

ORDINANCE NUMBER: 2002 - 05

P. U. D. OFF. REC.
BOOK 0 PAGE 896

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

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

SECTION 1. That, as requested by Gary Davenport, on behalf of Taylor Bush, the title owner of record in the application, **Mickler Road PUD** (PUD 2001-19) with supporting documents for the zoning change submitted on September 21, 2001, hereinafter known as the application, the zoning classification of lands described within attached Exhibit A, is hereby changed from Open Rural (OR) to Planned Unit Development (PUD).

SECTION 2. That development of the lands within this Planned Unit Development shall proceed in accordance with the **Mickler Road PUD** application, dated September 21, 2001, and other supporting documents, which are a part of Zoning File PUD-2001-19, 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 request for rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The proposed project 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 request 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 request 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 this project meet all requirements of Section 5.03.02(G) of the Land Development Code.

6. The proposed 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 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

LEGAL DESCRIPTION:

A parcel of land, being a portion of the Z.P. Gibbs or Sanchez Grant, Section 46, Township 2 South, range 29 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a point of beginning, begin at the intersection of the easterly right of way line of Mickler Road, (a 100 foot public road right of way, at this point). With the easterly line of Seaside at Ponte Vedra Unit Three, as shown on the plat thereof, recorded in Map Book 28, pages 56, 57, 58, 59 & 60 of the public records of said St. Johns County, FL and run thence north $09^{\circ}26'03''$ west along the easterly line of Seaside at Ponte Vedra Unit Three, a distance of 454.70 feet, to a point on the southernly line of Seaside at Ponte Vedra Unit Two. As shown on the plat thereof, recorded in Map Book 27, pages 29, 30, 31, 32 & 33 of public records of said St. Johns County, Florida; run thence north $68^{\circ}34'04''$ east, along the southernly line of Seaside at Ponte Vedra Unit Two, a distance of 527.19' feet to a point on the easterly line of those lands described and recorded in that quick claim deed recorded in Official Records Book 1266 page 1624 of the Public Records of said St. Johns County, Florida; run thence south $09^{\circ}27'12''$ east, along the easterly line thereof, a distance of 618.21 feet, to a point on the northerly right of way line of said Mickler Road; run thence, along the northerly right of way line of said Mickler Road, run the following three (3) courses and distances:

Course #1: South $67^{\circ}50'59''$ west, a distance of 97.98 feet, to the point of curvature, of a curve leading northwesterly;

Course #2: Thence northwesterly, along and around the arc of a curve, being concave northerly, and having a radius of 523.69 feet, through a central angle of $37^{\circ}46'05''$ to the right, an arc distance of 345.21 feet to the point of tangency, last said arc being subtended by a chord bearing and distance of south $86^{\circ}44'01''$ west, 338.99 feet;

Course #3: Run thence north $74^{\circ}22'56''$ west, a distance of 91.93 feet, to the aforesaid easterly line of Seaside at Ponte Vedra unit three, and the point of beginning.

The lands thus described, contains 296,312 square feet or 6,80 acres, more or less, in are

EXHIBIT D

MICKLER ROAD PUD

MASTER DEVELOPMENT PLAN TEXT

This Master Development Plan Text is part of an application for rezoning to Planned Unit Development ("PUD") as required by the St. Johns County Land Development Code, Section 5.03.02G1. The application is filed on behalf of the applicant, Taylor Bush and the owners, Jacob M. Mickler, Merlin J. and Susan Mickler, and Raymond A. and Rhetha J. Mickler ("Mickler").

