

ORDINANCE NUMBER: 2001- 62

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE VININGS PLANNED UNIT DEVELOPMENT (PUD) (aka THE WOODLANDS) ORDINANCE NUMBER 97-14, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. That as requested by A & S Land Development Company, the title owners of record, in an application for a zoning hearing, along with supporting documents and dated August 21, 2001, concerning lands described on the attached legal description, Exhibit A, (hereinafter the "Modification"), the Vinings PUD (aka The Woodlands), Ordinance Number 97-14, as amended, is hereby modified as set forth in the attached application and exhibits:

SECTION 2. That development of lands within the shall proceed in accordance with the Vinings PUD (aka The Woodlands), Ordinance Number 97-14, as amended, including the Application for Major Modification dated August 21, 2001, attached hereto and made a part hereof.

SECTION 3. That the terms of this modification to the **Vinings PUD** shall become effective upon the effective date of this Major Modification Ordinance.

SECTION 4. That the need and justification for modification of the has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Vinings PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. As modified the Vinings PUD is consistent with Comprehensive Plan Policies B.1.6.2 and B.1.6.4.
4. As modified, the Vinings PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
5. As modified, the Vinings PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments; specifically, Section 5.03.06 - Review Criteria, Paragraph H., which provides standards and guidelines for internal and external access within PUDs.
6. As modified, the Vinings PUD would not adversely affect the orderly development of St. Johns County.

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SECTION 5. That all other provisions of Ordinance Number 97-14, as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. Except to the extent that they conflict with specific provisions of the approved development plan or the PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited.

SECTION 7. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 8. This Ordinance shall be recorded in a book kept and maintained by the by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 6th DAY OF November, 2001.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Marc A. Jacalone
Marc A. Jacalone, Chairman

Rendition Date: 11-09-01

ATTEST: CHERYL STRICKLAND, CLERK

BY: Cheryl Strickland
Deputy Clerk

EFFECTIVE DATE: 11-14-01



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EXHIBIT B

St. Johns County Growth Management Services Department 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 a Major Modification to a Planned Unit Development (PUD) or Planned Rural Development (PRD)

RECEIVED AUG 21 2001

Date 7/13/01 PUD/PRD File No. _____ PUD/PRD Ordinance No. _____

1. Project Name The Vinings Previously known as The Woodlands

2. Applicant's Name, Address, and Phone No. A+S Land Development Co. 642-1720

3. Owner's Name, Address, and Phone No. A+S Land Development Co. 642-1720

4. Property Location 3350 County Road 210 West

5. Legal Description See attached

6. Present Use of Property Residential neighborhood and vacant commercial

7. Parcel ID Number 026440-0800 8J Current Zoning PUD 9. 2015 FLUM designation C 026424-0000 026341-0160 026341-0180 026341-0200

