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Public Records of
St. Johns County, FL
Clerk# 01-032386
O.R. 1620 PG 176
03:42PM 06/28/2001
REC \$49.00 SUR \$6.50

ORDINANCE NUMBER: 2001 - 36

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

P.U.D. OFF REC.
BOOK 0 PAGE 966

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

SECTION 1. That, as requested by Hanan Properties, Inc. on behalf of Craig Barzo, the title owner of record in the application with supporting documents for the zoning change dated November 30, 2000, hereinafter known as the **OLD MOULTRIE ROAD APARTMENTS PUD** application, the zoning classification of lands described on attached Exhibit A is hereby changed from OR (Open Rural) and CG (Commercial General) to PUD (Planned Unit Development).

SECTION 2. That development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated November 30, 2001, and other supporting documents, which are a part of Zoning File PUD-2000-04, and incorporated by reference into and made 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. That construction of the **OLD MOULTRIE ROAD APARTMENTS PUD** shall commence within eighteen (18) months of the approval of this Ordinance.

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SECTION 4. Findings of Fact: that the need and justification for approval of the **OLD MOULTRIE ROAD APARTMENTS PUD** has been considered in accordance with the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code and, whereby, it is found that:

1. The **OLD MOULTRIE ROAD APARTMENTS PUD** is consistent with the St. Johns County Comprehensive Plan, specifically, Goal A.1 of the Land Use Element related to effectively managed growth and the provision of diverse living opportunities, and Objective A.1.9 related to the provision for a mixture of land uses and the location of higher density residential uses, and is therefore consistent with Section 5.03.02.A of the St. Johns County Land Development Code.
2. The **OLD MOULTRIE ROAD APARTMENTS PUD** meets the General Standards of Section 5.03.02 of the St. Johns County Land Development Code with respect to (B) location; (C) minimum size; (D) compatibility, and (E) adequacy of facilities.
3. The **OLD MOULTRIE ROAD APARTMENTS PUD** meets all requirements of applicable general zoning, subdivision and other regulations, except as may be otherwise be approved under the authority of this Ordinance pursuant to Subsection 5.03.02.G.t. and Subsection 5.03.02.F of the St. Johns County Land Development Code.
4. The Master Development Plan Map and Text for the **OLD MOULTRIE ROAD APARTMENTS PUD** meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
5. The **OLD MOULTRIE ROAD APARTMENTS PUD** meets all applicable Specific Standards of Section 5.03.03 of the St. Johns County Land Development Code.

SECTION 5. To the extent they do not conflict with the unique specific provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, Comprehensive Plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

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SECTION 6. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 7. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the by the Clerk of the Court of St. Johns County in accordance with Section 125.68, Florida Statutes.

SECTION 8. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas maintained in the Zoning Division of the St. Johns County Growth Management Services Department by the Director of Growth Management Services, or his designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 22nd DAY OF MAY, 2001.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: Mary F. Kohnke
Mary F. Kohnke, Chair

ATTEST: CHERYL STRICKLAND, CLERK

BY: Yvonne King
Deputy Clerk

EFFECTIVE DATE: May 29, 2001

EXHIBIT "A"

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A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND IN SECTIONS 30 AND 31, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 36 WITH THE EAST RIGHT-OF-WAY LINE FOR THE FLORIDA EAST COAST RAILWAY, SAID RIGHT-OF-WAY LINE BEING 75 FEET EASTERLY FROM AND PARALLEL WITH THE CENTERLINE OF SAID RIGHT-OF-WAY; THENCE NORTH 87 DEGREES 46 MINUTES 30 SECONDS EAST, ON THE NORTH LINE OF SAID SECTION 36 AND THE EASTERLY EXTENSION THEREOF, 1821.14 FEET TO THE WEST RIGHT-OF-WAY LINE FOR STATE ROAD NO. S-5A (OLD MOULTRIE ROAD), SAID RIGHT-OF-WAY BEING 66 FEET IN WIDTH; THENCE SOUTH 1 DEGREE 08 MINUTES 26 SECONDS EAST, ON SAID WEST LINE OF RIGHT-OF-WAY, 660.00 FEET; THENCE SOUTH 87 DEGREES 46 MINUTES 30 SECONDS WEST 1200 FEET; THENCE NORTH 1 DEGREE 08 MINUTES 26 SECONDS WEST 389.43 FEET; THENCE SOUTH 87 DEGREES 46 MINUTES 30 SECONDS WEST 609.52 FEET; THENCE NORTH 3 DEGREES 36 MINUTES 00 SECONDS WEST, ON SAID EAST RIGHT-OF-WAY LINE FOR RAILWAY, 270.60 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PROPERTY:

