ORDINANCE NUMBER: 2001 - 66

AN ORDINANCE OF THE COUNTY OF ST. JOHNS COUNTY, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL (OR) 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 583

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

SECTION 1. That, as requested by Karen M. Taylor, on behalf of Wildcat Ventures, LLC, the title owner of record in the application (File number PUD 2001-14) with supporting documents for the zoning change dated July 9, 2001, hereinafter, known as the **WHISPER RIDGE PLANNED UNIT DEVELOPMENT (PUD)** application, the zoning classification of lands described on attached **Exhibit A** is hereby changed from Open Rural (OR) to Planned Unit Development (PUD).

SECTION 2. That development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated July 9, 2001, and other supporting documents, which are a part of File Number PUD-2001-14, 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. Findings of Fact: that the need and justification for approval of the **WHISPER RIDGE PLANNED UNIT DEVELOPMENT (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 **WHISPER RIDGE PLANNED UNIT DEVELOPMENT (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.

2. The **WHISPER RIDGE PLANNED UNIT DEVELOPMENT (PUD)** meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

3. The **WHISPER RIDGE PLANNED UNIT DEVELOPMENT (PUD)** meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Subsection 5.03.02(G)1.t and Subsection 5.03.02(F) of the Land Development Code.

4. The Master Development Plan Text and Map for the **WHISPER RIDGE PLANNED UNIT DEVELOPMENT (PUD)** meet all requirements of Section 5.03.02(G) of the Land Development Code.

5. The **WHISPER RIDGE PLANNED UNIT DEVELOPMENT (PUD)** meets all applicable Specific Standards of Section 5.03.03 of the St. Johns County Land Development Code.

SECTION 4. 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.

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

SECTION 6. This Ordinance shall be recorded 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 7. 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 13th DAY OF November 2001.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

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

Rendition Date: 11-15-01

ATTEST: CHERYL STRICKLAND, CLERK

BY: Patricia DeGrande
Deputy Clerk

EFFECTIVE DATE: 11-20-01

EXHIBIT A
LEGAL DESCRIPTION

Charles Bassett & Associates, Inc.

SURVEYORS • ENGINEERS • LAND PLANNERS **P.U.D.** OFF. REC. BOOK O PAGE 586

A PART OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
AND A PART OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1, TOWNSHIP 7 SOUTH, RANGE 28 EAST, FOR THE POINT OF BEGINNING; THENCE SOUTH 01°09'03" EAST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 3042.33 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #208, HAVING A WIDTH OF 66 FEET; THENCE NORTH 73°58'18" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 447.10 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1177.68 FEET (S.R. PLANS - 1179.28') AND DELTA OF 41°45'13" (S.R. PLANS - 41°45'30"); THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 858.22 FEET(S.R. PLANS - 859.48') TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 64°16'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD #208, A DISTANCE 3949.16 FEET; THENCE NORTH 39°15'53" EAST ALONG A WESTERLY LINE OF SAID SECTION 1, A DISTANCE OF 3411.23 FEET TO THE WESTERLY CORNER OF SAID SECTION 1; THENCE NORTH 51°08'37" WEST ALONG THE WESTERLY LINE OF SAID SECTION 1, A DISTANCE OF 1215.79 FEET; THENCE SOUTH 89°40'10" EAST, ALONG THE NORTHERLY LINE OF GOVERNMENT LOT 4 OF SAID SECTION 1, A DISTANCE OF 492.39 FEET; THENCE NORTH 44°09'50" EAST, A DISTANCE OF 85.36 FEET; THENCE NORTH 36°42'45" EAST, A DISTANCE OF 86.89 FEET; THENCE NORTH 45°22'38 EAST, A DISTANCE OF 114.88 FEET; THENCE NORTH 46°06'13" EAST A DISTANCE OF 71.14 FEET; THENCE NORTH 72°29'22" EAST, A DISTANCE OF 67.24 FEET; THENCE NORTH 71°59'52" EAST, A DISTANCE OF 55.64 FEET, THENCE SOUTH 65°05'55" EAST, A DISTANCE OF 53.48 FEET; THENCE NORTH 80°58'50" EAST, A DISTANCE OF 26.17 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 2 OF SAID SECTION 1; THENCE NORTH 01°01'18" WEST ALONG SAID WEST LINE, A DISTANCE OF 1037.86 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE SOUTH 89°40'10" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2163.70 FEET; THENCE NORTH 00°19'50" EAST DEPARTING FROM SAID NORTH LINE, A DISTANCE OF 135.72 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 135.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING A DISTANCE OF NORTH 17°08'57" EAST, A DISTANCE OF 133.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 33°58'04" EAST, A DISTANCE OF 473.56 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 16 (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 56°01'56" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE SOUTH 33°58'04" WEST DEPARTING FROM SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 533.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 99.80 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°08'57" WEST, A DISTANCE OF 98.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°19'50" WEST, A DISTANCE OF 63.51 FEET TO A POINT ON THE AFORESAID NORTH LINE OF SECTION 1; THENCE SOUTH 89°40'13" EAST ALONG SAID NORTH LINE, A DISTANCE OF 417.12 FEET TO THE POINT OF BEGINNING. THE LANDS THUS DESCRIBED CONTAINING 242.43 ACRES, MORE OR LESS.

200 Century 21 Drive • Suite 3 • Jacksonville, FL 32216 • Phone (904) 724-9133 • FAX (904) 724-9678 • E-Mail. gilnowatt@ix.net.com

WHISPER RIDGE

Application for Rezoning to Planned Unit Development

P.U.D. OFF. REC.
BOOK 0 PAGE 587

SUBMITTAL DATE:

Preapplication: June 6, 2001
First Submittal: July 7, 2001
Resubmittal: September 19, 2001
Resubmittal: September 26, 2001

SUBMITTED ON BEHALF OF:

Wildcat Ventures, LLC
4175 State Road 16
St. Augustine, FL 32092
(904) 940-5443

AUTHORIZED AGENT FOR THE APPLICANT

Karen M. Taylor, Land Planner
3070 Harbor Drive
St. Augustine, Florida 32084
(904) 826-0600 / (904) 825-4180 Fax

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EXHIBIT B	Application Form
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EXHIBIT D	Master Development Plan Map
EXHIBIT E	Location Map
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EXHIBIT A
LEGAL DESCRIPTION

Charles Bassett & Associates, Inc.

SURVEYORS • ENGINEERS • LAND PLANNERS

P.U.D. OFF. REC. BOOK 0 PAGE 588

A PART OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, AND A PART OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

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BOOK 0 PAGE 589

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 PLANNED UNIT DEVELOPMENT (PUD)

Date _____ PUD File Number _____ Receipt Number _____

1. Project Name Whisper Ridge PUD
2. Applicant's Name, Address, and Phone No. Wildcat Ventures, LLC, 4175 State Road 16,
3. Owner's Name, Address, and Phone No. (same) st. Augustine, FL 32092 940-5443
4. Property Location Between SR 16, and CR 208
5. Legal Description See Exhibit A
6. Present Use of Property Timber/farm
7. Parcel ID Number _____ 8. Current Zoning OR 9. 2015 FLUM designation Res. B/RS
10. Section 36/1 11. Township 6/7 south 12. Range 28 East
13. Requested Change Rezone to PUD to allow for 400+ single family homes and associated recreational facilities
14. Is Concurrency review required? Yes 15. Zoning Map Page # 3E/N 16. Size of Property 242 acres
17. Utility Provider St. Johns County

18. Provide all of the following:

a. List of adjacent property owners within 300 feet of the parcel to be rezoned showing 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): Karen M. Taylor on behalf of Wildcat Ventures, LLC

Signature(s): Karen Taylor

ADDRESS AND CONTACT INFORMATION OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS REGARDING THIS APPLICATION Name: Karen Taylor

Mailing Address: 3070 Harbor Drive, St. Augustine, FL 32084

Phone: 826-0600 FAX: 825-4180 E-mail: 4taylors@aug.com

EXHIBIT C
MASTER DEVELOPMENT PLAN TEXT

P.U.D. OFF. REC.
BOOK 0 PAGE 590

SECTION I - INTRODUCTION

Enclosed herein, please find an application for rezoning to Planned Unit Development (PUD) with accompanying documents as required by the St. Johns County Land Development Ordinance. The application form is attached as Exhibit B. This petition is filed on behalf of the applicant: Wildcat Venture LLC, 4175 State Road 16, St. Augustine, FL 32092

A. Location: The property sought to be rezoned consists of 242.43 acres, described by the Legal Description, Exhibit A. It is situated in St. Johns County between State Road 16 and County Road 208, just west of the Interstate 95/ State Road 16 intersection. The real property to be considered for rezoning consists of 242.43 acres located between State Road 16 and County Road 208 in central St. Johns County.

B. Surrounding Uses: The site is shown on the Location Map, Exhibit E. Directly to the east of the site is Anderson Park PUD (planned commercial and industrial development). The St. Augustine Outlet Mall and other commercial activities are further to the east, adjacent to the interstate. Across County Road 208 to the south , is the Usina Industrial Park and campground, as well as single family lots along Pellicer Road. Properties to the immediate west and north are basically undeveloped farm and timber properties except for a new proposed church to the west.

C. Ownership: The subject property is owned by Wildcat Venture LLC as shown by the Proof of Ownership (deeds) attached as Exhibit G. Said property owner has authorized Karen M. Taylor, Land Planner, to act on its behalf and file the application for seeking the rezoning change indicated. Authorizations are attached as Exhibit F. Adjacent property owners for notification purposes are included as Exhibit H.

SECTION II - SITE DEVELOPMENT CRITERIA

A. Project Description: The applicant is requesting the zoning change from Open Rural to Planned Unit Development (PUD) to allow for the construction of a single family residential development.

The project will be known as **Whisper Ridge Planned Unit Development (Whisper Ridge PUD).** The primary portion of the property is located within the Residential "B" Area on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan and there are two "attached" parcels that are located within the Rural/Silvacultural Area. The "B" category allows for residential development of two (2) units per acre and associated community facilities as provided within the development plan. The Rural Silvacultural areas are planned for access to the project.

The Master Development Plan, Exhibit D, indicates the general layout for the site for construction of four hundred and five (405) single family residential homes and indicates the location of the proposed development areas, general lot configurations, roadways, recreation and open space, and drainage and retention areas. The property will be developed within five (5) phases. The

site will initially be accessed from State Road 16, with the second and third main entrances provided later on County Road 208.

