

ORDINANCE NUMBER: 2002 - 65

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.

P.U.D. OFF. REC.
BOOK P PAGE 694

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

SECTION 1. That, as requested by Beth Breeding of Sunshine Farms Development on behalf of Francis G. Robinson, Barbara M. Robinson, Benjamin M. Robinson and Randy L. Robinson, the title owners of record in the application along with supporting documents for a zoning change dated March 26, 2002, and hereinafter known as the **Palm Lakes PUD** (File number PUD 2002-05), the zoning classification of lands described on attached **Exhibit A** is hereby changed from Open Rural (OR) to Planned Unit Development (PUD).

SECTION 2. That development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated March 26, 2002, and other supporting documents, which are a part of Zoning File PUD 2002-05, 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 **Palm Lakes PUD** has been considered in accordance with the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code and, whereby, it is found that:

1. The 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 and the provision of diverse living opportunities.
3. The proposed project 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 4. To the extent they do not conflict with the specific provisions of this PUD Ordinance, all provisions of the Land Development Code, as may be amended from time to time, shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, Comprehensive Plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

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

SECTION 6. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the 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 22 DAY OF October, 2002.

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

BY: James E. Bryant
James E. Bryant, Chairman

RENDITION DATE 10/23/02

ATTEST: Cheryl Strickland, Clerk

BY: Wonne King
Deputy Clerk

EFFECTIVE DATE: October 30, 2002

EXHIBIT A

P. U. D. OFF. REC.
 BOOK P PAGE 696

MAP SHOWING SKETCH OF

A portion of Sub Sections 7 and 10, lying within Section 38 of the Antonia Muertas Grant, and a portion of the Pacelli Donation, Section 37, all lying within Township 6 South, Range 78 East, St. Johns County, Florida, and being more particularly described as follows: COMMENCE at the intersection of the centerline of County Road No. 13-A (a 100 foot right of way as presently established) with the centerline of base line for State Road No. 16 (a 200 foot right of way as shown on the Florida Department of Transportation Right of Way Map Section No. 78060-2572, dated November 16, 1998); thence South 19°30'15" West, along said centerline of County Road No. 13-A, a distance of 71.23 feet to its intersection with the Westerly prolongation of the Southerly right of way line of said State Road No. 16; thence South 81°0'44" East, along last said line, a distance of 155.13 feet to the POINT OF BEGINNING; thence continue South 81°0'44" East, along said Southerly right of way line of said State Road No. 16, a distance of 739.82 feet; thence South 20°44'25" West, 1,364.48 feet; thence South 81°0'44" East, a distance of 2,309.30 feet; thence North 08°49'16" East, a distance of 1,335.06 feet to a point lying on said Southerly right of way line of State Road No. 16; thence South 81°0'44" East, along said Southerly right of way line, 1,022.92 feet; thence South 04°31'22" East, 2,709.28 feet to the point of curvature of a curve concave Easterly and having a radius of 2,750.00 feet; thence Southerly around and along the arc of said curve, a distance of 592.38 feet, said arc being subtended by a chord bearing and distance of South 10°41'38" East, 591.74 feet to a point situate in the Easterly line of said Sub-Section 10; thence South 18°36'15" West, along said Easterly line of Sub-Section 10, a distance of 2,321.49 feet to the Southeast corner thereof; thence North 71°41'07" West, along the Southerly line of said Sub Section 10, a distance of 1,061.37 feet to its intersection with the Easterly line of said Section 37; thence South 00°59'34" East, along last said line, 10.56 feet; thence North 72°21'59" West, 2,510.92 feet; thence North 19°30'15" East, 2,050.00 feet; thence North 72°21'59" West, 1,697.85 feet to a point lying on the Southeasterly right of way line of said County Road No. 13-A; thence North 19°30'15" East, along last said line, 2,052.77 feet to the point of curvature of a curve concave Southeasterly, having a radius of 2,246.58 feet; thence Northeasterly along the arc of said curved Southeasterly right of way line, through a central angle of 17°22'09", an arc distance of 681.05 feet to the POINT OF BEGINNING, said arc being subtended by a chord bearing and distance of North 28°11'19" East, 678.44 feet.

Containing 419.153 acres, more or less.

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: plandep@co.st-johns.fl.us

APPLICATION FOR PLANNED UNIT DEVELOPMENT (PUD)

Date 9-5-02 PUD File Number _____ Receipt Number _____

- 1. Project Name Palm Royal
- 2. Applicant's Name, Address, and Phone No. Sunshine Farms Development, 4141 Southpoint Dr., E-Ste. B, Jax. FL 32216
- 3. Owner's Name, Address, and Phone No. Francis G. Robinson, et al, 3970 Pacetti Road, St. Augustine, FL 32092
- 4. Property Location Northeast Corner of Pacetti Road (13A) and S.R. 16
- 5. Legal Description See attached
- 6. Present Use of Property Sod Farm
- 7. Parcel ID Number 028670-0000 8. Current Zoning OR 9. 2015 FLUM designation Residential - B
- 10. Section 38 11. Township 6S 12. Range 28E
- 13. Requested Change Rezone to Planned Unit Development
- 14. Is Concurrency review required? yes 15. Zoning Map Page # 3D/S 16. Size of Property 419.16 Acres
- 17. Utility Provider St. Johns County Utilities

- 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.
Proof of ownership (deed or certificate by lawyer or abstract company or title company that verifies record owner as above). If the applicant is not the owner, a letter of authorization from the owner(s) for applicant to represent the owner for all purposes related to this application must be provided.
 - c. Legal description (attach as Exhibit A)
 - d. Master Development Plan Map (attach as Exhibit C and provide as specified in attached guidelines) and Text (attach as Exhibit D) as required by Section 5.03.02.G of the Land Development Code.
 - e. Eighteen (18) copies of the complete application.
 - f. Application Fee.

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): Helen Breeding

Signature(s): Helen Breeding

ADDRESS AND CONTACT INFORMATION OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS REGARDING THIS APPLICATION

Name: Beth Breeding

Mailing Address: 4141 Southpoint Dr E #B - Jax, FL 32216

Phone: (904) 332-7099 FAX: (904) 332-7098 E-mail: Sildevco@aol.com

Exhibit C

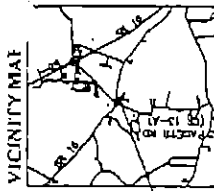
PALM AKES

EXHIBIT "D" MAS. DEVELOPMENT PLAN

ORDINANCE NO.