A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND IN SECTIONS 30 AND 31, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 36 WITH THE EAST RIGHT-OF-WAY LINE FOR THE FLORIDA EAST COAST RAILWAY, SAID RIGHT-OF-WAY LINE BEING 75 FEET EASTERLY FROM AND PARALLEL WITH THE CENTERLINE OF SAID RIGHT-OF-WAY; THENCE NORTH 87 DEGREES 46 MINUTES 30 SECONDS EAST, ON THE NORTH LINE OF SAID SECTION 36 AND THE EASTERLY EXTENSION THEREOF, 1521.14 FEET TO THE POINT OF BEGINNING;
 THENCE (1) NORTH 87 DEGREES 46 MINUTES 30 SECONDS EAST, 300.00 FEET TO THE WEST RIGHT-OF-WAY LINE FOR COUNTY ROAD 5-A (OLD MOULTRIE ROAD), SAID RIGHT-OF-WAY BEING 66 FEET IN WIDTH; THENCE (2) SOUTH 1 DEGREE 08 MINUTES 26 SECONDS EAST, ON SAID WEST LINE OF RIGHT-OF-WAY, 660.00 FEET; THENCE (3) SOUTH 87 DEGREES 46 MINUTES 30 SECONDS WEST 140.00 FEET; THENCE (4) NORTH 19 DEGREES 20 MINUTES 25

OR1620PG0180

SECONDS WEST, 215.15 FEET; THENCE (5) NORTH 12 DEGREES 43 MINUTES
30 SECONDS WEST, 462.00 FEET TO THE POINT OF BEGINNING.

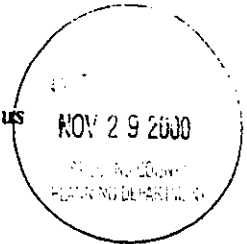
Verified by: JNR

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St. Johns County Growth Management Services
Planning Division

P.O. Drawer 349, 4020 Lewis Speedway
St. Augustine, Florida 32095

Phone: 904 823-2480 Fax: 904 823-2498 E-mail: plandept@co-st.johns.fl.us



APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

Date: 11-30-00 PUD File Number PUD-2000--004 Receipt Number _____

- 1. Project Name: Old Moultrie Road Apartment Complex
- 2. Applicant's Name, Address and Phone: Hanan Properties, Inc., 17 La Vista Drive, Ponte Vedra Beach, FL 32082 (904) 280-1250
- 3. Owner's Name, Address and Phone: Craig Barzso, c/o Lifestyle Software Group, 2155 Old Moultrie Road, St. Augustine, FL 32086 (904)
- 4. Property Location: West side of Old Moultrie Road behind the former Barnett Bank Operations Center
- 5. Legal Description: See Exhibit A attached hereto
- 6. Present Use of Property: Unimproved
- 7. Parcel # 101650-0020 8. Zoning: CG and OR 9. 2015 FLUM designation: MD
- 10. Section: 36 11. Township: 7 South 12. Range: 29 East
- 13. Requested Change: Rezoning to Planned Unit Development (PUD)
- 14. In the case of a Minor or Major Modification to the PUD or PSD, identify what Ordinance or Resolution Number is requested to be modified _____
- 15. Concurrency required Yes 16. Map Page # _____ 17. Size of Property Approximately 18.5 acres
- 18. Utility Provider: St. Johns County
- 19. 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. The order of the envelopes must match the order in which the names appear on the list.
 - 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.
 - c. Legal description.
 - d. Master Development Plan Map (attach as Exhibit C and provide as specified in attached guidelines) and Text (attach as Exhibit D) as required by Section 5.03.02.G of the Land Development Code.
 - e. Eighteen (18) copies of the complete application submittal.
 - f. Application Fee