10. Section 17, 18, 19, 20 11. Township 5S 12. Range 28E

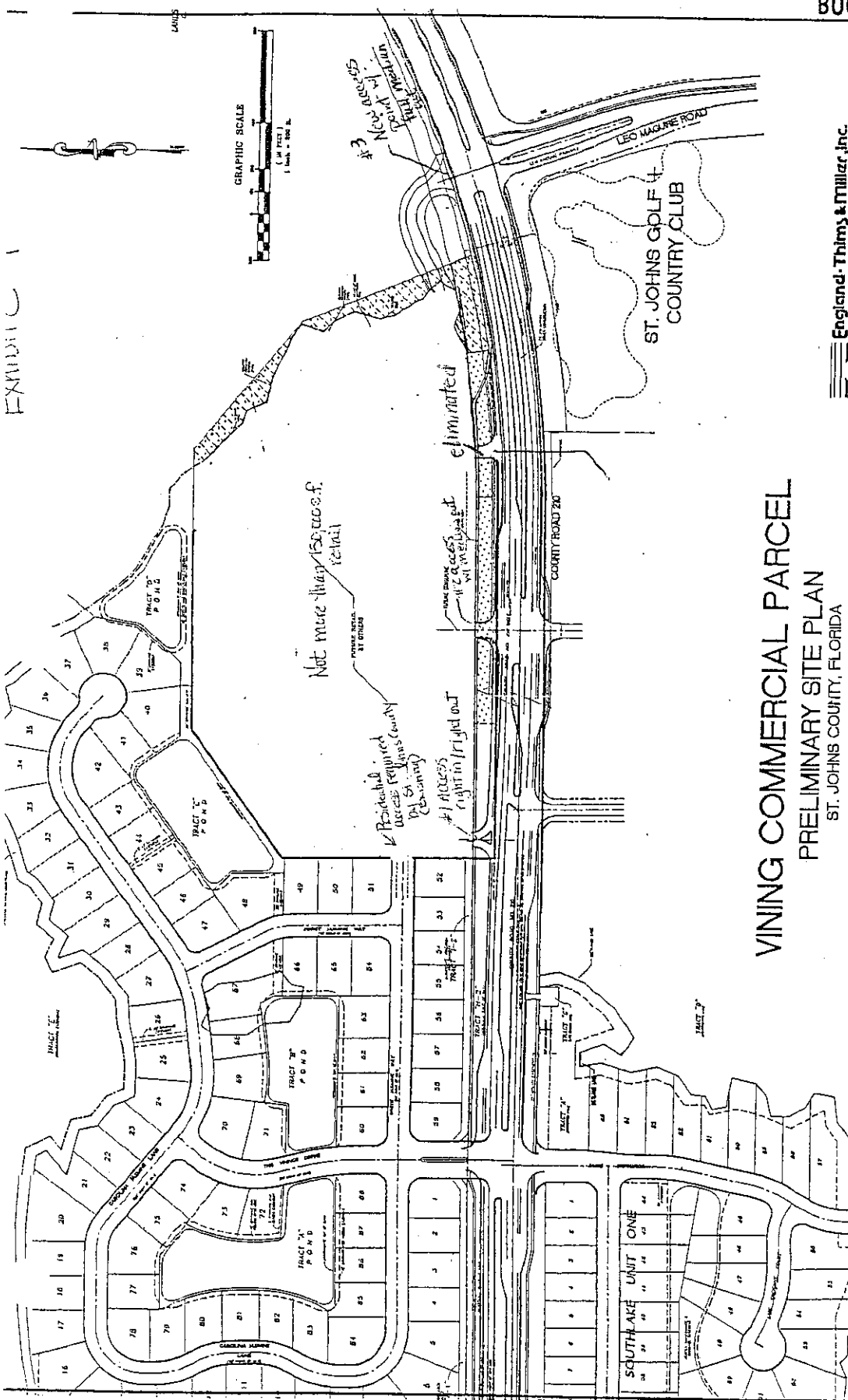
13. Requested Change modify access points

14. Is new Concurrency review required? No 15. Zoning Map Page # _____ 16. Size of Property 56.08

17. Utility Provider United Water
18. Provide all of the following:
- a. List of adjacent property owners within 300 feet of the parcel that is the subject of the modification including name, address and brief legal description from current tax rolls. Address two legal size envelopes to each property owner on the list. Do not include a return address. Each envelope must contain proper postage. 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 must be provided.
 - c. Legal description (attach as Exhibit A)
 - 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.
 - f. Application Fee. (A pre-application review fee may also be required.)

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
 Signature of owner(s) or authorized person if owner's authorization form is attached:
 Printed or typed name(s): Beth Breeding
 Signature(s): Beth Breeding

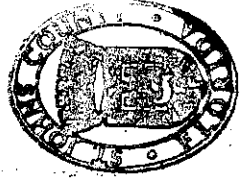
ADDRESS AND CONTACT INFORMATION OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS REGARDING THIS APPLICATION Name: Beth Breeding
 Mailing Address: 7865 Southside Blvd Box 26 32256
 Phone: (904) 642-1720 FAX: (904) 642-9550 E-mail: plandep@co.st-johns.fl.us



VINING COMMERCIAL PARCEL
PRELIMINARY SITE PLAN
ST. JOHNS COUNTY, FLORIDA

England-Thims & Miller, Inc.
PLANNERS - ENGINEERS - ARCHITECTS
1475 ST. AUGUSTINE BOULEVARD, FORTLAUDERDALE, FLORIDA 33404
CORPORATE OR AUTHORIZATION NUMBER 1284
PHONE NUMBER (904) 887-8844 FAX NUMBER (904) 887-8844
JULY 13, 2001
3 01-005

