

ORDINANCE NO.: 99-63

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA,
APPROVING A MAJOR MODIFICATION OF A "PRD" PLANNED RURAL
DEVELOPMENT ORDINANCE 97-60, MAKING FINDINGS OF FACT; AND
PROVIDING AN EFFECTIVE DATE

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA (the "Board"):

SECTION 1. That the Board has reviewed the Application for Modification of the
Planned Rural Development Zoning for the Whitelock Farms project submitted by
Whitelock Farms General Partnership and the supporting documents for zoning
change dated 8-16-99, 1999, (the "Application for Modification") and finds
as follows:

- 1) The need and justification for the requested change has been considered as required by Section 9.04.03 of the Land Development Code;
- 2) The requested change is consistent with the goals, policies, and objectives of the Comprehensive Plan, and Comprehensive Land Use Maps;
- 3) The proposed development meets the objectives of Part 5.04.00 of the Land Development Code authorizing PRDs. The intent of Part 5.04.00 of the Land Development Code is satisfied;
- 4) The changes are in accordance with all applicable regulations currently in effect and the PRD regulations of the Land Development Code;
- 5) The changes will result in a change to the location, number, or type of pedestrian or vehicular accesses;
- 6) The PRD, as modified, does not affect adversely the orderly development of St. Johns County as embodied in the Land Development Code and in any Comprehensive Plan or portions thereof, as adopted by the St. Johns County Board of County Commissioners;
- 7) The PRD, as modified, 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 to the use or development of adjacent properties of the general neighborhood;
- 8) The PRD, as modified, will accomplish the objectives and will meet the standards and criteria of Part 5.04.00 of the Land Development Code.

SECTION 2. That the PRD Text attached to Ordinance 97-60, under the Roadways and Drainage section is hereby modified to add the following language:

The entrance and internal roadways may be accessed by additional projects as shown on revised Exhibit (Master Plan Map) to promote interconnectivity between projects and for sharing of recreational areas.

SECTION 3. The terms, conditions, and requirements of PRD Ordinance NO. 97-60, shall remain in full force and effect except as specifically modified by the terms of this Ordinance, including the revised Master Plan Map, which is hereby incorporated by reference and made a part of this Ordinance. In the case of conflict between the terms of this Ordinance and the terms of Ordinance No. 97-60, the terms of this Ordinance shall prevail.

SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgement from the Office of the Department of State to the Clerk of the Board of County Commissioners that same has been filed.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: Marc J. Malone
Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: Cheryl Strickland
Deputy Clerk



PASSED AND ADOPTED THIS 9th DAY OF November, 1999. EFFECTIVE
November 19, 1999.

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EXHIBIT "A"
(Legal Description)

WHITELOCK FARMS, REVISED JUNE 10, 1997

P. U. D. OFF. REC.
BOOK N PAGE 539

PARCEL "A":

A portion of Section 28, 32 and 33, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows: BEGIN at the intersection of the Southerly line of Section 29, with the Easterly line of Section 39, aforesaid Township and Range; run thence Southwesterly along the Easterly line of aforesaid Section 39, a distance of 1,800 feet, more or less, to a point on the North line of the Northeast 1/4 of said Section; run thence Easterly, along last said line, a distance of 180.00 feet, more or less, to the West line of the Southwest 1/4 of the Northeast 1/4 of said Section 32; run thence Southerly along last said line a distance of 1,320 feet, more or less, to the North line of the Southeast 1/4 of said Section 32; run thence Easterly along the North line of the Southeast 1/4 of said Section 32, a distance of 2,640 feet, more or less, to the Easterly line of Section 32 (also being the Westerly line of said Section 33); run thence Southerly along the Easterly line of said Section 32, a distance of 725 feet, more or less, to the Northerly right of way line of County Road No. C-210; run thence Northeasterly along the aforesaid Northwesterly right of way line of County Road No. C-210, a distance of 5,600 feet, more or less; to the approximate centerline of a branch, creek or low area known as Petty Branch; run thence Westerly, Northerly and Westerly along the aforesaid branch, creek or low area, a distance of 1,500 feet, more or less, to a point; run thence Northwesterly, perpendicular to the Easterly line of Section 39, a distance of 1,950 feet, more or less, to a point on the aforesaid Easterly line of Section 39; run thence Southwesterly along aforesaid Northwesterly line of said Section 28 (also being the Easterly line of said Section 39) a distance of 2,000 feet, to the West line of said Section 28 (also being the East line of said Section 29); thence continue Southwesterly along said Easterly line of Section 39 a distance of 2,400 feet, more or less, to the POINT OF BEGINNING.

