

ORDINANCE NUMBER: 2002 - 04

AN ORDINANCE OF THE COUNTY OF ST. JOHNS COUNTY, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OPEN RURAL (OR) TO PRD (PLANNED RURAL 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 824

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 Lewis Wadsworth, the title owner of record in the application (File number PRD 2001-01) with supporting documents for the zoning change dated September 27, 2001, hereinafter, known as the **DOUBLE BRIDGES PLANNED RURAL DEVELOPMENT (PRD)** application, the zoning classification of lands described on attached **Exhibit A** is hereby changed from Open Rural (OR) to Planned Rural Development (PRD).

**SECTION 2.** That development of the lands within this Planned Rural Development shall proceed in accordance with the PRD application, dated September 27, 2001, and other supporting documents, which are a part of File Number PRD-2001-01, 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 **DOUBLE BRIDGES PRD** 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 **DOUBLE BRIDGES PRD** has been fully considered after public hearing with legal notice duly published as required by law.
2. The **DOUBLE BRIDGES PRD** is consistent with the St. Johns County Comprehensive Plan,

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specifically, Goal A.1 of the Land Use Element related to effectively managed growth and the provision of diverse living opportunities, specifically Objective A.1.6 relating to the protection of agricultural and silvicultural lands through the implementation of Planned Rural Development controls.

3. The **DOUBLE BRIDGES PRD** meets the standards and criteria of Part 5.04 of the Land Development Code with respect to specific regulations, which implement the Comprehensive Plan policies for PRD's in the Rural Silviculture Future Land Use Map designation.
4. The **DOUBLE BRIDGES PRD** meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Section 5.04.05 and Subsection 5.03.02(G)1.t of the Land Development Code.
5. The Master Development Plan Text and Map for the **DOUBLE BRIDGES PRD** meet all requirements of Section 5.04.05 and Section 5.03.02(G) of the Land Development Code.

**SECTION 4.** To the extent they do not conflict with the unique specific provisions of this PRD 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 PRD 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 5th DAY OF February 2002.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

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

RENDITION DATE 2/8/2002

ATTEST: CHERYL STRICKLAND, CLERK

BY: Cheryl S. Strickland  
Deputy Clerk

EFFECTIVE DATE: 2/11/2002

**DOUBLE BRIDGES**  
**Planned Rural Development**  
**APPLICATION FOR REZONING**

**SUBMITTAL DATE:**

September 26, 2001  
November 14, 2001  
December 5, 2001  
**Resubmittal: December 14, 2001**

**P. U. D. OFF. REC.**  
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**SUBMITTED ON BEHALF OF:**

Double Bridges, LLC  
Post Office Box 638  
Bunnell, Florida 32110  
(904) 437-2663

**AUTHORIZED AGENT FOR THE APPLICANT**

Karen M. Taylor, Land Planner, 3070 Harbor Drive  
St. Augustine, Florida 32086  
(904) 826-0600 / (904) 825-4180 fax

Kevin Davenport, North Beach Engineering, 1723 Penman Road  
Jacksonville, Florida 32250  
(904) 249-1255 / (904) 270-0111 fax

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EXHIBIT A

LEGAL DESCRIPTION

P. U. D. OFF. REC.  
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A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN O.R. BOOK 776, PAGE 333 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND LYING IN SECTIONS 4, 5, 8 AND 47, TOWNSHIP 10 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 204 (NOW COUNTY ROAD 204), A 100.00 FOOT WIDE RIGHT-OF-WAY, WITH THE EAST LINE OF SAID SECTION 5; THENCE N85°30'01"E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 344.84 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN O.R. BOOK 419, PAGE 710; THENCE S07°53'53"E A DISTANCE OF 1,337.70 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R. BOOK 419, PAGE 710, THE NORTH LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1051, PAGE 684 AND THE SOUTH LINE OF SAID SECTION 4; THENCE S89°38'10"W, ALONG SAID NORTH LINE, A DISTANCE OF 511.04 FEET TO THE EASTERLY LINE OF SAID SECTION 47; THENCE S31°45'23"E ALONG SAID EAST LINE OF SAID SECTION 47 A DISTANCE OF 1,705.98 FEET MORE OR LESS TO THE CENTERLINE OF PELLICER CREEK AND THE SOUTHERLY BOUNDARY OF ST. JOHNS COUNTY; THENCE WESTERLY ALONG SAID CENTERLINE OF PELLICER CREEK AND THE SOUTHERLY BOUNDARY OF ST. JOHNS COUNTY, A DISTANCE OF 4,221 FEET MORE OR LESS TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN O.R. BOOK 1058, PAGE 559; THENCE N00°00'00"E ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 1575.14 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R. BOOK 1197, PAGE 532; THENCE N85°30'01"E ALONG THE SOUTH LINE OF SAID LANDS AND THE SOUTH LINE OF LANDS DESCRIBED IN O.R. BOOK 1197, PAGE 528, A DISTANCE OF 1,000.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN O.R. BOOK 1197, PAGE 528; THENCE N00°00'00"E ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 873.89 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 204 (NOW COUNTY ROAD 204) A DISTANCE OF 1,496.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 171.03 ACRES MORE OR LESS

SUBJECT TO A 33 FOOT INGRESS AND EGRESS EASEMENT RECORDED IN O.R. BOOK 455, PAGE 669.

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

P. U. D. OFF. REC. 829  
PAGE 0

APPLICATION FOR PLANNED RURAL DEVELOPMENT (PRD)

Date August 22, 2001 PRD File Number \_\_\_\_\_ Receipt Number \_\_\_\_\_

- 1. Project Name Double Bridges Planned Rural Development
- 2. Applicant's Name, Address, and Phone No. Karen M. Taylor, 3070 Harbor Drive, St. Augustine, FL 32084 904/826-0600
- 3. Owner's Name, Address, and Phone No. Double Bridges, LLC, Attn: Lewis Wadsworth, P.O. Box 638, Bunnell, FL 32110
- 4. Property Location CR 204 just west of US Highway 1
- 5. Legal Description See attached Exhibit A
- 6. Present Use of Property Timber Plantation / Otherwise Vacant
- 7. Parcel ID Number See Attached Exhibit G 8. Current Zoning Open Rural (OR) 9. 2015 FLUM designation Rural Silviculture (RS)
- 10. Section 4, 5, 8 & 47 11. Township 10S 12. Range 30E
- 13. Requested Change Develop 24 single family lots with horse pasture and associated equestrian facilities

- 14. Is Concurrency review required? Yes 15. Zoning Map Page # 5H/5X & 5H/7X 16. Size of Property 171.03 Acres
- 17. Utility Provider Well & Septic

- 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. Refer to Section 5.04.05, Review Criteria. Attach Master Development Plan Map as Exhibit C and provide as specified in Section 5.03.02.G.1. Attach Master Development Plan Text as Exhibit D as specified by Section 5.03.02.G.2 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, Land Planner  
Signature(s): 

ADDRESS AND CONTACT INFORMATION OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS REGARDING THIS APPLICATION Name: Karen M. Taylor, Land Planner

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

Phone: 904/826-0600 FAX: 825-4180 E-mail: 4taylors@aug.com

**EXHIBIT C**  
**MASTER DEVELOPMENT PLAN TEXT**

**SECTION I**  
**INTRODUCTION**

**P. U. D. OFF. REC.**  
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Enclosed herein, please find an application for rezoning to Planned Rural Development (PRD) with accompanying documents as required by the St. Johns County Land Development Code. The application form is attached as **Exhibit B**. This petition is filed on behalf of the applicant: Double Bridges, LLC. The property to be rezoned consists of 171.03 acres, described by the Legal Description - **Exhibit A**.

