

ORDINANCE NUMBER: 2001 - 12

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM RESIDENTIAL, SINGLE FAMILY (RS-3) TO PLANNED UNIT DEVELOPMENT (PUD); PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

PUD. OFF. REC.
BOOK P PAGE 390

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

SECTION 1. That, as requested by Time Warner, the title owner of record in the application with supporting documents for the zoning change submitted on November 7, 2001, hereinafter known as the application, the zoning classification of lands described within attached Exhibit A, is hereby changed from Residential, Single Family (RS-3) to Planned Unit Development (PUD).

SECTION 2. That development of the lands within this Planned Unit Development shall proceed in accordance with the **TIME WARNER PUD** application, dated November 7, 2001, and other supporting documents, which are a part of Zoning File R-PUD-2001-22, and incorporated by reference into and made part hereof this Ordinance. In the case of conflict between the application, the supporting documents, and any below described special provisions of this Ordinance, the below described provisions shall prevail.

1. The **TIME WARNER PUD** request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The **TIME WARNER PUD** is consistent with the St. Johns County Comprehensive Plan specifically, Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The **TIME WARNER 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.
4. The **TIME WARNER 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.

5. The Master Development Plan Text and Map for the **TIME WARNER PUD** meet all requirements of Section 5.03.02(G) of the Land Development Code.
6. The **TIME WARNER PUD** meets all applicable Specific Standards of Section 5.03.03 of the St. Johns County Land Development Code.

SECTION 3. To the extent they do not conflict with the unique specific and detailed 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 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.

SECTION 4. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 5. 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.

SECTION 6. 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 11th DAY OF December, 2001.

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

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

RENDITION DATE 12-13-01

ATTEST: CHERYL STRICKLAND, CLERK

BY: Cheryl Strickland
Deputy Clerk

EFFECTIVE DATE: 12-19-2001

Exhibit "A"

P. U. D. OFF. REC.
BOOK P PAGE 392

A parcel of land in Section 41, Township 7 South, Range 29 East, St. Johns County, Florida being Lots 15 through 24 of Block 47; Lots 1 through 10 and 15 through 24 of Block 48; and Lots 6, 7, 8, 9, 10 and 15 of Block 49; Allen Avenue between the North line of said Lot 15 Block 47 extended across said avenue and the north line of Josiah Street and Carrier Avenue south of the north line of said Lot 15 Block 48 extended across said Carrier Avenue in Osceola Acres, Map Book 4, Page 30, Public Records of said County, in that part of said Osceola Acres vacated by Resolution of the Board of County Commissioners, copy of said Resolution being recorded in Deed Book 244, pages 415 through 418, Public Records of said County, and said parcel of land being more fully described as follows: commencing at the southeast corner of Lot 1, Block 44, of said Osceola Acres, at the intersection of the north line of Josiah Street with the west line of Whitney Street; thence south 80 degrees 50 minutes west, on the north line of Josiah Street 1, 127.5 feet to the point of beginning at the southeast corner of said lot 24, block 47; thence continuing south 80 degrees 50 minutes west, on the north line of Josiah Street 437.74 feet; thence north 40 degrees 19 minutes west, on the east line of San Pedro Avenue, 613.45 feet to the northwest corner of said Lot 15 of block 49; thence north 80 degrees 50 minutes east 755.07 feet to the northeast corner of said Lot 15 of Block 47; thence south 09 degrees 10 minutes east 525 feet to the point of beginning and containing 7.188 acres more or less.

Exhibit "B"

PUD. OFF. REC. PAGE 393



ST. JOHNS COUNTY BOOK Application For Rezoning

FROM RS-3 TO PUD

DATE 9-11-01

PROJECT NAME: Time Warner PUD

OWNER/APPLICANT: Time Warner

ADDRESS: 2200 N. Ponce de Leon Blvd. Building #2 St Augustine Florida 32084

PHONE: FAX:

ENGINEERING FIRM: Taylor And White

(If Applicable) ADDRESS: 5300 Emerson Street

JACKSONVILLE FL 32207

PHONE: 346-0071 FAX: 346-3051

CONTACT PERSON: Pamela Drury

PLANNER: Taylor And White

ADDRESS: 5300 Emerson St JACKSONVILLE FL 32207

PHONE: 346-0071 FAX: 346-3051

PROPERTY APPRAISERS PARCELNO. 105613-0000

SECTION: 41 TOWNSHIP: 15 RANGE: 29E

CENSUS TRACT: PROPERTY APPRAISERS MAP SHEET: 4E/41A

LOCATION: Located at the end of Josiah St.