The lands thus described contain 472 acres, more or less, in area

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St. Johns County Planning Department
4020 Lewis Speedway
St. Augustine, FL 32095
(904) 823-2480

P. U. D. OFF. REC.
BOOK N PAGE 540

APPLICATION FOR PLANNING/ZONING HEARING

Date 8/13/99 File # _____ Parent # _____ Receipt # _____

1. Project Name Whitelock Farms
Also Known As _____

2. Applicant's Name, Address, and Phone # Silverfield Development Co.
7865 Southside Blvd., Jacksonville, FL 32256 (904) 642-1720

3. Owner's Name, Address, and Phone # Whitelock Farms General Partnership, 7865 Southside BV

4. Property Location CR 210 West between Greenbrier Rd. and SR 13

5. Legal Description see attached

6. Present Use of Property PRD for single family

7. Parcel # see attached 8. Zoning PRD 9. Comp Plan R/S

10. Section 28,32,33 11. Township 5S 12. Range 27E 13. TAZ _____

14. Requested Change Internal roadways and entrance are to be used by another subdivision

15. Reason Change is Requested To promote interconnectivity between neighborhoods

16. Statement of Facts for Requested Change Complies with comprehensive plan and promotes the health, safety and welfare of the residents.

17. Concurrency Required no add'l 18. Map Page # _____ 19. Road Segment _____

20. Size of Property 472 acres

NOTE: If the application is for a rezoning or major modification, please provide the name of the In the Utility Company/Companies servicing the proposed project.
well and septic tanks

21. Attach the following to application:

- a. List of adjacent property owners within 300 feet showing name, address and brief legal description from current tax rolls; address one long envelope to each person on the list, no return address needed, but proper postage on each. Two envelopes are needed if the application requires two public hearings.
- b. Proof of ownership (deed or certificate by lawyer or abstract company or title company that verifies record owner as above). If the applicant is not the owner, a letter of authorization from the owner(s) for applicant to represent the owner for all purposes related to this application.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of all owners or authorized person if letter of authorization is attached:

Printed or typed name(s): Beth Breeding, Silverfield Development Co.