**A. Location:** The property is situated in St. Johns County, on County Road 204, just west of its intersection with U.S. Highway One, where U.S Highway One intersects with Interstate 95, at the southern most part of the County. The property is bordered by Pellicier Creek to the south (and Flagler County) and timberlands to the west, east and across CR 204 to the north. This is shown on the Location Map, **Exhibit E**.

**B. Surrounding Property Use:** Surrounding properties are mostly undeveloped, large parcels used for silvicultural purposes. However, there is a single-family residence at the southeast corner of the site, which is accessed through the site.

The property is located within a Rural Silvicultural (RS) category of the St. Johns County Comprehensive Plan, which allows for Planned Rural Developments (PRD's) for single-family development in accordance with the requirements within the Land Development Code.

**C. Ownership:** The subject property is owned by Lou Wadsworth, as shown by the Proof of Ownership (deed) attached as **Exhibit G**. Said property owners have authorized Karen M. Taylor, Land Planner to act on their behalf and file the application for seeking the rezoning change indicated. The authorization is attached as **Exhibit F**. Adjacent property owners for notification purposes are included as **Exhibit H**.

- **SECTION II**  
**SITE DEVELOPMENT CRITERIA**

**A. Project Description:** The real property to be considered for rezoning consists of approximately 171 acres located in south central St. Johns County between CR 204 and Pellicer Creek. The applicant is requesting a zoning change from Open Rural (OR) to Planned Rural Development (PRD) to allow for the construction of a subdivision for twenty-four (24) single family home sites. The development will be known as **Double Bridges Planned Rural Development**.

The Master Development Plan - **Exhibit D**, indicates the general layout of the property for the twenty-four (24) lots. The property will be directly accessed from County Road

204, just west of its turn-off from U.S. Highway One. The project design involves a linear roadway along the currently treed areas, paralleling the jurisdictional wetlands. It is planned as an equestrian community, where residents can have horses on their property or board in a central pasture. In most cases, the building side of the lot is located on one (1) side of the road and the pasture part of the lot (with associated barns and paddocks) is located on the opposite side of the road. Sixteen (16) of the lots are planned to include pasture. The remaining lots are located within the heavily treed areas along Pellicier Creek, and will not have appropriate individual horse pasture, but will be allowed to access and use the reserve area which is planned to accommodate both divided individual pastures and a common pasture and equestrian facility. The project will be served by wells and septic systems, as there are no centralized utilities in the area. The project is planned for development in one (1) phase.

The following requirements and conditions shall be met for development of the site:

**B. Development Size:** The property consists of 171.03 acres.

**C. Wetlands:** Of the 171.03 acres, approximately 32.63 acres are considered jurisdictional wetlands. Vegetation within the wetland areas is described in Section K. Site Vegetation and Habitat. They are located along the southern and eastern boundaries, which are along Pellicier Creek and a tributary. The wetland areas will be preserved.

**D. Development Area:** The total development area will contain 25.65 acres, or fifteen percent (15%) of the overall property. The Reserve Area will cover the remaining 145.38 acres, or eighty-five percent (85%) of the property.

**D. Residential Use:** In accordance with the provisions of the St. Johns County Comprehensive Plan, the property will be developed for twenty-four (24) single-family homes. Based upon the density allocation of one unit per acre for the fifteen percent (15%) Development Area (25.65 acres) the project could allow for twenty-five (25) single-family homes.

**E. Dwelling Units:** The site is planned for twenty-four (24) single-family residential homes on 171.03 acres within a Rural Silvicultural area for an overall gross density of 0.14 units per acre. Net density is actually .94 units per acre based upon the fifteen percent (15%) Development Area of 25.65 acres and a total of twenty-four (24) single family homes.

Population for the development, based upon 2.44 residents per household, will equal fifty-nine (59) residents at build-out. At a ratio of 0.363 children per household, the project will generate approximately nine (9) school age children.

**F. Non-Residential Development:** Site development is for agricultural and silvicultural purposes as well as for residential.



**G. Site Development Criteria:**

**1. Lot size:** Lots will range in size from three (3) to six (6) acres in size. The building area of the lot will be approximately one-half (1/2) acre in size, with an associated development area upland buffer area of approximately 7,500 square feet. The balance of the lot areas will be a part of the Reserve Area. The total ground area to be occupied by buildings and structures shall not exceed thirty-five percent (35%) of the total lot area. The impervious surface ratio for non-residential development will not exceed fifty percent (50%).

**2. Permitted Uses/Development Area:** All residential lots will be used exclusively for residential purposes including, but not limited to: dwelling units, guest houses, garages, walls, patios, decks, spas, pools, driveways, sidewalks, walkways, and fencing within the building area. In addition, gazebos, decks and docks will be allowed within the Development Area Buffer as allowed by State and County requirements and in accordance with any necessary permits.

Lots will be developed with conventional single family homes with accessory uses and structures 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. Air conditioning units are not considered structures and may be included within the setback line without violating the setback requirements. Pool decking and/or screen enclosures constructed upon any lot shall be setback a minimum of five (5) feet from the lot or property boundary.

**3. Permitted Uses/Reserve Area:** The upland areas except for the undisturbed upland buffer of the Reserve Area and the portions of the residential lots within the Reserve Area may be used for agricultural and silvicultural purposes or activities. These activities may include ancillary or supportive uses for agricultural harvesting, processing or storage for agricultural or silvicultural products, keeping and leasing of pasture for farm animals (including horses and ponies) as well as boarding facilities and equipment (such as barns, stables, or covered utility structures) and may be used for sponsoring and conducting equestrian or similar events. The jurisdictional wetland areas of the Reserve Area may be used for docks, walkways, and other similar structures, provided they are constructed in accordance with all County and State standards and with any necessary permits.

**4. Residential Building Setbacks:** Setbacks shall be measured from the wall of the building to the property line and shall be: fifty (50) feet for the Front yard, fifteen (15) feet for the Side yard, including the second frontage side yard, and zero (0) feet for the Rear yard, in addition to the fifty (50) foot development area buffer and/or fifty (50) foot undisturbed upland buffer. Provided setbacks are met otherwise, no setback shall be required to the Development Area Buffer.

**5. Other Building Setbacks:** Setbacks for the barns and associated guest houses shall be measured from the wall of the building to the property line and shall be thirty (30) feet from the right-of way for the "front" yard, ten (10) feet for the side and zero (0) feet for the rear setback, providing a minimum of twenty (20) feet is maintained between structures on different lots.

