

ORDINANCE NUMBER : 98- 44
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 PUD (PLANNED UNIT DEVELOPMENT)
MAKING FINDINGS OF FACT;
REQUIRING RECORDATION;
AND PROVIDING AN EFFECTIVE DATE

P. U. D. OFF. REC.
L PAGE 997

WHEREAS, Florida First Coast Development Corporation, on behalf of , of lands described herein, filed an application for change dated May 15, 1998 for zoning hereinafter described, and after required notice was published a public hearing was held on the 14th day of July, 1998 at 1:30 o'clock PM on said application.

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

SECTION 1. Upon consideration of the application, R-PUD-98-015, supporting documents, statements from the applicant, correspondence received by the Planning Department, recommendation of the Planning and Zoning Agency, and comments from the staff and applicant at the public hearing, finds as follows:

- a. The request for rezoning has been fully considered after public hearing pursuant to legal notice duly published as required by law and the Zoning Ordinance.
- b. The proposed rezoning to PUD does not adversely affect the orderly development of St. Johns County as embodied in the Zoning Ordinance and the Comprehensive Plan.
- c. The proposed PUD classification will not adversely affect the health, safety, and welfare of residents or workers in the area and will not be detrimental to the natural environment, the development of adjacent properties, or the general neighborhood.
- d. The proposed PUD classification will accomplish the objectives, standards and criteria of the Zoning Ordinance.
- e. The rezoning is consistent with the development of property in the area and is compatible with the desired future development of the area.
- f. The proposed intensity of development is consistent with the uses allowable by the Mixed Use Centroid Comprehensive Plan designation.

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g. On July 2, 1998, the Planning and Zoning Agency held a public hearing on the matter, and has recommended approval as reflected in its report and recommendation.

SECTION 2. Pursuant to the application of Florida First Coast Development Corporation, the zoning classification of OR, Open Rural, on the lands described on Exhibit A attached hereto is hereby changed to PUD, Planned Unit Development, subject to all conditions stipulated by the Board of County Commissioners on July 14, 1998 being incorporated into the text and map, attached hereto and made a part of.

SECTION 3. 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 Concurrence Management Ordinances and the St. Johns County Comprehensive Plans 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 4. This Ordinance shall take effect upon receipt by Secretary of State.

SECTION 5. 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.

SECTION 6. 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 28 DAY OF July 1998.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Maureen A. Floyd
Its Chair

ATTEST: CHERYL STRICKLAND, CLERK

BY: Yvonne Carter
Deputy Clerk

Effective Date: August 3, 1998

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EXHIBIT

DDI TRACT

April 10, 1998

LEGAL DESCRIPTION

P. U. D. OFF. REC.
BOOK L PAGE 999

A PART OF SECTIONS 2 AND 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 11; THENCE S.00°56'08"E., ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 2674.86 FEET, TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN DEED BOOK 204, PAGE 328 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S.88°52'40"W., ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 1329.87 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF A 50 FOOT RIGHT-OF-WAY KNOWN AS "OLD DIXIE HIGHWAY"; THENCE N.39°52'04"W., ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1546.63 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN DEED BOOK 204, PAGE 326 OF SAID PUBLIC RECORDS; THENCE N.48°57'30"E., ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 962.65 FEET TO THE MOST NORTHERLY CORNER OF SAID LANDS DESCRIBED IN DEED BOOK 204, PAGE 326; THENCE N.41°02'30"W., ALONG THE NORTHEASTERLY LINE OF THE LANDS DESCRIBED IN DEED BOOK 149, PAGE 106, A DISTANCE OF 760.00 FEET TO THE MOST NORTHERLY CORNER OF SAID LANDS; THENCE S.48°57'30"W., ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID LANDS, A DISTANCE OF 947.07 FEET TO A POINT ON THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF "OLD DIXIE HIGHWAY"; THENCE N.39°52'04"W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 657.48 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF PALM VALLEY ROAD, COUNTY ROAD NO. 210, (AS NOW ESTABLISHED AS A 100 FOOT RIGHT-OF-WAY); THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING FIVE COURSES: 1) N.41°36'00"E., A DISTANCE OF 1036.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 316.47 FEET; 2) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.56°39'27"E., A CHORD DISTANCE OF 164.43 FEET AND AN ARC DISTANCE OF 166.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 3) N.71°42'54"E., A DISTANCE OF 746.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 909.92 FEET; 4) NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.63°32'22"E., A CHORD DISTANCE OF 258.79 FEET AND AN ARC DISTANCE OF 259.67 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 5) N.55°21'50"E., A DISTANCE OF 1702.11 FEET TO AN INTERSECTION WITH THE EAST LINE OF AFOREMENTIONED SECTION 2; THENCE S.00°39'24"E., ALONG SAID EAST LINE OF SECTION 2, A DISTANCE OF 1756.92 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 2 AND THE POINT OF BEGINNING. CONTAINING 187.14 ACRES MORE OR LESS.