The project is planned to integrate into the rural character of the area, with a variety of lot sizes, somewhat larger than currently offered within the general St. Augustine and St. Johns County area. The design incorporates the fairly significant change in elevation, which allows the streets and drives to meander throughout the property and affording views of the lakes or forested jurisdictional wetlands for the majority of lots. The design also incorporates many park and open space areas, which will be uses for "pocket parks" of localized gathering places and to maintain open areas between neighborhoods. The plan also incorporates two (2) upland "connections" between pairs of isolated wetland areas to allow for a continuation to these wetland areas and provide connections for wildlife. The goal is to maintain significant open space areas throughout the development, which will serve as separation between neighborhoods and development types and maintain as may trees and green areas as possible.

B. Development Size: There is a total of 242.43 acres of property (239.20 acres which are located within the Residential "B" area and 3.23 acres within the Rural/Silvacultural area). The applicant is proposing to develop a total of 198.00 upland developable acres.

C. **Wetlands:** The 242.43 acre site contains 47.5 acres of jurisdictional wetlands. Vegetation within the wetland areas is described in Section K. Site Vegetation and Habitat. They are located generally along the northwest boundary, or off of the site, but there are also scattered smaller areas throughout the property. Most of the wetland areas will be preserved, except for a few of the small isolated areas, totaling 3.29 acres, leaving a total of 44.21 acres. Any areas not preserved, will only be filled in accordance with all appropriate permits and required mitigation. It should be noted that one (1) isolated jurisdictional wetland area is a borrow pit as noted on the Master Development Plan, Exhibit D. This wetland area may be used for retention, but may also remain jurisdictional.

D. Development Area: The overall site includes 242.43 acres (239.20 acres within Residential B), with 198.00 upland acres (195.35 acres of which is within Residential B) and 44.21 jurisdictional wetland acres (43.25 acres of which is in Residential B).

E. Dwelling Units: The site is planned for four hundred and five (405) single family residential homes on 239.20 acres within the Residential B area. Of the 239.20 acres, 195.35 acres are developable.

In addition, the applicant will "set aside" a series of upland "islands" as a part of the development. These upland "islands", located within the large contiguous wetland system along the northwestern boundary total 2.75 acres and are noted on the Master Development Plan, Exhibit D. In accordance with the Optional Density factors outlined within the St. Johns County Comprehesive Plan, the applicant is applying an additional two (2) units per acre for this "Preservation of Uplands Adjacent to Contiguous Wetlands." The applicant will provide conservation easements across these areas to assure future preservation if necessary.

Therefore, the overall density for the project has been calculated as follows:

1. Gross Density: Gross density of the project is 1.67 units per acre based upon 405 units over a total of 242.43 acres (Residential B and RS).

2. Net Density: Net density is 2.0 units/acre, based upon a total of 405 units as follows:

390.70 units for the 195.35 "B" acres, plus
8.78 units for the 10% of 43.85 wetland "B" acres, plus
5.50 units for the 2.75 acres of upland "islands" in the "B" area

It should be noted that this residential density is consistent with the Residential "B" designation indicated on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan and the portion of the property located within the Rural Silvacultural (RS) area has not been used for any density calculation.

Population for the development, based upon 2.44 residents per household, will equal 988 residents at build-out. At a ratio of 0.363 children per household, the project will generate approximately one hundred and forty-seven (147) school age children.

F. Non-Residential Development: All site development is for residential.

G. Site Development Criteria:

1. Lot Sizes and Building Area: The total ground area to be occupied by buildings and structures shall not exceed thirty-five percent (35%). Lot sizes shall meet the minimum following standards: from 7,700 square feet, with a minimum seventy (70) foot frontage and a minimum one hundred and ten (110) foot depth, to 8,800 square feet, with a minimum eighty (80) foot frontage and a one hundred and ten (110) foot depth to 15,000 square feet, with a minimum one hundred (100) foot frontage and one hundred and fifty (150) foot depth. Lot sizes will not include any of the jurisdictional wetlands, but will include jurisdictional setback and PUD setback areas.

2. Permitted Uses: The development will be constructed in an orderly manner, and the allowable uses will include residential uses as defined within the Land Development Code, allowing for conventional single family residential dwellings, including standard built, modular, and manufactured homes (but not mobile homes) meeting the criteria within the Land Development Code, as well as active and passive recreational facilities. In addition, all typical residential accessory and ancillary uses will be allowed as outlined within the Land Development Code.

3. Setbacks: Setbacks shall be measured from the eaves of the structure and shall be as follows:

a. Front yard: twenty-five (25) feet. Lots having a second frontage shall have setback of fifteen (15) feet for the second frontage.

b. Side yard: seven and one-half (7.5) feet, providing for a minimum clearance of fifteen (15) feet between the eaves of any structures.

c. **Rear yard:**

1.) **Standard lots:** Ten (10) feet.

2.) **Contiguous wetland lots:** Lots bordering the contiguous jurisdictional wetlands shall maintain a twenty five (25) foot setback in addition to the twenty-five (25) foot upland wetland buffer.

3.) **CR 208 lots:** Lots adjacent to County Road 208 shall have a fifty (50) foot setback from the edge of the current Right-of-way.

4. **Building Height:** Buildings shall not exceed thirty-five (35) feet in height.

5. **Parking:** Each residential unit will have a garage or carport with an associated driveway apron to provide the required two (2) parking spaces per residential unit. Recreation facilities will provide parking in accordance with the requirements of the Land Development Code.

6. **Signage:** The applicant is requesting the following signs, with construction of the signs conforming to the Land Development Code requirements in effect at the time of permitting.

a. **Development Signs:** Overall signage will conform to the requirements of the Land Development Code, however, the following special signs will also be permitted within the PUD:

1). **Master Overall Project:** Three (3) master development identification monument-type signs will be allowed, one at each of the three (3) main entrances (one at the project entrance on SR 16 and two on CR 208) and one (1) master development identification sign at the exterior entrance to the Major Recreation Area along CR 208, as shown on the Master Development Plan. These signs will be either one (1) or two (2) sided with each face limited to a maximum size of thirty-two (32) square feet and a maximum height of eight (8) feet, unless constructed as a part of a wall, whereas the sign cannot exceed four (4) feet in height. These signs may be lighted or illuminated. The applicant may construct a fence, masonry wall, berm or install vegetation (or provide a combination thereof) to compliment the entrance feature, which will not be computed as a part of the square footage for the sign.

2). **Individual Development Areas:** Each "subdivision" or independent development area inside the development, including the active main recreational area, will be allowed one (1) identification monument-type sign at each entrance onto the interior central roadway. These monument type interior "subdivision" signs will identify independent neighborhoods within the development with different lots sizes, home sizes and character. In the case of the active main recreational area, one(1) sign will also be allowed at the entrance within the development.

Each sign will be two (2) sided with each face limited to a maximum size of sixteen (16) square feet, a maximum height of five (5) feet and may be lighted or illuminated. The applicant may construct a fence, masonry wall, berm or install native vegetation (or provide a combination thereof) to compliment the sign, which will not be computed as a part of the square footage for the sign.

b. Project Construction Signs: Four (4) on-site project construction signs will be allowed near the entrances to the property along State Road 16 and County Road 208, which must be removed within thirty (30) days after the "as-built" plans have been approved by the County. The signs may be two (2) sided with each face limited to six (6) square feet and will conform to the requirements of the Land Development Code. In addition, temporary development advertising signs will be allowed at the entrances to the individual subdivisions, meeting the same criteria as the on-site project construction signs.

c. Miscellaneous Signs: Various locational, directional, model home and traffic control signs shall be allowed on site to direct traffic and for identification of a sales office, recreation areas, etc. Such signs will be a maximum of five (5) square feet in size.

7. Fencing: A maximum six (6) foot high fence will be allowed in the rear and rear/side yards in accordance with the requirements of the Homeowners Association. Fences may be constructed of wood, aluminum or similar material, and vinyl or woven vinyl chainlink, or traditional chainlink. No front yard fencing will be allowed.

H. Infrastructure:

1. Stormwater: Stormwater will be handled on site with a series of "lakes" through out the site and conveyed via the roadways and/or piping within appropriate easements. The drainage structures and facilities will be designed and constructed in compliance with the Land Development Code in effect at the time of permitting, subject to the permitting requirement of the St. Johns River Water Management District. The "Lakes" may have fountains.

2. Vehicular Access / Interconnectivity: Access to the property will be provided via four (4) accesses, one (1) on State Road 16 and three (3) on County Road 208. There are two (2) main access roads that basically divide the property, one (1) on State Road 16 on the northeast property boundary and one (1) on County Road 208 on the southwesterly property boundary. The third access driveway is a secondary roadway that accesses CR 208, which connects to one (1) of the main central access roads. The fourth entrance, the third along CR 20,8 will be provided for the main active recreation area. A waiver is requested to allow for the three (3) access driveways along CR 208.

The roads will meander throughout the property and most will be constructed with sixty (60) foot right-of-ways in accordance with curb and gutter standards as stipulated within the St. Johns County Land Development Code. The applicant is providing for a fifty (50)

foot right-of-way, with five (5) foot utility easements, in two (2) locations, as indicated on the Master Development Plan, Exhibit D, in order to provide for lots and roads in these areas which allow the applicant to maintain the jurisdictional wetlands and associated buffers. Roadways will be dedicated to the County .

The recreation area will be accessed from a major driveway directly on CR 208 and from within the development via a pedestrian/bicycle pathway (that may also serve as a service road and emergency access) to provide access for area residents. The entrance road and parking areas will be constructed to County driveway standards, however, the pedestrian/bicycle portion of the roadway between the lots and the recreation amenities will be constructed to pedestrian/bicycle standards.

In addition, the applicant is reserving a seventeen (17) foot strip of property along the entire frontage of County Road 208 to allow for future widening of the right-of way, as provided by the Land Development Code.

As there is no other residential development adjacent to the site, the project will not provide connections to other properties. However, the applicant is providing three (3) future access points to adjacent properties for possible interconnection, if desired in the future.

3. Sidewalks: Sidewalks shall meet the criteria of the Land Development Code and will be provided along one (1) side of each of the major roadways and along one (1) side of each of the subdivision roadways within the development. Sidewalks will also be provided to connect the residential units to the community areas where appropriate. Common area sidewalks will be constructed during the roadway construction phase. However, individual lot sidewalks will be constructed on each lot upon completion of construction of the house and will be bonded in accordance with County requirements to assure completion in a timely manner.