**6. Building Height:** Buildings shall not exceed thirty-five (35) feet in height as measured from the first floor finished floor elevation, whereby the finished floor elevation will be no higher than one (1) foot above the highest existing elevation of the lot. See Section T. Waivers/Variances/Deviations for waiver request.

**7. Parking:** Parking shall be provided by a minimum two (2)-car garage or carport, with a sufficient driveway length and width to accommodate a third vehicle.

**8. Security Gate/Guard House:** The applicant reserves the right to install either a security gate and/or guard house within a median at the entrance to the development in the location indicated on the Master Development Plan, Exhibit D, Such gate or guard house will provide a turn-around accessible to persons not cleared to enter the subdivision and providing access back to CR 204.

**9. Signage:** Signs for the development shall conform to the standards for the as outlined within the St. Johns County Land Development Code. The subdivision may have two (2) identification signs at the roadway entrance on County Road 204 located either in the center median (two-sided) or on either side of the entrance (single sided) within the common area as indicated on the Master Development Plan, Exhibit D. Such identification signs shall be monument type, which may be double sided or accommodated within a wall, fence or other entrance feature, provided the sign(s) will not exceed four (4) feet high if located on a fence or within a wall. Signs will be allowed to be a maximum of thirty-two (32) square feet each in size. In addition, the subdivision will be allowed information and directional signage, no larger than four (4) square feet and will adhere to all other regulations regarding temporary signage and real estate sales signs.

**10. Fencing:** Owners will be allowed to fence all or a portion of their lots, excluding the fifty (50) foot undisturbed upland buffer and associated trail easement, at a maximum height of six (6) feet, in accordance with the provisions established by the Architectural Review Board of the Double Bridges Homeowners Association. All fencing must be approved by this Association.

#### **H. Infrastructure:**

**1. Stormwater:** Stormwater shall be handled on site within a linear drainage area located within the road right-of-way and within associated easements (if

necessary). The drainage areas within the right-of-way will be located along one side of the roadway and the pavement will be off-set and not centered within the right-of-way. Drainage facilities shall meet the requirements of the Land Development Code in effect at the time of permitting.

**2. Vehicular Access / Interconnectivity:** Access to the development will be via a single entrance/exit located directly on County Road 204 that will serve all twenty-four (24) lots. Roads and all associated drainage facilities will be constructed in accordance with the requirements of the Land Development Code. The entrance/exit will be designed and constructed in accordance with all appropriate State and County permits. In addition, the applicant plans to construct a stabilized "dirt" road from the development area to County Road 204 which will allow secondary "farm road" access for maintenance vehicles and emergency ingress and egress. Access is planned to other properties to the east, via an easement between lots 6 and 7.

**3. Pedestrian Access / Sidewalks:** The applicant is hereby requesting a waiver to the requirement for sidewalks either within or outside of the development (along CR 204), due to the low density, rural character of the development, the lack of sidewalks anywhere in the area, and the low traffic volume on the internal roadway. The applicant is proposing a network of "dirt" pathways along the roadway and throughout the development to accommodate horseback riding.

**4. Parks / Recreation:** The project will incorporate two (2) common recreational areas. One recreational area, the equestrian facility, will consist of the open pasture and riding area, which will be located within the Reserve Area. Structures will be setback a minimum of fifty (50) feet from the road right-of-way and twenty-five (25) feet from any property line. This common recreational area may provide for a central boarding facility, a covered professional riding arena, an outdoor training arena and riding rings, viewing area and associated amenities for housing, boarding, training and showing horses. This area will also provide for a grassed parking area for vehicles and trailers for events. In addition, the applicant will clear (underbrush) riding trails throughout the Reserve Area along the property boundaries, meandering behind the lots within a designated easement, but upland of the fifty (50) foot undisturbed upland buffer. Improvements shall be shown at the time a building permit is requested.

The second recreation area will consist of a pathway and recreational area, with a common dock located along Pellicer Creek. The applicant will refurbish the dock area, provided all necessary permits can be obtained. Although access will accommodate vehicles for emergency services, the area will be for pedestrian or horseback rider access only, as well as for small (non-trailer) boat access to the creek.

**5. Open Space / Reserve Area:** Eighty-five percent (85%) of the site, or a total of 145.38 acres will be set aside as a Reserve area, including the jurisdictional wetlands and their associated buffers, and will function as open space.

**6. Fire Protection:** Fire protection shall be afforded by the individual property owner. All residential structures will be required to have an automatic sprinkler system designed and installed in accordance with NFPA 13R or 13D. Community area fire protection measures will be identified at the time of Construction Plan submittal.

**7. Solid Waste:** Solid waste will be handled by the licensed franchisee for the area.

**8. Utilities:** All electric, telephone, cable television and other utility lines will be installed underground.

**I. Potable Water / Sanitary Sewer:** Potable water will be provided by individual wells located on each lot in accordance with all current requirements of the Florida Department of Health requirements in effect at the time of permitting.

Sanitary sewer disposal for residences will be provided by individual septic systems located within the upland development area of each lot, in accordance with all current requirements of the St. Johns County Land Development Code and the Florida Department of Health requirements in effect at the time of permitting. Drainfields will be allowed within the Development Area Buffer or Reserve Area of the lot, except for the undisturbed upland buffer. The twenty-four (24) homes will all be over 1500 square feet in size and estimated to use/generate 400 gpd, for a total of 9,600 gpd water use and 9,600 gpd of sewage disposal.

**J. Topography and Soils:** The property is located along Pellicer Creek, along the southern boundary of the County. The site ranges in elevation from a low of 1.9 feet msl at the creek to 20 feet msl at the "top of bank", to a high of 29 feet msl, with an average within the Development Area of 26 feet msl. The site basically slopes from the road (CR 204) to the river, with a significant "top of bank" upland of the jurisdictional wetlands.

The majority of the site is located in Flood Zone "C" which meanders along a similar line to the jurisdictional wetland boundary. The remainder of the site, southward and eastward is located in Flood Zone "A6" (Elevation 7) along the creeks.

The Soil Survey of St. Johns County, Florida identifies six (6) soil types as follows:

**1 Adamsville fine sand.** This is a somewhat poorly drained, nearly level soil on broad flat areas and low knolls, which covers the majority of the site in the cleared areas once used for tree farming, which will be used for pastures. In most years, the seasonal high water table is at a depth of 20 to 40 inches for two (20) to six (6)

months. It is at a depth of 10 to 20 inches for up to 2 weeks in some years. The natural vegetation includes saw palmetto, longleaf and slash pines, laurel and water oaks, greenbrier, lopsided indiagrass, and pineland threeawn. The potential for community development is high. Some water control systems may be needed for the construction of dwellings, small commercial buildings and local roads and streets.

**44 Sparr fine sand, 0 to 5 percent slopes.** This is a somewhat poorly drained, nearly level to gently sloping soil adjacent to drainage ways and on low knolls in the flatwoods. This soil type covers the area just above the tree line and will incorporate much of the Development Area. The seasonal high water table is at a depth of 20 to 40 inches for one (1) to four (4) months during most years. Permeability is rapid in the surface and subsurface layers and very slow in the subsoil. The natural vegetation includes turkey oak, water oak, laurel oak, southern magnolia, sawpalmetto, pineland threeawn, and bluestems. Potential for community development is high. Some water control is required for the construction of dwellings without basements. Potential for use for septic tank drainfields is also high.