911 ADDRESS (IF KNOWN) 650 Josiah Street

CITY St Aug STATE FL ZIP CODE 32084

TAZ MAJOR ACCESS Masters Dr. ORDINANCE BOOK 27 PAGE 711

OVERLAY DISTRICT? NO IF YES, WHICH ONE _____

ZONE CLASS _____ COMP. PLAN DSGN D-Residential

PRESENT USE OF PROPERTY: Operation Center Explained in text

WATER/SEWER: City of St Augustine

WHO WILL MAINTAIN ROADS (IF A SUBDIVISION) private

WHO WILL MAINTAIN DRAINAGE: private

TYPE OF DEVELOPMENT: _____

ACRES: 7.188 NUMBER OF LOTS/ UNITS: N/A SQ. FOOTAGE _____
(SIZE OF PROPERTY) (IF SUBDIVISION) (OF EACH BUILDING)

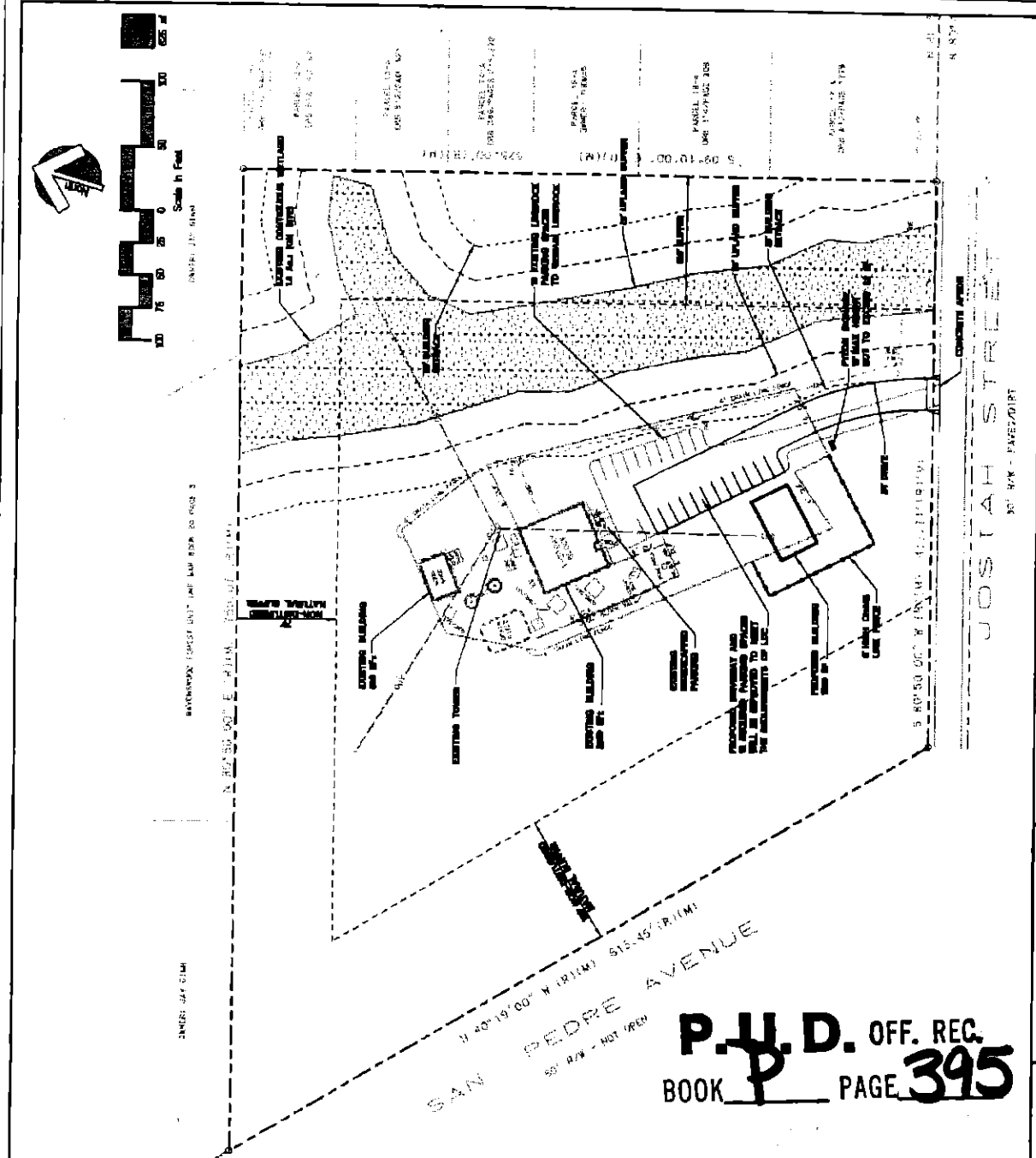
ACRES TO BE CLEARED: -0- 1/4 MILE INCREMENTS OF ROADWAY: -0-

IS THE PROJECT WITHIN THE COASTAL BUILDING ZONE? YES _____ NO ✓

IS THE PROJECT SEAWARD OF CCCL? YES _____ NO ✓

PROJECT NARRATIVE (ADDITIONAL SHEETS MAY BE ATTACHED):

See Attached Narrative

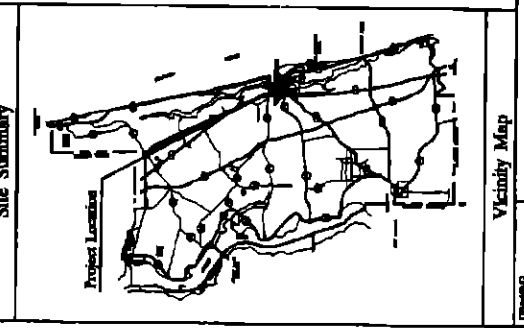


Legal Description

TRACT 1000 ACRES, MORE OR LESS, BEING THE TRACT OF LAND IN THE CITY OF DENVER, COLORADO, DESCRIBED AS FOLLOWS: ...

Site Summary

PROJECT LOCATION: ...
 DATE: ...
 DRAWN BY: ...
 CHECKED BY: ...



NO.	DATE	DESCRIPTION	BY
1	9/11/01	PRELIMINARY PLAN	P. DUNN
2	9/11/01	REVISION	T. WARNER
3	9/11/01	REVISION	T. WARNER
4	9/11/01	REVISION	T. WARNER

SCALE: 1" = 80'

DRAWN BY: P. DUNN

CHECKED BY: T. WARNER

DATE: 9/11/01

DATE: 9/11/01

DATE: 9/11/01

Exhibit "C"
Master Development Plan

Tower Site for Time Warner

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE

Taylor & White, Inc.

1200 N. 10TH ST., SUITE 1000
 DENVER, COLORADO 80202
 (303) 733-4311 - Fax (303) 733-4311

Project "C"

DATE: SEPTEMBER 2001

PROJECT NO.: 01000

SHEET NO.: 1

PUD TEXT EXHIBIT "D"

P.U.D. OFF. REC.
BOOK P PAGE 396

- a. The proposed Planned Unit Development ("PUD") is located at Josiah Street and San Pedro Avenue in St. Johns County, and has been in operation at this site for over 20 years. The plan of development for the Project is the same continued integrated, unified, cohesive and compatible use as currently exists, and has existed for over 20 years on the property. This is not a Mixed Use PUD, and will not include different uses or development parcels.