4. Parks / Recreation: The development will include various recreational opportunities outlined as follows:

> **a. Active Main Recreation:** The development will include one (1) major active park area, which will be provided in the southeast portion of the site that is a total of 14.67 acres (11.81 of which are uplands and 5.87 acres of which are wetlands). This site will be developed with a multi-purpose (soccer) field, a children's play area, a restroom facility, bicycle parking and automobile parking area. The applicant is proposing to stabilize the parking area with a pervious material that self compacts and is more nature friendly than asphalt. It will be accessible from the development via a pedestrian/bicycle pathway and to residents outside of the development by vehicle. This main active recreation area will be approximately fourteen (14) acres in size and is shown on the Master Development Plan. This recreation area may also include additional ball fields or other recreation facilities such as basketball courts, shuffleboard courts, baseball diamonds, tennis courts, and other similar facilities as desired by the Applicant.

b. Secondary Passive and Active Recreation: The project will also include secondary active and passive (open space) recreation areas throughout the site to provide neighborhood gathering areas. These are indicated on the Master Development Plan as "parks and/or open space" and total approximately acres. These "pocket" parks will be provided throughout the development and will be set aside as open space areas that may be used either for passive recreational opportunities (merely be maintained in their natural condition) or active opportunities such as picnic areas, play lots, basketball courts, tennis courts or other similar recreational amenities. Any active recreation areas will provide for bicycle parking.

In addition, the applicant desires the option to include a clubhouse (up to 3,000 square feet), swimming pool, and/or other similar related facilities, if desired in the future. These facilities would be provided either within the main recreation area or within one (1) of the larger "pocket park" or open space areas, with a specific layout included on the Construction Plans.

5. Open Space: Approximately 40 percent (40 %) of the site, or 96.93 acres, of open space and greenspace will be provided. This includes 44.21 acres of jurisdictional wetlands (that will be maintained in their original state), jurisdictional wetland buffers and buffers along CR 208 and the property boundaries, the active recreation site and secondary active and passive recreation areas totaling 30.28 acres, and 22.00 acres of retention ponds. The retention areas, as shown, may have fountains. This significant amount of open space and greenspace is provided throughout the development in those areas indicated on the Master Development Plan, Exhibit D, and will provide visual interest, privacy, and separation from the various residential neighborhoods. Most of the open space areas are planned to be left in their natural state, however, the applicant reserves the right to landscape these areas with native vegetation, if desired.

6. Potable Water/Sanitary Sewer: Central water and sewer service will be provided by the St. Johns County Utility Department. Plans are to access the County lines from State Road 16.

7. Fire Protection: The applicant will comply with the requirements of the St. Johns County Fire Services including installation of fire hydrants meeting the 660 foot vehicle travel feet apart installation requirement and the 50 gpm flow requirement, in accordance with the Land Development Code.

8. Solid Waste: Solid waste will be handled by the licensed franchisee in the area.

9. Utilities: All electrical and telephone lines will be installed underground on the site. Electrical power will be provided by Florida Power and Light Company.

I. Potable Water/Sanitary Sewer: Central water and sewer service will be provided by the St. Johns County Utility Department, connecting to lines along State Road 16. Water distribution and wastewater collection/transmission facilities will be dedicated to St. Johns County. When complete, the project will utilize approximately 132,000 gpd of potable water and require the treatment of approximately 132,000 gpd of sanitary sewer.

J. Topography and Soils: The property is located between State Road 16 and County Road 208, west of Interstate 95. Elevations range from thirty (30) feet msl to over fifty (50) feet msl. The property is located in an area designated by the Federal Emergency Management Association (FEMA) as Zone "C", within the 100 year floodplain.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service, identifies the following soil types on the site

40 Pottsburg fine sand: This is the predominate soil type on the site, running from northeast to southwest through the central portion and in an isolated "pocket" along the eastern boundary. This is a poorly drained, nearly level soil in the flatwoods. The seasonal high water table is at a depth of less than ten (10) inches for 2 to 4 months in the rainy season. It is at a depth of 10 to 40 inches for about 8 months in most years and recedes to a depth of more than 40 inches during long dry periods. Permeability is rapid in the surface and subsurface layers and moderate in the subsoil. The native vegetation includes longleaf and slash pines, sawpalmetto, inkberry, and waxmyrtle. Creeping bluestem, chalky bluestem and pineland threeawn are common grasses. Some areas on slightly higher positions support a few sand live oaks and running oaks. Potential for community development is medium. The soil is limited for urban uses because of the seasonal high water table that is at or near the surface during rainy seasons. Removal of excess surface water and lowering the water table are sometime difficult.

3 Myakka fine sand: The second most predominate soil on the site is 3 Myakka fine sand. This soil type is located in the southeast third of the site, along almost the entire western wetland boundary and in the far western "point" of the triangular section of the property. This soil type occurs in the flatwoods and was formed by marine deposits of sandy material. The seasonal high water table is at a depth of less than 10 inches for 1 to 4 months of the year and at a depth of more than 40 inches during the drier seasons. Permeability is rapid. Vegetation includes longleaf pine, slash pine, sawpalmetto, running oak, inkberry, and waxmyrtle. Native grasses include pineland threeawn, bottlebrush threeawn, chalky bluestem, creeping bluestemk lopsided indiangrass, and low panicum. The community development potential is medium.

4 Myakka fine sand, depressional. There is one area of this soil type located within an identified wetland area in the southeast portion of the site. This soil type is a nearly level, very poorly drained soil that occurs in shallow depressions in the flatwoods. The soil is covered with 4 inches to 2 feet of standing water for (6) six to nine (9) months during most years. The natural vegetation is pond pine, tupelogum, sawpalmetto, waxmyrtle, broomshedge bluestem, pineland threeawn (wiregrass), and panicum. The community development potential is very low.

30 Wesconnet fine sand, frequently flooded: There is also one area of this soil type associated with the wetland area located on the southwest portion of the site. This soil type is a very poorly drained, nearly level soil in natural drainageways. The seasonal high water table is at a depth of less than 10 inches for 10 to 12 months of the year and the property is subject to flooding. The community development potential is very low.

26 Samsula Muck. There is one rather isolated "pocket" of this soil type along the southern boundary, associated with the most easterly wetlands area adjacent to CR 208. This is a very poorly drained soil in narrow to broad swamps and depressional areas in the flatwoods. Areas are irregular in shape and can be from 8 to 60 acres. Under natural conditions, in most years, the seasonal high water table is at or above the surface, except during extended dry periods. Permeability is rapid throughout. Available water capacity is very high in the surface layer. Natural vegetation includes blackgum, cypress, loblolly bay, waxmyrtle, greenbriar, and cinnamon fern. Potential for community development is very low.

K. Site Vegetation and Habitat: The vegetation on site is varied with the following classification of the vegetative types utilizing the Florida Land Use, Cover and Forms Classification System (FLUCCS) code as delineated on Exhibit I, Site Vegetation. These types include (441) Coniferous Plantations, (511) Ditches, (625) Wetland Coniferous Plantations, (630) Wetland Forested and (742) Borrow Areas.

The predominate vegetative type across most of the site is (441) Coniferous Plantations which consists of planted slash pine with an understory of naturally recruited shrubs and ground cover vegetation. Two areas of 511 Ditches occur along the south and east boundaries. The predominate wetland type on the site is (630) Wetland Forested Mixed which accounts for the majority of the wetlands bounding the northwest side of the site and the isolated "scattered" wetlands throughout the site. This cover consists of a canopy of mostly loblolly bat, swamp bay, slash pine, and water oak, with an understory consisting of titi, American holly, wax myrtle and gallberry. In addition, there are a few isolated areas of (625) Wetland Coniferous Plantations located on site. The on-site cover type consists of jurisdictional wetlands that were created during Silvacultural activities. The canopy consists of slash pine, with an understory consisting of mostly loblolly bay, water oak, titi, and gallberry. One (742) Borrow Area exists on the site, located along the southwest boundary as the site begins to narrow. This area consists of man-made excavation areas for borrow materials (i.e., sand). The St. Johns River Water Management District (SJRWMD) jurisdictional wetlands are located within them, however, due to their origin and lack of significant naturalization, the SJRWMD would not require mitigation impacts.

Wetlands on site consist a total of approximately 47 acres, with the majority of the acres located along almost all of the northwestern boundary of the site. The applicant is proposing to fill the (625) Wetland Coniferous Plantations for a total of 3.29 acres, resulting in an overall preservation of just under 44 acres of jurisdictional wetlands.

L. Significant Natural Communities Habitat: Environmental Resources Solutions, Inc. was retained to establish the limits of the jurisdictional wetlands and determine the probability of any significant natural communities habitat. As determined, none of the land use cover classifications are considered "Significant Natural Communities" as defined by the St. Johns County Land Development Code. In addition, the latest Geographic Information System (GIS) data documenting the occurrences of federal and state listed species were reviewed for the site and vicinity. The data was obtained from the Florida Fish and Wildlife Conservation Commission. No listed species observations within the site or vicinity were shown in this data.

M. Historic Resources: The site was reviewed for archeological significance by Robert E. Johnson, RPA with Florida Archeological Services, Inc. Completion of the Ridge survey tract

resulted in the discovery of six (6) previously unrecorded archeological sites. Evaluated in terms of the St. Johns County Land Development Code (Section 3.01.04 C) as well as 36FR60.4 (National Register Criteria), these deposits were deemed insignificant and are therefore, considered ineligible for inclusion in the National Register of Historic Places (NRHP). In addition, no historical structures or objects were identified or evaluated during the project, therefore, no further historical research or other activities are recommended.

These six (6) archeological deposits (sites) have been recorded and removed. The numbers below indicate the archeological site numbers issued by the Florida Division of Historical Resources, Bureau of Archaeological Research in Tallahassee. The sites are identified as 8SJ3743, 8SJ3744, 8SJ3745, 8SJ3746, 8SJ3747 and 8SJ3748. No historic structures were recorded. The sites are more fully described in the final report titled "A Cultural Resources Assessment Survey of the Ridge Tract, A Planned Unit Development in St. Johns County, Florida", which has been filed with St. Johns County.