Signature(s): Beth Breeding

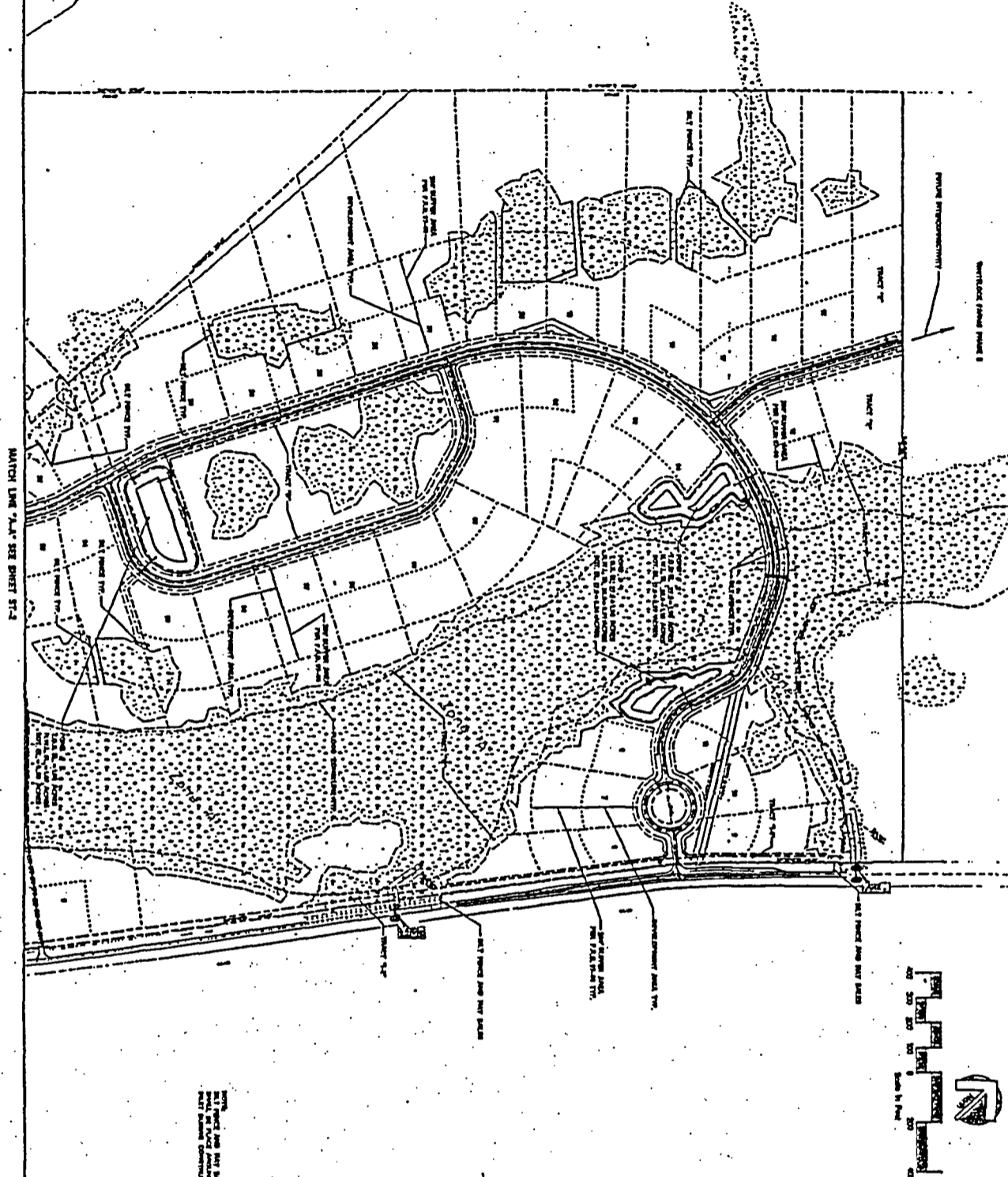
ADDRESS & TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE

REGARDING THIS APPLICATION: Name: Beth Breeding Phone: (904) 642-1720

Mailing Address: 7865 Southside Blvd., Jax, FL 32256 Fax: (904) 642-4550

Form #001

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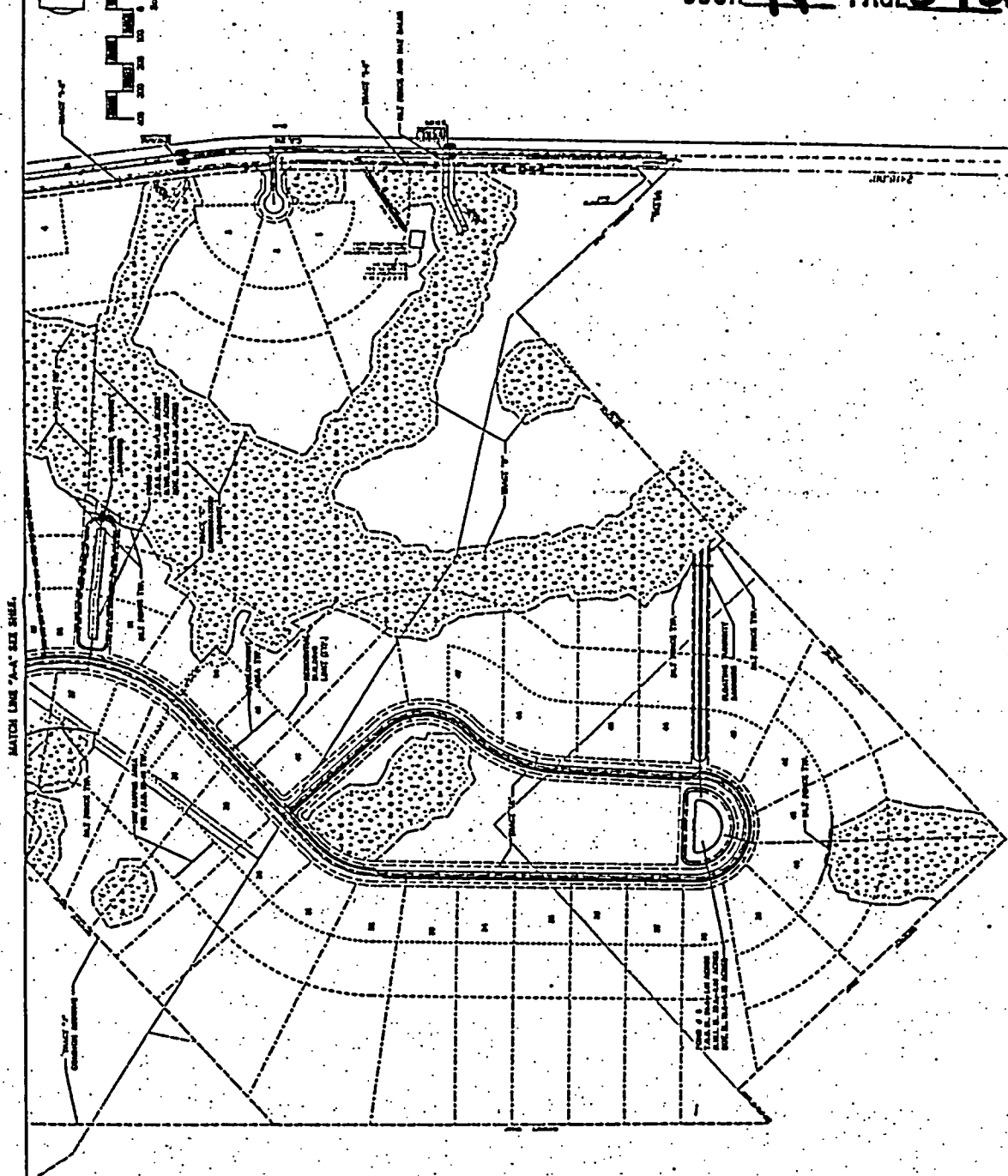
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DRAWING NO. ST-1 DATE AUGUST 1949 PROJECT NO. 1348	Taylor & White, Inc. CONSULTING AND DESIGN ENGINEERS 1100 S. BURNING SPRING ANDERSONVILLE, ATLANTA 24, GEORGIA	WHITELOCK FARMS FOR WHITELOCK FARMS GENERAL PARTNERSHIP	SITE PLAN	SCALE: 1" = 200' DESIGNED BY: G. TAYLOR DRAWN BY: C. JOHNSON CHECKED BY:	REVISIONS							
				<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION	BY				
NO.	DATE	DESCRIPTION	BY									

TITLE: SITE PLAN PROJECT NO.: WHITLOCK FARMS GENERAL PARTNERSHIP TAYLOR B. WHITE, Inc. ENGINEERING AND ARCHITECTURE 1515 N. 10TH ST. DENVER, CO. 80202		SCALE: 1" = 200' DESIGNED BY: G. TAYLOR DRAWN BY: C. JOHNSON CHECKED BY:		SHEET NO.: 1 OF: 1 DATE:	
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THIS PLAN AND THE WORK HEREON SHALL BE VOID WITHOUT THE NECESSARY CONSTRUCTION



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STATE OF FLORIDA

COUNTY OF ST. JOHNS

P. U. D. OFF. REC.
BOOK N PAGE 543

I, CHERYL STRICKLAND, CLERK OF THE CIRCUIT COURT, Ex-officio, Clerk of the Board of County Commissioners of St. Johns County, Florida,

DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following:

ORDINANCE NO. 99-63

adopted at a regular meeting of the Board of County
Commissioners of St. Johns County, Florida on
November 9, 1999.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY FL
99 DEC 16 AM 8:31
CHERYL STRICKLAND
CLERK OF COURTS

as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this
7th day of December 1999.



CHERYL STRICKLAND,
CLERK OF THE CIRCUIT COURT
Ex-officio Clerk of the Board of County
Commissioners of St. Johns County, Florida

By: Patricia DeGrande
(Patricia DeGrande, Deputy Clerk)

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 Linda Y. Murray who on oath says that she is an 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 PROPOSED MAJOR MODIFICATION

in the matter of MJM 99-008

5100 CR 210 WEST WHITELOCK FARMS

in the Court, was published in said newspaper in the issues of

OCTOBER 25, 1999

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, for a period of one year 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 25TH day of OCTOBER 1999,

by Linda Y. Murray who is personally known to me or who has produced PERSONALLY KNOWN as identification.

