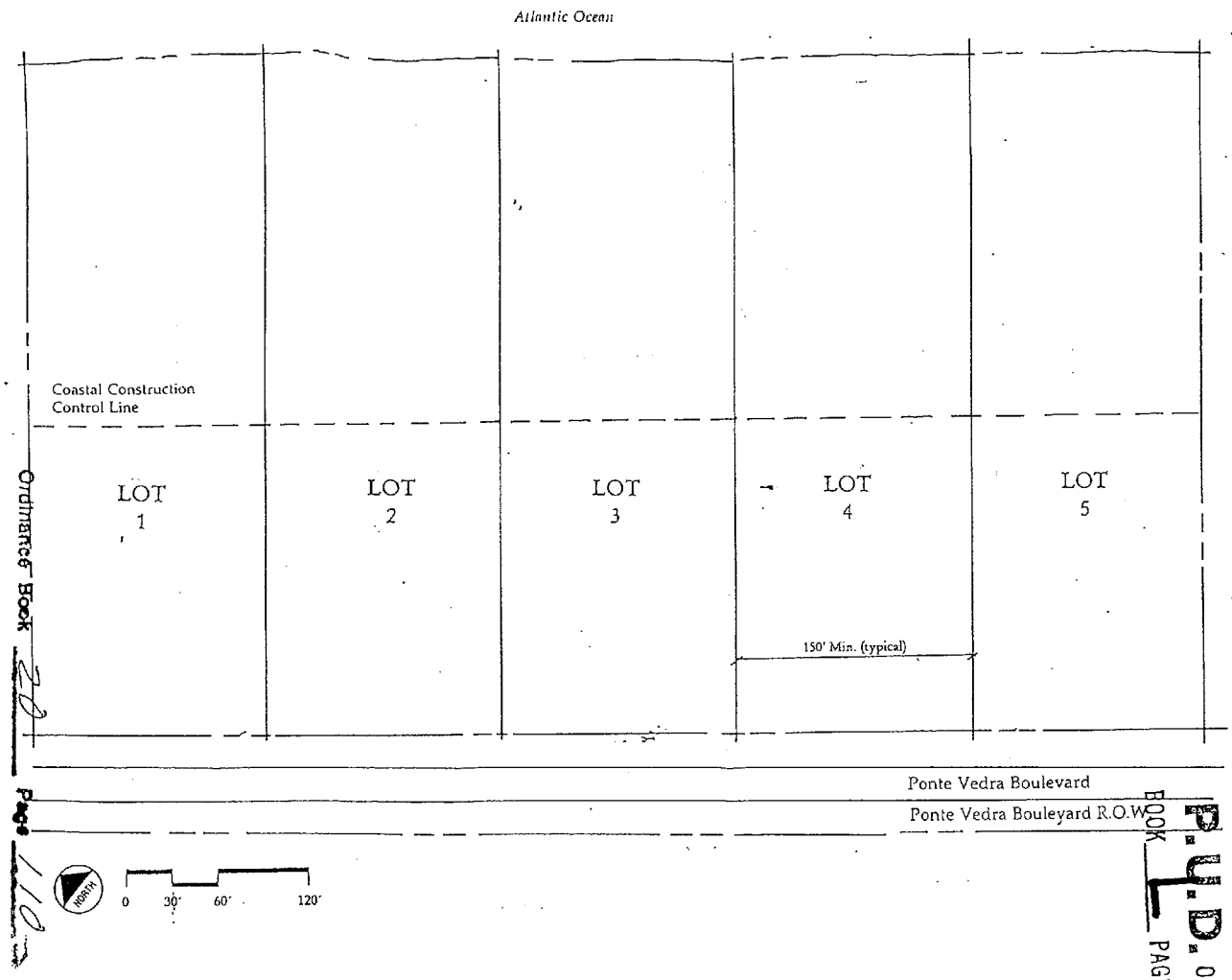
The St. Johns County Comprehensive Plan land use designation for the property is residential density zone PV-9B, which allows the development of up to two units per acre. The density for The Enclave at Ponte Vedra Beach is .63 units per acre. Therefore, The Enclave at Ponte Vedra Beach is consistent with the St. Johns County Comprehensive Plan.

Permitted Uses, Requirements & Limitations:

Not more than five detached, single-family residence may be constructed within the community. All development within The Enclave at Ponte Vedra Beach will conform to the Ponte Vedra Zoning Ordinance requirements for the R-1-A single-family residential district.

Savings Clause:

Except to the extent that they conflict with specific provisions of the approved development plan or PSD 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 modifications 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 PSD narrative.



The Enclave at Ponte Vedra Beach

5 LOT

PSD Site Plan

September 9, 1997

Total residences	5 Max.
Total Area	±7.9ac.
Density	±0.63 du/ac.