ORDINANCE BOOK 21 PAGE 382

EXHIBIT A

McCORMICK TRACT

April 10, 1998

LEGAL DESCRIPTION

P. U. D. OFF. REC.

BOOK L PAGE 1000

A PART OF THE WEST 414.37 ACRES OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTH OF COUNTY ROAD 210, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 1, WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210, FORMERLY STATE ROAD 210 (AS NOW ESTABLISHED AS A 100 FOOT RIGHT-OF-WAY); THENCE S.00°39'24"E., ALONG THE WEST LINE OF SAID SECTION 1, A DISTANCE OF 1756.92 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE N.89°12'03"E., ALONG THE SOUTH LINE OF SAID SECTION 1, A DISTANCE OF 2659.57 FEET; THENCE N.00°41'00"E., A DISTANCE OF 1836.19 FEET; THENCE N.87°51'50"W., A DISTANCE OF 155.87 FEET; THENCE N.00°41'00"E., A DISTANCE OF 1650.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 210; THENCE S.55°21'50"W., ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 3117.81 FEET TO THE POINT OF BEGINNING. CONTAINING 159.10 ACRES MORE OR LESS.

ORDINANCE BOOK 21 PAGE 383

PLANNED UNIT DEVELOPMENT

JULY 28, 1998

P. U. D. OFF. REC.
BOOK L PAGE 1001

DEVELOPMENT PLAN NARRATIVE

Submitted on behalf of:

FLORIDA FIRST COAST DEVELOPMENT CORPORATION
2999 Hartley Rd, Suite 102
Jacksonville, FL 32257

Authorized Agents for the Applicant

John G. Metcalf, Esquire
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(904) 353-1980

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SECTION 1
INTRODUCTION AND APPLICATION

P.U.D. OFF. REC.
BOOK L PAGE 100a

This Development Plan Narrative is a supplement to an application for rezoning to Planned Unit Development ("PUD"), along with accompanying documents as required by the St. Johns County Zoning Ordinance. The application form and a list of owners within three hundred feet (300') is attached as Attachment "1". The application is filed on behalf of the applicant, Florida First Coast Development Corporation ("First Coast").

The property sought to be rezoned consists of approximately three hundred forty-six (346) acres as described by the legal description attached as Exhibit "A" ("Property"). The Property is situated in St. Johns County on the east side of US 1 (and east of Old Dixie Highway) and on the south side of CR 210. St. Johns County 911 Department has assigned 435 Palm Valley Road as the overall address for the property. The Property is currently zoned OR. The Property has been determined to be within the mixed use designation on the Future Land Use Map of the St. Johns County Comprehensive Plan. Its location is indicated on the vicinity map attached as Attachment "2".

Owners' Authorizations are attached as Attachment "3".

The applicant agrees that the Property shall be held, used and developed in accordance with the PUD Ordinance as adopted by the St. Johns Board of County Commissioners. An Agreement to Comply is attached as Attachment "5".

Except to the extent that they conflict with specific provisions of the PUD application and development plans approved pursuant to the ordinance approving the PUD application, all building codes, zoning ordinances 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 apply to the PUD development, except that modification to approved development plans by variance or special exception shall be prohibited. Furthermore, no private land use covenant or restriction that may be incorporated into the PUD 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 the PUD Ordinance, except as is specifically provided for and described in the PUD Ordinance.

SECTION 2
PHYSICAL SITE CHARACTERISTICS

The site has a maximum elevation of approximately sixty-five (65') feet msl and a minimum elevation of approximately fifty (50') feet msl. The soil survey of St. Johns County, Florida, identifies six (6) types of soils in the upland portions of the site: myakka fine sand; tavares fine sand; immokalee fine sand; smyrna fine sand; pomello fine sand; and pottsburg fine

sand. The potential for community development is very high in some areas and medium in other areas. Of the approximate three hundred and forty-six (346) acres, approximately sixty five (65) acres are jurisdictional wetlands as determined by a preliminary review of aerial photographs, quad maps and soils maps.

SECTION 3
INTENDED PLAN OF DEVELOPMENT

P.U.D. OFF. REC.
BOOK L PAGE 1003

The development plan provides for the Property to be developed for Residential, Office, Industrial, Commercial and Recreational uses. Architectural Review Boards ("ARBs") shall be established prior to commencement of vertical construction on parcels within the PUD. The residential parcels shall have a separate ARB from the rest of the non-residential parcels. The ARBs shall ensure that a unified appearance is created within such ARB's jurisdiction which is consistent, to the extent reasonably possible, with the adjacent development.