ST. JOHNS COUNTY, FLORIDA

MARK 25 2002
REVISED SEPTEMBER 12, 2002



PROJECT SITE

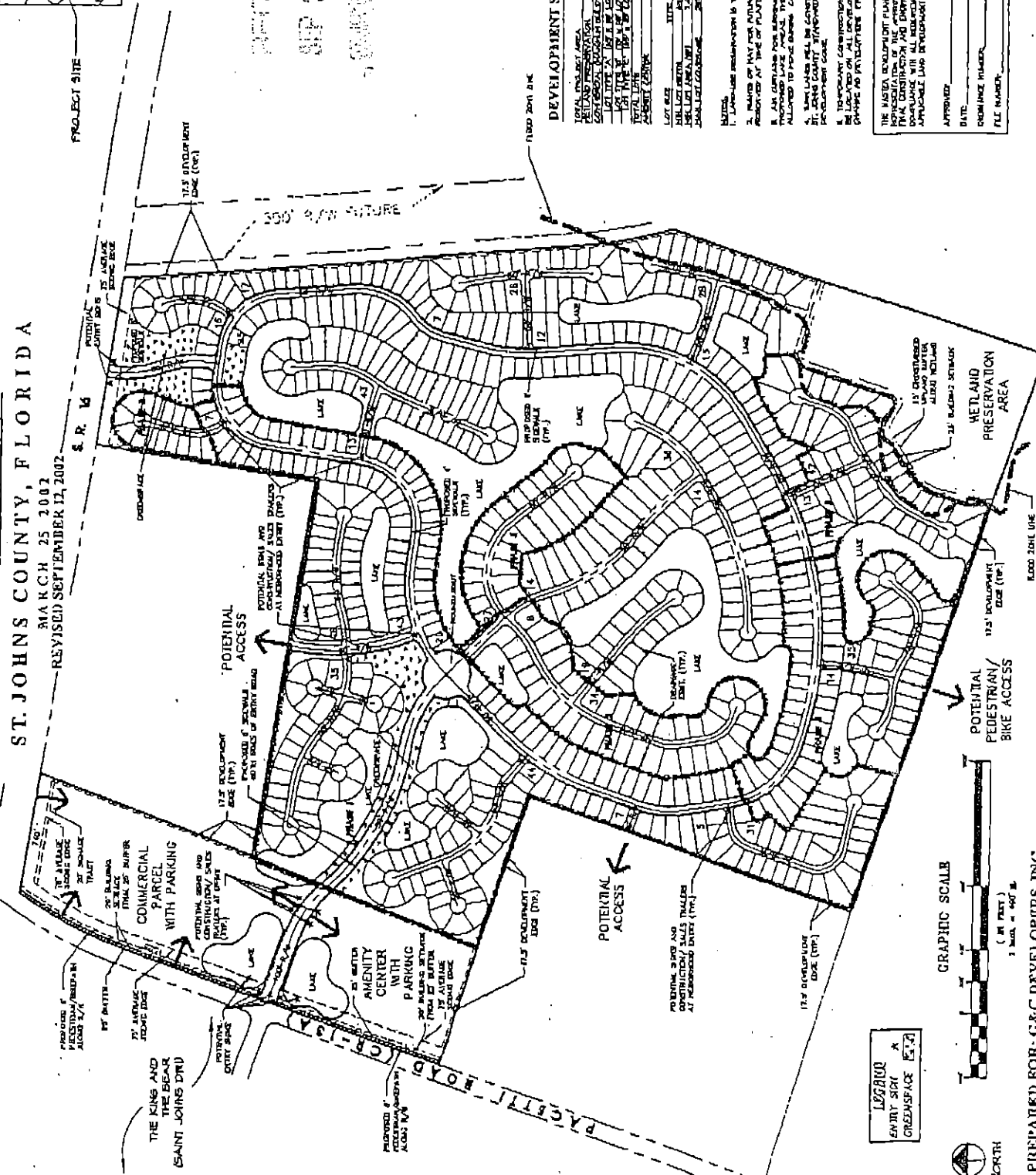
DATE: 09/12/02
SEP 23 2002

DEVELOPMENT SUMMARY

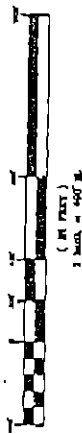
TOTAL PROJECT AREA	48.10 AC
NET LAND PRESERVATION	28.25 AC
NET DEVELOPABLE AREA (NET DEVELOPABLE)	19.85 AC
LOT AREA (NET DEVELOPABLE)	28.00 AC
NET DEVELOPABLE AREA (NET DEVELOPABLE)	19.85 AC
TOTAL LOTS	142
ASBESTY ZONE	N/A
LOT SIZE	171 SQ. FT.
MIN. LOT AREA	1,470 SQ. FT.
MIN. LOT COVERAGE	30%

- NOTES:
1. LAND-USE REGULATIONS IN THE COUNTY MAY NOT BE APPLICABLE TO THIS DEVELOPMENT.
 2. ALL UTILITIES SHALL BE LOCATED IN THE MAPPED LOTS. THE EXACT LOCATION SHALL BE DETERMINED BY THE ENGINEER.
 3. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 4. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 5. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

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



GRAPHIC SCALE



LEGEND
A
ENTRY STRIP
GREENSPACE



PREPARED FOR: G&C DEVELOPERS, INC.

England, Thim & Mear, Inc.

MASTER DEVELOPMENT PLAN TEXT

a. "A description related to the design, character and architectural style or theme of the Project, which demonstrates an innovative, unified, cohesive and compatible plan of development for all Uses included in the Project. Mixed Use PUDs that contain different Uses or several Development Parcels must also demonstrate consistency in design and character and plan of development.

The major design theme for Palm Lakes is to create a series of interconnected neighborhoods within a master planned community. The lakes within the community also function as part of the storm water management system; and add to the separation of neighborhoods from the collector roadway. The amenity center, as described within, adds to the sense of community by providing multiple opportunities for both active and passive uses. The neighborhood has multi-use recreational facilities to accomodate all ages and tastes.

b. "The total number of acres included within the Project as requested in the application."

Approximately 419.16 Acres

c. "The total number of Wetland acres included within the

Project as requested in the application."

Approximately 22 Acres

P. U. D. OFF. REC.
BOOK P PAGE 700

d. "The total amount of Development area, including the total number of developable acres (including filled Wetlands) for each proposed land Use and the total number of Wetland acres to be preserved for each land Use. Each developable Parcel shall be limited to one Use Classification, as provided in Article II of this Code."

The residential area proposed for development is comprised of approximately 419.16 acres of which approximately 22 acres are wetlands and approximately 397.6 acres are uplands. The commercial tract is comprised of approximately 25 acres of uplands.

e. "The total number of residential Dwelling Units and density of the Project, the projected population, and projected population of elementary and high school age children that may reside within the Project ."

There will be no more than 740 residential Dwelling Units. The gross density (excluding the Commercial site) is 1.88 dwelling units per acre and the net density is 1.99 dwelling units per acre. The projected population is 1,879 residents and the projected population of elementary and high school age children that may reside within the Project is 525.4 students.

f. "The total square footage and intensity of non-residential Development."