Zoe Ann Moss
(Signature of Notary Public)



Zoe Ann Moss
MY COMMISSION # CG641914 EXPIRES
August 22, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

Zoe Ann Moss

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COPY

MAJOR MODIFICATION TO A PLAN... NOTICE... REBY... GIVEN... Board of County Commissioners of St. Johns County, Florida... at its regular meeting on the day of 9th October, 1999... at 9:00 a.m. will consider a Major Modification to PRD Ordinance 97-68, modifying lands within the WhiteLock Farms Planned Rural Development. Said hearing will be held in the County Auditorium, County Administration Building, 4020 Lewis Speedway, County Road 16-A, and US1 North, St. Augustine, Florida. The passage of the following ordinance will be considered: ORDINANCE NUMBER OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA: APPROVING A MAJOR MODIFICATION TO A PRD PLANNED RURAL DEVELOPMENT ORDINANCE NUMBER 97-68, MAKING FINDINGS OF FACT AND PROVIDING AN EFFECTIVE DATE. A summary of the request is to allow internal roadways and entrance to be used by another subdivision in order to promote connectivity between neighboring subdivisions. The subject property is located at 5100 County Road 210 West, more particularly described as follows: EXHIBIT A: WHITELOCK FARMS, REVISED JUNE 10, 1997, PARCEL "A" of a portion of Section 28, 29, and 39, Township 5 South, Range 27, East, St. Johns County, Florida, said parcel of land being more particularly described as follows: BEGIN at the intersection of the Southern line of Section 29, with the Easterly line of Section 39, aforesaid Township; and Range; run thence Southwesterly along the Easterly line of aforesaid Section 39, a distance of 1,800 feet; more or less; to a point on the North line of the Northeast 1/4 of said Section; run thence Easterly along said line, a distance of 180.00 feet; more or less; to the West line of the Southwest 1/4 of the North east 1/4 of said Section; run thence Southerly along said line, a distance of 1,320 feet; more or less; to the North line of the South east 1/4 of said Section; 32; run thence Easterly along the North line of the South east 1/4 of said Section 32, a distance of 2,640 feet; more or less; to the Easterly line of Section 32 (also being the Westerly line of said Section 33); run thence Southerly along the Easterly line of said Section 32, a distance of 725 feet; more or less; to the Northerly right of way line of County Road No. C-210; run thence Northwesterly along the aforesaid Northwesterly right of way line of County Road No. C-210, a distance of 5,600 feet; more or less; to the approximate centerline of a branch creek or low area known as Perry Branch; run thence Westerly, Northwesterly and Westerly along the aforesaid branch creek or low area a distance of 1,500 feet; more or less; to a point; run thence Northwesterly, perpendicular to the Easterly line of Section 39, a distance of 1,950 feet; more or less; to a point on the aforesaid Easterly line of Section 39; run thence Southwesterly along aforesaid Northwesterly line of said Section 28 (also being the Easterly line of said Section 39); a distance of 2,000 feet; to the West line of said Section 28 (also being the East line of said Section 29); thence continue Southwesterly along said Easterly line of Section 39, a distance of 2,400 feet; more or less; to the POINT OF BEGINNING.

GINNING
The lands thus described contain 472 acres more or less, in detail as follows:
The file is maintained in the Planning Office, County Administration Building, 4020 Lewis Speedway (County Road 16-A), St. Augustine, Florida, and may be examined by interested parties prior to said public hearing, and all interested parties shall be granted an opportunity to be heard at said public hearing.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHN COUNTY, FLORIDA
BY: CHERYL STRICKLAND
FILE NUMBER: 95-119008
WHITLOCK FARMS

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 Holstead, ADA Coordinator at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32095. For hearing impaired individuals, telephone communication, Device for the Deaf (TDD) (823-2501) or Florida Relay Service, 1-800-955-8770, are also available. The date of this meeting is October 25, 1999. If a person wishes to appeal any decision made 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 may be based. If a 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 to written communication care of St. Johns County Planning Department, P.O. Drawer 349, St. Augustine, Florida 32095. Subject to a property 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 its consideration in this hearing.

170 Oct 25 1999