Exhibit B

PHK
PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

Ordinance Book 20 Page 110

O.R.B. OFF. REC. BOOK 7 PAGE 187

LAW OFFICES OF
RICHARD G. HATHAWAY, P.A.
BUILDING 100 - SUITE 250
10151 DEERWOOD PARK BOULEVARD
JACKSONVILLE, FLORIDA 32256
POST OFFICE BOX 551165, 32255-1165
TELEPHONE (904) 996-1122
TELECOPIER (904) 996-1130

June 18, 1997

P.U.D. OFF. REC.
BOOK L PAGE 188

VIA PERSONAL DELIVERY

St. Johns County
4020 Lewis Speedway
St. Augustine, FL 32085

RE: Property owned by Estate of Edna Cannon, deceased, described in Exhibit A (the "Property")

Dear Ladies and Gentlemen:

We represent the Estate of Edna Cannon which owns the Property. Enclosed is a copy of an August 1, 1945 Deed conveying the Property from Telco Holding Company to Richard A. Cannon and Edna M. Cannon, his wife. Richard A. Cannon died years ago, survived by Edna M. Cannon. Edna M. Cannon, died on December 19, 1995. Enclosed is a copy of a current title insurance commitment which shows in Schedule A, Section 2 that the Property is owned by the Estate.

The Property is under contract to be sold to Lawrence Properties, Inc. doing business in the State of Florida as Lawrence Property Management, Inc.

This letter is owner's authorization for Lawrence Properties to represent the owner to rezone the Property.

If you have questions, please call.

With kindest regards,

Richard G. Hathaway

Enclosure(s)

cc: Ms. Nancy Shannon (via regular mail;w/out enc.)
Mr. Eugene G Peek III (via regular mail;w/out enc.)
Mr. Donald V. Fullerton (via regular mail;w/enc.)
Mr. John Kashou (via regular mail;w/out enc.)

RGH/eb

\\Elizabeth\eliz ...IENTS\CANNON\stjohns.ltr.wpd

AND the Grantor, for itself and its successors, hereby covenants and agree with the Grantee, their heirs, legal representatives and assigns, as follows:

That the Grantor has full power and lawful right to convey said land in fee simple, and that it shall be lawful for the Grantee, their heirs, legal representatives and assigns, at all times peaceably and quietly to enter upon, hold, occupy and enjoy said land, and that said land is free from all encumbrances; except taxes for the current year; and that the Grantor, its successors and assigns, will make such further assurances to perfect the fee simple title to said land in the Grantee, their heirs, legal representatives and assigns, as may reasonably be required, and that the Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, provided, however, that said land and all of the covenants and warranties of the Grantor in this deed set forth are subject to the aforesaid easements and rights of way and also subject, until January 1st, 1970, to the following restrictions, agreements and covenants, to-wit:

1. That no part of said land or any interest therein shall be given, loaned, rented, leased, devised, encumbered or conveyed to or owned or occupied by any person other than of the White Caucasian Race, except that bona fide servants of any race may occupy servants' quarters on said land.

2. Said land shall be used for residence purposes exclusively and shall not be subdivided or platted into tracts having a frontage of less than 200 feet on the Atlantic Ocean and extending in depth to the Westerly boundary of said land, and not more than one residence with appropriate outbuildings such as guest cottages, garage, servants' quarters and the like outbuildings, shall be permitted upon each such tract with such minimum frontage of 200 feet. No building or part thereof, whether such part be porch, veranda or other part, which projects more than three feet above the surface of said land, shall be erected or placed on any tract into which said land may be subdivided or platted which lies within ten (10) feet of the boundary lines of such Tract without consent in writing, first had and obtained of the Grantor and the then owner of the adjoining Tract.

3. A. No commerical advertising or display sign, and no large or unsightly sign, shall be permitted on any portion of said land.

B. Prior to the occupancy of a residence on any portion of said land approved septic tank or tanks shall be constructed thereon for the disposal of sewage, and in no event shall sewage be emptied or discharged in, to or upon the Atlantic Ocean or Beach or any lagoon, swamp, lake or canal whether natural or artificial.

4. No residence, guest cottage, garage, servants' quarters, or other buildings, fence, wall, entranceway, driveway or other structure that is not a part of a building on said land

shall be placed on any portion of said land until after the plans, specifications and location of the same shall have been first approved by the Grantor. And no residence shall be permitted to occupy any part of said land unless the cost of value thereof, whichever be the lesser, exceeds the sum of $5,000.00. Garages and other outbuildings may be erected on said land lying either East or West of State Road No. 140 as widened to 100 feet; but no such garage or outbuilding shall be erected closer than 50 feet to the West line of said State Road No. 140 (as widened to 100 feet). And no building shall be erected on the land lying Easterly of said State Road No. 140 closer than 75 feet to or farther than 255 feet from the East line of said Road.