A. Mixed Use Concept. The Conceptual Master Plan map for the project is attached as Exhibit B to the Ordinance and this Text (the "Master Plan"). As illustrated on the Master Plan, the project consists of a mix of residential, office, commercial and industrial uses. The project also includes neighborhood parks containing a total of approximately 10 acres. There will be a maximum of 585 residential units, 170,000 square feet of office space, 100,000 square feet of commercial space and 280,000 square feet of industrial space. Approximately sixty-five acres of jurisdictional wetlands will be preserved. The allowable uses and height limitations within each land use category shown on the Master Plan are described in the sections that follow.

B. Residential.

Single Family Residential development shall be limited to 585 residential units on Parcels 1, 6 and 7, which contain approximately 203 acres, as shown on the Master Plan. The residential areas may be developed with attached or detached single family homes with either fee simple or condominium form of ownership. Minimum lot width shall be 50', with a minimum lot size of 5,000 square feet and a maximum lot coverage of 35%. Minimum spacing between homes shall be 10' unless homes are separated by fire walls meeting applicable building code requirements. Maximum height shall be 35'. Other setback requirements and design details shall be provided at the final development plan stage. There shall be no more than 195 lots which are 60' wide or smaller. The lots that are adjacent to the lake or buffer along the southerly boundary of Parcel 1 shall have a minimum width of 75'.

C. Commercial Uses. The allowable uses within the area designated as commercial on the Master Plan shall include the following: Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods, luggage, jewelry (including repair but excluding pawnshops), art supplies, cameras and photographic supplies (including repair and development of film in conjunction with sales of cameras and film),

sporting goods, hobby shops, pet shops, musical instruments, television and radio sales and repairs, florist, gift shops, delicatessen, bake shop (excluding wholesale bakery), drugs and similar products; Service establishments such as barber or beauty shops, shoe repair, restaurant including drive-in and drive-through), interior decorator, photographic studio, dance or music studio, reducing salon or gymnasiums, self-service laundry, dry cleaner and laundry package plants (limited to completely enclosed building using nonflammable liquids with no odor or fumes detectable to normal senses from off the premises), tailor or dressmaker and similar activities; medical and dental offices and clinics; churches (except temporary revival establishments); libraries; hospitals, day care centers, sanitariums, rest homes, nursing homes, convalescent homes and homes for the aged and like uses; art galleries, museums, community centers and theaters; research laboratories not involving odors, noise, smoke or other obnoxious effects detectable to normal sense from outside the building nor involving electrical interference to any television or radio receivers off the premises, nor involving any manufacturing activities; professional and business offices; building trades contractors offices (excluding the storage or equipment or materials associated with building trades); banks and financial institutions including drive-through and free-standing automated teller machines) travel agencies, employment offices and similar establishments; private clubs; retail outlets for sale of home furnishings and appliances (including repairs incidental to sales), office equipment, furniture, hardware (including outdoor displays and outdoor retail plant nurseries incidental to such use) and similar uses; service establishments such as blueprinting, job printing, radio and television repair shops, veterinarian in soundproof building and similar uses; commercial indoor recreational facilities such as motion picture theaters, billiard parlor, swimming pool, bowling alley and similar uses; hotels and motels; vocational, trade and business schools; union halls; indoor skating rink in completely enclosed building; express or parcel delivery office, telephone exchange buildings, commercial parking lots and parking garages; sale of second hand merchandise in completely enclosed building, palmist, astrologist, psychics, clairvoyants, phrenologists and similar uses; convenience stores and service stations including the sale of motor fuels and sale of alcoholic beverages with not more than 14% alcohol for consumption off premises; retail establishments manufacturing goods for sale only at retail on premises; retail outlets for tires, batteries and automobile accessories, miniature golf courses and practice driving range; temporary outdoor seasonal tent sales of holiday merchandise such as Christmas trees, pumpkins and similar items no more than four times a year and only with the owner or landlord's permission; nightclubs and package stores, bars (for on premises consumption only) all subject to the provisions of Section 7-16-13 of the St. Johns County Zoning Code current as of April, 1997 as the same may be amended from time to time.

All uses within the commercially designated areas shall be limited to sale, display, preparation and storage to be conducted within a completely enclosed building (unless otherwise specified) with no more than 30 percent of floor space to be devoted to storage. All products sold within the commercially designated areas shall be only at retail. Sale of alcoholic beverages shall be allowed within any restaurants located within the commercial area, subject to the provisions of Section 7-16-13 of the St. Johns County Zoning Code, current as of April, 1997. Placement of mobile homes on a permanent basis and funeral homes shall be prohibited.