Commercial development within the PUD shall be limited in intensity to up to 145,000 gross square feet. Impervious surfaces will not exceed 70% of the site and the Floor Area Ratio is limited to 50% of the site. Uses include commercial indoor recreation, archery facilities, entertainment, retail, hospitality, and general business, such as retail goods stores; financial institutions without drive-through facilities; neighborhood convenience stores without gas pumps; grocery stores; specialty food stores; billiards and pool parlors within a restaurant, spas, gyms, and health clubs; commercial, vocational, business or trade schools; churches; Bed and Breakfast establishments and guest lodges limited to no more than ten (10) rooms; service businesses such as blueprint, printing, catering, travel agencies, mail and package services and drycleaner/laundries; personal services such as beauty shops, barbers, or photography studios; adult care centers, child care centers, Nursing Homes; sit down restaurants without drive-through facilities; medical and professional offices, and governmental branch offices, schools for the performing or fine arts and for martial arts.

Additional uses shall include sales and service of alcoholic beverages, including both greater than and less than fourteen

percent (14%) by weight for both on-premise and off-premise consumption, and package store. All alcohol sales will comply with LDC 2.03.02.

P. U. D. OFF. REC.
BOOK P PAGE 702

Tanning and nail shops, and any other uses under Neighborhood Commercial will be allowed per LDC.

Agricultural lands may continue to be used for agriculture activities and silvaculture activities may be added until such time as a Land Clearing Permit is issued for a specific portion of the same, and any portions not then subject to a Land Clearing permit may continue to be used as a agriculture/silvaculture, except those areas designated as undisturbed upland buffers on the Master Development Plan.

g. The residential and non-residential Structure setbacks, as measured from the property line, the minimum size of residential lots, the number of parking spaces for residential and non-residential Uses, the use of Signs and signage to serve the Project and the maximum height of all Structures."

Residential:

Setbacks:

The setbacks and lot sizes must meet or exceed the following development standards for single family residential:

Minimum front yard setback 25 feet - front entry garages

	20 feet - side entry garages including courtyard side entry garages
Minimum side yard setback	7.5 feet per side, measured from wall of bldg to property line
Minimum corner yard setback	10 feet * (See note below)
Maximum height of structure	35 feet
Minimum Rear Setbacks:	10 feet from property line or 25 feet from upland buffer adjacent to contiguous wetlands
Maximum lot coverage of all buildings	35%
Maximum lot coverage	50%

Per LDC 5.03.03.b.1 residential lots must be setback 50' from the ROW of arterial roadways.

* Note: Any corner lots shall only be permitted vehicular access to one road. The frontage on the road used for access shall be considered the front yard and shall have the required minimum front

yard setbacks. The other frontage lot shall be considered a side yard with a minimum 10' setback and the other two yards shall be considered side yards for purposes of the required minimum setbacks.

Any accessory structure detached from the residence will be subject to the same setbacks as the residence. Setbacks are measured from the exterior wall. Fences may be allowed in setback areas in compliance with LDC.

Pools and pool/patio enclosures: Setbacks: Rear 10', Side 7.5', Front 25'

Pool decks: Setbacks: Rear 5', Side 5', Front 25'

Lot size:

Per Section 6.01.03.a. the minimum lot width at street frontage is 25' when lot fronts on a culdesac or curve.

Minimum lot width

65 feet - except some lots which shall be 65 feet at front of front yard setback. Not more than 35% of lots will be this size.

75 feet - except some lots which

shall be 75 feet at front of front yard setback. Not more than 60% of lots will be this size.

85 feet - except some lots which shall be 85 feet at front of front yard setback. The balance of the lots will be this size.

Minimum lot depth 115 feet

Minimum lot area 7,475 square feet

All residential development within the PUD will be single-family residential. The lot dimensions reflected on the Master Development Plan ("MDP") Map are demonstrative only, for purposes of calculating total units to be developed. The actual configuration of each lot will differ due to development restraints, i.e. cul-de-sacs, etc. The general location and configuration of residential lots are indicated on the MDP Map; however, the exact distribution of the total lots may vary depending upon market demands; subject to the above. All configuration changes will be consistent with LDC 5.03.05.

Parking: Each detached single family unit shall provide at least a two (2) car garage in addition to a minimum 25-foot driveway apron which will be located entirely within the front yard and not encroach into the right of way, private road easement or roadway.

Signage: The residential part of the Development may be identified by (i) either one double-faced or two single-faced indirect illuminated entrance signs to be located at each project entrance and may be located within tracts adjacent to the right-of-way on Pacetti Road and SR 16 at the entrance to the development, may be located in the center island entranceway, and/or within the lakes at the entrance way on Pacetti Road. Such signs may be lighted (with lighting directed away from traffic) and shall meet all requirements of the St. Johns County LDCs, shall be a maximum of eight feet (8') tall (from finished grade). An entrance feature located on Pacetti Road which may be up to 25' in height, with a message area (sign face) no greater than thirty-two (32) square feet in size per sign face may be constructed.

In addition, the development shall have no more than sixteen (16) individual village signs, not to exceed thirty two (32) square feet in size and 8' in height which may be installed in an entry feature. All village signs shall be of uniform design.

Commercial signage shall be located in a tract along SR 16 and

may also be located on the buildings. Signage shall comply with LDC in place at time of recording of this document.

Each amenity or recreation area shall be permitted one identification sign that may be two-sided and shall be a maximum sign face of thirty two (32) square feet per side. Signs may be part of entry features and may be a part of a fence or wall. The height of each of these signs shall not exceed what is allowable per the LDC.

Also, there may be temporary signage relative to lot and home sales i.e.- for sale signs, informative contractor signs, model home signs, rentals, identity and information signs and speed limit signs will be provided throughout the development, providing that none of these signs exceed six (6) square feet in size in compliance with LDC in place at time of recording of this document.

Fencing: A fence at a height not to exceed 6 feet may be erected along the property lines. The fencing separating the Commercial Area from adjacent uses may be at a height not to exceed 8'. Frontage along Pacetti Road and SR 16 will either be preserved as open space or landscaped with a wall, fence, landscaping or landscaped berm, or combination thereof as provided in Section 6.06.04.B.6 of the Land Development Code. Signs may be a part of fencing feature.

Height: Structures shall not exceed thirty-five feet (35') in height.

Non-Residential:

Setbacks: Building setbacks from external site boundary lines shall be not less than twenty (20') feet. Setbacks shall be measured from vertical walls of the structure to the property line.

The size and number of parking spaces for the site will be not less than those required in the St. Johns County Land Development Code (LDC) in effect at time of recording of this document per LDC 6.05.02. Notwithstanding the foregoing, out parcels may be sold as individual parcels, provided each parcel has common access/ingress/egress. Out parcels may share parking with other facilities, with shared parking agreements. Offsite parking will be an allowable use. In addition, no required setbacks shall be necessary for separation from lot lines on such out-parcels, except that there shall be a minimum ten (10) foot separation between buildings, unless such buildings are constructed to provide adequate firewalls for common wall construction.

Minimum Lot Requirements: None

Maximum Coverage by All Buildings: 50%

Fencing: Fencing and/or a wall may be allowed to separate the commercial areas from adjacent properties at a height not to exceed 8'.