5. No trailer, basement, tent, shack, garage, or other outbuildings erected on any part of said land shall at any time be used as a residence temporarily or permanently, nor shall any residence of a temporary character be permitted on any part of said land.

6. No fence or wall over five (5) feet in height shall be constructed on any part of said land.

7. That no noxious or offensive trade shall be carried on upon any part of said land nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood, or to persons occupying any property in St. Johns County, Florida, now owned by the Grantor.

8. Any one or more Tracts into which said land may be subdivided or platted may be released from any or all of the restrictions and covenants herein set forth, provided that the written consent thereto of the Grantor TELCO HOLDING COMPANY or its successors and of the owner or owners of record of not less than three-fourths in number of such Tracts into which said land may be subdivided or platted as have been conveyed by said Grantees up to the time of such release shall be obtained and filed in the public records of said County.

9. The free and perpetual easement over the East 5 feet of that part of said land lying West of State Road No. 140 (as widened to 100 feet) and the West 5 feet of that part of said land lying Easterly of said State Road No. 140 (as widened to 100 feet) is hereby reserved to the Grantor for installing and maintaining utilities or for other purposes consistent with the development and improvement of the Grantor's lands and no structure shall be erected or placed upon or over said five foot strips, and the title to said strips shall not include the title to any equipment or paraphernalia on, over or under said strips.

The Grantee, by the acceptance of said deed covenants for the Grantee, and the heirs, legal representatives and assigns of the Grantee, that such of the said restrictions which by their terms apply to the land hereby conveyed shall be deemed until January 1, 1970, unless waived or removed as hereinabove provided, to be conditions of the sale affixed to and shall constitute covenants running with the title to

P.U.D. OFF. REC.
BOOK L PAGE 191

DEED 153 PAGE 329

said land, and for a violation or breach of said restrictions or conditions or any of them by the said Grantee herein named or by any person holding or claiming by, under or through the said Grantee, the following rights, in connection with said land are hereby expressly reserved, viz:

(a) If at any time there shall be constructed or placed on said land any structure contrary to the foregoing restrictions the Grantee or party claiming by, through or under the Grantee shall upon demand of the Grantor, its successors or assigns, remove such structure or at once change the same in conformity with these restrictions, and upon failure to so remove or change the same then the Grantor or its successors or assigns, shall have the right to enter upon the land upon which exists the structure contrary to the foregoing restrictions and, at the expense of the owner thereof, to remove or change the same to conform to these restrictions, and, the cost thereof, if incurred by the Grantor or its successors or assigns, shall be chargeable to the said owner of the land upon which exists the structure contrary to the foregoing restrictions and shall also be a lien upon such land; or

(b) The Grantor or its successors or assigns shall have the right to proceed at law or in equity to compel a compliance with the terms hereof.

(c) The failure to promptly enforce said restrictions and conditions shall at no time bar their enforcement, but in spite of any and all delays the Grantor or other persons aforesaid may at any time enforce each and every of said restrictions and provisions and exercise with reference thereto the respective rights reserved to them.

(d) The invalidation of any one of said restrictions or covenants by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

The Grantee further covenants and agrees to pay all lawful taxes, public charges and assessments levied or assessed to said parcel of land subsequent to December 31, 1944.

IN WITNESS WHEREOF, the Grantor has caused this deed to be signed its name by its Vice President and its corporate seal to be hereunto affixed, attested by its _____ Secretary, the day and year first above written.

Signed, sealed and delivered in the presence of:

M. Wininger Simmons
Leon D. Gaillard

TELCO HOLDING COMPANY,
BY W L Devore
Its Vice President.

ATTEST with corporate seal:

J R Boddenty
Its Secretary.

Ordinance Book 20 Page 114

P.U.D. OFF. REC.
BOOK L PAGE 192

DEED 153 PAGE 330

STATE OF FLORIDA

COUNTY OF DUVAL

This day before me, a Notary Public, personally appeared W. L. Devore and T. K. Boardman, to me well known and known to me to be the Vice President and Secretary respectively of TELCO HOLDING COMPANY, the corporation named in the foregoing instrument, and known to me to be the persons who as such officers of said corporation executed the same; and then and there they severally acknowledged to and before me that as such officers they signed, sealed and executed said instrument for and on behalf of said corporation by due authority, and that said instrument is the free act and deed of said corporation for the uses and purposes therein expressed, and that the seal affixed to said instrument is the corporate seal of said corporation.

WITNESS my hand and official seal this 30th day of August, 19 45

Notary Public

My commission expires

Notary Public, State of Florida at large,
My commission expires Sept. 24, 1946.

Ordinance Book 20 Page 115

P.U.D. OFF. REC.
BOOK L PAGE 193

To Whom It May Concern:

Please accept this letter as official authorization for the firm of Prosser, Hallock & Kristoff, Inc. to act on behalf of Lawrence Properties, Inc. as agents in obtaining rezoning, concurrency and related land use approvals for the Property described on Exhibit "A" attached hereto and made a part hereof.