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): John D. Bailey, Jr. of Upchurch, Bailey and Upchurch, P.A.
 Signature(s): *John Bailey Jr*
 ADDRESS & TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION:
 Name: John D. Bailey, Jr., Esquire
 Mailing Address: Post Office Drawer 3007, St. Augustine, Florida 32085-3007
 Phone: (904) 829-9066 Fax: (904) 825-4862 E-mail jdbailey@ubulaw.com

Updated 06/15/00

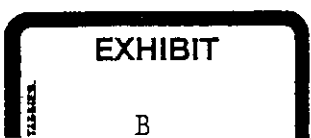


EXHIBIT C

MASTER DEVELOPMENT PLAN TEXT

Dated as of March 28, 2001

P.U.D. OFF. REC.
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Written Description of Intended Proposed Project

The proposed Project is a multi-family complex consisting of not more than one hundred seventy-eight (178) multi-family units in eight (8) multi-family buildings and recreational facilities, sidewalks and required parking and drainage facilities (the "Project"). The Project is located west of Old Moultrie Road, behind a commercial site formerly occupied by the Barnett Bank Operations Center. The adjoining land uses consist of the commercial site, the FEC railroad right-of-way and vacant parcels.

- (a) The total number of acres included within the Project is approximately 18.53 acres.
- (b) The total number of wetland acres is 4.80 acres, all of which will be preserved except for approximately 42,688 square feet of wetlands which will be filled to accommodate the entrance road, subject to receipt of permits from permitting agencies.
- (c) The total amount of development area is approximately 13.7 acres, all of which will be devoted to multi-family uses.
- (d) Total number of residential dwelling units is 178.
 - Density of the Project is 13 units per acre (based on 13.7 developable acres).
 - The Projected population is 433 (based on 2.43 persons per unit).
 - The Projected population of elementary and high school age children is 73 (based on .41 per unit).
- (e) The Project includes a clubhouse containing not more than 3,500 square feet.
- (f) Residential setbacks are twenty feet (20') from all property lines and twenty-five feet (25') between buildings.
 - There are no residential lots in the Project.
 - The number of parking spaces for residential uses is 359 consisting of 307 open spaces and 52 garage spaces. The 307 open parking spaces includes 52 tandem spaces located directly behind individual garage units.

- Parking Islands will be provided according to Land Development Code, Section 6.06.03.G.
 - The number of parking spaces for the clubhouse is ten (10).
 - The setbacks for the clubhouse and buildings are twenty feet (20') from all property lines and twenty-five feet (25') between buildings. Setbacks will be measured from the foundation of the structure. All signage will be setback twenty feet (20') from property lines and from the edge of any public right of way.
 - An identification sign will be located within the entrance road as shown on Exhibit D. The identification sign will not exceed 5' x 12' in size and contain not more than 32 square feet of sign space per side. In addition, directional and informational signs, not to exceed 2' x 3' in size, shall be located throughout the Project. All of the above signs may be illuminated. Directional signs will comply with Land Development Code, Section 7.03.01.E.1.
 - The maximum height of all structures is forty-five (45').
 - Outdoor lighting will be provided as per Land Development Code, Section 5.03.06.H.6.
- (g) The Project will be accessed from Old Moultrie Road by way of a private easement (see attached Access, Drainage and Utilities Easement). Vehicular and pedestrian access within the Project shall be provided by private drives and sidewalks, as shown on Exhibit D. Turn lanes will be installed on Old Moultrie Road in accordance with applicable County regulations. Two (2) eastbound lanes will be provided within the access easement at its intersection with Old Moultrie Road. Sidewalks and drives will provide pedestrian, bicycle and vehicular access between the various buildings and recreation areas.
- Drainage and stormwater runoffs shall be directed to the two (2) on-site retention ponds shown on Exhibit D. The retention ponds will have one (1) to four (4) side slopes to a depth of two (2) feet below normal water level.
 - Recreational facilities and open space shall consist of a clubhouse, swimming pool, sport field, tennis court and playground, and passive recreation/picnic areas adjacent to the wetlands area and retention ponds. The total area devoted to active/passive recreation is 2.89 acres.
 - Water and sewer for the Project shall be provided by St. Johns County Utility Department. Main extensions from the existing water main in Old Moultrie Road will be extended into the Project for both domestic service