**8 Zolfo fine sand:** This is a somewhat poorly drained, nearly level soil on broad landscapes that are slightly higher than the adjacent flatwoods. This soil area basically covers the treed area on the site along the bluff and the remainder of the Development Area. The seasonal high water table is at a depth of 24 to 40 inches for two (2) to nine (9) months in most years under natural conditions. Permeability is very rapid or rapid in the surface and subsurface layers and moderate in the subsoil. The natural vegetation consists of slash pines, longleaf pines, water oak, blackjack oak, scrub oak, and sawpalmetto. The potential for community development is high. The potential for septic tank drain fields is also high.

**12 Ona fine sand:** A small pocket of this soil type is located along the north boundary of the site along CR 204, near the center, in the Reserve Area. This is a nearly level, poorly drained sandy soil with a seasonal high water table a depth of 10 to 40 inches for 4 to 6 months which rises to a depth of less than 10 inches for 1 to 4 months during rainy seasons and recedes to a depth of more than 40 inches during very dry seasons. The community development potential is medium.

**14 Cassia fine sand:** This is a nearly level, somewhat poorly drained soil that occurs on low ridges that are slightly higher than the adjacent flatwoods and is just southeast of the Ona fine sand area in the Reserve Area. In most years the seasonal high water table is at a depth of 15 to 40 inches for about 6 months under natural conditions. Permeability is rapid in the surface and subsurface layers and is moderate or moderately rapid in the subsoil. The natural vegetation consists of slash pine, running oak, sand live oak, sand pine, a few longleaf pines, and sawpalmetto. Native grasses include low panicum, cinnamon fern, and

broomsedge bluestem. Potential for community development is high. This soil is easily drained if adequate water outlets are available.

**35 Hontoon Muck.** This is a very poorly drained, nearly level organic soil in depressional areas. On this site it is located along the creek and within the adjacent jurisdictional wetland areas. The seasonal high water table is at or above the soil surface for most of the time under natural conditions. The natural vegetation includes loblolly bay, waxmyrtle, sweetgum, and cypress with an understory of fern, grape, greenbriar, and fetterbush. Potential for community development is very low.

**K. Site Vegetation and Habitat:** The site has been actively farmed with timber for many years, and consequently the majority of upland vegetation consists of cleared areas, which used to be planted pine. Dial Cordy and Associates, Inc. conducted a preliminary habitat assessment of the property. Habitats were field verified and mapped using the Florida Land Use, Cover and Classification System (FLUCCS). Field investigations and a database search were also conducted to determine the potential of any state or federally protected species.

Three vegetative communities are present on-site and are identified on the FLUCCS Map, Exhibit I, They include Streams/Lake Swamp (FLUCCS 615), Temperate Hardwoods (FLUCCS 425) and Oak-Pine-Hickory (FLUCCS 423), described as follows:

**Streams/Lake Swamp (FLUCCS 615).** Wetland vegetation in the stream/lake swamp community consists of *Taxodium distichum* (bald cypress), *Quercus laurifolia* (laurel oak), *Alnus alata* (winged elm), *Carya glabra* (pignut hickory), *Persea palustris* (swamp bay), *Callicarpa Americana* (beauty berry), *Sabal minor* (dwarf palmetto), *Osmunda cinnamomea* (cinnamon fern), and *Smilax* sp. (green briar). The wetland area is associated with the streams bordering the eastern and southern boundaries comprising of approximately twenty-five (25) acres.

**Temperate Hardwoods (FLUCCS 425).** Typical vegetation associated with the temperate hardwood community consists of *Liquidambar styraciflua* (sweet gum), *Quercus laurifolia* (laurel oak), *Carya glabra* (pignut hickory), *Ilex opaca* (American holly), *Myrica cerifera* (wax myrtle), *Serenoa repens* (saw palmetto), *Eupatorium leptophyllum* (dog fennel), *Lyonia lucida* (fetterbush), *Hypericum* sp. (St. John's wort), and *Vitis rotundifolia* (grape vine). This transitional area is located between the wetland/lake swamp community and the upland oak-pine-hickory community and consists of approximately forty-four (44) acres. Note: The temperate hardwoods identified on the site would not be considered a maritime hammock.

**Oak-Pine-Hickory (FLUCCS 423).** Upland vegetation in the oak-pine-hickory community consists of *Carya glabra* (pignut hickory), *Pinus elliottii*, (slash pine), *Cinnamomum camphora* (camphor tree), *Quercus laurifolia* (laurel oak), *Quercus*

levels (turkey oak), *Serenoa repens* (saw palmetto), *Vaccinium arboreum* (sparkleberry), *Callicarpa Americana* (beauty berry), and *Elephantopus* sp. (elephant foot). The upland area consists of approximately one hundred and one (101) acres.

**L. Significant Natural Communities Habitat:** Dial Cordy and Associates, Inc. conducted a preliminary habitat assessment of the property. Habitats were field verified and mapped using the Florida Land Use, Cove and Classification System (FLUCCS). Field investigations and a database search were also conducted to determine the potential of any State or Federally protected species. As stated in Section L, page 9 of 15, potential gopher tortoise habitat is located throughout the Oak-hickory-pine (FLUCCS 423) upland community and a preliminary gopher tortoise survey was conducted. During the preliminary investigation, one active burrow was located in the center of this community, within the Reserve Area, indicating that a population may occur on-site.

Prior to construction plan submittal, the applicant will conduct a survey within the potential habitat area that falls within the Development Area, to determine if the species is utilizing the site. If active or inactive burrows are located within the Development Area and they are to be impacted, the applicant will seek a permit to relocate or "take" the gopher tortoises in accordance with the requirements of the Florida Fish and Wildlife Conservation Commission (FFWCC).

As a note, it is anticipated that some burrows might be located within the Reserve Area, however, the applicant agrees that a survey would not be necessary, nor any type of relocation, as the species would be able to cohabitate with the typical agricultural activities to be conducted.

**M. Historic Resources:** No Archeological sites were identified on the County Archeological Sites Inventory, nor is the general area identified as having historical structures on the St. Johns County Historical Structures Inventory.

**N. Buffers:** In accordance with the current St. Johns County Land Development Code, the following buffer areas will be established and maintained within the development, as follows:

1. A fifty (50) foot undisturbed upland buffer will be provided and maintained along the jurisdictional wetland line along Pellicer Creek and Cracker Branch.
2. A fifty (50) foot buffer will be maintained between the lots within the Development Area and the Reserve Area. Fifty (50) feet of this buffer will be included within the Development Area as the roadway and fifty (50) feet of this buffer will be provided outside the Building area of the lots and may be used for residential "yard" purposes, but not for residential structures.

3. A sixty (60) foot buffer, with seven (7) feet reserved for future right-of-way expansion and providing for berms and fencing, will be provided along CR 204 to provide privacy to the development and separation from the roadway.

4. A minimum ten (10) foot buffer that may expand up to sixty (60) feet in width and include berms, fencing and riding trails, will be maintained along the western boundary to separate the development from adjacent agricultural uses or future development.