Signage: The Commercial Area development shall be permitted to

have signage consistent with all LDC requirements in effect at the time of the adoption of the PUD. Signage in the commercial area shall not exceed 35' in height. Additionally, directional/informational signs shall be allowed on site to direct traffic and indicate locations of various activities. Any such sign shall not exceed six (6) square feet. Temporary signs (for sale, rent, contractor, etc.) shall also be allowed.

Height: Structures shall not exceed forty-five (45') feet in height. Buildings over 35' will be in compliance with LDC and State requirements for fire protection.

h. "The type and location of infrastructure needed to serve the Project, including at a minimum, drainage facilities, vehicle and pedestrian access to the Project, internal vehicle and pedestrian access within the Project, interconnectivity access points to adjacent properties, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character or location of the Project."

The infrastructure needed to serve the Project consists of roads, drainage facilities, water and sewer, fire protection and solid waste collection. The roadways may be dedicated to St. Johns County and will be constructed to meet all standards of the Land

Development Code in place at time of recording of this Planned Unit Development.

Vehicular Access: One main entrance/exit roadway to the residential area shall be constructed along Pacetti Road (16A) and one main entrance/exit roadway to residential area shall be constructed along SR 16 in the approximate location as shown on the MDP Map. Three (3) additional access points may be constructed for access to the commercial parcel along Pacetti Road and SR 16. A roadway and pedestrian path will be constructed to access the commercial area from the residential area. All roadways shall be installed in accordance with all St. Johns County Development Services regulations and permits and will comply with the LDCs.

Additionally, the developer agrees to set aside an additional 25' along CR 13A adjacent to the development. This 25' may be used for Right-of-way and no development shall occur within it.

Both left and right turn lanes will be provided on CR 13A and SR16 to access this project. These turn lanes will be constructed as required by the Land Development Code requirements.

Internal Access: Internal access to all single family dwellings and the amenities shall be provided by either public rights of way, or private rights of way maintained by the Homeowner's Association. All internal roadways shall be constructed in accordance with the LDCs as approved by including combination

curb and gutter. The commercial area will have its own connection to the internal stem road.

Pedestrian access: Sidewalks of six foot (6') minimum width will be constructed by the Applicant on one side along Pacetti Road before as-builts will be accepted for Phase I. Sidewalks of 4' width minimum will be built along the main roadways (60' right-of-way or greater) before as-builts for those roadways will be accepted. Sidewalks will be required of contractors when homes are built along one side of all main interior roads and may be installed on balance at developer's discretion. 6' sidewalks will be construction along both sides of hte roadway from the entrance on Pacetti Road to the roundabout. At the approval of construction plans on Phase II a bike/pedestrian path will be constructed at the south end of this project for interconnectivity.

Recreation: The developer will construct a recreation and amenity complex within the project as shown on the MDP Map. The complex shall include the following amenities: tennis court(s), swimming pool(s), multipurpose/soccer field, half court basketball court(s), outdoor playground(s), dog park and may include amenities as deemed appropriate by the developer.

Recreation will be developed in phases as the project is built out.

With the construction of Phase I, including but not limited to, the pavilion with restrooms, picnic area, and a pool shall be constructed. With the construction of Phase II, including but not

limited to, the multi-purpose field, child's playground, and half court basketball court shall be constructed. With the construction of Phase III, including but not limited to, the tennis courts shall be completed. The amenities will be completed at each phase before as-builts are accepted.

Acreage set aside for Recreational use will be approximately 18 acres, with approximately 10 acres designated as active recreation and the remainder as passive recreation. Pursuant to Section 5.03.03.02.D.2, the design population of 1,879 yields a required Recreation Area of 9.40 acres (5 acres per 1,000 pro-rated at 1 acre for each 200 persons = $1879/200 = 9.40$ acres.) Section 5.03.03.D.2 further provides that sixty percent (60%), or as applied to this application, 5.64 acres of the Recreation Area must be community park. Of the 10 acres of active recreation set aside in this project, 6 will be community park. Ball fields are intended for use by residents only. All off-street parking required for the recreation areas and associated uses shall comply with Article 6 of the LDCs.

Drainage: Stormwater will be treated on site within the retention areas. All drainage structures and facilities will be designed and constructed in compliance with the LDCs and the applicable rules of the St. Johns River Water Management District, with revisions and/or with the approval of the St. Johns County

Development Services Department. All necessary permits and construction plans will be acquired and approved prior to the commencement of any construction. The lakes may be modified at engineering if required to pass code requirements. The Stormwater Management System will be maintained by the property owners association, community development district, or other appropriate governing authority. Excess materials from excavation may be stockpiled on site or may be disposed of offsite.

Utilities: All electrical, telephone and cable lines will be installed underground on the site. Electricity will be provided by Florida Power and Light and/or its successor or assigns.

Solid waste: Solid waste for the Residential areas will be handled by the licensed franchisee in the area, with individual curbside pick-up. For the Commercial area, solid waste will be handled by the licensed franchisee in the area.

Fire Protection: Fire Protection will be provided in accordance with the LDC. Developer will cooperate in the establishment of a contract based fire protection district that proratably shares the cost of advance funding the reasonable operating costs of a Fire Station in the vicinity of International Golf Parkway and SR 16 among benefitted developments within a 5 mile radius of the proposed Fire Station.

i. "The amount of water and sewer use, based upon the projected population, and the Public Utility Providers, if applicable."

Water and sewer demand is estimated to be 324,500 and 235,700 gallons per day respectively for residential uses and commercial uses. Public water and sewer service to the development will be provided by St. Johns County Utility Department, its successors or assigns. The development must meet water and sewer concurrency. An availability letter has been received.

j. "The type of underlying soils and its suitability for Development of the proposed Project."

The soil survey of St. Johns County, Florida, identifies three (3) types of soils in the upland (developable) portions of the site: (62) Floridana fine sand, (63) placid fine sand and (64) ellzey fine sand.

k. "The type and extent of upland forest and wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). A map depicting the location of upland forest and Wetland vegetation shall be provided with the application submittal."

See FLUCCS map, attached as Exhibit "H." The predominant use is "sod farm."

l. "The type and extent of any Significant Natural

Communities Habitat as defined by this Code."

P.U.D. OFF. REC.
BOOK P PAGE 715

None.

m. "Identification of known or observed Historic Resources as defined by this Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of this Code shall apply."

None.

n. "The type and extent of buffering, landscaping, tree removal and tree protection, and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy."

A minimum of 25-foot upland buffer and a 25-foot building setback are required adjacent to contiguous wetlands. The upland buffer is to be measured from the jurisdictional wetland line and proceeding landward. No placement of a structure or accessory use is to take place in this buffer. It is to remain a natural undisturbed buffer. Accessory activities are allowed to take place in the 25-foot setback area. The accessory uses do not include buildings with a permanent foundation.

SR 16 will be screened as per Section 6.06.04 of the LDC.