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and fire protection. A force main, pump station and gravity sewer collection system will be installed to provide sewer service.

- Solid waste collection will be handled by BFI or the company who holds the franchise for solid waste collection within this area of St. Johns County.
 - Pedestrian access will be provided to adjacent land uses and Old Moultrie Road by sidewalks.
 - Sidewalks cannot be provided along Old Moultrie Road because the right-of-way is insufficient. Further, the property which adjoins the right-of-way is owned by a third party who has no interest in the Project.
- (h) Water use will be based on one hundred seventy-eight (178) units at 300 GPD per unit for a total of 53,400 GPD. Sewer usage shall consist of one hundred seventy-eight (178) units at 250 GPD per unit for a total of 44,500 GPD.
- (i) Soils within the Project consist of Pottsburg Fine Sand and Immokalee Fine Sands as defined in the S.C.S. Soil Manual for St. Johns County. These soils are well suited for building construction and the Project.
- (j) (FLUCCS) Codes and forest types and wetlands vegetation are shown on the soil and wetland maps submitted with the application for rezoning and maintained within File PUD-2000-04.
- (k) A twenty foot (20') wide natural or landscaped perimeter buffer will be provided around the perimeter of the Project as shown on Exhibit D. Provided, the minimum width of the perimeter buffer which adjoins the northern property line will be twenty-five feet (25'). Screening of a height of six feet (6') shall be installed in connection with the Northern Buffer in compliance with the applicable provisions of the Land Development Code and Comprehensive Plan. Clearing within the perimeter buffer is subject to approval of a tree survey. A minimum of a twenty-five feet (25') wide undisturbed natural buffer will be located adjacent to all wetlands except where the access road crosses the wetlands located on the eastern and central portion of the Project. Impacts to the wetland areas will consist of a multiple pipe culvert type crossing, requiring the permitting and filling of approximately 42,688 square feet of wetlands. Wetland impacts shall be permitted through the appropriate agencies. Further, the applicant shall comply with the applicable provisions of the Land Development Code concerning tree removal and tree protection. A twenty-five foot (25') setback from the wetlands buffer will be provided for all parcels adjacent to contiguous wetlands, Accessary uses defined in (m) and horizontal infrastructure (sidewalks, utilities, drives, parking, etc.) may be located within the twenty-five foot (25') setback.

- (l) One (1) construction trailer, one (1) sales trailer and three (3) construction storage trailers will be located within the Project during the period of construction of the Project and, as to the construction/sales trailer, for a period not to exceed six (6) months after completion of construction.
- (m) Accessory uses shall include air-conditioning units and related heating/cooling units, the common recreational facilities and fencing which may be installed around the perimeter of the Project.
- (n) The Project will be constructed in one (1) phase. The Project shall be commenced within eighteen (18) months from the date of approval of the PUD and be completed within five (5) years thereafter. For purposes of this paragraph, "*commencement*" means the issuance of any permits required by any state agency and/or approval of construction plans by St. Johns County for construction of any infrastructure, the clubhouse and swimming pool, or the multi-family buildings. "*Completion*" means the issuance of temporary or final Certificates of Occupancy for the buildings and structures within the Project.
- (o) The Project will have a positive impact on the County as it will provide moderately priced multi-family housing for residents of the southern portion of the County. The multi-family use proposed in the PUD is more compatible and consistent with the surrounding uses and properties than many of the uses which could be made of the property under the existing OR zoning. Further, the applicant is applying for a PUD because the Project is located in a Mixed Use corridor where rezoning must be by planned development zoning.
- (p) No waivers, variances or deviations from the Code are being requested at this time. However, the applicant is not waiving its right to request such in the future.
- (q) Open space and recreational facilities consist of a clubhouse, swimming pool, sport field, tennis court and playground, and passive recreation/picnic areas located adjacent to the wetlands area and retention ponds. The pool area will be fenced. Each picnic area will include tables, a grill and fixed children's toys. The total area devoted to active/passive recreation is 2.89 acres.
- (r) Not applicable.