- b. The total number of acres included within the Project is seven and 18/100 (7.18) acres.
- c. There is approximately one (1) acre of wetlands located within the project.
- d. The Project is located within a D - Residential Land Use district, which would allow a maximum of 70% impervious surface coverage and the Floor Area Ratio to 50% per policy A.1.11.3 of the comprehensive plan, within the site's 7.18 acres, which the Project does and will comply with. Currently, only approximately 3 acres of the site's total 7.18 acres have been cleared, and the Project falls well within and more than meets the County's guidelines, goals and Land Development Code requirements and provisions relating to development area. There are no wetlands requiring preservation in connection with the Project.
- e. There are no residential dwelling units proposed within this PUD, and no elementary, high-school or other school-age children will reside within the Project. However, approximately 25 employees currently work for Time Warner in connection with the Project, and there will be future additional employment opportunities for St. Johns County residents at the site.
- f. The total square footage of the non-residential Development on the property as it currently exists is a 2,680 square foot building used for offices, storage of equipment, and associated business purposes and a 600 square foot shed used for storage. This site has served for over 20 years as the head end facility for Time Warner Cable ("Time Warner"), which pulls in and distributes cable service and signals to the area, with related satellite dishes, towers and outside and inside equipment storage. An additional 1,500 square foot building is proposed for use as a storage area.
- g. The minimum building setbacks will be measured from the vertical surfaces of the buildings, and will be as follows:

Front Yard: 20 feet
Side Yard: 10 feet
Rear Yard: 15 feet

RECEIVED

DEC 07 2001

ST. JOHNS COUNTY
PLANNING DEPARTMENT

Text revised 11/29/01 per County comments 1
Revised buffer language on page 4 12/6/01

ORDINANCE BOOK 27 PAGE 714

The existing parking for the Project consists of a gravel parking area with 25 parking spaces, which meets the requirements for parking of one space per every 500 square feet of gross floor area, as set forth in Section 6.05.02 E. Table 6.17, plus one space per every 1000 square feet of lot or ground area outside buildings used for any type of sales or display, St. Johns County Land Development Code. The parking lot will be designed and constructed to meet the requirements of the LDC for the number of required parking spaces with the county approval of engineering/construction plans for the proposed storage building.

One main sign may be erected within the PUD to serve the Project and identify the development located on the property. All signs will conform to Article VII, Section 7.00.02.B.01 of the St. Johns County Land Development Code, which allows for a sign not to exceed 32 square feet in size per side and not to exceed 10 feet in height. Exact size and design of the signage shall be depicted within individual site plans and construction plans. The sign may be landscaped and lighted. The maximum height of the sign will be 10 feet. The maximum height of the buildings will not exceed 35 feet. The existing television communication tower is 250 feet in height. The tower is located more than 200 feet from the adjoining properties to the north and south, and more than 250 feet from the properties to the east and west. The tower was separately permitted by St. Johns County in 1998 as an Essential Public Service Tower located and maintained at this site.

- h. The proposed Project is currently operated and maintained by Time Warner and has been located on this site for over 20 years. Additional development of improvements/construction on the property will meet the requirements of the St. Johns County Land Development Code and St. Johns River Water Management District with respect to stormwater management systems and other applicable requirements. Any stormwater management system constructed on the property will be owned, operated and maintained by Time Warner, or its successors and/or assigns.

If additional improvements/construction occurs on the site, that portion of the site will be required to meet the requirements of the Landscaping and Tree Protection sections of the St. Johns County Land Development Code.

The PUD is currently served by one ingress and egress driveway for vehicular and pedestrian traffic, located on Josiah Street. The driveway connection is currently a gravel driveway off of the 30' right-of-way of Josiah Street.

Water service is provided to the Project by City of St. Augustine, sewer service is served by the existing septic tank, fire protection is provided by St. Johns County, and solid waste collection service is provided by BFI.

Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris

removal. Locations of the fire hydrants serving the Property shall be depicted on the signed and sealed construction plans, but there shall be a hydrant located every 300 feet of travel lane of buildings. The fire protection will be installed in accordance with Section 6.02.11 of the Land Development Code and must be approved by the County Fire Coordinator prior to issuance of Certificate of Occupancies for any structure to be served by the system. Fire hydrants shall be capable of providing 500 gpm for two (2) hours at 20 psi residual pressure and 1500 gpm for two (2) hours at 20 psi residual pressure if non fire retardant wooden shingles are used. If this cannot be accomplished, then all structures will be protected with an automatic sprinkler system complying with NFPA 13. All buildings thirty-five feet (35') or higher shall have automatic fire protection sprinklers installed in accordance with NFPA 13.

Due to the size and nature of the Project, information relating to internal access, interconnectivity access points to adjacent properties, park, open space and recreation facilities and types of active recreation within the Project is not applicable to this application.

- i. The amount of water use based upon the existing usage is under 3,000 gallons per month based on the City of St. Augustine billing office report. Comprehensive Plan Objective A.1.11.1(h)(5) states that all new development in Residential Density Zone D shall be required to connect to central water and sewer service for the proposed development that is projected to generate more than 500 gallons per day demand of potable water or sanitary sewer service. The existing site is currently connected to the city of St. Augustine Water Service and if any additional development occurs that would generate more than 500 gallons day of sewer then the project would be required to connect to central sewer.
- j. The site is currently cleared and under daily operation. However, the soils that are known to be on the overall site are Tavares-Zolfe-Sparr, Smyrna Fine sand and Orsino fine sand. These soils are described as being level to gently sloping, moderately well drained.
- k. The type and extent of upland forest and wetlands on the site using the FLUCCS are Commercial and Services Code 140 for the developed areas and Undeveloped land within urban areas Code 191. Other areas outside of the development area are listed as 441 Pine Flatwoods, 413 Sand Pine, 434 Hardwood-Coniferous Mixed and 630 wetland Forested Mix. A map relating thereto is provided with this application submittal.
- l. There are no Significant Natural Community Habitats known on this site, as defined by the St. Johns County Land Development Code.