The commercial area will be buffered from the residential areas by the roadway. There is a 17.5' Development Edge to buffer from adjacent properties. Screening, fencing, or a wall may be placed within this development edge. Screening of residential lots along SR 16 will be in compliance with LDC Section 6.06.04(B)(6).

Buffering will be in compliance with LDC.

Amenity Center is accessory to development only. No screening is required.

This development contains approximately 108 acres of open space which equals 26% of this project. It is comprised of lakes, development edge, scenic edge, wetland preservation, upland buffer and setback, and green space.

The site will comply with the tree ordinance in effect at time of recording of this document.

o. " PUDs located in Special Districts as defined by Article III of the Land Development Code shall include a statement identifying the particular Special District and referencing the requirements to comply with the provisions of such Special District."

N/A

p. "The use, location and duration of temporary uses, including construction trailers, sales units, model homes, and temporary signage related to construction of the Project."

Model homes may be used as sales offices until the last home is constructed per phase. Up to 10% of the lots approved per approved phase pursuant to this PUD may be used for model homes. Model homes shall not be issued a certificate of occupancy until final plat approval for the phase in which the model home is located. Model

homes may not be used as sales offices until as-builts are accepted. Parking shall be provided for the trailers and the model homes in a temporary, defined but unpaved lot within the area nearby per Land Development Code Section 2.02.04 (10).

Model homes may be constructed before platting as authorized by current LDCs and used for sales purposes after platting.

Temporary sales office(s) and/or construction trailer(s) shall be allowed to be placed on site and moved throughout the site as phasing changes. The temporary office(s) shall be allowed to remain on site for a period of twelve (12) years beginning at the approval of construction plans. Temporary construction trailers in the Commercial areas shall be removed prior to issuance of a final certificate of occupancy for that stage of development.

Also, there may be temporary signage relative to lot and home sales i.e.- for sale signs, informative contractor signs, model home signs, rentals, etc. Each sign shall not exceed six (6) square feet and will be in compliance with LDC.

OTHER PERMITTED USES:

During initial construction of the development, an air curtain burning operation shall be permitted on site. Said air curtain burning operation will be removed when construction is complete.

q. "The use and location of accessory uses for residential and non-residential structures, including Guest Houses, A/C units and related heating/cooling units, setbacks, swimming pools, fencing, and similar Uses."

Exterior air conditioning units and related heating/cooling units may be located adjacent to or at the rear of the structures served or may be located not closer than 5' to the side property line. Fences are not to exceed six feet (6') and will be in compliance with LDC.

r. "A phasing schedule, including at a minimum, the amount of residential and non-residential development to be completed within a specified phase, a specific commencement date, a definition of commencement of the Project, and a specific completion date. The PUD shall expire at the end of the specific completion date included in the MDP Text and no further development shall occur until the phasing schedule is extended or modified pursuant to the requirements of this part. The PUD shall provide as part of the phasing schedule, an estimate of uses to be developed within five (5) year phases. The estimated phases may overlap during construction; however, the phase shall be fifty percent (50%) complete, before the next phase may proceed unless modified through a PUD Minor Modification."

This Project will be developed in five (5) phases as shown below. Construction will be commenced within two years of the

effective date of the initial PUD Zoning Ordinance and extending through buildout of the project not to exceed twelve (12) years. The PUD shall be permitted and platted within ten (10) years. Commencement of construction shall be deemed to have occurred upon approval of final construction plans for horizontal improvements. Completion is defined as receipt of final subdivision plat approval per phase for residential and the acceptance of as-builts for commercial.

The phasing schedule shall also provide for a PUD progress report as required by Section 5.03.07. We will comply with this requirement.

	# Units	Commencement	Completion
		not more than	
Phase I	235	2003	2006
Phase II	115	2004	2007
Phase III	93	2005	2009
Phase IV	190	2007	2011
	+ 145,000 sq.ft. commercial		
Phase V	107	2009	2013

s. "The projected impact of the Project upon St. Johns County, an explanation of the Project's benefit to the County, as compared to existing zoning or other zoning district, and justification of the Project."

The impact of the Project on County service and infrastructure will be within all adopted levels of service except for traffic concurrency. The Project's benefits include the provision of additional housing opportunities which complement the neighboring developments, provide for the local availability of goods and services not presently available, as well as the creation of additional employment opportunities.

Justification for approval of this PUD, when developed in accordance with the conditions stipulated within the application and imposed by the adopting ordinance include the following:

1. The tract in question is located in a Residential District. Zoning must be by PUD. The tract is suitable in character and location for the structure and uses proposed.
2. The project will not adversely affect the orderly development of St. Johns County as embodied by the LDC and the St. Johns County Comprehensive Plan 2015. The property is identified as Residential B Mixed Use on the Future Land Use Map of the St. Johns County Comprehensive Plan which allows development activities as proposed within this application. As described, this use is compatible with the surrounding zoning and Comprehensive Plan as well as the overall trend of the area. The applicant believes that the proposed PUD will be a

benefit to the future occupants of the project and to the residents of St. Johns County in that the County will be afforded strict control over development within a rapidly growing area.

3. The project will not adversely affect the health, safety and welfare of the residents or workers in the area, will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood and will accomplish the objectives, standards and criteria set forth in the LDCs. Before planning this project, wetland and topographical surveys were performed to include wetland preservation as part of the development plan. The developer, owners association and architectural review board will maintain the character and appearance set forth herein.

4. The project will conform to the requirements of Article XI of the LDC. Construction will commence only after confirmation by the St. Johns County Concurrency Review Committee in accordance with the standards and procedures of the LDC that the availability of adequate public facilities and services support the proposed PUD and issuance of a Final Certificate of Concurrency. No Final

Development Permits (Construction Plans or Final Plats) can be approved unless a valid, unexpired Final Certificate of Concurrency has been issued by the Concurrency Review Committee.

5. The conditions stipulated in the PUD application and imposed by this ordinance provide for strict regulation and maintenance of this project.

6. When developed in accordance with the conditions stipulated by this ordinance, the PUD will maintain the standards of the area, complement the neighboring developments and will be compatible with the desired future development of the area.

t. "A description of any waivers, variances, or deviations from this Code included in the application and justification for such waivers, variances, or deviations."

1.) Applicant seeks a variance from Section 5.03.02G.2. of the LDC which requires a depiction of the details of the Commercial Area on the MDP Map. Applicant is unable to comply at the present time due to the size of the project and the extended time frame for buildout of the project. At such time as the general location of the structure, parking, etc. are identified, Applicant will comply with the LDC regarding the placement of Commercial Area and the placement will be reflected on the Incremental Master Development Plan.

2.) Applicant seeks a variance from Section 5.03.02.G.2. of

the LDC which requires a depiction of recreation details (including parking) at this time. The recreation area will be detailed with a modification to the Master Development Plan and will be detailed on Incremental Master Development Plan. We are currently unsure of exact details due to the size and early stage of this project.

u. "A statement binding all successors and assigns in title to the commitments and conditions of the MDP."

The Applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the St. Johns Board of County Commissioners. The applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Board of County Commissioners regarding said PUD as outlined in the Agreement to Comply attached hereto as Exhibit "J."

v. "When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and Wetland acres for each land Use designation."

Not applicable

through 8/30/02

P.U.D. OFF. REC
BOOK P PAGE 724

Application for PLANNED UNIT DEVELOPMENT

EXHIBIT 'E'

300' Property Search
For Palm Royal PUD

Stavline Farm Development, LLC

Parcel Account Number	Name	Address	Legal Description
028768-0000	Richard and Yelva Horton	5405 SR 16 St. Augustine, FL 32092	11-1 ANTONIO HUERTAS GRANT SUB PT OF NE 1/4 OF NE 1/4 SECTION 11
028659-0000	Diocese of St. Augustine Catholic Church	P.O. Box 24000 Jacksonville, FL 32241	11 ANTONIO HUERTAS GRANT SUB PT OF NW 1/2 OF NE 1/4 OF NE 1/4 SECTION 11
28 8000-0001	SI Lead Associates, LLC	824 Market Street #900 Wilmington, DE 19801	3721-44 ST. JOHNS SIX MILE CREEK NORTH UNIT 1 ROADS + CONSERVATION RALSBERG'S 1 2 3
028748-0010	Richard and Yelva Horton	5405 SR 16 St. Augustine, FL 32092	11-3A ANTONIO HUERTAS GRANT SUB PT OF S 1/4 NE 1/4 OF NE 1/4 SECTION 11
028740-0040	Stavline Farm Development - The Golf Village Entrance LLC	4935 Forest Road St. Augustine, FL 32092	11-3D ANTONIO HUERTAS GRANT SUB PT OF NE 1/4 OF NE 1/4 OF SUB SEC 11 LYING E OF SR 16 & W

OR 1735-183

Submitted by: ROUSSES, TOWNES, BAILEY, JONES & GAY

Page 1 of 3

December 6, 2001

P. U. D. OFF. REC.
BOOK 9 PAGE 725

Sanshine Farm Developers, LLP

Application for PLANNED UNIT DEVELOPMENT	
0218740-0068	Anthony and Karen Spruce - THE GOLF VILLAGE CHWHA INC. 1-735-183 4225 Paces Road St. Augustine, FL 32081
022980-0000	SI Land Associates, LLC 824 Market Street, Ste 900 Washington, DC 20001
022058-1102	Janet and Meridian Chapman 3975 Paces Road St. Augustine, FL 32084
022758-1103	Frankie Jack Whisman, Trustee DMD 1727-279
022820-1403	Jack Whisman, Trustee 3855 Paces Road St. Augustine, FL 32084
022830-0020	Randy Robinson 66 Sanshine Farms 3970 Paces Road St. Augustine, FL 32081
022810-0000	Board of Public Instruction St. Johns County 40 Orange Street St. Augustine, FL 32084
022220-0000	Wells Ranch, Ltd. P.O. Box 1208 St. Augustine, FL 32085

Submitted by: BOGESS, TOWERS, BAILEY, JONES & GAY

Page 2 of 3

December 6, 2002

P. U. D. OFF. REC.
 BOOK 1 PAGE 726

Applications for Planned Unit Development

028360-0000	Wolk Ranch, Ltd.	P.O. Box 1208 St. Augustine, FL 32085	4-10 ANTONIO HUERTAS GRANT SUB ALL-81/2 OF SW1/4 LYING N OF RD SR 16 SEC 8
028380-0000	Francis Robinson, et al	3970 Paredes Road St. Augustine, FL 32091	8-13 ANTONIO HUERTAS GRANT SUB ALL-31/2 OF SW1/4 OF SEC 8 LYING S OF SR 16
028660-0000	Traders Exp, Inc.	2400 Paces de Leon Blvd. St. Augustine, FL 32084	9 ANTONIO HUERTAS GRANT SUB ALL SUB SEC 9
028870-0000	St Johns County	P.O. Drawer 349 St. Augustine, FL 32085	16 ANTONIO HUERTAS GRANT SUB SEC 16
028840-0000	St. Johns County	P.O. Drawer 349 St. Augustine, FL 32085	15 ANTONIO HUERTAS GRANT SB SEC 15
028630-0000	Benjamin and Barbara Robinson	1800 Paredes Road St. Augustine, FL 32092	15-1 ANTONIO HUERTAS GRANT SUB PT OF SUB SEC 15 PT IN NW CORNER LYING R OR CR13A
027800-0000	Mailby Properties, Inc.	475 Post Bay Pines Road St. Augustine, FL 32092	1 PART OF ANDREAS PACRITI DONATION

Maritime Farm Developers, RLLP

Submitted by: ROBERT POWERS, RAIBER, JONES & GAY

Page 3 of 3

December 6, 2001

83 18340

REF 611 PAGE 401

ad for Lawyers' Title Guaranty Fund, Orlando, Florida

This instrument was prepared by

Warranty Deed

(STATUTORY FORM—SECTION 689.07 F.S.)

COPY

Hamilton D. Upchurch
Law Office of
Upchurch, Bailey and Upchurch, P.
Post Office Box 170
301 Atlantic Bank Building
ST. AUGUSTINE, FLORIDA 32044
FN-D-7-207 (HOU)

This Indenture, Made this 24th day of October 1983, Between

B. D. ROBINSON, JR., conveying his individually-owned non-homestead interest, of the County of St. Johns, State of Florida, grantor, and

FRANCIS G. ROBINSON and B. D. ROBINSON, III, as tenants in common,

whose post office address is Route 2, Box 411, St. Augustine, Florida 32084,

of the County of St. Johns, State of Florida, grantees,

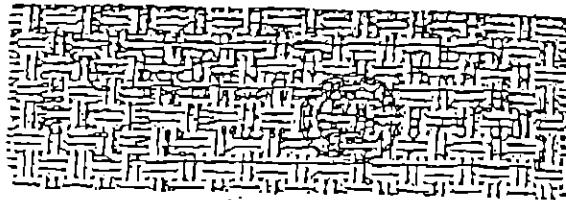
Witnesseth, that said grantor, for and in consideration of the sum of

Ten and no/100 (\$10.00) Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantees, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantees, and grantees' heirs and assigns forever, the following described land, situate, lying and being in St. Johns County, Florida, to-wit:

REAL PROPERTY MORE PARTICULARLY DESCRIBED IN SCHEDULE "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

SUBJECT TO taxes for 1983.



and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantees" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
[Signature]

[Signature] (Seal)
B. D. ROBINSON, JR.

(Seal)

(Seal)

(Seal)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared

B. D. ROBINSON, JR.,

well known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of October

My Commission expires January 30, 1987

[Signature]
State of FL

OWNER'S AUTHORIZATION FOR AGENT

ROGERS, TOWERS, BAILEY, JONES & GAY, P.A. is hereby authorized TO ACT ON BEHALF of Francis G. Robinson, Barbara M. Robinson, Benjamin D. Robinson III, and Randy L. Robinson, the owners of Parcel Number 028670-0000, in applying to St. Johns County, Florida, to rezone the above parcel to PUD.