The commercial retail facilities planned for the project will provide support for the adjacent industrial and office uses, and satisfy retail demands of passerby traffic on US1. Commercial retail development shall be limited to 100,000 square feet of development on approximately 10 acres, as shown on the Master Plan. Minimum yard requirements shall be 10' with 10' between all unconnected buildings. Maximum height of structures shall not exceed 35'.

D. Industrial/Warehouse Uses. The allowable uses within development parcels designated as industrial on the Master Plan shall include the following: wholesaling, warehousing, storage and distribution establishments and similar uses; light manufacturing, processing and food processing (excluding animal food processing), processing and fabrication and service establishments catering to commerce and industry including linen supply, laundry, package dry cleaning plants, communications services, business machine services, canteen services, restaurants, hiring and union halls, employment agencies, sign companies, automobile service stations and similar uses; printing, lithographing, publishing or similar establishments; vocational, trade, technical and industrial schools and similar uses; miscellaneous uses such as express office, telephone exchange, clinic in conjunction with industrial activity; radio, television, and other communication broadcasting offices, studios, transmitters; all essential public services including water, sewer, gas, electrical and communication facilities, lift stations, treatment plants, and similar installations; retail sales of goods manufactured on premises provided the retail sales area is clearly incidental and subordinate in use and size; lumber and building supplies, monuments and similar uses; unpaved parking lots and vehicle use areas that comply with section 7-16-5A of the St. Johns County Zoning Code current as of April 1997; temporary outdoor seasonal tent sales of holiday merchandise such as Christmas trees, pumpkins and similar items no more than four times a year and only with the owner or landlord's permission. Junk yards, bulk storage yards, outdoor storage yards and automobile wrecking yards, which shall be prohibited.

Maximum height of all structures within the industrially designated areas shall be two stories or 35', whichever is less. Minimum setbacks from property lines and between buildings shall be 10'. Maximum building coverage shall be 30%. Development within the industrial areas shall be limited to 280,000 square feet of development on approximately 22.2 acres, as shown on the Master Plan.

E. Office. The allowable uses within development pods designated as office on the Master Plan shall include all types of general office space and other uses appropriate to an office or business park setting, including a full range of commercial uses incorporated in office buildings to provide for the on-site retail needs of the tenants. Facilities such as day care centers, health and fitness clubs, and food service facilities shall also be allowable within the office area and alcoholic beverages shall be allowed for in any restaurants located within the office area, subject to the provisions of Section 7-16-13 of the St. Johns County Zoning Ordinance current as of April, 1997, as the same may be amended from time to time. Appropriate provisions to protect the health, safety and recreational needs of the children that would attend any day care facility shall be included in the applicable final development plan. Minimum yard requirements shall comply with those specified for Commercial parcels above

at paragraph C. Maximum height of all structures within the parcel designated for Office development shall be 45' or three stories, whichever is less. The eastern 100+/- feet of the Office parcel is subject to a Jacksonville Beach Electric Easement, thereby creating a buffer between adjacent office and residential development (the "JBE Buffer"). Development within the western 50' of the JBE Buffer shall be limited to parking, stormwater retention and similar uses. Subject to the terms of the Easement, vertical improvements within the western 50' of the JBE Buffer shall be limited to accessory uses and non-occupied buildings no more than 20' in height and subject to the minimum setbacks for this parcel under the PUD. There shall be no improvements within the eastern 50' of the JBE Buffer, except stormwater retention facilities. Total setbacks for any office building shall be measured from the building to the adjacent road rights-of-way on the north, west and south office parcel boundaries and to the western boundary line of the 100' JBE Buffer on the eastern office parcel boundary. Development for Office use shall be limited to 170,000 square feet on approximately 17 acres, as shown on the Master Plan.

F. Recreation. The neighborhood park may be conveyed to a property owners association for maintenance. The park will be available for use by residents of the project. The park improvements consisting of ball fields, swimming pool, restroom facilities and a kiddie area/tot lot shall be constructed upon or before approval of Final Development Plans for a cumulative total of 150 residential units. These improvements shall not be located within the powerline easement. An additional 2.2 acres of recreational land located within Parcel 1, 6 or 7 shall be designated prior to approval of Final Development Plans for a cumulative total of 300 residential units.

G. Agricultural and Silvicultural Activities. Existing agricultural and silvicultural activities may be continued on each parcel within the Property until commencement of development on such parcel, as evidenced by issuance of a land clearing permit for such parcel, so long as 25 tree credits per acre are maintained on the Property, pursuant to St. Johns County Ordinance number 90-11.