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.

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

**P. Temporary Uses:** The following temporary uses will be allowed:

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 County Road 204 entrance to the development, but may be relocated as the construction proceeds, if desired, in the location(s) shown on the Construction Plans. They must be removed within 30 days of issuance of certification of completion by the County for the site improvements. Temporary sales trailers will be allowed to remain until completion of the development and a temporary sales sign will be allowed along County Road 204 until such time as the last lot is sold.

2. **Model Homes:** Up to two (2) model homes may be constructed on the site. 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.

**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 on the lots including, but not limited to: decks, patios, pools, pool enclosures, storage sheds, garages, workshops, guest houses, stables and barns. Accessory uses, such as decks, patios, pools and pool enclosures, gazebos, elevated walkways, and non-permanent storage sheds, as well as other similar uses, may be constructed within the rear yard setback for the lots and within the development area buffer. In addition, stables, barns, riding arenas, garages, and workshops and other accessory uses will be allowed within the Reserve Area portion of the lots, except for the area of the undisturbed upland buffer.
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 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, with detached rear yard garages and/or carports allowed which provide for a minimum five (5) foot setback to the side and rear lot boundaries.
5. Permitted Accessory uses, which are considered a customary Accessory Use for Residential Districts, per the St. Johns County Land Development Code and meet the criteria therein, will be allowed. These accessory uses must be situated on the same lot as the principle use but detached from the principle use. Except for model homes, it may not involve the conduct of business of any kind and that will not attract visitors in larger numbers than would normally be experienced in a residential district.

**R. Phasing:** All facilities within the **Double Bridges Planned Rural Development** are to be permitted in one (1) phase and commenced within three (3) years of approval of this Planned Rural Development and completed with five (5) years of commencement. Commencement shall be defined as approval of construction plans by the St. Johns County Development Services Department and completion shall be defined as the installation of all infrastructure.

**S. Project Impact:** The property is located within the Rural Silvicultural 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, including County Road 204 to the east and to the west and further to U.S. Highway One and Interstate 95 to

travel to points north and south. The proposal is for a very low density rural development of only twenty-four (24) single family homesites on 171 acres with associated equestrian facilities typically found within agricultural areas. The development will help to maintain the rural character of the area, allowing for minimal actual development area (25.65 acres) combined with the preservation of a significant amount of open pasture land and forested/treed lands along Pellicer Creek. The design provides for the lots to be located away from the roadway system (County Road 204) to allow for a very private and quiet neighborhood, where residents can have horses and ample area to ride. The site is adjacent to Pellicer Creek and will take advantage of river views and the scenic beauty, by consolidating the development area near to the coastline but "above" it on somewhat of a "bluff", while accommodating the environmental constraints set forth within the Land Development Code, which is reflected in the established buffers and protection of the wetlands. The buffers within the Development Area and the maintenance of the vegetation and site conditions for the Reserve area, will substantially buffer the lots from other surrounding land uses and any future development.

The project 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. The project will accomplish the objectives, standards and criteria set forth in Article V and VI of the St. Johns County Land Development Code in that a PRD defines the development plan and allows for the County to review a specific set of site development criteria which would not be available through conventional zoning. In addition, this PRD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. When developed in accordance with the conditions stipulated in the PRD application and imposed by this Ordinance, the proposed PRD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

The lands described herein are within the Rural Silvicultural category of the St. Johns County Comprehensive Plan and that the proposed rezoning is deemed consistent with the Comprehensive Plan as defined within the Future Land Use Element of the St. Johns County Comprehensive Plan, Agricultural Uses, Planned Rural Development Controls, This project will fit in with the rural nature of this community and provide a low intensity residential use which will be compatible.

The applicant believes that the proposed Planned Rural Development will be of benefit to the future occupants of the project and to the residents of St. Johns County, in that 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:** Construction of the development will conform to the requirements of the Land Development Code, except for the following waivers requested by the applicant to specific requirements as follows:

**1. Sidewalks:** A Waiver from the requirement for sidewalks as outlined within Section 6.02.06 Sidewalks of the Land Development Code, either within or outside of the development. As indicated within Section II.G. 4. Infrastructure: Sidewalks of this request, the project has minimal development impact, the development area is isolated from the major roadway system and roadsides are planned for horseback riding area for residents. In addition, no sidewalk is needed along CR 204, as the area is rural and there is no residential or commercial development, which would benefit from its use.

**2. Height Measurement:** A Waiver is requested from the typical means of measuring building height. Section VII. Definition provides for building height to be measured as follow: "the vertical distance from the lowest point of the established grade surrounding the perimeter of the Building to the highest point of the roof or parapet." The applicant is requesting a waiver to measure the height as follows: Buildings shall not exceed thirty-five (35) feet in height as measured from the first floor finished floor elevation, whereby the finished floor elevation will be no higher than one (1) foot above the highest existing elevation of the lot. This is requested due to significant elevation changes in the topography of the site, including the "top of bank" within the development area and along the rear of some of the lots. The overall changes in could make the establishment of an exterior elevation difficult and pose a hardship to the owner in achieving the full height allowable by the Code.

**3. Incremental 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 common equestrian area. The applicant is requesting the waiver as specific facilities have not been determined for this area and the extent of such facilities will be dependent upon the resident's desires. The Incremental Master Development Plan will be submitted for approval and recording when plans are finalized for design and construction in accordance with County requirements at the appropriate time.

The applicant requests no other waivers, variances or deviations from the Land Development Code or other land development regulation within this PRD, however, the applicant maintains the right to request small, minor and major adjustments to the PRD in accordance with the standards set forth for Planned Unit Developments (PUD's) within the Code.

**U. Ownership / Agreement to Comply:** The applicant hereby agrees and stipulates to proceed with the proposed development in accordance with the PRD 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 PRD specifically outlined as follows:

To the extent that they do not conflict with the unique specific and detailed provisions of this approved PRD 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 PRD 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, drainage facilities and common areas, located within the **Double Bridges Planned Rural Development** 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 such common facilities and at the time established by the Homeowners Association documents, the Applicant will transfer ownership and maintenance responsibilities to the Double Bridges 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 PRD 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 wholly within the Rural Silvicultural designation on the 2015 Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan.

### SECTION III SUMMARY AND CONCLUSIONS

The need and justification for approval of the **Double Bridges PRD** 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:** The project is located within the Rural Silvicultural Area category of the St. Johns County Comprehensive Plan. The proposed rezoning is consistent with the Comprehensive Plan as defined within the Textual Appendix to the Future Land Use Element of the St. Johns County Comprehensive Plan, including Goal A.1 "To effectively manage growth", Objective A.1.2 Control of Urban Sprawl, Objective A.1.3 Surrounding Land Use, Objective A.1.6 Agricultural and Silvicultural areas (including Policies A.1.6.2 regarding Planned Rural Developments). Therefore, the project is consistent with the Goals and Objectives of the St. Johns County Comprehensive Plan and is not incompatible with present or future land uses.