It should be noted that although no historic structures were identified or evaluated in accordance with the study, portions of the tract were subjected to Spanish Land Grant activities early in the area's historic period (the Flora Leslie Grant). Along the southern perimeter of the tract lies an historic marker identifying the May 1840 Seminole Indian attack upon a traveling theatrical troupe on its way to St. Augustine, as well as a coquina marker with no inscription. Examination of tract's developmental and land use history was completed, including extensive background research and informant interviews, concluding that the actual site of the attack probably lies about a mile west of the historical marker presently located on CR 208. However, although the site appears to be further west, the applicant is proposing to move the coquina marker to the main park (which will be dedicated to the County) and prepare and refasten an inscription plate, providing the appropriate approvals are received from the County. In addition, if desired by the County, the applicant will coordinate with the County to move the highway historical marker (located within the right-of-way of CR 208) to the park site.

N. Buffers: Buffer areas will be provided as shown on the Master Development Plan and further defined below:

1. A twenty-three (23) foot natural and/or vegetated buffer will be provided along County Road 208. Fences, berms and landscaping may be allowed to be installed within this buffer. This buffer will be in addition to the seventeen (17) foot reserved property, along the interior of the site.

2. A natural buffer, a minimum of ten (10) feet in width, shall be provided along the exterior eastern boundaries and western boundaries (where applicable) as shown on the Master Development Plan, Exhibit D. The buffers along the eastern boundary adjacent to the industrial park shall be a minimum of thirty (30) feet and along the eastern boundary, adjacent to the church shall be a minimum of twenty (20) feet. These buffers will remain natural, but may be augmented with native vegetation if desired.

3. A twenty-five (25) foot natural undisturbed upland buffer will be established adjacent to the contiguous wetland areas and a twenty-five (25) foot building setback will be provided in addition to the buffer. Buffers will remain natural.

4. A fifteen (15) to twenty-five (25) foot averaged natural undisturbed upland buffer will be established adjacent to the isolated interior jurisdictional wetlands scattered throughout the site. Averaging will be allowed. Buffers will remain natural.

Land clearing plans will be submitted for the roads, recreation areas and drainage facilities with the Construction Plans. Lot clearing will be allowed individually by permit through the County. The development will conform to all land clearing and tree credit/replacement requirements outlined within the Land Development Code, effective at the time of permitting. Note: all upland buffers will be identified and staked with a silt fence/protective barrier prior to any land clearing for temporary uses.

O. Special Districts: The project is not located within any Special District.

P. Temporary Uses:

1. **Construction/Sales Trailers:** Temporary construction/sales trailers may be utilized and placed on the site upon approval of the construction plans. The initial construction/sales trailer will be located at the State Road 16 entrance to the development and then within the individual development areas as the construction stages proceed, with the location shown on the Construction Plans for each Phase. Temporary sales trailers will be allowed to remain until completion of the development, but temporary construction trailers must be removed no later than thirty (30) days of approval of the horizontal construction "as-builts".

2. **Model Homes:** Model homes may be constructed within each of the development areas, provided the number does not exceed ten (10) percent of the number of units in the Phase. The model homes may be constructed during construction of the infrastructure of each phase and may include sales, administration and construction offices. Parking for the model homes and sales offices will be located within the driveway.

The applicant will provide terminating easements to St. Johns County for ingress and egress to all of the model homes under construction, prior to initiation of construction. The applicant understands that no Certificate of Occupancy will be issued until the infrastructure has received official approval from the St. Johns County Development Services Department and any State or Regional agencies and the subdivision plat has been recorded with St. Johns County.

3. **Wetland Identification:** All upland buffers will be identified and staked with a silt fence/protective barrier prior to any land clearing for temporary uses.

Q. Accessory Uses: Accessory uses and structures will be allowed as per the St. Johns County Land Development Code provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. Specifically:

1. Standard residential accessory uses will be allowed within the building area of the lots, including, but not limited to: decks, patios, pools, pool enclosures, storage sheds, garages, workshops, and guest houses.

2. Accessory structures attached to the residence will be subject to the same setbacks as the residence except for accessory uses, such as decks, patios, pools and pool enclosures including the pool decking and gazebos, which may be constructed within the rear or side yard setbacks, provided a minimum of five (5) feet is maintained from the property boundary.

3. Air conditioning units and pool equipment are not considered structures and may be included within the setback line without violating the setback requirements.

4. Driveways may be allowed within the front and side yard setbacks.

5. Accessory uses, such as Home offices, pets, etc. will be allowed as per the requirements for residential districts stipulated within the Land Development Code.

R. Phasing: Whisper Ridge PUD shall be developed in five (5) phases. Phases may be developed ahead of the schedules listed here, in sub-phases, or simultaneously, provided concurrency has been met and all County and State construction permits have been obtained. Commencement shall be defined as submittal of construction plans to the St. Johns County Development Services Department and completion shall be defined as the installation of all infrastructure for the phase. Completion shall be within five (5) years of commencement for each phase.

1. Phase I: Development of the first phase shall be commenced within two (2) years of approval of the PUD. The first phase shall consist of approximately fifty-eight (58) lots, as well as all necessary infrastructure, including roads and drainage facilities to serve these lots. This phase will include construction of the entrance roadway on State Road 16 and passive recreation areas as indicated on the Master Development Plan.

2. Phase II: Development of the second phase shall be commenced within four (4) years of approval of the PUD. This phase will include approximately seventy-seven (77) lots, the active recreation facility, and all associated infrastructure.

3. Phase III: Development of the third phase shall be commenced within six (6) years of approval of the PUD. This phase will include approximately one hundred (100) lots, any secondary park sites located within the boundaries of the phase and all associated infrastructure.

4. Phase IV: Development of the fourth phase shall be commenced within eight (8) years of approval of the PUD. This phase will include approximately seventy-eight (78) lots and all associated infrastructure.

5. Phase V: Development of the fifth and final phase shall be commenced within ten (10) years of approval of the PUD and shall include all remaining lots and infrastructure to complete the development, as well as any remaining recreation sites with associated facilities.

S. Project Impact: The property is located within the Residential "B" District of the St. Johns County Comprehensive Plan, which allows the types of uses included within the application. The property has excellent access to major roadways and transportation corridors (State Road 16, County Road 208 and Interstate 95). The site is in close proximity to community facilities and shopping and is served by three (3) public schools (Mill Creek Elementary, Sebastian Middle School and St. Augustine High School). The mixture of lot sizes and home styles will target both families and retirees, providing for an integrated community. The curvilinear roadway design in addition to the variation in elevations, will provide a unique development with vistas and varying views over lakes and around the small open space areas interspersed between the lots and neighborhoods. This plan allows for independent neighborhoods that will be distinctive, with each having its own "identity", yet will be a part of the overall development.

The overall design incorporates generous greenspace, open space and varied active and passive recreational opportunities. The design standards and amenities offered, particularly the "pocket parks", are unique to this area, both in design and location. The "pocket park" concept will foster neighborhood interaction, whereby residents can meet in common areas within their immediate neighborhood. Access to these pocket parks will be for pedestrians and bicycle riders only.

The generous buffers of twenty-three (23) feet from County Road 208, twenty (20) to thirty (30) feet (and more) along the eastern boundary, and over two hundred (200) feet from State Road 16, as a result of significant jurisdictional wetlands, will provide privacy from surrounding residential and commercial development. The significant wetland system along most of western boundary will provide a natural separation from the agricultural activities that may be maintained on the adjacent property. In addition, interior open space and buffer areas will allow for private and quiet neighborhood separation within the development. Open space "connections" have been provided in two (2) locations to "connect" isolated wetland areas and maintain forested areas that facilitate continued use by wildlife.

The applicant believes that the proposed Planned Unit Development will have a positive benefit and impact both to the future occupants of the project, as well as to the residents of St. Johns County. It will further the stated goals and objectives of the County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning.

T. Waivers / Variances / Deviations: The applicant requests the following deviation to specific requirements of the Land Development Code as follows:

> **1. Signage:** Interior "subdivision" signs to identify different neighborhoods within the development are requested at one-half (1/2) the size of the entrance signs for the overall development. These monument type signs will identify independent neighborhoods within the development with different lots sizes, home sizes and character.
>
> **2. Screening:** The applicant requests a waiver to the requirements of Section 6.06.04 Buffering and Screening Requirements, as outlined in the Land Development Code to provide for screening by the natural vegetation (which may be augmented/enhanced with native vegetation) but no requirement for specific landscaping, fencing or walls to buffer adjacent uses, except for those lots adjacent to industrial uses in those locations where the lots are only separated by the minimum buffering requirements of the Land

Development Code (Phase 2 - lots 4, 5, 27, and 28). The applicant is providing a thirty (30) foot buffer adjacent to the industrial zoned land uses (Anderson Park which is undeveloped) and a twenty (20) foot buffer to the adjacent cultural use (church site), but does not feel that fencing or walls will be necessary to protect the residents of this development. In addition, development of these sites will be required to provide similar buffers, which will create additional separation. This waiver would not preclude the applicant or future owners from installing a fence or wall if desired and not contrary to future County codes or Homeowners requirements.

3. Master Development Plan: The applicant is requesting a waiver to Section 5.03.02.G.2.A of the Land Development code to provide for an incremental master development plan for the recreation area. The incremental Master Development Plan for the Main Active Recreation Area will be submitted for approval and recording at the appropriate time.

4. Access / Driveway Entrances: A waiver is requested to Section 6.04.05.C.2 of the Land Development Code to allow for three (3) roadway entrances along County Road 208. The applicant has provided two (2) roadway entrances to avoid traffic congestion for the 405 residential units that could develop with only one (1) entrance. In addition, a third entrance is desired for the recreation area / park. It should be noted that the project has over 5,000 linear feet of frontage along CR 208 and all access points will be designed in accordance with the current requirements of the Land Development Code.

No other waivers, variances or deviations from the Land Development Code or other land development regulation within this PUD, however, the applicant maintains the right to request small adjustments, minor and major modifications to the PUD in accordance with the standards set forth for Planned Unit Developments within the LDC.

U. Ownership/Agreement: The applicant hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD Ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PUD specifically outlined as follows:

To the extent that they do not conflict with the unique specific and detailed provisions of this approved 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 ordinance, building code, comprehensive plan or any other non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

All roads, stormwater and drainage facilities and common areas, located within Whisper Ridge PUD for the common use and benefit of all property owners, shall initially be constructed, owned and maintained by the Applicant, his successors and/or assigns. Upon completion of construction

of the roads, in accordance with applicable County standards, the roads will be proposed for dedication to the County. Upon completion of construction of the common areas and facilities, as well as the stormwater and drainage facilities, at the time established by the Homeowners Association documents, the Applicant will transfer ownership and maintenance responsibilities to the Whisper Ridge PUD Homeowners Association, a non-profit corporation established under the laws of the State of Florida. The site shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD and conditions included within the adopting Ordinance. Legal documents and agreements for common ownership by property owners and/or a property association, shall meet the requirements of the St. Johns County Land Development Code in effect at the time of establishment.