H. Open Space and Preservation Areas. As shown on the Master Plan, approximately 65 acres of jurisdictional wetlands will be preserved as open space. No timbering shall be allowed in these areas. The exact location and acreage of preserved wetlands will be determined in connection with SJRWMD and ACOE permitting. An average 25' (and minimum 10') upland buffer will be provided around wetlands contiguous to natural drainage ways that are preserved on-site.

I. Water and Sewer Facilities. All uses within the project shall be served by a central water and sewer system. Water and sewer service will be provided by St. Johns County, or other responsible private utility provider. A portion of the residential parcel located in the northeasternmost portion of the Property as depicted on the Master Plan may be used as the site of a water treatment and sewage treatment plant to serve the project that may be constructed by Florida First Coast Development Corp. and conveyed to St. Johns County or other authorized utility provider. If on-site utility plants are constructed, they shall be buffered from the boundaries of the PUD by a minimum 100' buffer.

J. Vehicular and Pedestrian Circulation Systems. The Master Plan depicts on a preliminary vehicular circulation system and shows all proposed points of connection with public rights of way. A sidewalk shall be constructed within the right-of-way of Road A as shown on the Master Plan. Additional sidewalks shall be constructed along residential blocks exceeding 1200' in length. The specific location of vehicular driveways to the commercial, industrial and office parcels shall be approved by the Development Services Department at the time of Final Development Plan approval. The vehicular and pedestrian circulation systems within development pods shall be subject to review and approval by St. Johns County in connection with final development plan review. All roads, streets and parking areas shall conform to the design standards specified in the St. Johns County Roadway and Drainage Standards Ordinance 96-40, unless a proposed deviation is approved in connection with approval of a final development plan.

K. Phasing and Commencement of Construction. The project will be constructed in a single phase commencing as of the time of approval of this PUD and running through 2008. Final development plans and construction plans may be approved for development parcels or portions of development parcels. Individual Final Development Plans must either stand alone or in conjunction with existing approved Final Development Plans with regards to such requirements as vehicular and pedestrian circulation, drainage, stormwater retention and access to public roads.

L. Ownership and Maintenance of Common Facilities. All common facilities located within the PUD for the common use and benefit of the property owners such as roads, drainage facilities and common open space may initially be owned and maintained by the developer but such areas shall either be conveyed to one or more mandatory property owners associations having the power to assess property owners or may be dedicated to St. Johns County prior to buildout. Appropriate association documents and the relevant portions of covenants and restrictions shall be submitted for review and approval at the time of final development plan submission.

M. Successors In Title. All successors in title to the Property shall be bound to the conditions of the approved PUD.

N. Fire and Safety Codes. All construction within the PUD will comply with all applicable fire and safety codes. Any development exceeding 35' in height shall be constructed with fire sprinkler system or other fire prevention system approved by the County Fire Marshall, unless such requirement is specifically waived by the County Fire Marshall.

O. Temporary Uses. Development of the site and construction of the improvements may require temporary uses such as construction trailers, sales offices or trailers, temporary signage, or temporary access. The location and timing of these uses may be depicted on the Final Development Plan.

P. Parking. The parking requirements on the residential, commercial, office and industrial sites shall be in conformance with the St. Johns County Zoning Ordinance and shall be determined at the time of Final Development Plan approval.

Q. Signage. Major signs may be constructed to identify the parcel entrances. Signs may be erected at parcel driveways within the commercial, office and industrial parcels to identify the businesses in those areas. Minor signs may also be constructed at each residential subdivision entrance. Other signs may be allowed in accordance with approved final development plans. All sign locations and sizes will be described in Final Development Plans or construction plans. The signs will conform to County Sign Ordinance and Zoning Code requirements. On-site freestanding signs shall be limited to 20' in height. No billboard-type signs shall be permitted on the Property. All major signs erected on the Property shall be limited to advertisement of on-site uses.

R. CR 210 Right of Way. Twenty five (25') feet along the south right-of-way line of CR 210 as it abuts the Property shall be reserved for future right-of-way expansion. Upon the request of the County or upon the initiative of the applicant, whichever occurs first, the reserved abutting right-of-way land shall be conveyed by the abutting landowner to St. Johns County. The right-of-way shall be conveyed to the County without charge and without impact fee credits.