- A. The Mickler Road PUD proposed by this Development Plan is an in-fill project between several significant developments in the northeast portion of St. Johns County. This development will fill housing demand in this portion of the County where the urban infrastructure is already in place. The project will be accessed by connection to Mickler Road. The project will therefore not contribute to urban sprawl. The project is located adjacent to the Seaside Subdivision and several other single family residential and also non-residential developments.
- B. The total number of acres within the project as requested in the application is approximately 6.8 acres.
- C. There are only approximately .13 acres of wetlands included within the project as determined by preliminary review from an environmental consultant based upon vegetation and informal consultation with the St. Johns Water Management District staff.
- D. Residential development (including roadways, parking and driveways) will encompass approximately 3.4 acres as shown on the Master Development Plan. A minimum of .6 acres of active recreation will be provided. Perimeter buffers consist of approximately 5% of the entire site. Additional open space is provided within the park and recreation area, utility easement areas, building setbacks and retention ponds. Total open space includes 4.0 acres or 59% of the site.
- E. Residential development shall be limited to 26 residential units (as shown on the Master Development Plan Map) less than the maximum allowed within the Comprehensive Plan Residential C category. The density of the project is 3.8 units per gross acre based upon 26 residential units on a total of 6.8 acres. The density net of wetland acres is 3.89 units per upland acre. Between 2 and 6 units may be constructed within each structure. The projected population within the project is 63 persons based upon 2.44 persons per household, the County concurrency standard. The estimated number of school age children within the project is 10.
- F. There is no non-residential development within this PUD.

- G. The residential areas will be developed with attached single family homes with fee-simple or condominium form of ownership. Lot development criteria shall be as follows: There shall be no required minimum lot width or a minimum lot size for each individual townhome or condominium unit. Maximum building height for all structures shall be 35 ft., except that building number 3, as shown on the MDP, shall be limited to one story.

The following setback requirements shall apply to each group of attached structures. The minimum building setback from Mickler Road and adjacent residential property shall be 50 ft. The minimum distance between buildings shall be 20 ft. A minimum 20 ft. buffer shall be provided along Mickler Road, except as waived in paragraph T below. A minimum 10 ft. buffer shall be provided along all sides and rear property lines. Buffers shall comply with the provisions of Section 3.06.06 of the Land Development Code, except where a variance is requested in paragraph "T" below. Accessory structures including, but not limited to swimming pools, air conditioning and heating units and pads shall be permitted so long as they are set back 25 ft. from the property line. No vertical improvements shall be permitted within the 50 ft. building setback. Parking for two vehicles per unit shall be provided either within the parking areas or within an optional private garage for each residential unit.

Project identification signs shall be permitted near the main residential entrance to the project on Mickler Road as shown on the Master Development Plan Map. The signs shall comply with Article VII of the Land Development Code and shall also comply with Section 3.06.09 of the Land Development Code except as provided in this paragraph and in paragraph "T" below. Permitted project signage may be located on the entry wall shown on the MDP Map and entry wall elevation. The entry wall may be up to 7 ft. in height with entry features at the gate up to 10 ft. in height.

- H. All roads, streets, parking and drainage areas shall conform to the design standards specified in the St. Johns County Land Development Code. The internal roadways will remain privately owned by the developer or a property owners association.

The Master Development Plan Map depicts a preliminary vehicular circulation system that shows all proposed points of connection with public rights-of-way. Sidewalks shall be provided along Mickler Road in front of the PUD property and extending east within the County right-of-way connecting to the existing sidewalk (subject to available right-of-way and right-of-way permitting) as shown on the MDP. The exact location and configuration of the internal roads shall be depicted on construction plans submitted for approval. An additional 15 ft. of right-of-way shall be reserved along Mickler Road. The reserved right-of-way may be conveyed or dedicated to St. Johns County for impact fee credits.

Amenities within the recreational area shall include, but shall not be limited to a children's play area, a grassed field and a passive park area with benches. The final location and design of the active park improvements shall be determined at the time of construction plan approval. Water and sewer facilities shall be provided by Intracoastal, including fire protection. Fire protection shall be in compliance with the St. Johns County Land Development Code. Solid waste collection shall be provided by the County-contracted waste collection company.