The Project is not located within the one hundred (100) year flood plain.

Fire protection will comply with the County Land Development Code.

The Project complies with Section 5.03.03 of the Land Development Code as the Open Space exceeds twenty-five percent (25%), a 20' wide natural or landscaped perimeter

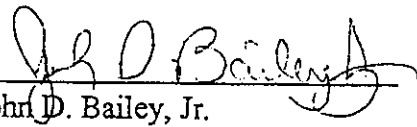
buffer is provided along the Project's property lines and upland natural vegetation is preserved through the inclusion of natural buffers.

The exotic hardwoods located within the wetlands on the northern portion of the Property, consist of Chinese Tallow. The attached letter from Environmental Services, Inc., confirms that no listed species are documented to exist on the Property.

The applicant agrees to (i) proceed with the Project in accordance with the adopted PUD and such conditions and safeguards as may be set by the Board of County Commissioners in the adopting Ordinance; and (ii) bind its successors in title to any commitments made in this application and the adopting ordinance.

Respectfully submitted,

By: _____


John D. Bailey, Jr.
Attorneys for Applicant
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007

P. U. D. OFF. REC. BOOK 8 PAGE 977

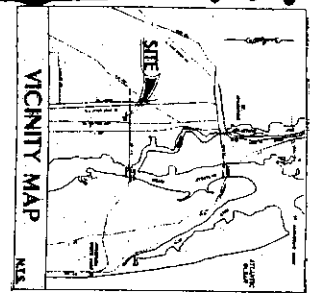
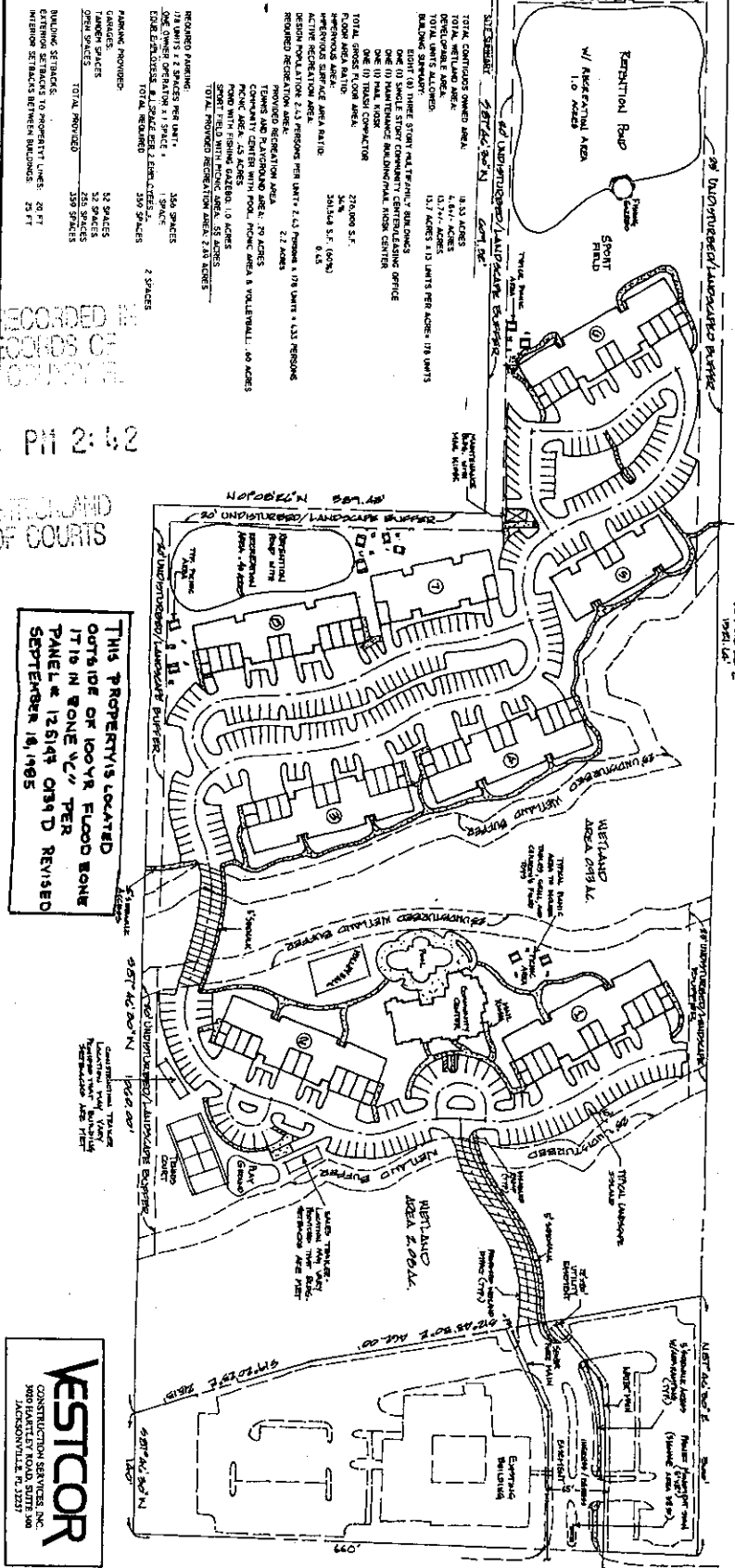


EXHIBIT "D" MASTER DEVELOPMENT PLAN MAP OLD MOULTRIE ROAD APARTMENTS ST. JOHNS COUNTY, FLORIDA



21' UNDISTURBED/LANDSCAPE BUFFER
TOTAL CONTIGUOUS OWNED AREA: 4.53 ACRES
TOTAL NETLAND AREA: 4.51+/- ACRES
TOTAL DEVELOPABLE AREA: 0.71+/- ACRES