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FL.
02 JAN 15 AM 8:51
OFFICE SHERRILL
CLERK OF COURTS



I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS IN RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 14th DAY OF January 20 02
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners
BY *Cheryl Strickland* DC

RECEIVED
OCT 26 2001
ST. JOHNS COUNTY
PLANNING DEPARTMENT

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

PROPOSED MAJOR MODIFICATION NOTICE

In the matter of **MAJMOD 2001-07 2350 CR 210 WEST**

THE VININGS (AKA THE WOODLANDS)

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

OCTOBER 22, 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 **25TH** day of **OCTOBER** 2001
by *Linda Y Murray* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

OFFICIAL NOTARY SEAL
ZOE ANN MOSS
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD048350
MY COMMISSION EXP. AUG. 22, 2005

Zoe Ann Moss
(Signature of Notary Public)

(Seal)

Zoe Ann Moss

NOTICE OF A PROPOSED MAJOR MODIFICATION
NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, November 6, 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 Major Modification to the Planned Unit Development and Master Development Plan Map for The Vinings (a.k.a. The Woodlands) to modify the access points into the commercial parcel so that alignment with the new Leo Maguire Rd. is possible to provide better accessibility and create a safer roadway.
The subject property is located at 2350 County Rd 210 West within St. Johns County, Florida.
Exhibit "A"

PARCEL "A-1"
A portion of Section 17, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: BEGINNING at the Northwest corner of Tract "E" (Conservation Easement) as shown on the plot of Vinings, as recorded in Map Book 36, Pages 65 through 71 (inclusive) of the Public Records of Said County, said point being situate in the Westerly line of said Section 17; thence North 00 degrees 37'20" West, along said Westerly line of Section 17, a distance of 619.42 feet; thence North 89 degrees 21'07" East, a distance of 1,320.43 feet; thence South 61 degrees 50'11" East, a distance of 1,030.39 feet; thence South 16 degrees 16'50" East, a distance of 658.91 feet; thence South 69 degrees 18'52" West, a distance of 531.19 feet; thence North 22 degrees 07'05" West, a distance of 81.35 feet; thence North 50 degrees 44'04" West a distance of 364.33 feet to the most Easterly corner of Tract "D" as shown on said plot of Vinings; thence continue North 50 degrees 44'04" West, along the Northeasterly line of said Tract "D" and along the Northeasterly line of said Tract "E" a distance of 878.20 feet; thence South 78 degrees 55'37" West, along the Northerly line of said Tract "E", a distance of 937.42 feet to the POINT OF BEGINNING.
Containing 36.33 acres, more or less.

PARCEL "A-3"
A portion of Section 17, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCING at the Southeast corner of Tract "D", as shown on the plot of Vinings, as recorded in Map Book 36, Pages 65 through 71, inclusive of the Public Records of said County; thence South 50 degrees 44'04" East, along the Southeasterly prolongation of the Northeasterly line of said Tract "D", a distance of 364.33 feet; thence South 22 degrees 07'05" East, a distance of 81.35 feet for a POINT OF BEGINNING; thence North 69 degrees 18'52" East, a distance of 531.19 feet; thence South 16 degrees 16'50" East, a distance of 264.11 feet; thence Southwesterly around and along the arc of a curve concave Northwesterly and having a radius of 2,190.00 feet, a distance of 293.95 feet, said arc being subtended by a chord bearing and distance of South 66 degrees 32'52" West, 293.73 feet; thence North 19 degrees 35'38" West, a distance of 115.29 feet; thence South 65 degrees 16'06" West, a distance of 215.81 feet; thence North 22 degrees 07'05" West, a distance of 177.52 feet to the POINT OF BEGINNING.
Containing 2.74 acres, more or less.

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, 32084. 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.

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
ST. JOHNS COUNTY, FLORIDA
MARC A. JACALONE, CHAIRMAN
FILE NUMBER: MAJMOD 2001-07
The Vinings (a.k.a. The Woodlands)
L2266-1, Oct 22, 2001