- I. Based upon an estimated use of 350 gallons per day per residence, water and sewer use for 26 residential units results in an estimated of 9,100 gallons per day for water and an estimated 9,100 gallons per day for sewer.
- J. The soil survey for St. Johns County Florida identifies one type of soil on the site: astatula fine sand.
- K. The site vegetation includes oaks, palms and hickory trees.
- L. There is no Significant Natural Communities Habitat (as defined by the St. Johns County Land Development Code) within this project. This provision is also not applicable because the project is less than 10 acres.
- M. There are no known or observed Historic Resources (as defined by the St. Johns County Land Development Code) within this project.
- N. A minimum 10 ft. landscaped or natural vegetation perimeter buffer shall be provided around the boundary of the property, unless replaced with a vegetated berm. The western and northern boundaries shall be improved with either an 8 ft. masonry wall or a combination berm and/or landscaping with 100% opacity at 8 ft. The MDP Map shows 150 trees outside of building footprints and other horizontal improvements. A minimum of 85% of the trees shown on the MDP shall be preserved upon buildout of the project, subject to loss due to hurricane, tornado, lightning, pestilence and similar acts of God.
- O. This PUD is located in the Ponte Vedra/Palm Valley Coastal Corridor Overlay District as defined by Article III of the St. Johns County Land Development Code. The PUD shall comply with Part 3.06.00 of the Land Development Code, except as expressly stated otherwise in this PUD.
- P. Development of this site and construction of the improvements may require temporary uses such as construction trailers, sales offices, or other trailers, temporary signage or temporary access. Temporary sales and construction trailers and other temporary improvements shall be removed from a lot or parcel within 30 days from the date that such improvements receive a certificate of occupancy from the County. Temporary construction trailers will be shown on engineering and construction plans.
- Q. The accessory uses are addressed in subparagraph G above.
- R. The development will be built in one 5 year phase. The development shall commence within 3 years of the date of approval of this PUD. Commencement is defined as the approval of engineering plans to St. Johns County. The development shall be completed within 5 years after commencement. Completion of development shall be defined as County approval of the final horizontal engineering plans for all improvements within the PUD. Individual buildings may receive separate building permits and certificates of occupancy so long as sufficient infrastructure to support such individual buildings has been completed and approved.

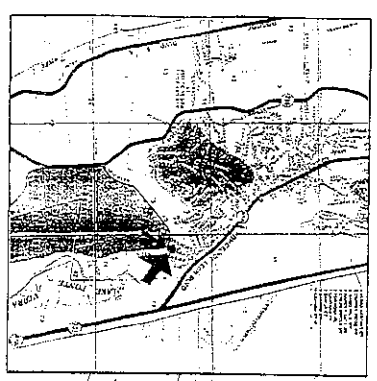
- S. The project will provide on-site stormwater drainage facilities. Intracoastal has capacity and will provide all of the water and sewer facilities for the project. The project will therefore have minimal impact on the facilities and infrastructure of St. Johns County. The project is located within an area designated for residential development in the St. Johns County Comprehensive Plan. The project is also located within an area which is experiencing strong demand for housing in northern St. Johns County. The project will therefore meet the demand for housing by residents of St. Johns County. The existing zoning district would not permit the property to meet the housing demand. The PUD zoning, rather than conventional residential zoning, allows the developer and the County greater control over development within this project.
- T. The project requests the following waivers, variances or deviations from the applicable Code: (1) The front buffer along Mickler Road for parking associated with the Southwest building shall be 10 ft., this reduced buffer is justified to protect existing trees on the site (waiver from Section 3.06.06.A.1 LDC); (2) Two entry wall features may be provided on either side of the main entry. The maximum height of the entry wall shall be 7". The maximum height of entry wall features may be up to 10 ft. The entry wall may be connected to a metal picket fence along Mickler Road up to 6 ft. in height with fence pilasters up to 7 ft. in height, all as shown on the MDP Map and entry wall elevation provided. The increased heights of the entry wall and fence are justified to screen the project from Mickler and Neck Roads, and because of the reduced signage square feet provided (waiver from Section 3.06.09.A.1 and Section 3.06.07.A LDC); (3) The final location and design of the active park improvements shall be determined at the time of construction plan approval, subject to an incremental MDP Map approval. The actual improvements will depend upon the marketing and type of buyers within the project (waiver from Section 5.03.02.G.2 LDC); and (4) screened pool enclosures shall be permitted within rear yard courtyards shown on the MDP Map subject to a 40 ft. Setback from the adjacent property line for buildings 6 & 7 and 30 ft. for building 3. This is a waiver from Section 3.06.05.A.5, which is justified to protect existing trees on the site.
- U. All successors in title to the Property shall be bound to the conditions of the approved PUD.
- V. Not Applicable.