**B. Location:** The project is located within a Rural Silvicultural District on the FLUM which district allows the type of development envisioned within the PRD. 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 PRD 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 PRD. When developed in accordance with the conditions stipulated in the PRD application, the PRD 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 and will provide on-site stormwater and drainage facilities that mitigate any off-site drainage impacts. The project will proceed only after receipt of a Certificate of Concurrency, indicating that there are adequate public facilities to accommodate the development.

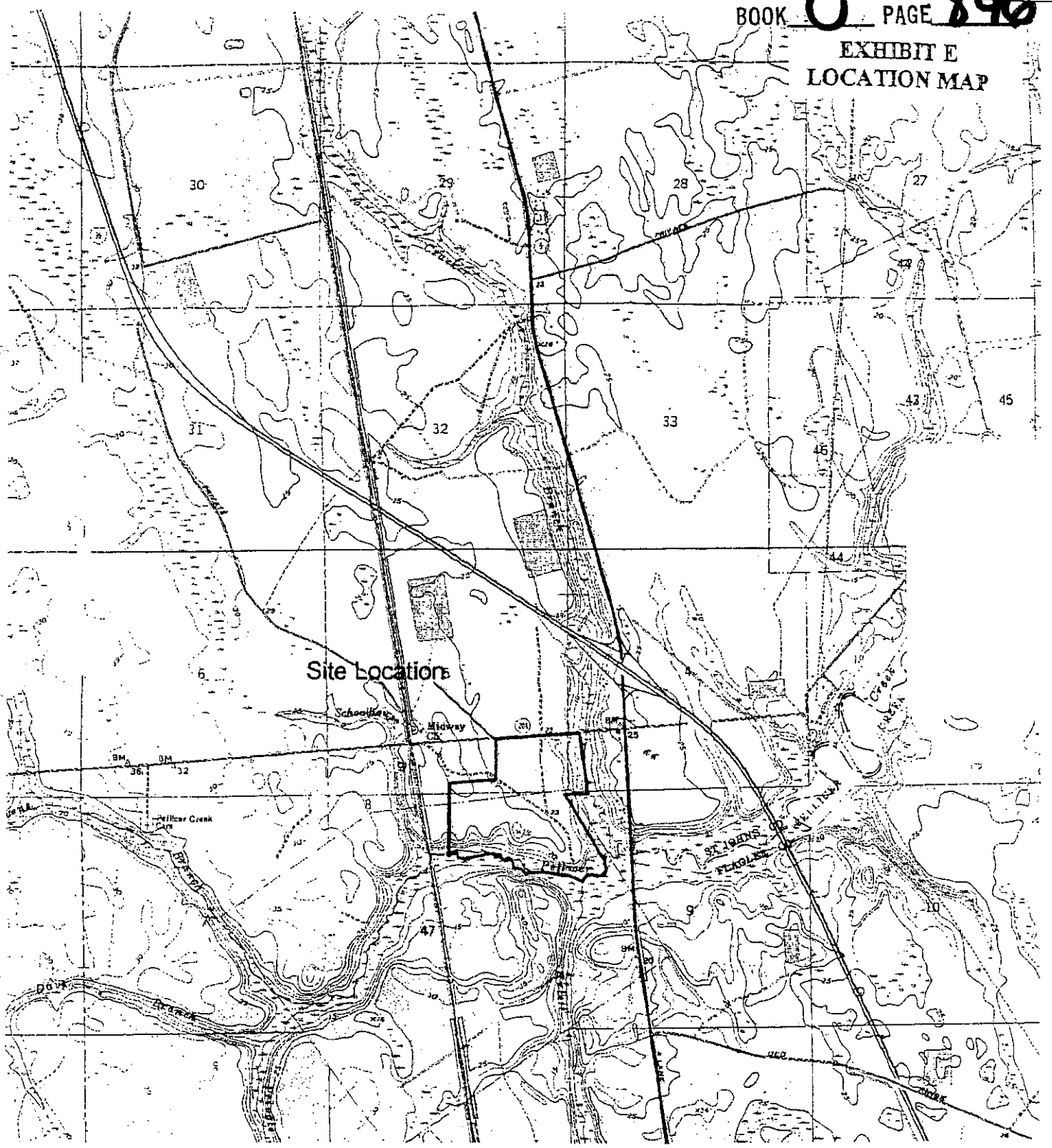
**F. Relation to PRD Regulations:** The subject project meets all applicable requirements of general zoning, subdivision and other regulations except as may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

**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.



EXHIBIT E  
 LOCATION MAP



Site Location

Schoolhouse  
 Midway

Willcar Creek

ST. JOHNS CREEK  
 FLAKOLLEN CREEK



3000 0 3000 6000 Feet

Location Map	
170 Acre (+/-) Double Bridges	
Scale: 1" = 3,000'	Drawn By: MR
Date: September, 2001	
DIAL CORDY AND ASSOCIATES INC. <small>an incorporated consulting</small>	J01-518
	Figure 1

EXHIBIT F  
AUTHORIZATION

OWNER'S AUTHORIZATION FOR AGENT

P.U.D. OFF. REC.

BOOK 0 PAGE 847

Karen M. Taylor is hereby authorized TO ACT ON BEHALF OF  
Lewis E. Wadsworth, III, the owner(s) of those lands described within the  
attached application, and as described in the attached deed or other such proof  
of ownership as may be required, in applying to St. Johns County, Florida, for an  
application related to a Development Permit or other action pursuant to a:

- |                                     |                         |                          |                         |
|-------------------------------------|-------------------------|--------------------------|-------------------------|
| <input checked="" type="checkbox"/> | Rezoning / Modification | <input type="checkbox"/> | Special Use Permit      |
| <input type="checkbox"/>            | Zoning Variance         | <input type="checkbox"/> | Non-Zoning Variance     |
| <input type="checkbox"/>            | Appeal                  | <input type="checkbox"/> | Overlay District Review |
| <input type="checkbox"/>            | Concurrency             | <input type="checkbox"/> | Other                   |

BY: Lewis E. Wadsworth III  
Signature of Owner  
Lewis E. Wadsworth III  
Print Name

\_\_\_\_\_  
Signature of Owner  
\_\_\_\_\_  
Print Name

386-437-2669  
Telephone Number


State of Florida  
County of St. Johns

Signed and sworn before me on this 21st of August day of, 2001.

By Lewis E. Wadsworth III

Identification verified: personally known

Oath sworn:  Yes  No

 Karen J VanOpdorp  
My Commission CC840616  
Expires July 7 2003

Karen J VanOpdorp  
Notary Signature

My Commission expires: \_\_\_\_\_



01-0300  
PREPARED BY AND RETURN TO:  
M. SCOTT NORRIS, ESQ.  
SMITH, GAMMELL & RUSSELL, LLP  
50 N. LAURA STREET, SUITE 2100  
JACKSONVILLE, FL 32201

COAST TITLE INSURANCE AGENCY, INC.  
15 CYPRESS BRANCH WAY  
SUITE 203  
PALM COAST, FL 32164

FOR RECORDER

Public Records of  
St. Johns County, FL  
Clerk# 01-025555  
O.R. 1605 PG 1459  
02:34PM 05/25/2001  
REC \$13.00 SUR \$2.00  
Doc Stamps \$0.70

EXHIBIT G  
PROOF OF OWNERSHIP (Deeds attached)

P. U. D. OFF. REC.  
BOOK 0 PAGE 848

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 23 day of May, 2001, from  
RAYONIER TIMBERLANDS OPERATING COMPANY, L.P., Limited Partnership,  
a Delaware limited partnership, an address of which is P.O. Box  
728, Fernandina Beach, Florida 32035 (the "Grantor"), and Lewis E.  
Wadsworth, III, an address of which is P.O. Box 638, Bunnell,  
Florida 32110 (the "Grantee").