- m. The Project has been in existence and operating for over 20 years and there are no known Historic Resources as defined by the St. Johns County Land Development Code or the State Division of Historical Resources, or the St. Johns County Historic Resources Inventory.
- n. The Project land clearing and landscaping sheet complies with Article VI, Part 06.06 St. Johns County Land Development Code. The Project will comply with the buffering requirements of St. Johns County Land Development Code. This site is an existing site with natural buffers that currently exist. On the north side of the project there is a 75' non-disturbed natural buffer, on the east side there will be a 100' buffer which will remain un-disturbed unless there is a need for St. Johns County to place a drainage pipe or ditch system in the upland area between the wetland the residential lots and on the west side there is a 100' non-disturbed buffer and the south side of the project is the existing Josiah Street right of way. The project well exceeds the buffer requirements in the Land Development Code, and the buffers are natural, thick vegetation. A 25' natural non-disturbed buffer and 25' building setback has been added to the master development plan for compliance with Section 4.01.06 of the LDC.
- o. This project is not located within any Special Districts as defined by Article III, St. Johns County Land Development Code.
- p. There are no temporary uses proposed within the PUD.
- q. The use and location of Accessory Uses for non-residential structures as shown on Exhibit "C" hereto, meet the Permitted Accessory Uses in Article II, Section 2.02.04 (C), St. Johns County Land Development Code. There is currently a chain link fence around the developed area that will remain as shown on the master development plan. A portion of the fence will be relocated and replaced. Solid Waste Storage areas will comply with Section 06.06.04.B.08 and any additional mechanical equipment will comply with Section 06.06.04.B.09 of the LDC.
- r. The projected phasing schedule for the PUD is shown below. Commencement is defined as construction plan approval. Completion is defined as Final Certification of Occupancy on the proposed 1,500 square foot building.

<u>Phase</u>	<u>Years</u>	<u>Use</u>
1	2001-2006	Approximately 1,500 square foot storage building

Section 5.03.07 of the St. Johns County Land Development Code does not require a PUD Progress Report for this type of Project.

s. The Time Warner PUD will be consistent with the applicable Comprehensive Plan designation for the property. The use of the property will provide continued services and benefits to the residents in this area. The proposed development is consistent with other similar development within St. Johns County. The center will further provide new employment opportunities for residents in the area, and promote the County's economic development goals. Time Warner has leased and operated this site for over 20 years, and provides a vital and desired service to the community from the site. Time Warner now wishes to purchase the property from its long-time owner, in order to be able to maintain its operations in St. Johns County and avoid having to relocate to a site in another county. Loss of this long-term St. Johns County corporate citizen and the corresponding jobs and other benefits to the County would have a detrimental impact and would not benefit the County or its residents. Time Warner is not in a position to take the risk of purchasing the property without assuring that the property and its use fully comply with all applicable laws, Ordinances and other requirements.

In addition, the Time Warner PUD will further accomplish the following:

- Permit a creative approach to the development of the land and an ongoing beneficial use of the property; and
- Accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the St. Johns County Land Development Code; and
- Provide for an efficient use of land, resulting in smaller networks of utilities and streets and thereby lower development costs; and
- Provide an opportunity for new approaches to ownership; and
- Provide an environment of stable character compatible with surrounding commercial areas; and
- Retain property values over the years; and
- Allow Time Warner to purchase the property from its current owner and continue its long-term operations and use on the property; and
- Prevent the relocation of its facilities by Time Warner to another county and the corresponding loss of a long-term corporate citizen, service provider and employer within the County; and
- Prevent the loss of approximately 25 current/existing/long-term jobs and additional job opportunities to be created in the future.

- t. The project is projected to meet the requirements of the St. Johns County Land Development Code and is not requesting any waivers to the Code.
- u. Time Warner, and its successors or assigns, agree to comply and to proceed with the proposed development in accordance with the approved PUD Ordinance and plans, as per St. Johns County's Ordinances and regulations and any conditions and safeguards as may be set forth by the Board of County Commissioners with respect to its approval. All detailed plans submitted for development shall be in accordance with the approved Master Plan Map for the Time Warner site. Private facilities, areas and systems not operated and maintained by St. Johns County shall be the responsibility of the developer and its successors in interest, or other service providers or appropriate parties. The owners of the property agree to bind any successors in title to all commitments made herein.
- v. The property is not designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map. The entire project is located wholly within the D-Residential Land Use designation.