GENERAL NOTES:
 TEMPORARY CONSTRUCTION SALES TRAILERS MAY BE LOCATED WITHIN THE PROJECT. TEMPORARY TRAILERS WILL BE REMOVED WITHIN 30 DAYS AFTER THE LAST CERTIFICATE OF OCCUPANCY.
 THE BUILDING FOOTPRINTS SHOWN HEREON ARE CONCEPTUAL AND SUBJECT TO FINAL ENGINEERING AND DESIGN. THE AREAS LABELED AS COURTYARDS MAY INCLUDE A FINISHED POOL AND/OR ACCESSORY STRUCTURES.

LEGAL DESCRIPTION:

A parcel of land, being a portion of the 2 P. Gibbs or Sanchez Grant, Section 46, Township 2 South, Range 29 East, St. Johns County, Florida, and parcel of land being more particularly described as follows:
 For a point of beginning, begin at the intersection of the easterly right-of-way line of Micklers Road, a 100 foot public road right-of-way, at this point, with the easterly line of easement of Ponte Vedra Unit Three, as shown on the plat thereof, recorded in Plat Book 28, pages 56, 57, 58, 59 & 60 of the public records of said St. Johns County, Florida, and thence north 69° 26' 03" west along the easterly line of easement of Ponte Vedra Unit Three, a distance of 454.70 feet, to a point on the southerly line of easement of Ponte Vedra Unit Two, as shown on the plat thereof, recorded in Plat Book 27, pages 30, 31, 32 & 33 of the public records of said St. Johns County, Florida, and thence north 69° 26' 03" east, along the southerly line of easement of Ponte Vedra Unit Two, a distance of 119.33 feet, to the point of beginning.
 A second course of 618.21 feet, to a point on the northerly right-of-way line of said Micklers Road, on the following three (3) courses and distances:
 Course #1: South 67° 51' 59" west, a distance of 97.98 feet, to the point of curving, of a curve leading westerly;
 Course #2: A curve leading westerly, along and around the arc of a curve, being concave to the right, with a radius of 1,000 feet, a central angle of 17° 46' 05" to the right, an arc distance of 345.21 feet, to the point of tangency, last said arc being subtended by a chord bearing and distance of south 86° 44' 01" west, 339.99 feet;
 Course #3: Run thence north 49° 23' 56" west, a distance of 119.33 feet, to the point of beginning.