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of One  
Dollar (\$1.00) and other valuable consideration, the receipt of  
which is hereby acknowledged, hereby remises, releases, conveys and  
forever quitclaims unto the Grantee all of Grantor's right, title,  
interest, claim and demand in, to and upon all timber and forest  
product rights with respect to the real property described on  
Exhibit A (together with all rights to harvest, extract or use the  
same, and the concomitant rights of access thereto), as was granted  
to Grantor in that certain deed recorded in Official Records Book  
831, page 1750 of the public records of St. Johns County, Florida,  
and any other rights with respect to the real property described on  
Exhibit A as claimed by, through or on behalf of Grantor.

OR1605P61460

IN WITNESS WHEREOF, Grantor has executed this instrument on the date first above written.

Signed, sealed and delivered in the presence of:

RAYONIER TIMBERLANDS OPERATING COMPANY, L.P., Limited Partnership

By its Managing General Partner: Rayonier Timberlands Management, Inc.

Virginia B Batten  
Print Name: Virginia B Batten

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

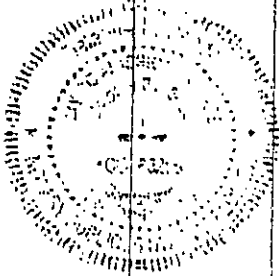
Susan J. Holcombe  
Print Name: SUSAN J. Holcombe

Attest: Mary J. Berger  
Print Name: Mary J. Berger  
Its: Secretary

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 7 day of May, 2001, by W. D. Erickson and Mary J. Berger, the Vice President and Assistant Secretary respectively, of Rayonier, Timberlands Management, Inc., a Delaware corporation, as Managing General Partner, by authority and on behalf of Rayonier Timberlands Operating Company, L.P., Limited Partnership, who are personally known to me or who have produced as identification

Robert B. Rosale  
Notary Public



**Exhibit H**  
**Adjacent Property Owners**

188160-0000 (1 ALL MARTIN HERNANDEZ)  
187743-0000 (1-C PART OF SW 1/4)  
187920-0060 (1-6 ALL LYING SOUTH OF R/W)  
188020-0000 (1 ALL FRACTIONAL (EX R/W OF FEC RY)  
Lewis E. Wadsworth III  
P.O. Box 638  
Bunnell, Florida 32110

**P. U. D. OFF. REC.**  
BOOK 0 PAGE 850

187742-0000 (1-B PT OF W1/4)  
187890-0000 (1 ALL LYING N OF R/W OF RD 204)  
187920-0050 (1-5 ALL LYING W OF R/W OF FEC)  
188160-0010 (1-1 ALL MARTIN HERNANDEZ GRANT)  
Rayonier Timberlands  
P.O. Box 428  
Fernandina Beach, Fl 32034

187810-0000 (1-4 PART OF NW1/4 OF SW1/4 ON CR204)  
187861-0110 (1-11 PT of SW 1/4)  
187861-0111 (1-11A PT OF SW1/4)  
Jet Oil, Inc.  
402 High Point Drive  
Cocoa Beach, Florida 32926

187861-0120 (1-12 PT OF SW 1/4 OF R/W)  
187880-0000 (3 PART OF SW1/4 OF SW1/4 LYING W OF RD 1 & S OF KERSEY  
RD)  
Suzanne Tice, Et al.  
706 Mickler Blvd.  
St. Augustine, Fl 32080

187893-0000 (1-3 PT SW1/4 & PTS SECS 8 & 47)  
Minnie L. Arledge, Trustee  
8 Coquina Boulevard  
St. Augustine, Fl 32080

188070-0000 (5 ALL OF LOT 2 LYING W OF US 1)  
Kieth H. Waldron  
105 CR 204  
Hastings, Florida 32145

188080-0000 ( 6 PT OF LOT 2 LYING W OF US 1)  
Deane V. Long  
10255A US 1 South  
St. Augustine, Fl 32086

188060-0000 (4 N300FT OF LOT 2 LYING E OF W BANK)  
John R. & Angela W. Rogers  
19 Old Mission Ave.  
St. Augustine, Florida 32084

P. U. D. OFF. REC.  
BOOK 0 PAGE 851

187920-0000 (1-2 PART OF S1/2 - 330X330 FT LYING N OF R/W)  
AT&T Communications of Southern States, Inc.  
P.O. Box 1329  
Morristown, NJ 07960

187920-0040 (1-4 PART OF SE1/4 LYING N OF CR 204 & E OF FEC)  
US Sprint Communications Company, LTD.  
C/o Property Tax Department  
P.O. Box 12913  
Shawnee Mission, KS 66212