TOTAL GROSS FLOOR AREA: 270,000 S.F.
TOTAL GROSS FLOOR AREA PER UNIT: 2,700 S.F.
TOTAL GROSS FLOOR AREA PER UNIT: 2,700 S.F.
TOTAL GROSS FLOOR AREA PER UNIT: 2,700 S.F.

FILED AND RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA 02 APR 3 PM 2:42 CHERYL W. BRIDGEMAN CLERK OF COURTS

THIS PROPERTY IS LOCATED OUTSIDE OF 100-YR FLOOD BONE PANEL # 125145 0349D REVISED SEPTEMBER 18, 1985



CONVEYING INTEREST... A PARCEL OF LAND IN THE... THE DEVELOPER... THE APPLICANT... THE COUNTY... THE STATE...

THE ST. AUGUSTINE RECORD

PUBLISHED EVERY MORNING 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

AMENDED NOTICE OF PROPOSED REZONING

in the matter of **PUD 2000-04**

OLD MOULTRIE ROAD APARTMENTS

in the Court, was published in said newspaper in the issues of
MAY 4, 2001

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 **8TH** day of **MAY** 2001

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 # **CC641814** EXPIRES
August 28, 2001
BONDED THRU TROY PAIR INSURANCE, INC

Zoe Ann Moss

AMENDED NOTICE OF A PROPOSED REZONING
NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, May 22, 2001 at 1:30 p.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US1 North, St. Augustine, Florida, to consider a rezoning from Commercial General (CG) with conditions and Open Rural (OR) to Planned Unit Development (PUD).
The plan of development for this PUD proposes construction of 178 multi-family units to be contained in eight buildings.
The subject property is located at 2157 Old Moultrie Road, St. Johns County, Florida.