S. Outparcel Buffers and Fences. The following buffering and fencing requirements shall apply.

1. A 50-foot buffer of existing or natural tree cover shall be established along the southerly boundary of Parcel 4. There shall also be a six-foot high chain link fence with opaque slats installed along the southerly boundary of Parcel 4 on the property line to be installed simultaneously with development of Parcel 4. The fence shall also extend around the northeasterly corner of the outparcel that lies between Parcel 4 and Parcel 7 and shall run southerly along the easterly boundary of the outparcel to the point at which the wetland area between the outparcel and Parcel 3 exceeds 50 feet in width.

2. There shall be a 100-foot wide buffer of a natural or existing tree cover established along the northerly boundary of Parcel 7. In addition, a six-foot high chain link fence with opaque slats shall be installed along the northerly property line of Parcel 7.

3. There shall be a minimum 50-foot wide buffer of natural or existing tree cover established around the remaining perimeter of the outparcel lying between Parcels 4 and 7.

4. There shall be a minimum 100-foot wide lake, or buffer of natural or existing tree cover (or a combination of lake and buffer) along the southerly boundary of Parcel 1. A six-foot high chain link fence with opaque slats shall be constructed along the southerly

property line of Parcel 1. The fence shall be installed at the time of development of the portion of Parcel 1 that abuts the southerly boundary of Parcel 1.

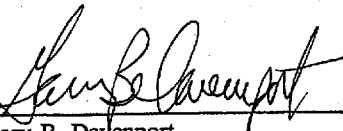
5. There shall be a six-foot high chain link fence with opaque slats constructed along the southeasterly property line of Parcel 5 (the park area). The fence shall be installed at the time of construction of the park improvements.

6. There shall be a minimum 50-foot wide buffer of natural or existing tree cover along the southerly property line of Parcel 6.

T. Intersection Analysis. Applicant shall undertake an intersection study of the intersection of Old Dixie Highway and C.R. 210 prior to development of which generates traffic equal to the traffic generated by 300 residential units. The Applicant shall submit the study to St. Johns County and the study shall be subject to review and approval by the County's staff. If necessary the Applicant will donate 25 feet of right-of-way along the east side of Old Dixie Highway adjacent to the project boundaries. The donation will be without charges and without impact regarding credits. The Applicant shall undertake any necessary improvements of Old Dixie Highway indicated in the study simultaneously with development of improvements that would generate traffic equal to the traffic generated by 300 residential units. The study shall be submitted on or before submission of a final development plan for improvements that would generate traffic equal to the traffic generated by 300 residential units and shall be approved prior to approval of the final development plan.

APPLICANT:

FLORIDA FIRST COAST DEVELOPMENT
CORPORATION, a Florida corporation

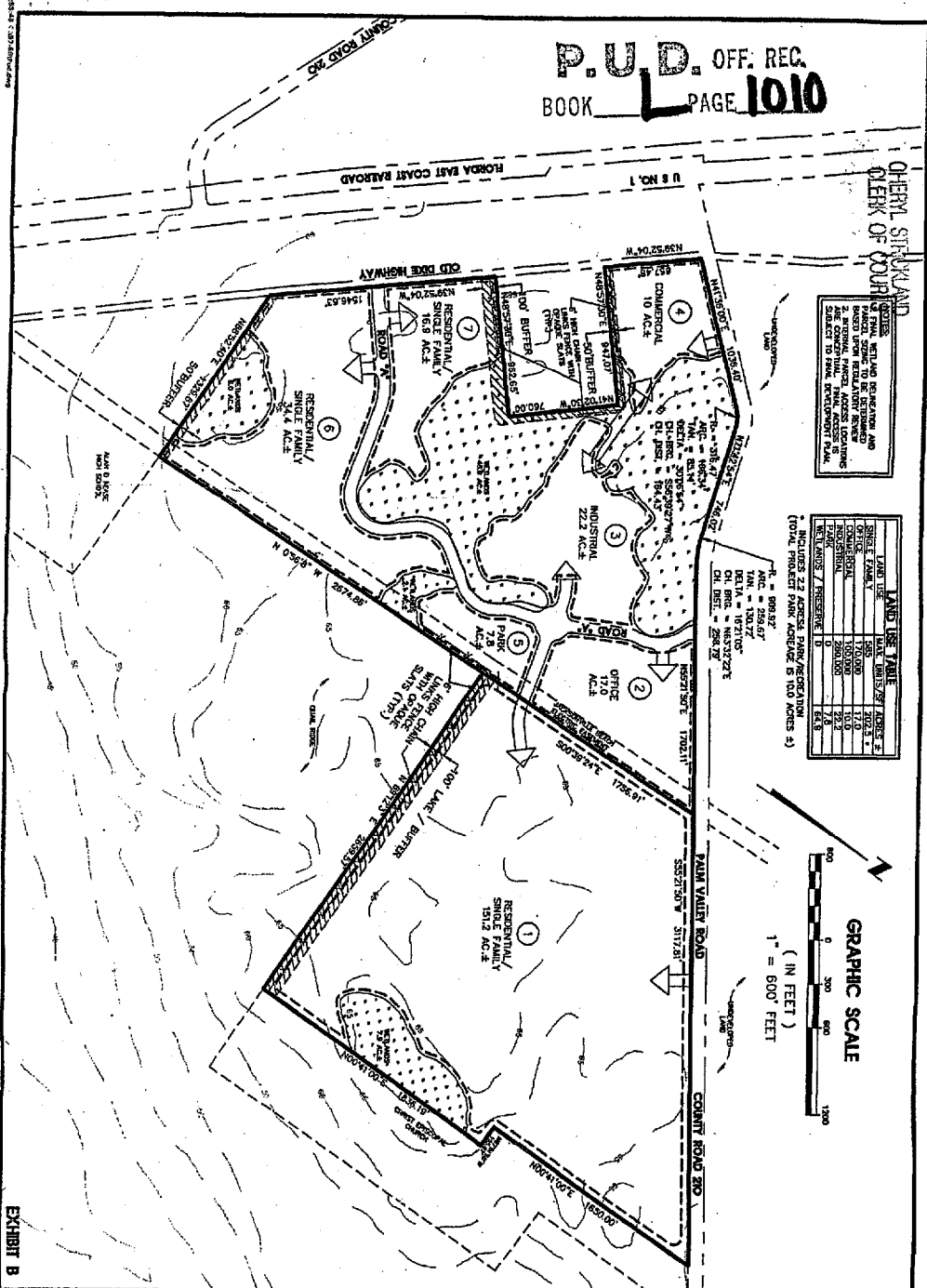
By: 
Gary B. Davenport
Attorney and Authorized Representative