Please contact me if further verification of this authority is needed.

Sincerely,

LAWRENCE PROPERTIES, INC.

By: _____
Signature

Paul G Kahn
Name

Partner
Title

July 7, 1997
Date

P.U.D. OFF. REC.
BOOK L PAGE 194

Agreement by Owner
the Enclave at Ponte Vedra Beach PSD

Lawrence Properties, Inc., as the applicant to rezone to PSD the property described in the attached Exhibit C, agrees to commit to the following:

1) Proceed with the proposed development in accordance with the adopted PSD and such conditions and safeguards as may be set by the Board of County Commissioners in such Ordinance; and,

2) Produce a written statement of a proposal for completion of such development according to plans approved by such Ordinance; and for continuing operation and maintenance of such area, functions, and facilities; and,

3) To bind our successors in title to any commitments made in the application.

Signature

Donald V. Fullerton
Prosser, Hallock & Kristoff, Inc., Agent for Lawrence Properties, Inc.

Name

Vice President

Title

September 2, 1997

Date

R-97-12

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 Notic eof Rezoning in the matter of R-PV=PSD 97 012

in the _____ Court, was published in said newspaper in the issues of Sept, 4, 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 5 day of Sept., 19 97, by Sandra D Oliver who is personally known to me or who has produced Personally Known (Type of Identification) as identification.

Zoe Ann Moss
MY COMMISSION # CC541814 EXPIRES
August 22 2001
BONDED THRU TROY FAIN INSURANCE, INC.

Zoe Ann Moss
(Signature of Notary Public) (Seal)
Zoe Ann Moss
(Print, Type or Stamp Commissioned Name of Notary Public)

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 23rd day of September, 1997, at 1:30 p.m., in the County Auditorium, County Administration Building, Lewis Speedway (County Road 16-A) and US1 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 R-1-A, Single Family Residential to PSD, Planned Special Development.

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

SECTION 1: Pursuant to the application of Lawrence Properties, Inc., on behalf of Edna M. Cannon Estate, owners of the following described land, zoning classification of R-1-A, Singe Family Residential, on the following described lands:

EXHIBIT "A"

A PART OF GOVERNMENT LOTS 1 & 2, SECTION 2, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS BEING BOUNDED ON THE NORTH BY A LINE PARALLEL WITH AND 1000.00 FEET SOUTHERLY FROM THE SOUTH LINE OF THE LANDS DESCRIBED IN DEED BOOK 142, PAGE 182 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY (SAID 1000.00 FEET BEING AS MEASURED PARALLEL WITH THE CENTERLINE OF PONTE VEDRA BOULEVARD, FORMERLY STATE ROAD NUMBER 140); BOUNDED ON THE EAST BY THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN; BOUNDED ON THE SOUTH BY A LINE PARALLEL WITH AND 1750.00 FEET SOUTHERLY FROM THE AFORESAID SOUTH LINE OF THE LANDS DESCRIBED IN DEED BOOK 142, PAGE 182; BOUNDED ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF PONTE VEDRA BOULEVARD, COUNTY ROAD NUMBER 203 (FORMERLY STATE ROAD NO. A-1-A, STATE ROAD 140, STATE ROAD NO. 78 AND STATE ROAD NO. 203) AS NOW ESTABLISHED AS A 66 FOOT RIGHT-OF-WAY. BEING ALL OF THE NORTHERLY 750 FEET OF THE LANDS DESCRIBED IN DEED BOOK 153, PAGE 325 OF THE AFORESAID PUBLIC RECORDS, LYING EAST OF PONTE VEDRA BOULEVARD.

IS HEREBY CHANGED TO: PSD Planned Special Development, in accordance with documents filed with application R-PV-PSD-97-012.

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

SECTION 3: The Building Department is authorized to issue construction permits allowed by zoning

Ordinance Book 20 Page 48

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 the Board of County Commissioners with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which 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 a special accommodation and to all hearing impaired persons: In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 823-2500 or at 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 procedures. Interested parties should limit contact with the County Commissioners and Ponte Vedra Zoning and Adjustment Board 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.

Subject to a proper and timely objection of a party at the beginning of the hearing, the record of the Planning & Zoning Agency hearing of this matter, including the tape recording of the proceedings before the Ponte Vedra and Adjustment Board, shall be part of the record and file of this matter submitted to the Board of County Commissioners for its consideration in this hearing.

The Planning & Zoning Agency record and file of this case is available for review by the public in the Planning Department and/or office of the Clerk to the County Commission located at the St. Johns County Administrative Complex, 4020 Lewis Speedway (County Road 16-A and US1 North), St. Augustine, Florida.

L356 Sept. 4, 1997