EXHIBIT "A"
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND IN SECTIONS 30 AND 31, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 36 WITH THE EAST RIGHT-OF-WAY LINE FOR THE FLORIDA EAST COAST RAILWAY, SAID RIGHT-OF-WAY LINE BEING 75 FEET EASTERLY FROM AND PARALLEL WITH THE CENTERLINE OF SAID RIGHT-OF-WAY; THENCE NORTH 87 DEGREES 46 MINUTES 30 SECONDS EAST, ON THE NORTH LINE OF SAID SECTION 36 AND THE EASTERLY EXTENSION THEREOF, 1821.14 FEET TO THE WEST RIGHT-OF-WAY LINE FOR STATE ROAD NO. S-5A (OLD MOULTRIE ROAD), SAID RIGHT-OF-WAY BEING 66 FEET IN WIDTH; THENCE SOUTH 1 DEGREE 08 MINUTES 26 SECONDS EAST, ON SAID WEST LINE OF RIGHT-OF-WAY, 660.00 FEET; THENCE SOUTH 87 DEGREES 46 MINUTES 30 SECONDS WEST 1200 FEET; THENCE NORTH 1 DEGREE 08 MINUTES 26 SECONDS WEST 389.43 FEET; THENCE SOUTH 87 DEGREES 46 MINUTES 30 SECONDS WEST 609.52 FEET; THENCE NORTH 3 DEGREES 36 MINUTES 00 SECONDS WEST, ON SAID EAST RIGHT-OF-WAY LINE FOR RAILWAY, 270.60 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PROPERTY:
A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND IN SECTIONS 30 AND 31, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 36 WITH THE EAST RIGHT-OF-WAY LINE FOR THE FLORIDA EAST COAST RAILWAY, SAID RIGHT-OF-WAY LINE BEING 75 FEET EASTERLY FROM AND PARALLEL WITH THE CENTERLINE OF SAID RIGHT-OF-WAY; THENCE NORTH 87 DEGREES 46 MINUTES 30 SECONDS EAST, ON THE NORTH LINE OF SAID SECTION 36 AND THE EASTERLY EXTENSION THEREOF, 1521.14 FEET TO THE POINT OF BEGINNING;

THENCE (1) NORTH 87 DEGREES 46 MINUTES 30 SECONDS EAST, 300.00 FEET TO THE WEST RIGHT-OF-WAY LINE FOR COUNTY ROAD 5-A (OLD MOULTRIE ROAD), SAID RIGHT-OF-WAY BEING 66 FEET IN WIDTH; THENCE (2) SOUTH 1 DEGREE 08 MINUTES 26 SECONDS EAST, ON SAID WEST LINE OF RIGHT-OF-WAY, 660.00 FEET; THENCE (3) SOUTH 87 DEGREES 46 MINUTES 30 SECONDS WEST 140.00 FEET; THENCE (4) NORTH 19 DEGREES 20 MINUTES 25 SECONDS WEST, 215.15 FEET; THENCE (5) NORTH 12 DEGREES 43 MINUTES 30 SECONDS WEST, 462.00 FEET TO THE POINT OF BEGINNING.

Verified by: JNR
This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

NOTICE TO PERSONS NEEDING SPECIAL 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. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of this meeting. If a person decides 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 is to be based. It is anticipated that one or more St. Johns County Commissioners may attend and participate in the meeting. This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the Board of County Commissioners or the Planning and 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 Division, P.O. Drawer 349, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS,
OF ST. JOHNS COUNTY, FLORIDA
By MARY F. KOHNKE, CHAIR
FILE NUMBER: PUD-2000-04,
Old Moultrie Road Apartments
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