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY FL.

98 AUG 11 PM 1:29

Ordinance Book 21 Page 393

P. U. D. OFF. REC.
BOOK L PAGE 1010



GENERAL SURVEY AND
CLERK OF COURT

LAND USE TABLE

| LAND USE | MAX. DENSITY / ACRES ± | ACRES ± |
|------------------------|------------------------|---------|
| SINGLE FAMILY | 1/2 | 172.2 |
| COMMERCIAL | 1/1000 | 10.0 |
| INDUSTRIAL | 1/2000 | 5.0 |
| OFFICE | 1/1000 | 10.0 |
| RESIDENTIAL / PRESERVE | 1/1000 | 10.0 |
| TOTAL | | 197.2 |

* INCLUDES 22 ACRES PARK / PRESERVE (TOTAL PROJECT PARK AREA IS 150 ACRES ±)

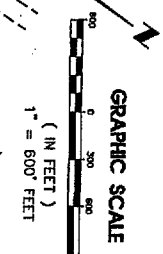


EXHIBIT B

| | | | |
|---|---|--|--|
| <p>England-Thrny & Miller, Inc. ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS 3131 ST. JOHN'S BLUFF ROAD SOUTH JACKSONVILLE, FLORIDA 32246 PHONE NUMBER (904) 842-8900 FAX NUMBER (904) 848-9485</p> | <p>CONCEPTUAL MASTER PLAN C.R. 210 PUD FOR FLORIDA FIRST COAST DEVELOPMENT CORP.</p> | <p>ETL NO. E 87-69</p> <p>DRAWN BY E.L.L.</p> <p>CHECKED BY E.L.L.</p> <p>DATE: APRIL 16, 1998</p> | <p>REVISIONS</p> <p>NO. DATE DESCRIPTION</p> |
| | | <p>1</p> | <p>NO. DATE DESCRIPTION</p> |

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 Changed to PUD

in the _____ Court, was published in said newspaper in the
issues of June 25, 1998

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 25 day of June, 1998,
by Sandra D. Oliver who is personally
known to me or who has produced Personally Known as
(Type of Identification)
identification.

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

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

Ordinance Book 21 Page 394

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 14th day of July, 1998, at 1:30 p.m. in the 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, Re-zoning Lands as described hereinafter from the present zoning classification of OR (Open Rural) to PUD (Planned Unit Development).

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

SECTION 1: Pursuant to the application of the First Coast Development Corporation, owners of the following described land, zoning classification of OR (Open Rural) on the following described lands: APO Sections 1, 2, and 11, Township 5 South, Range 28, East, St. Johns County, Florida. (A complete legal description is available in the Planning Department.) See Map.

IS HEREBY CHANGED TO: PUD (Planned Unit Development).