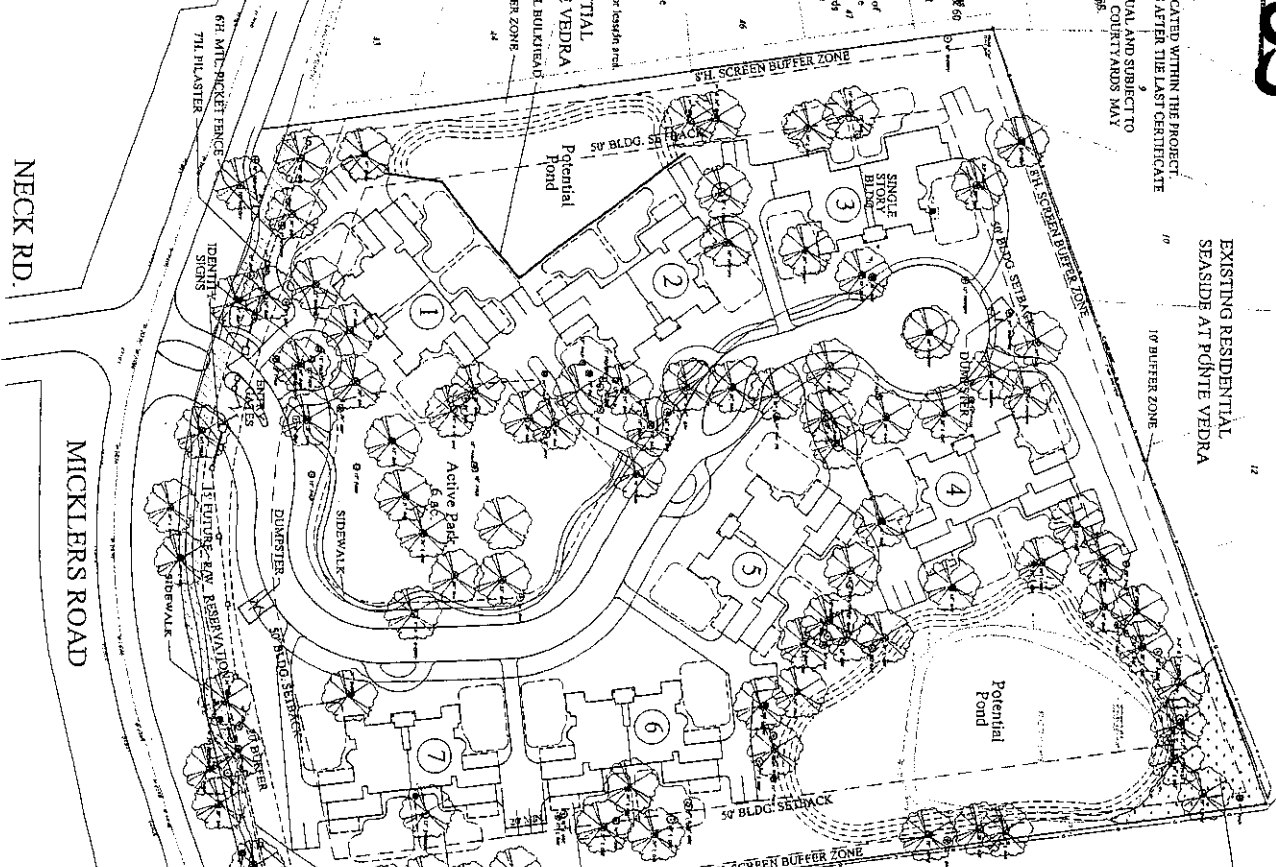
VICINITY MAP



NECK RD.

MICKLERS ROAD

MASTER DEVELOPMENT PLAN



EXISTING RESIDENTIAL SEASIDE AT PONTE VEDRA

10' BUFFER ZONE

6th MTL PICKET FENCE

7th PILASTER

IDENTITY SIGNS

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

UNDISTURBED NATURAL ISOLATED WETLAND TO REMAIN

SITE STATISTICS

GROSS ACREAGE	6.8 ac.
10 PERMETER BUFFER BUILDING COVERAGE	4.2 ac. (22%)
ROAD RW AREA	1.0 ac.
PARKING & DRIVEWAYS	1.0 ac.
OPEN SPACE AREA	4.0 ac.
ACTIVE RECREATION	6.2 ac.
TOTAL UNITS	76 units
DENSITY	3.8 du/ac.
PARKING PROVIDED	57 (2 per unit)
FLOOD ZONE	Zone "A"
APPROX. IMPERVIOUS AREA	3.4 ac. (50%)

1. THE 8 FT. HIGH SCREEN BUFFER ZONE WILL PROVIDE 100% OF CAPACITY IN ACCORDANCE WITH SECTION 1.0609 OF THE LDC ALONG THE NORTH AND WESTERN BOUNDARIES ONLY.
2. TEMPORARY CONSTRUCTION AND SALES SIGNAGE MAY BE INCLUDED AT THE ENTRY LOCATION OFF OF MICKLERS ROAD AS WELL AS ADJ TO INTERNAL BUILDING SITES.
3. THE PROJECT IDENTITY SIGN AT THE MAIN ENTRANCE WILL CONSIST OF (2) 10' TALL PILASTERS W/ A 24" SIGN ON E.A. PILASTER.
4. OTHER NON-COMMERCIAL IMPROVEMENTS: A MAN OF 83% OF THE TRESS SHOWN SHALL BE MAINTAINED OUTSIDE OF THE BUFFER ZONE AND SUBJECT TO LOSS DUE TO BURST/CANE, TORNAADO, LIGHTNING, FESTIVENCE AND SIMILAR ACTS OF GOD.