Submitted by: _____

Dated: _____

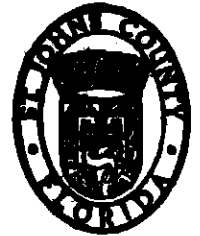
FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY FL

02 NOV 18 PM 4:25

CHERYL STRICKLAND
CLERK OF COURTS

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 18th DAY OF November 20 02
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners

BY: LWonne King D.C.



ORDINANCE BOOK 27 PAGE 719

DIVISIONS OF FLORIDA DEPARTMENT OF STATE

Office of the Secretary
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs
Division of Elections
Division of Historical Resources
Division of Library and Information Services
Division of Licensing

MEMBER OF THE FLORIDA CABINET



FLORIDA DEPARTMENT OF STATE

Katherine Harris

Secretary of State

DIVISION OF ELECTIONS

HISTORIC PRESERVATION BOARDS

Historic Florida Keys Preservation Board
Historic Palm Beach County Preservation Board
Historic Pensacola Preservation Board
Historic St. Augustine Preservation Board
Historic Tallahassee Preservation Board
Historic Tampa/Hillsborough County
Preservation Board

RINGLING MUSEUM OF ART

December 20, 2001

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

Attention: Patricia DeGrande
Minutes and Records Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated December 18, 2001 and certified copy of Ordinance No. 2001-72, which was filed in this office on December 19, 2001.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud, Chief
Bureau of Administrative Code

LC/mp

ORDINANCE BOOK 27 PAGE 720

BUREAU OF ADMINISTRATIVE CODE

The Collins Building • 107 West Gaines Street • Tallahassee, Florida 32399-0250 • (850) 245-6270
FAX: (850) 245-6282 • WWW Address: <http://www.dos.state.fl.us> • E-Mail: election@mail.dos.state.fl.us

RECEIVED
NOV 27 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

650 JOSIAH STREET

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

NOVEMBER 20, 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 **23RD** day of **NOVEMBER**
by *Linda Y Murray* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Zoe Ann Moss

(Signature of Notary Public)

(Seal)

Zoe Ann Moss



NOTICE OF A PROPOSED REZONING
NOTICE IS HEREBY GIVEN that a public hearing will be held on the Thursday, December 6, 2001 at 1:30 p.m. by the St. Johns County Planning and Zoning Agency, and Tuesday December 11, 2001 at 1:30 p.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US1 North, St. Augustine, Florida, to consider a rezoning from RS-3 (Residential Single Family) to PUD (Planned Unit Development).
The subject property is located at 650 Josiah Street within St. Johns County, Florida.

Exhibit "A"
A parcel of land in Section 41, Township 7 South, Range 29 East, St. Johns County, Florida being Lots 15 through 24 of Block 47; Lots 1 through 10 and 15 through 24 of Block 48; and Lots 6, 7, 8, 9, 10 and 15 of Block 49; Allen Avenue between the North line of said Lot 15 Block 47, extended across said avenue and the north line of Josiah Street and Carrier Avenue south of the north line of said Lot 15, Block 48 extended across said Carrier Avenue in Osceola Acres, Map Book 4, Page 30, Public Records of said County, in the part of said Osceola Acres vacated by Resolution of the Board of County Commissioners, copy of said Resolution being recorded in Deed Book 244, pages 415 through 418, Public Records of said County, and said parcel of land being more fully described as follows: Commencing at the Southeast corner of Lot 1, Block 44, of said Osceola Acres, at the intersection of the north line of Josiah Street with the west line of Whitney Street; thence south 80 degrees 50 minutes west, on the north line of Josiah Street 1,127.5 feet to the point of beginning at the southeast corner of said lot 24, block 47; thence continuing south 80 degrees 50 minutes west, on the north line of Josiah Street 437.74 feet; thence north 40 degrees 19 minutes west, on the east line of San Pedro Avenue, 613.45 feet to the northwest corner of said Lot 15 of block 49; thence north 80 degrees 50 minutes east 755.07 feet to the northeast corner of said Lot 15 of Block 47; thence south 09 degrees 10 minutes east 525 feet to the point of beginning and containing 7.188 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 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, call Florida Relay Service at 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
PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
ROBERT TAYLOR, CHAIRMAN
FILE NUMBER PUD 2001-22 Time Warner
L2499-1 Nov. 20, 2001

2001