By: Francis G. Robinson
Signature of Owner

Print Name: Francis G. Robinson FRANCIS G. ROBINSON
(904) - 522-0346
Telephone Number

By: Barbara M. Robinson
Signature of Owner

Print Name: Barbara M. Robinson Barbara M. Robinson
(904) 940-0424
Telephone Number

By: Benjamin D. Robinson
Signature of Owner

Print Name: Benjamin D. Robinson Benjamin D. Robinson
(904) 940-0424
Telephone Number

By: Randy L. Robinson
Signature of Owner

Print Name: Randy L. Robinson
(904) 669 7560
Telephone Number

State of Florida

County of St. Johns

Signed and sworn before me on this 9th day of Sept., 2002

By: Francis G. Robinson

Identification verified: Yes

Oath sworn: Yes No

STEPHANIE BAILEY
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Sept. 27, 2004
Commission No. CC970961

P. U. D. OFF. REC.
BOOK P PAGE 729

Stephanie Bailey

Notary Signature

My Commission expires: 9-27-04

State of Florida

County of St. Johns

Signed and sworn before me on this 9th day of Sept., 2002

By: Barbara J. Robinson

Identification verified: Yes

Oath sworn: Yes No

~~STEPHANIE BAILEY~~
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Sept. 27, 2004
Commission No. CC970961

Stephanie Bailey

Notary Signature

My Commission expires: 9-27-04

State of Florida

County of St. Johns

Signed and sworn before me on this 9th day of Sept., 2002

By: Benjamin D. Robinson

Identification verified: Yes

Oath sworn: Yes No

STEPHANIE BAILEY
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Sept. 27, 2004
Commission No. CC970961

Stephanie Bailey

Notary Signature

My Commission expires: 9-27-04

State of Florida

County of St. Johns

Signed and sworn before me on this 9th day of Sept., 2002

By: Randy L. Robinson

Identification verified: Yes

Oath sworn: Yes No

STEPHANIE BAILEY
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Sept. 27, 2004
Commission No. CC970961

Stephanie Bailey

Notary Signature

My Commission expires: 9-27-04

OWNER'S AUTHORIZATION FOR AGENT

AIS Land Development is hereby authorized to act on behalf of

owner(s) of the property described in the foregoing application, and as described in attached deed or other proof of ownership, in applying to St. Johns County, Florida, for a Zoning Hearing: Rezoning Variance Exception Concurrency Other _____

and in making representations to St. Johns County related to the application. In authorizing the agent named above to represent me, or my company, I state the application is made in good faith and that my information contained herein is accurate and complete to the best of my knowledge and belief.

BY: [Signature] Randy L. Robinson
Signature of Owner(s)

[Signature] Barbara M. Robinson
Signature of Owner(s)

Francis G. Robinson, Randy L. Robinson, Benjamin D. Robinson III, Barbara M. Robinson
Print Name(s)

3970 Pace Hl Rd.
Address

St. Augustine, FL 32092

(904) 940-5311
Telephone Number

State of Florida
County of St. Johns

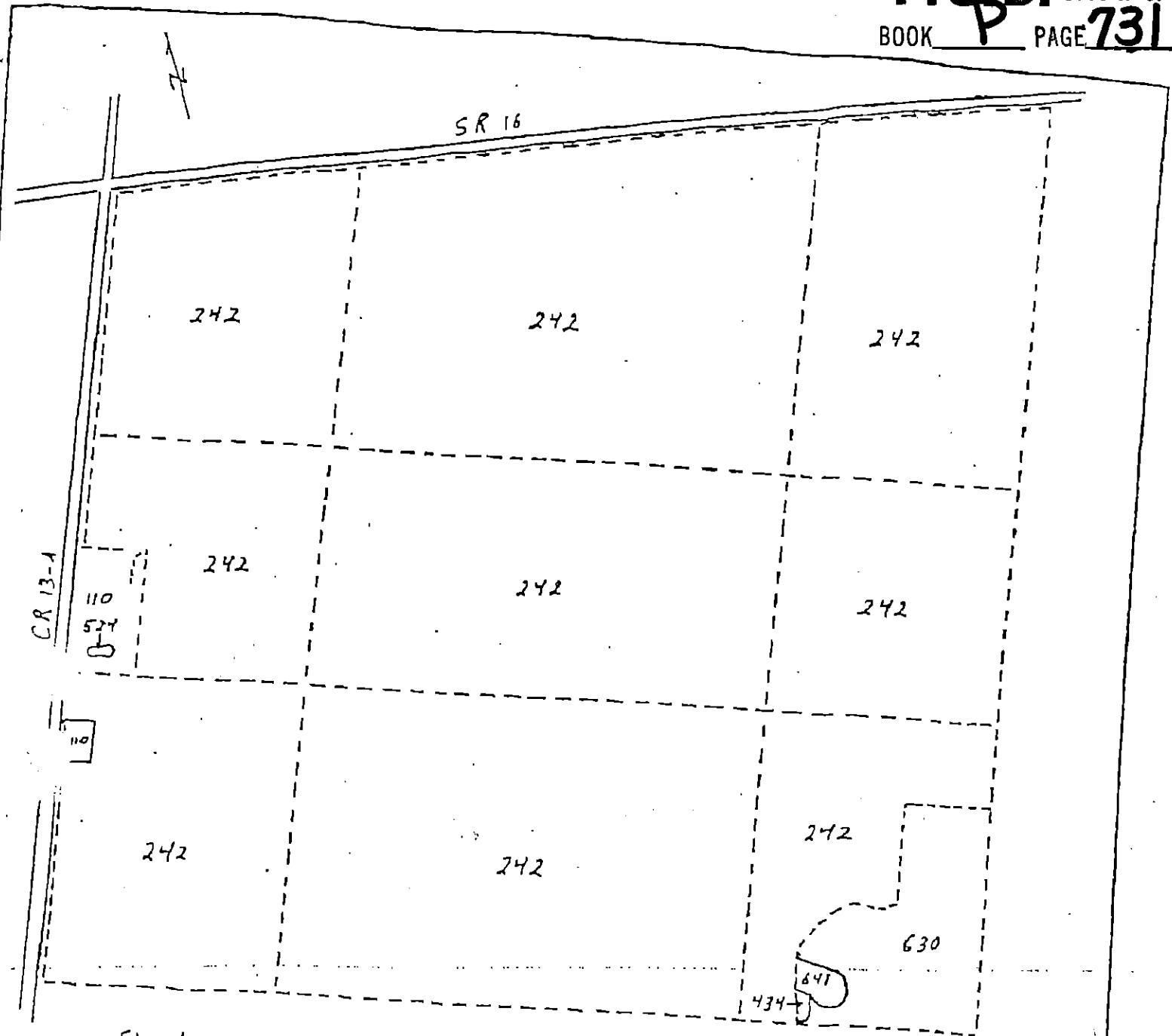
Signed and sworn to before me on 10th day of July, 2001
by Frank, Randy, Benjamin, & Barbara Robinson

Identification Presented: Personally known
Oath taken: Yes No

[Signature]
Notary Signature

My commission expires:
ELAINE M. HART
Notary Public, State of Florida
My comm. exp. June 17, 2005
Comm. No. DD 031582

ENCLOSURE



Florida Land Use, Cover & Forms Classification System

110 - Residential - low Density

242 - 5ad Farm

434 - Mixed Forested Upland

524 - Pond

630 - Mixed Forested Wetland

641 - Shrub/Marsh Wetland

----- 510 - Ditch

KALA &
SOCIATES, INC.