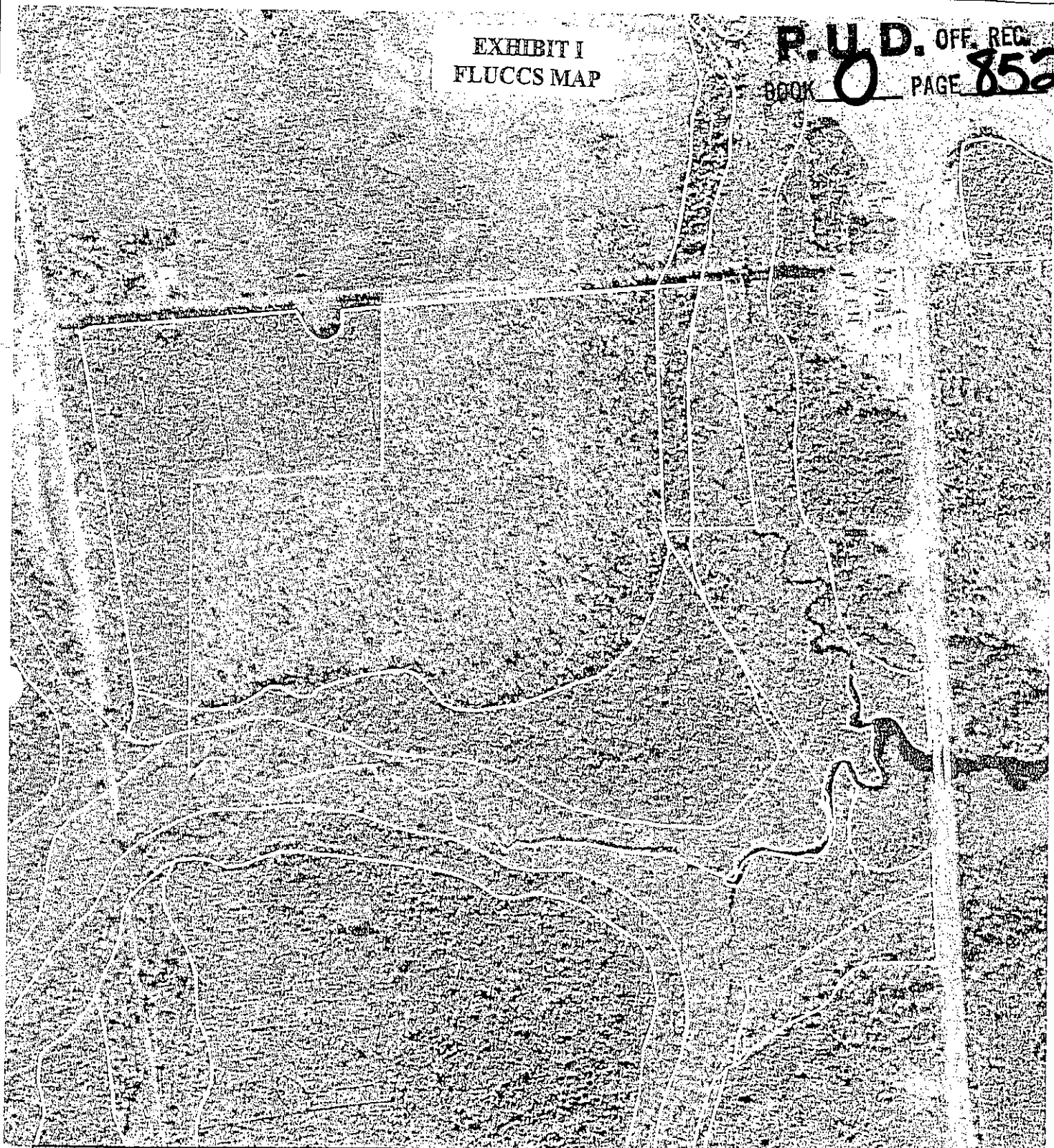
187920-0061 (1-6A PT OF GL 2 LYING S OF SR 204 & E OF R/W OF FEC)  
Burney Edison  
24 Pellicer Lane  
St. Augustine, Fl 32084

187920-0070 (1-7 200FT STRIP LYING S OF SR 204)  
Anderson Columbia Co., Inc.  
P.O. Box 38  
Old Town, Florida 32680

187850-0000 (1-7 PT OF NW1/4 OF SW1/4 FT ON RD US 1)  
Edward R. Mims, Jr.  
242 River Road  
Orange Park, Florida 32073-0000.

EXHIBIT I  
FLUCCS MAP

P.U.D. OFF. REC.  
BOOK 0 PAGE 852




LEGEND

- Approximate Property Boundary
- Florida Land Use / Cover Classification System (FLUCCS)
  - 423 - Oak/Pine/Hickory (approx. 101 ac.)
  - 425 - Temperate Hardwoods (approx. 44 ac.)
  - 615 - Steams/Lake Swamps (approx. 25 ac.)



750 0 750 1500 Feet

FLUCCS Map	
170 Acre (+/-) Double Bridges	
Scale: 1" = 750'	Drawn By: MR
Date: September, 2001	
 <b>DIAL CORDY AND ASSOCIATES INC.</b> <small>Environmental Consultants</small>	J01-518
	Figure 2

RECEIVED  
JAN 23 2002  
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 **260 COUNTY ROAD 204**

**FILE# PRD 2001-01 DOUBLE BRIDGES**

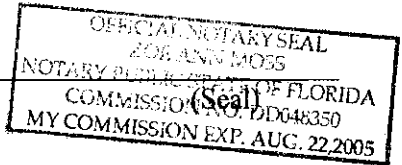
in the Court, was published in said newspaper in the issues of

**JANUARY 21, 2002**

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 **21<sup>ST</sup>** day of **JANUARY** 2002  
by Linda Y Murray who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification.

Zoe Ann Moss  
(Signature of Notary Public)



Zoe Ann Moss

**NOTICE OF A PROPOSED REZONING**  
NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, February 5, 2002 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 Open Rural (OR) to Planned Rural Development (PRD).  
The subject property is located at 260 County Road 204 within St. Johns County, Florida.

**EXHIBIT "A"**  
A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN O.R. BOOK 776, PAGE 333 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND LYING IN SECTIONS 4, 5, 8 (AND 47, TOWNSHIP 10 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF STATE ROAD 204 (NOW COUNTY ROAD 204), A 100.00 FOOT WIDE RIGHT-OF-WAY, WITH THE EAST LINE OF SAID SECTION 5; THENCE N85 DEGREES 30'01" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 344.84 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN O.R. BOOK 419, PAGE 710; THENCE S07 DEGREES 53'53" E A DISTANCE OF 1,337.70 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R. BOOK 419, PAGE 710, THE NORTH LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 1051, PAGE 684, AND THE SOUTH LINE OF SAID SECTION 4; THENCE S89 DEGREES 38'10" W, ALONG SAID NORTH LINE, A DISTANCE OF 511.0 FEET TO THE EASTERLY LINE OF SAID SECTION 47; THENCE S 31 DEGREES 45'23" E ALONG SAID EAST LINE OF SAID SECTION 47 A DISTANCE OF 1,705.98 FEET MORE OR LESS TO THE CENTERLINE OF PELLICER CREEK AND THE SOUTHERLY BOUNDARY OF ST. JOHNS COUNTY; THENCE WESTERLY ALONG SAID CENTERLINE OF PELLICER CREEK AND THE SOUTHERLY BOUNDARY OF ST. JOHNS COUNTY, A DISTANCE OF 4,221 FEET MORE OR LESS TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN O.R. BOOK 1058, PAGE 559; THENCE N00 DEGREES 00'00" E ALONG THE EAST LINE OF SAID LANDS A DISTANCE OF 1375.14 FEET MORE OR LESS TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN O.R. BOOK 1197, PAGE 532; THENCE N85 DEGREES 30'01" E ALONG THE SOUTH LINE OF SAID LANDS AND THE SOUTH LINE OF LANDS DESCRIBED IN O.R. BOOK 1197, PAGE 528, A DISTANCE OF 1,000.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN O.R. BOOK 1197, PAGE 528; THENCE N00 DEGREES 00'00" E ALONG THE THE EAST LINE OF SAID LANDS A DISTANCE OF 873.89 FEET TO THE NORTHEAST CORNER OF SAID LANDS AND THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 204 (NOW COUNTY ROAD 204) A DISTANCE OF 1,496.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 171.03 ACRES MORE OR LESS SUBJECT TO A 33 FOOT INGRESS AND EGRESS EASEMENT RECORDED IN O.R. BOOK 455, PAGE 669.  
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: PRD 2001-01 Double Bridges  
L159-2 Jan 21, 2002

**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**

February 11, 2002

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 February 8, 2002 and certified copies of Ordinance Nos. 2002-04 and 2002-05, which were filed in this office on February 11, 2002.

Sincerely,

*Liz Cloud* ak

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mp

ORDINANCE BOOK 28 PAGE 96

**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](mailto:election@mail.dos.state.fl.us)