V. Future Land Use Designation: The property is located within the Residential B Land Use Area on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan. A small portion of the property is located within the Rural /Silvacultural (RS) FLUM area.

SECTION III. SUMMARY AND CONCLUSIONS

The need and justification for approval of the **Whisper Ridge PUD** has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby, it is found that:

A. Consistency with Comprehensive Plan: Development of the subject project is consistent with the St. Johns County Comprehensive Plan, including Goal A.1 "To effectively manage growth", Objective A.1.2 Control of Urban Sprawl (specifically A.1.2.2), Objective A.1.3 Surrounding Land Use (it is compatible, per Policy A.1.3.12 with the adjacent existing residential development to the south and is consistent with Objectives A.1.9 (A.1.9.2, A.1.9.5, A 1.9.6, A 1.9.7, and A 1.9.8.) area wide. The project additionally satisfies Objective A.1.13 Community and Neighborhood Creation and Preservation. The development portion of the project is located within the Residential "B" Area category of the St. Johns County Comprehensive Plan making the proposed rezoning consistent with the Comprehensive Plan as defined within the Textual Appendix to the Future Land Use Element, Section 1 (a)(I) Residential Uses - Variable and Optional Density Systems for the "B" Zone and (iii) Residential Permitted Uses and is not incompatible with present or future land uses.

B. Location: The project is located within a Residential B District on the FLUM which district allows the type of development envisioned within the PUD. Therefore, the project conforms to the requirements for location as stipulated within the Land Development Code.

C. Minimum Size: The area encompassed by this project is greater than the minimum size criteria for development of a typical single family residential development under the criteria established within Section 6 of the Land Development Code.

D. Compatibility: The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of the

residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood. As a result of the conditions and safeguards included in the application, this development will be beneficial to the area as a whole.

This PUD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. The project has received a Certificate of Concurrency, which assures that available and adequate public facilities and services are available to support the proposed PUD. When developed in accordance with the conditions stipulated in the PUD application, the PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

E. Adequacy of Public Facilities: The subject property and future project is served by a major transportation system, central water and sewer and will provide on-site stormwater and drainage facilities that mitigate any off-site drainage impacts. The project has been issued a Certificate of Concurrency, indicating that there are adequate public facilities to accommodate the development.

F. Relation to PUD Regulations: The subject project meets all applicable requirements of general zoning, subdivision and other regulations except as may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

G. Master Development Plan: The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02 (G) of the Land Development Code.

Therefore, we feel that the type of uses included in the application will be compatible with the emerging development patterns of the area, are consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for the area, and hereby request approval.

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SITE LOCATION

TOTAL UNITS 405

NOTE: SPECIFIC LOTS VARY IN WIDTH & DEPTH FROM TYPICAL LOT AREA CALCULATION.

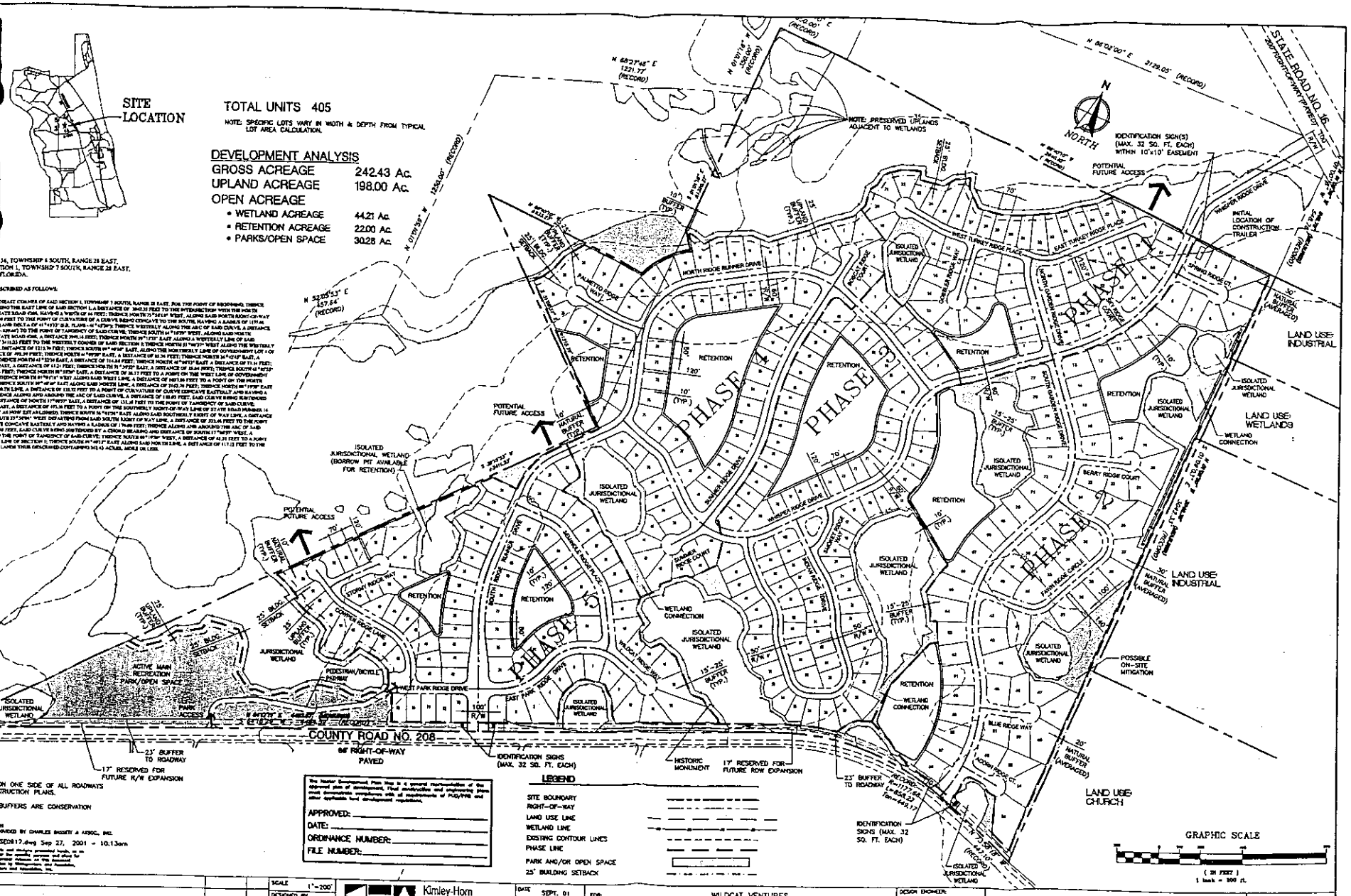
DEVELOPMENT ANALYSIS

GROSS ACREAGE	242.43 Ac.
UPLAND ACREAGE	198.00 Ac.
OPEN ACREAGE	
• WETLAND ACREAGE	44.21 Ac.
• RETENTION ACREAGE	22.00 Ac.
• PARKS/OPEN SPACE	30.28 Ac.

PART OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 28 EAST, AND A PART OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1, TOWNSHIP 7 SOUTH, RANGE 28 EAST, FOR THE POINT OF BEGINNING; THENCE SOUTH 88°59'00" EAST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 2640.33 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 208, HAVING A WIDTH OF 66 FEET; THENCE NORTH 75°34'14" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 442.39 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1171.16 FEET (G.R. PLANS = 1170.24') AND DELTA OF 14°14'13" (G.R. PLANS = 14°14'29"); THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 324.52 FEET (G.R. PLANS = 324.41') TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°16'59" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 208, A DISTANCE OF 2646.12 FEET; THENCE NORTH 00°13'01" EAST ALONG A WESTERLY LINE OF SAID SECTION 1, A DISTANCE OF 3411.31 FEET TO THE WESTERLY CORNER OF SAID SECTION 1; THENCE NORTH 21°00'27" WEST ALONG THE WESTERLY LINE OF SAID SECTION 1, A DISTANCE OF 1213.76 FEET; THENCE SOUTH 89°40'40" EAST, ALONG THE NORTHERLY LINE OF GOVERNMENT LOT 1 OF SAID SECTION 1, A DISTANCE OF 495.24 FEET; THENCE NORTH 21°00'27" WEST, A DISTANCE OF 1.24 FEET; THENCE NORTH 21°00'27" WEST, A DISTANCE OF 46.94 FEET; THENCE NORTH 44°32'34" EAST, A DISTANCE OF 114.84 FEET; THENCE NORTH 36°00'13" EAST, A DISTANCE OF 71.14 FEET; THENCE NORTH 75°39'55" EAST, A DISTANCE OF 412.1 FEET; THENCE NORTH 56°17'59" EAST, A DISTANCE OF 51.44 FEET; THENCE SOUTH 41°00'55" EAST, A DISTANCE OF 51.44 FEET; THENCE NORTH 89°18'00" EAST, A DISTANCE OF 16.17 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 1 OF SAID SECTION 1; THENCE NORTH 89°59'01" WEST ALONG SAID WEST LINE, A DISTANCE OF 1607.16 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE SOUTH 89°40'40" EAST ALONG SAID NORTH LINE, A DISTANCE OF 2162.74 FEET; THENCE NORTH 00°13'01" EAST DEPARTING FROM SAID NORTH LINE, A DISTANCE OF 132.72 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 200.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 100.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING A DISTANCE OF NORTH 17°00'57" EAST, A DISTANCE OF 131.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 33°59'54" EAST, A DISTANCE OF 475.16 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 16 (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 56°16'36" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1000.00 FEET; THENCE SOUTH 33°59'54" WEST DEPARTING FROM SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 203.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1760.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 95.88 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°58'57" WEST, A DISTANCE OF 95.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°17'59" WEST, A DISTANCE OF 41.31 FEET TO A POINT ON THE AFORESAID NORTH LINE OF SECTION 1; THENCE SOUTH 89°40'40" EAST ALONG SAID NORTH LINE, A DISTANCE OF 117.12 FEET TO THE POINT OF BEGINNING. THE LANDS THUS DESCRIBED CONTAINING 242.43 ACRES, MORE OR LESS.