SECTION 2: Nothing contained herein shall be deemed to impose conditions, limitations or requirements not applicable to 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.

BOA RD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
By Cheryl Strickland
Its Clerk
FILE NUMBER
R-PUD-98-015

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

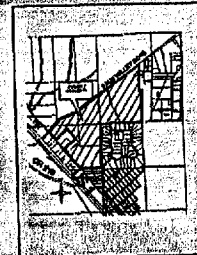
County documents specifically related to this matter are available for public inspection and reproduction (at cost) in the office of the St. Johns County Planning Department.

Notice to persons needing accommodations 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 less 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 limit contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly notified public hearings or to written communication care of St. Johns County Planning Department, P.O. Drawer 249, 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 Planning & Zoning Agency shall be part of the record and file of this matter submitted to the board of County Commissioners for 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 Administration complex, 4020 Lewis Speedway, County Road 16-A and US1 North, St. Augustine, Florida, 32095. L188 June 25, 1998



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 R PUD 98 105 015

in the _____ Court, was published in said newspaper in the
issues of July 18, 1998

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.

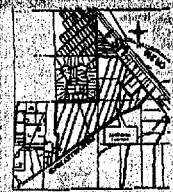
Sworn to and subscribed before me this 20 day of July, 1998,
by Sandra D. Oliver who is personally
known to me or who has produced _____ as
identification. (Type of Identification)

Zoe Ann Moss
(Signature of Notary Public) MY COMMISSION # CC641814 EXPIRES August 22, 2001
BONDED THROUGH FARM INSURANCE, INC. (Seal)
Zoe Ann Moss

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

Ordinance Book 21 Page 395

NOTICE OF A CONTINUED PUBLIC HEARING BY THE BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA. Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida, at its regular meeting on the 28th day of July, 1998, at 1:30 p.m. in the County Auditorium, County Administration Building, Lewis Speedway (County Road 16-A) and US North St. Augustine, Florida, will consider passage of the following Ordinance, which was continued from the Board of County Commissioners meeting on July 14, 1998: An Ordinance of the County of St. Johns, State of Florida, Resoning Lands as described hereinafter from the present zoning classification of OR (Open Rural) to PUD (Planned Unit Development). BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA: SECTION 1: Pursuant to the application of Florida First Coast Development Corporation, owners of the following described zoning classification of OR (Open Rural) on the following described lands: AFO Sections 1, 2, and 11 Township 5 South Range 28 East, St. Johns County, Florida. (A complete legal description is available in the Planning Department.) See Map. IS HEREBY CHANGED TO: PUD (Planned Unit Development). 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 classification as rezoned hereby. SECTION 4: The Ordinance shall take effect immediately upon receipt of official acknowledgement of its 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. FILE NUMBER: R-PUD-98-015. If a person desires to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting or hearings, he will need a record of the



proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the decision is based.

Interested parties may appear at the meeting and be heard with respect to the proposed 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 accommodation or an interpreter to participate in this proceeding should contact David Hafaleci, ADA Coordinator, at (904) 823-2300 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095, not later than 3 days prior to the date of this meeting.

This matter is subject to court imposed judicial rules of procedure. Interested parties should limit 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 written communication care of St. Johns County Planning Department, P.O. Drawer 249, 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 hearings of this matter, including the tape recording of the proceedings before the Planning & Zoning Agency, 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, 32095.

L 409 July 18, 1998

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs
Division of Elections
Division of Historical Resources
Division of Library and Information Services
Division of Licensing
MEMBER OF THE FLORIDA CABINET



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF ELECTIONS

HISTORIC PRESERVATION BOARDS
Historic Florida Keys Preservation Board
Historic Palm Beach County Preservation Board
Historic Pensacola Preservation Board
Historic St. Augustine Preservation Board
Historic Tallahassee Preservation Board
Historic Tampa/Hillsborough County
Preservation Board
RINGLING MUSEUM OF ART

August 3, 1998

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

Dear Mr. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter dated July 31, 1998 and certified copy each of St. Johns County Ordinance Nos. 98-44, 98-45, 98-46, and 98-47, which were filed in this office on August 3, 1998.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw

CHERYL STRICKLAND
CLERK OF CIRCUIT COURT
ST. JOHNS COUNTY, FL

98 AUG -6 A9:54

FILED

Ordinance Book 21 Page 397

BUREAU OF ADMINISTRATIVE CODE
The Elliot Building • 401 South Monroe Street • Tallahassee, Florida 32399-0250 • (850) 488-8427
FAX: (850) 488-7869 • WWW Address: <http://www.dos.state.fl.us> • E-Mail: election@mail.dos.state.fl.us