0 St. Augustine Rd. Suite 208
Orlando, Florida 32207
904) 731-7053

FLUCFCS MAP
FOR
SUNSHINE FARMS

DRAWN BY SPH

DESIGNED BY _____

PROJECT NO. 01-036.1

SCALE 1" = 800'

DATE 11/8/01

SHEET 1 OF 1



Exhibit I

ST. JOHNS COUNTY UTILITY DEPARTMENT

P.O. DRAWER 3006 ST. AUGUSTINE, FL 32085-3006 PHONE: (904)471-2161 X FAX: (904)461-7619



P.U.D. OFF. REC. P PAGE 132

DATE: 07/16/01 BOOK PAGE

RE: WATER OR WATER AND SEWER AVAILABILITY FOR THE SERVICE AREAS MAINTAINED AND OPERATED BY THE ST. JOHNS COUNTY UTILITY DEPARTMENT. NAME OR TYPE OF PROPOSED DEVELOPMENT: 799 S.F. HOMES WITH 76 ACRES OF RECREATION SERVICE LOCATION: 911 ADDRESS: 3970 FACETTI ROAD LEGAL DESCRIPTION AS APPLICABLE: SUBDIVISION: N/A LOT BLOCK PARCEL I.D. NUMBER (PIN): 028670-0000 PARCEL 10 SECTION 38 TOWNSHIP 6S RANGE 28E

SERVICE AVAILABILITY WITHIN EXISTING INFRASTRUCTURE: EXHIBIT "A" - TAX MAP SHEET 3D/S

- Water Capacity is Available for: (Residential) (Commercial) Platted and/or Developed Property Water and Sewer Capacity is Available for: (Residential) (Commercial) Platted and/or Developed Property

COMMENTS:

CAPACITY AVAILABILITY OUTSIDE EXISTING INFRASTRUCTURE:

- Water Capacity is Available for the Proposed: (Residential) (Commercial) Development Water and Sewer Capacity is Available for the Proposed: (Residential) (Commercial) Development

COMMENTS:

NON AVAILABILITY:

- Water Service is NOT Available Sewer Service is NOT Available The availability of capacity is valid for ninety (90) days from the date of this letter. All necessary fees must be paid to guarantee a specific number of Equivalent Residential Connections (ERC=s) pursuant to Section 19 of County Ordinance 01-25.

[Signature] Signed For Utility Department

LARRY V. DAVENPORT UTILITY INSPECTOR Type or Print Name and Title

Exhibit "J"

P.U.D. OFF. REC.
BOOK P PAGE 733

AGREEMENT TO COMPLY

The undersigned applicant, as authorized by all owners of the property within the Palm Lakes PUD, as described on Exhibit A, attached hereto, agrees to:

- 1) Proceed with the proposed development in accordance with the adopted PUD Ordinance and such conditions and safeguards as may be set by the Board of County Commissioners in such Ordinance; and
- 2) Complete such development according to plans approved by such Ordinance and that continuing operation and maintenance of common areas, functions and facilities will be by the applicant, the successor owner of the property, or by private entity to be established.
- 3) Bind its successors in title to any commitments made in the Application.

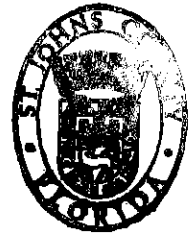
SUNSHINE FARMS DEVELOPERS, RLLP

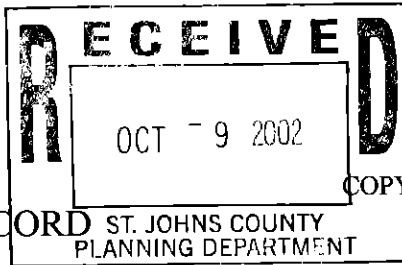
By Beth Breeding
 Name: Beth Breeding
 Its Agent

FILED AND RECORDED IN
 PUBLIC RECORDS OF
 ST. JOHNS COUNTY FL.
 03 JAN 10 PM 2:26
 CHERYL STRICKLAND
 CLERK OF COURTS

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF January 2003
 CHERYL STRICKLAND, CLERK
 Ex-Officio Clerk of the Board of County Commissioners

BY: Gwonne King DC





THE ST. AUGUSTINE RECORD ST. JOHNS COUNTY PLANNING DEPARTMENT

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared LINDA Y MURRAY

who on oath says that she is an Accounting Clerk of the St. Augustine Record,

a daily newspaper published at St. Augustine in St. Johns County, Florida:

that the attached copy of advertisement, being a

NOTICE OF PROPOSED REZONING

In the matter of FILE# PUD 2002-05

PALM LAKES

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

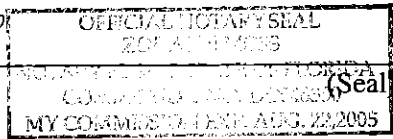
OCTOBER 7, 2002

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 7TH day of OCTOBER 2002

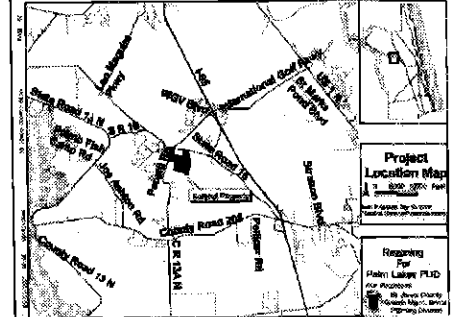
by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Notary Public]



Zoe Ann Moss

NOTICE OF A PROPOSED REZONING NOTICE IS HEREBY GIVEN that a public hearing will be held on the Tuesday, October 22, 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, St. Augustine, Florida, to consider an ordinance to rezone lands from OR (Open Rural) to PUD (Planned Unit Development).



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. For hearing impaired individuals, call Florida Relay Service at 1-800-955-8770, no later than 5 days prior to the date of this meeting.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the Board of County Commissioners members on this topic, except with compliance with Resolution 95-1256, 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 JAMES E. BRYANT, CHAIRMAN FILE NUMBER: PUD 2002-05 Palm Lakes L2167-2 Oct 7, 2002