GENERAL NOTES:

1. SIDEWALKS PROVIDED ON ONE SIDE OF ALL ROADWAYS DETAILS SHOWN ON CONSTRUCTION PLANS.
2. WETLANDS & UPLAND BUFFERS ARE CONSERVATION AREAS.

ST. JOHNS COUNTY FDL 01
R. LEGAL DESCRIPTION PROVIDED BY CHARLES BASSETT & ASSOC., INC.

cad\CADD\design\BASE0917.dwg Sep 27, 2001 - 10:13am

The Master Development Plan Map is a general representation of the approved plan of development. Final alignments and engineering plans must demonstrate compliance with all requirements of PUD/PRD and other applicable land development regulations.

APPROVED: _____
DATE: _____
ORDINANCE NUMBER: _____
FILE NUMBER: _____

LEGEND

- SITE BOUNDARY
- RIGHT-OF-WAY
- LAND USE LINE
- WETLAND LINE
- EXISTING CONTOUR LINES
- PHASE LINE
- PARK AND/OR OPEN SPACE
- 25' BUILDING SETBACK

NO.	REVISIONS	DATE	BY
2	CHANGES PER DEVELOPER	08/17/01	GWM
1	MODIFIED: JULY 03, 2001	06/03/01	GWM

SCALE 1"=200'
DESIGNED BY GWM
DRAWN BY GWM
CHECKED BY LSP

Kimley-Horn and Associates, Inc.
© 2001 KIMLEY-HORN AND ASSOCIATES, INC.
6711 PERIMETER PARK BLVD. SUITE A, JACKSONVILLE, FL. 32216
TEL. (904) 996-2084 FAX (904) 996-2197
FBPE No. 996

DATE SEPT. 01
PROJECT NO. 044402000

FOR: WILDCAT VENTURES
TITLE: WHISPER RIDGE

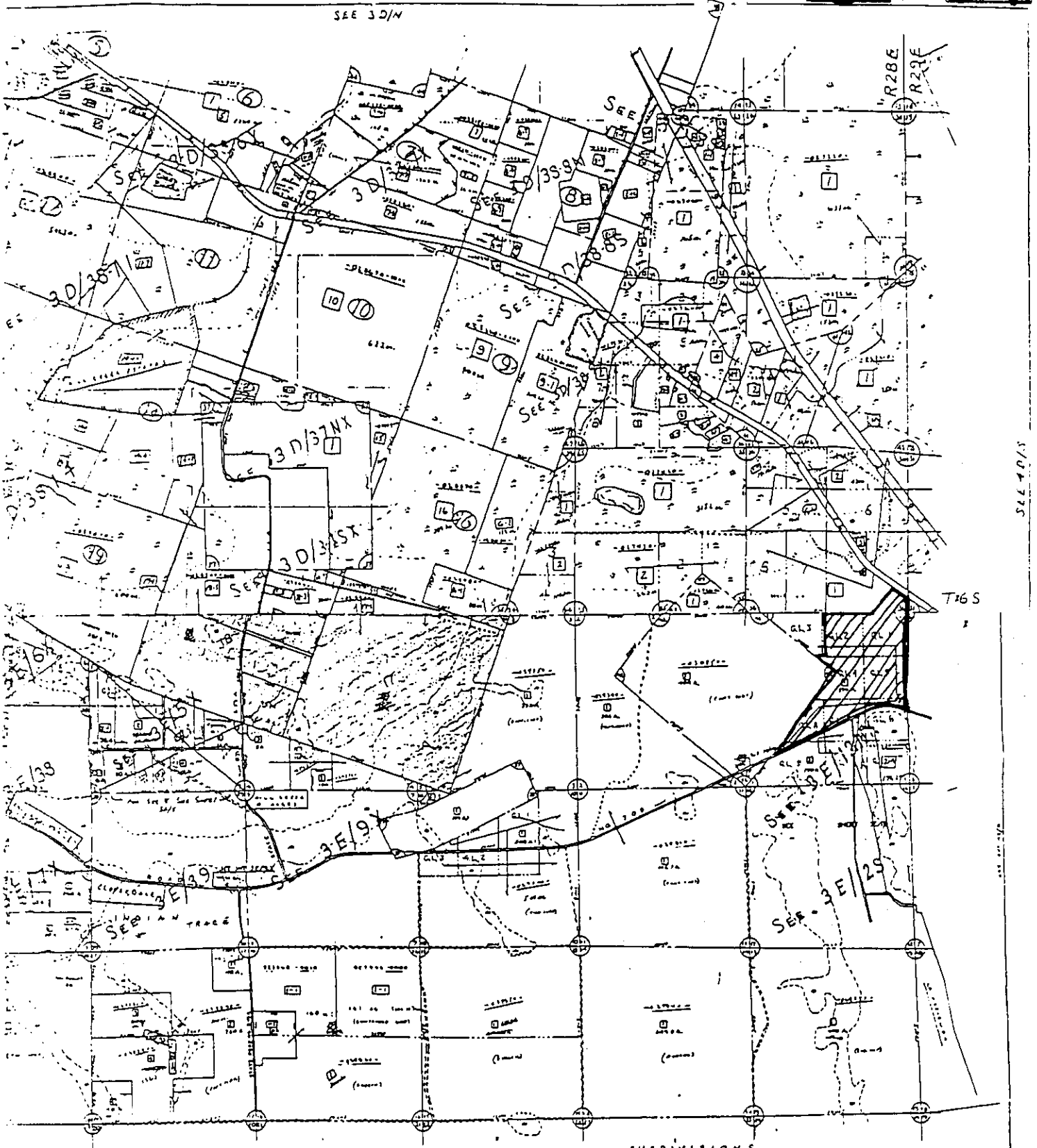
DESIGN ENGINEER: LAURA S. PHILLIPS
FLORIDA REGISTRATION NUMBER: 34972
SEAL

WHISPER RIDGE P.U.D.
MASTER DEVELOPMENT PLAN
EXHIBIT D

DRAWING NO. C1
SHT. NO. 1 of 1

P:\Wildcat\CAD

ORDINANCE BOOK 27 PAGE 582



SUBDIVISIONS

- HILLCREEK ACRES 3E/9X
- BELLAMY TRAILS 3E/38
- CLOVERDALE
- INDIAN TRACE } 3E/39
- WILCOX'S
- GRACEWOOD ESTATES 3E/5X

EXHIBIT E
LOCATION MAP

ST. JOHNS COUNTY, FLORIDA

3E/N

EXHIBIT F

AUTHORIZATION TO ACT AS AGENT

RE: The Ridge Property
(State Road 16 and County Road 208)

Karen M. Taylor, Land Planner, is hereby authorized to act on behalf of Allan Roberts, President of Wildcat Venture LLC. the developer of the property in St. Johns County, Florida referenced above, in making representations to St. Johns County regarding any applications and/or other permitting requirements. In authorizing the agent above to represent me, I attest that the application is made in good faith and that any information contained herein is accurate and complete to the best of my knowledge and belief.

Allan Roberts
Allan Roberts
President

11-15-00
Date

Pub(: Records of
St. Johns County, FL
Clerk# 00-051463
O.R. 1546 PG 365
08:37AM 11/29/2000
REC $17.00 SUR $2.50
Doc Stamps $18,105.50

Prepared by and Return to:
Michael A. Walters, Esq.
Smith, Gambrell & Russell, LLP
50 N. Laura Street, Suite 2200
Jacksonville, FL 32202

EXHIBIT G
PROOF OF OWNERSHIP

P.U.D. OFF. REC. BOOK 0 PAGE 609

SPECIAL WARRANTY DEED
(Florida Property)

THIS SPECIAL WARRANTY DEED, made this 27th day of November, 2000, from **RAYLAND PROPERTIES, LLC,** formerly R(1999) Timberlands II, LLC, a Delaware limited liability company, an address of which is P.O. Box 728, Fernandina Beach, Florida 32035-0728 (the "Grantor"), to **WILDCAT VENTURE, LLC**, a Florida limited liability company, whose address is 4175 SR16, St. Augustine, Florida 32092 (the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and no/100 Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that land and improvements thereon located in St. Johns County, Florida, and more particularly described as follows (the "Property"):

SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: Ad valorem property taxes accruing subsequent to December 31, 1999; cemeteries, if any; easements, servitudes, covenants, restrictions, and rights-of-way of record; zoning ordinances, and all matters of record or apparent from a survey or inspection of the Property; outstanding mineral interests, if any; riparian rights, and the rights of the public or any governmental entity in and to any portion of the land lying below the ordinary mean high water line of any body of water.

SUBJECT ALSO TO terms of agreement between Grantor (Seller) and Grantee (Buyer) regarding drainage and stormwater management as set forth on Exhibit B.

Grantee covenants and agrees for itself, its successors and assigns, that no mobile home or trailer, other than temporary construction and sales trailers, shall be affixed to any portion of the Property. This covenant shall automatically expire upon the tenth anniversary of the date of execution of this deed.

TOGETHER WITH all tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, that the Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the day and year first above written.

Signed and sealed in the presence of:

RAYLAND PROPERTIES, LLC, a Delaware limited liability company

By: Rayonier Timberlands Management, Inc., a Delaware corporation, its Manager

By: W. D. Erickson
Print Name: W. D. Erickson
Its: Vice President

Kathryn P. Terwilliger
Print Name: Kathryn P. Terwilliger

Carolyn Lee Hilsey
Print Name: Carolyn Lee Hilsey

Attest: Mary J. Berger
Print Name: MARY J. BERGER
Its Assistant Secretary

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 22 day of November, 2000, by W. D. Erickson and Mary J. Berger, the Vice President and Assistant Secretary, respectively, of Rayonier Timberlands Management, Inc., a Delaware corporation, the manager of Rayland Properties, LLC, a Delaware limited liability company, on behalf of the company, who are personally known to me or have produced _____ as identification.

Virginia B. Batten
Notary Public, state and county aforesaid
My Commission expires:

VIRGINIA B. BATTEN
Notary Public, State of Florida
My Comm. expires July 30, 2004
Comm. No. CC 840073

PARCEL "B" LYING IN
SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
AND SECTIONS 1 & 42, TOWNSHIP 7 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA.

BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1, TOWNSHIP 7 SOUTH, RANGE 28 EAST, FOR THE POINT OF BEGINNING; THENCE SOUTH 01°09'03" EAST, ALONG THE EAST LINE OF SAID SECTION 1, 3042.33' TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #208, HAVING A WIDTH OF 66'; THENCE NORTH 73°58'18" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 447.10' TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1177.68' (S.R. PLANS - 1179.28') AND DELTA OF 41°45'13" (S.R. PLANS - 41°45'30"); THENCE WESTERLY ALONG THE ARC OF SAID CURVE, 858.22' (S.R. PLANS - 859.48') TO THE POINT, OF TANGENCY OF SAID CURVE; THENCE SOUTH 64°16'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD #208, 4484.59'; THENCE NORTH 01°01'59" WEST, 2370.39'; THENCE NORTH 77°56'43" EAST, 1204.80'; THENCE NORTH 52°05'53" EAST, 457.64'; THENCE NORTH 01°01'59" WEST, 1250.00'; THENCE NORTH 68°27'48" EAST, 1221.77'; THENCE NORTH 01°00'18" WEST, 350.00'; THENCE SOUTH 89°40'10" EAST, 350.00'; THENCE NORTH 01°00'18" WEST, 500.00'; THENCE NORTH 86°02'00" EAST, 2129.05' TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #16; THENCE SOUTH 56°01'56" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD #16, 200.00' TO THE INTERSECTION WITH THE EAST LINE OF SAID SECTION 36; THENCE SOUTH 01°00' 18" EAST, ALONG THE EAST LINE OF SAID SECTION 36, 548.76' TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 387.4 ACRES, MORE OR LESS

EXHIBIT
A

EXHIBIT "B"

The Buyer will be allowed to direct his stormwater runoff to a point or points for outfall along his common boundary line with the Seller's or Rayonier's remaining adjacent properties. However, the Buyer's activities shall not increase the level of stormwater runoff above that which occurred prior to closing onto Seller's or Rayonier's Adjacent lands. The Buyer shall take all steps necessary to control and prevent runoff, surface drainage and discharge, including the design, construction and maintenance of swales, drainage detention facilities, spillways, and stormwater retention facilities on the Buyer's property sufficient to insure that the development of the Buyer's property from forestry usage to residential, commercial and/or industrial usage or any other use shall not cause an increase in runoff to the Seller/Rayonier property or cause or contribute to flooding on the Seller/Rayonier property. Buyer and Seller will agree to a stormwater management plan prior to any change of land use, including rezoning, comprehensive plan amendment, and drainage facilities.

EXHIBIT H
ADJACENT PROPERTY OWNERS

Whisper Ridge PUD
300' Property Search

Parcel Account #	Name	Address	Legal Description
030850-0000	Rayland Properties, LLC	P.O. Box 1188 Fernandina Beach, Fl 32035	1 GRANT TO FLORA LESLIE (EX PT S OF CR 208 & E OF EXTENDED W LINE OF SEC 12 & 1.212AC IN
029810-0000	Rayonier Woodlands, LLC	P.O. Box 728 Fernandina Beach, Fl 32035	1 ALL (EX 10.909AC IN R/W RD #208) OR1451/408 & 1591/1816 (C/D)
029340-0000	Rayonier Woodlands, LLC	P.O. BOX 728 Fernandina Beach, Fl 32035	1 ALL FRACTIONAL (EX 1.6 AC IN R/W OF RD 208) OR 1451/408 & 1591/1816(C/D)
029330-0000	Gabye Lee Usina Trust	P.O. Box 162 St. Augustine, Fl 32085	2-1 PTS OF SEC 1 & 12-07-87 LYING S OF CR 208 E OF PELLICER RD & N OF MONUMENT
02933-0000	Chorley, Inc.	2430 Cabbage Hammock Road St. Augustine, Fl 32092	2-4 12 42-75-28E PT OF SECS 1 12 & FLORA LESLIE GRANTS OF RD SR208 = 134.54 FT ON RD

Parcel Account #	Name	Address	Legal Description
029331-0000	Chorley, Inc.	2430 Cabbage Hammock Road St. Augustine, Fl 32092	2-2 PT OF SECS 1 & 12 & FLORA LESLIE GRANT LYING S OF RD CR 208 400 FT ON RD OR1160/279
029332-0000	Thomas L. & Linda G. Allen	2500 Cabbage Hammock Road St. Augustine, Fl 32092	2-3 PT OF LOT 9 SEC 1 LYING S OF RD CR 208 & PT OF SEC 12 400 FT ON CR 208 OR200/26
087420-0000	Anderson (1995) Ltd. Partnership	P.O. Box 38 Old Town, Fl 32680	4 ALL LOTS 3, 4,5, 6,7,8,9,10,11 & 12 LYING N OF RD CR 208 & S & W OF SR 16 (EX PT OF LOTS 9 &
087420-0010	Anderson (1995) Ltd. Partnership	P.O. Box 38 Old Town, Fl 32680	4-1 ALL LYING SW OF SR 16 OR1152/882
087420-0020	John J. Snyder	Bishop of Diocese of St. Augustine P.O. Box 24000 Jacksonville, Fl 32241	4-2 PT OF GL 5 LYING N OF CR 208 314.89FT ON RD OR781/590
087420-0030	Anderson (1995) Ltd. Partnership	P.O. Box 38 Old Town, Fl 32680	4-3 PT LYING N OF SR208 & S OF SR 16 400 FT ON RD (EX PT IN OR 1137/1300) OR1137/1304 &

P.U.D. OFF. REC.
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Parcel Account #	Name	Address	Legal Description
087420-0040	Max J. Finklestein, etal.	6280 Lakeview Road Lenoir City, TN 37772	4-4 PT LYING NE OF CR 208 & SW OF SR 16 105.25 FT ON SR 16 X 263.11FT OR920/567
087420-0050	Florida Power & Light Company	c/o Property Valuation Dept. P.O. Box 14000 Juno Beach, Fl 33408	4-5 LYING NE OF CR 208 & SW OF RD SR 16 690.38 ON CR 208 OR1137/1300
0874230-0060	M & C Real Ventures, Inc.	8956 Phillips Highway Jacksonville, Fl 32250	4-6 PT OF GL 10 LYING SE OF SR 16 & NE OF OR875/1001 - 249.47ON NE LN OF 875/1001 X
072920-0000	Greg & Patty Severt	3000 N. Ponce De Leon Boulevard # 3 St. Augustine, Fl 32084	3 ALL SW1/4 OR G L 13 LYING SW OF SR 16 OR 1187/1257
029336-0000	Wilson F. Harper Trust	3375 CR 208 St. Augustine, Fl 32092	2-7 PT OF LOT 9 SEC 1 & PT OF SEC 12 400 FT ON RD CR 208 OR254/876 & 1500/652 & 1529/1018
029339-0200	Charles D. & Kay H. Lindstrom	3315 CR 208 St. Augustine, Fl 32092	2-20 PT OF GL 9 SEC 1 293 FT ON CR 208 OR741/1670
029339-0220	Richard J. Birkett	3335 CR 208 St. Augustine, Fl 32092	2-22 PT OF GL 9 SEC 1 & PT OF SEC 12 - 106.4FT ON CR 208 OR1104/666

P.U.D. OFF. REC.
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Parcel Account #	Name	Address	Legal Description
029339-0120	Lovinue Laird, Et al.	2255 Pellicer Road St. Augustine, Fl 32092	2-12 PT OF GLS 7 & 10 LYING S OF CR 208 409.61FT ON RD OR438/162 & 1226/552(Q/C)
029339-0170	David L. & Susan Dulin	3303 CR 208 St. Augustine, Fl 32092	2-17 OF GL 9 SEC 1 & PT OF NW 1/4 OF SEC 12 APPROX 404FT ON CR 208 OR461/655 539/46 &
029339-0160	Craig A. & Tammy H. Cameron	3255 CR 208 #A St. Augustine, Fl 32092	2-16 PT OF GL 9 LYING S OF ROAD 284.61 FT ON CR 208 OR 708/1774
029339-0140	CONFIDENTIAL	CONFIDENTIAL	2-14 PT OF LOTS 8 & 9 85FT ON RD CR 208 OR320/327 & 1120/1595
029334-0000	Jimmie L. & Sharon Evans	3217 CR 208 St. Augustine, Fl 32092	2-5 PT OF LOTS 8 & 9 LYING S OF CR 208 400 X 181.47 X 324.82 X 200FT ON RD OR395/658
029339-0130	Johnny W. & Hazel Jackson	3205C CR 208 St. Augustine, Fl 32092	2-13 PT OF GLS 8 & 9 125FT ON RD CR 208 OR758/219
029339-0125	Donald B. Howze	3765 Joe Ashton Road St. Augustine, Fl 32092	2-12A PT OF GLS 7 & 10 LYING S OF CR 208 135FT ON RD OR1500/1441(Q/C)

P.U.D. OFF. REC.
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Parcel Account #	Name	Address	Legal Description
029338-0050	Robert & Julie D. Bunnell	2204 Pellicer Road St. Augustine, Fl 32092	2-9A PT OF LOT 7 LYING S OF CR 208 & E OF PELLICER RD - 246.64FT ON CR208& 271.03FT
029338-0000	Sherry L. Moore	2260 Pellicer Lane St. Augustine, Fl 32092	2-9 PT OF GLS 7 & 10 LYING S OF CR208 & E OF PELLICER RD(EX PT IN OR1322/66) - 556.82FT ON
087450-0000	Charles L. & Gabye Lee Usina	P.O. Box 162 St. Augustine, Fl 32085	14-89 STAGE COACH MANOR SUB LOT 1 & LOT 2 (EX W31FT) & ALL LOTS 9 THRU 11 & 13 THRU 16
010360-0000	Rayland Company, Inc.	P.O. Box 1188 Fernandina Beach, Fl 32035	1 ALL (EX E1/2 OF SW1/4 & PT IN OR776/311) OR831/1729 & 939/1379 (QC)
010380-0000	Eugene D. & Ina L. Masters	2501 Meridian Avenue Cocoa, Fl 32922	E1/2 OF E/1/2 OF SW1/4 OR1339/602 & 603(Q/CS)
010370-0000	John J. & Cleo S. Masters	3000 Usina Road St. Augustine, Fl 32084	2 W1/2 OF E1/2 OF SW1/4 OR684/366
010360-0010	Rayonier Timberlands Operating	P.O. Box 728 Fernandina Beach, Fl 32034	1-1 PART OF NW1/4 OR776/311