SINGLE FAMILY HOUSE

POTENTIAL SECONDARY GARAGES

10' BUFFER ZONE

POTENTIAL TYP. RESIDENT COURTYARD LOCATION

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

6th MTL PICKET FENCE

7th PILASTER

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

Connect to sidewalk on right of way

BASHAM DESIGN GROUP, INC.
 10000 W. BAYVIEW BLVD., SUITE 100
 MIAMI, FL 33147
 PHONE: (305) 555-1111
 FAX: (305) 555-1112
 WWW.BASHAMDESIGN.COM

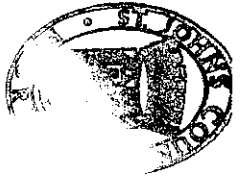
DATE: 01/29/02
 SCALE: AS SHOWN
 SHEET NO: SP-1
 TOTAL SHEETS: 1

Micklers Site
 PONTE VEDRA BEACH, FLORIDA
 MASTER DEVELOPMENT PLAN

REVISIONS

NO.	DATE	DESCRIPTION
1	01/29/02	ISSUED FOR PERMIT

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF March 20 28
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners
BY: *Cheryl Strickland* D.C.

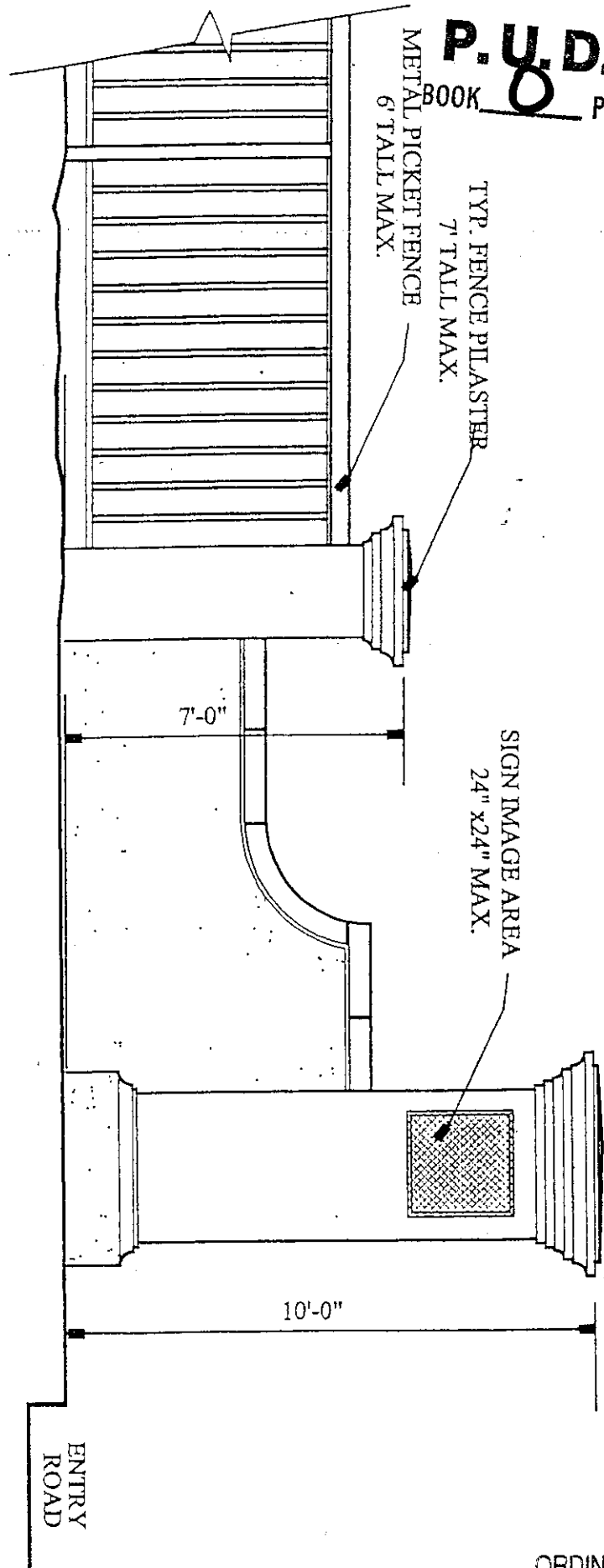


FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY FL

02 MAR 11 AM 11:54

CHERYL STRICKLAND
CLERK OF COURTS

P. U. D. OFF REC.
BOOK 0 PAGE 904



LEFT SIDE ENTRY WALL ELEVATION

TYPICAL TO RIGHT SIDE

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 **4320 & 4280 MICKLER ROAD**

FILE# PUD 2001-19 MICKLER ROAD

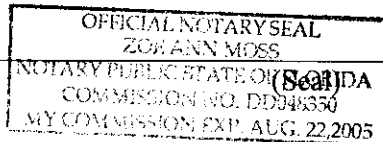
in the Court, was published in said newspaper in the issues of

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 21ST 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 an ordinance to rezone from OR (Open Rural) to PUD (Planned Unit Development) to allow 26 attached residential units.
The subject property is located at 4320 and 4280 Mickler Road within St. Johns County, Florida.
EXHIBIT "A"
A parcel of land, being a portion of the Z.P. Gibbs or Sanchez Grant, Section 46, Township 2 South, Range 29 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:
For a point of beginning, begin at the intersection of the easterly right of way line of Mickler Road, (a 100 foot public road right of way, at this point). With the easterly line of Seaside at Ponte Vedra Unit Three, as shown on the plat thereof, recorded in Map Book 28, pages 56, 57, 58, 59 & 60 of the public records of said St. Johns County, FL and run thence North 09 degrees 26'03" West along the easterly line of Seaside at Ponte Vedra Unit Three, a distance of 454.70 feet, to a point on the southerly line of Seaside at Ponte Vedra Unit Two. As shown on the plat thereof, recorded in Map Book 27, pages 29, 30, 31, 32 & 33 of public records of said St. Johns County, Florida; run thence North 68 degrees 34'04" East, along the southerly line of Seaside at Ponte Vedra Unit Two, a distance of 527.19' feet to a point on the easterly line of those lands described and recorded in that quick claim deed recorded in Official Records Book 1266 page 1624 of the Public Records of said St. Johns County, Florida; run thence South 09 degrees 27'12" East, along the easterly line thereof, a distance of 618.21 feet, to a point on the northerly right of way line of said Mickler Road; run thence, along the northerly right of way line of said Mickler Road; run the following three (3) courses and distances:
Course #1: South 67 degrees 50'59" west, a distance of 97.98 feet, to the point of curvature, of a curve leading northwesterly;
Course #2: Thence northwesterly, along and around the arc of a curve, being concave northerly, and having a radius of 523.69 feet, through a central angle of 37 degrees 46'05" to the right, an arc distance of 345.21 feet to the point of tangency, last said arc being subtended by a chord bearing and distance of South 86 degrees 44'01" West, 338.99 feet;
Course #3: Run thence north 74 degrees 22'56" west, a distance of 91.93 feet, to the aforesaid easterly line of Seaside at Ponte Vedra unit three, and the point of beginning.
The lands thus described, contains 296,312 square feet or 6.80 acres, more or less in area
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 procedure. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida 32085.
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
MARC A. JACALONE, CHAIRMAN
FILE NUMBER: PUD 2001-19 Mickler Road
L160-2 Jan 21, 2002**