R.O.D. OFF. REC.
BOOK 0 PAGE 617

Parcel Account #	Name	Address	Legal Description
010350-0000	Rayland Company, Inc.	P.O. Box 1188 Fernandina Beach, Fl 32035	1 ALL (EX PT IN OR776/311 & R/W OF RD 16 IN DB31/366) OR831/1729 &939/1379 (QC)
072920-0000	Greg & Patty Severt	3000 N. Ponce De Leon Blvd.#3 St. Augustine, Fl 32084	3 ALL SW1/4 OR G L 13 LYING SW OF SR 16 OR1187/1257
029339-0110	Richard F. & Joann R. Kohls, Trust	8445 SR 613 Leipsic, OH 45856	2-11 PT OF LOT 7 & 10 LYING S OF RD CR 208 - 380FT ON RD OR1108/1035 & 1037

P.U.D. OFF. REC.
BOOK 0 PAGE 618

EXHIBIT I
FLUCCS MAP

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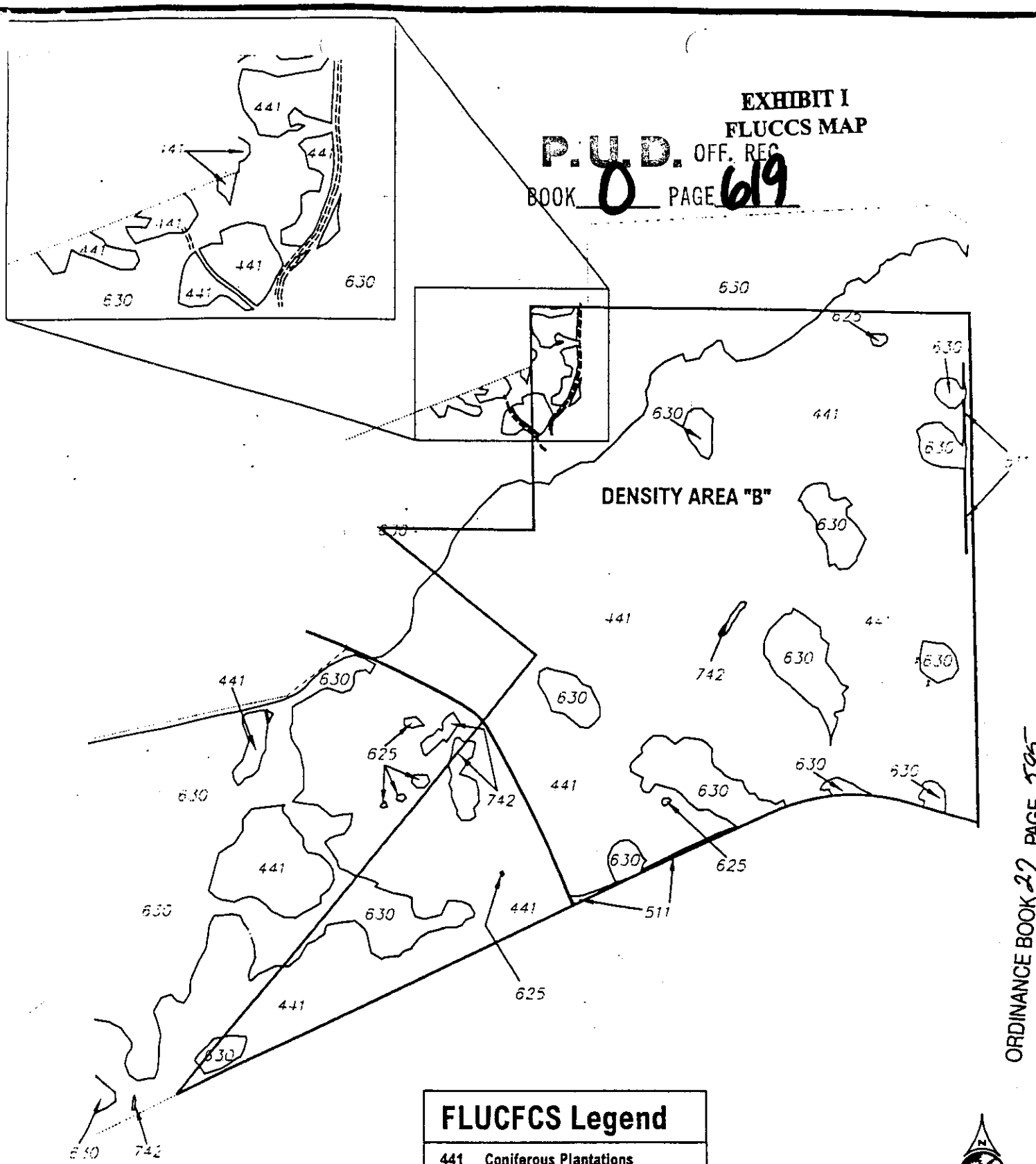
BOOK 0 PAGE 619



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FLUCFCS Legend

441	Coniferous Plantations
511	Ditches
625	Wetland Coniferous Plantations
630	Wetland Forested Mixed
742	Borrow Areas

Notes: FLUCFCS boundaries are approximate and intended for illustrative purposes only

Scale: 1"=800'

Environmental Resource Solutions Inc. 15497 The Greens Way Suite 200 Jacksonville Beach, FL 32250	SR 16 Site FLUCFCS Map	Project No.: 00268	
		Date: 5-14-01	Rev.: 5-17-01
	Source: Charles Bassett & Assoc. / File: 00268flucfcsR1	By: JK	Exhibit No.: 1

P.U.D. OFF. REC.
BOOK 0 PAGE 620

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST JOHNS COUNTY FL

01 NOV 28 PM 4:19

CHERYL STRICKLAND
CLERK OF COURTS

Site Boundary

FEMA Flood Zones

- Zone A - 100 yr floodplain
- Zone AE - 100 yr floodplain
- Zone AH - 100 yr floodplain
- Zone VE - 100 yr flooding with velocity hazard
- Zone X500 - 500yr floodplain
- Zone X - Outside 100 & 500 yr floodplains

2000 0 2000 Feet

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc shall be without liability to Kimley-Horn and Associates, Inc

Kimley-Horn and Associates, Inc.
8711 Perimeter Park Boulevard, Suite 4, Jacksonville, FL 32216
Phone (904) 998-2084 Fax (904) 998-2197

DATE	WHISPER RIDGE FEMA FLOOD MAP	PROJECT NO.
DWG. NAME /wildcat/fema.apr		SHEET

ORDINANCE BOOK 32 PAGE 576

RECEIVED

NOV 05 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

NOTICE OF PROPOSED REZONING

In the matter of **FILE# PUD 2001 14**

WHISPER RIDGE

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

OCTOBER 29, 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 **30TH** day of **OCTOBER** 2001 by _____ who is personally known to me or who has produced **PERSONALLY KNOWN** as identification.

_____
(Signature of Notary Public) (Seal)

Zoe Ann Moss

ORDINANCE BOOK 27 PAGE 597

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday November 13, 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 an ordinance to rezone from Open Rural (OR) to Planned Unit Development (PUD) to allow for 405 single family homes and associated recreational facilities.

The subject property is located at 3160 County Road 208 within St. Johns County, Florida

Exhibit "A"

A PART OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, AND A PART OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 1, TOWNSHIP 7 SOUTH, RANGE 28 EAST, FOR THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 09'03'' EAST, ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 3042.33 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #208, HAVING A WIDTH OF 66 FEET; THENCE NORTH 73 DEGREES 58'18'' WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 447.10 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1177.68 FEET (S.R. PLANS 1179.28') AND DELTA OF 41 DEGREES 45'13'' (S.R. PLANS - 41 DEGREES 45'30''); THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 858.22 FEET (S.R. PLANS - 859.48') TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 64 DEGREES 16'29'' WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD #208, A DISTANCE OF 3949.16 FEET; THENCE NORTH 39 DEGREES 15'53'' EAST ALONG A WESTERLY LINE OF SAID SECTION 1, A DISTANCE OF 3411.23 FEET TO THE WESTERLY CORNER OF SAID SECTION 1; THENCE NORTH 51 DEGREES 08'37'' WEST ALONG THE WESTERLY LINE OF SAID SECTION 1, A DISTANCE OF 1215.79 FEET; THENCE SOUTH 89 DEGREES 40'10'' EAST, ALONG THE NORTHERLY LINE OF GOVERNMENT LOT 4 OF SAID SECTION 1, A DISTANCE OF 492.39 FEET; THENCE NORTH 44 DEGREES 09'50'' EAST, A DISTANCE OF 85.36 FEET; THENCE NORTH 36 DEGREES 42'45'' EAST, A DISTANCE OF 86.89 FEET; THENCE NORTH 45 DEGREES 22'38'' EAST, A DISTANCE OF 114.88 FEET; THENCE NORTH 46 DEGREES 06'13'' EAST A DISTANCE OF 71.14 FEET; THENCE NORTH 72 DEGREES 29'22" EAST, A DISTANCE OF 67.24 FEET; THENCE NORTH 71 DEGREES 59'52'' EAST, A DISTANCE OF 55.64 FEET, THENCE SOUTH 65 DEGREES 05'55'' EAST, A DISTANCE OF 53.48 FEET; THENCE NORTH 80 DEGREES 58'50'' EAST, A DISTANCE OF 26.17 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 2 OF SAID SECTION 1; THENCE NORTH 01 DEGREES 01'18'' WEST ALONG SAID WEST LINE, A DISTANCE OF 1037.86 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 1; THENCE SOUTH 89 DEGREES 40'10'' EAST ALONG SAID NORTH LINE, A DISTANCE OF 2163.70 FEET; THENCE NORTH 00 DEGREES 19'50'' EAST DEPARTING FROM SAID NORTH LINE, A DISTANCE OF 135.72 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE. A DISTANCE OF 135.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING A DISTANCE OF NORTH 17 DEGREES 08'57'' EAST, A DISTANCE OF 133.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 33 DEGREES 58'04'' EAST, A DISTANCE OF 473.56 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 16 (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 56 DEGREES 01'56" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET; THENCE SOUTH 33 DEGREES 58'04'' WEST DEPARTING FROM SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 533.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 99.80 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17 DEGREES 08'57'' WEST, A DISTANCE OF 98.38 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00 DEGREES 19'50'' WEST, A DISTANCE OF 63.51 FEET TO A POINT ON THE AFORESAID NORTH LINE OF SECTION 1; THENCE SOUTH 89 DEGREES 40'13'' EAST ALONG SAID NORTH LINE, A DISTANCE OF 417.12 FEET TO THE POINT OF BEGINNING. THE LANDS THUS DESCRIBED CONTAINING 242.43 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: PUD 2001-14 Whisper Ridge
L2338-1 Oct 29, 2001