

ORDINANCE NUMBER: 2002-68

P. U. D. OFF. REC.
BOOK Q PAGE 1000

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE WHITELOCK FARMS PLANNED RURAL DEVELOPMENT (PRD) ORDINANCE NUMBER 97-60, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. That as requested by A & S Land Development, on behalf of Rayland Company, the title owners of record, in an application for a zoning hearing, along with supporting documents and dated August 23, 2002, concerning lands described on the attached legal description, Exhibit A, (hereinafter the "Modification"), the Whitelock Farms PRD, Ordinance Number 97-60, as amended, is hereby modified as set forth in the attached application and exhibits:

SECTION 2. That development of lands within the shall proceed in accordance with the Whitelock Farms PRD, Ordinance Number 97-60, as amended, including the Application for Major Modification dated August 23, 2002, attached hereto and made a part hereof.

SECTION 3. That the terms of this modification to the Whitelock Farms PRD shall become effective upon the effective date of this Major Modification Ordinance.

SECTION 4. That the need and justification for modification of the has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Whitelock Farms PRD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. As modified, the Whitelock Farms PRD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the Whitelock Farms PRD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.

5. The Whitelock Farms PRD 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.
6. As modified, the Whitelock Farms PRD would not adversely affect the orderly development of St. Johns County.

SECTION 5. That all other provisions of Ordinance Number 97-60, as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 6. Except to the extent that they conflict with specific provisions of the approved development plan or the PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited.

SECTION 7. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 8. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 12th DAY OF November, 2002.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

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

RENDITION DATE 11-15-02

ATTEST: CHERYL STRICKLAND, CLERK

BY: Yvonne King
Deputy Clerk

EFFECTIVE DATE: 11/18/2002

EXHIBIT A

WHITELOCK FARMS, REVISED JUNE 10, 1997

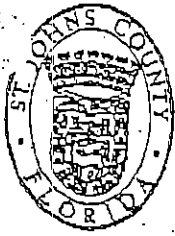
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PARCEL "A":

A portion of Section 28, 32 and 33, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows: BEGIN at the intersection of the Southerly line of Section 29, with the Easterly line of Section 39, aforesaid Township and Range; run thence Southwesterly along the Easterly line of aforesaid Section 39, a distance of 1,800 feet, more or less, to a point on the North line of the Northeast 1/4 of said Section; run thence Easterly, along last said line, a distance of 180.00 feet, more or less, to the West line of the Southwest 1/4 of the Northeast 1/4 of said Section 32; run thence Southerly along last said line a distance of 1,320 feet, more or less, to the North line of the Southeast 1/4 of said Section 32; run thence Easterly along the North line of the Southeast 1/4 of said Section 32, a distance of 2,640 feet, more or less, to the Easterly line of Section 32 (also being the Westerly line of said Section 33); run thence Southerly along the Easterly line of said Section 32, a distance of 725 feet, more or less, to the Northerly right of way line of County Road No. C-210; run thence Northeasterly along the aforesaid Northwesterly right of way line of County Road No. C-210, a distance of 5,600 feet, more or less, to the approximate centerline of a branch, creek or low area known as Petty Branch; run thence Westerly, Northerly and Westerly along the aforesaid branch, creek or low area, a distance of 1,500 feet, more or less, to a point; run thence Northwesterly, perpendicular to the Easterly line of Section 39, a distance of 1,950 feet, more or less, to a point on the aforesaid Easterly line of Section 39; run thence Southwesterly along aforesaid Northwesterly line of said Section 28 (also being the Easterly line of said Section 39) a distance of 2,000 feet, to the West line of said Section 28 (also being the East line of said Section 29); thence continue Southwesterly along said Easterly line of Section 39 a distance of 2,400 feet, more or less, to the POINT OF BEGINNING.

The lands thus described contain 472 acres, more or less, in area

Abounding



ST. JOHNS COUNTY
 Application For Major Modification
 to a Planned Unit Development (PUD) or Planned Rural Development (PRD)

P.U.D. OFF. REC.
 BOOK Q PAGE 1003

DATE 8/23/02

PROJECT NAME: Whitelock Farms

OWNER/APPLICANT: Beth Breeding

ADDRESS: 4141 Southpoint Dr E # B

Jacksonville, FL 32216

PHONE: (904) 332-7099

FAX: (904) 332-7098

E-MAIL ADDRESS: _____

CONTACT PERSON: Beth Breeding

ADDRESS: _____

PHONE: (904) 332 7099

FAX: (904) 332 7098

E-MAIL ADDRESS: Silderco @ aol.com

PROPERTY APPRAISERS PARCELNO. _____

SECTION: _____ TOWNSHIP: _____ RANGE: _____

CENSUS TRACT: _____ PROPERTY APPRAISERS MAP SHEET: _____

LOCATION: _____

911 ADDRESS (IF KNOWN) _____

CITY _____ STATE _____ ZIP CODE _____

TAZ _____ MAJOR ACCESS CR 210 W

OVERLAY DISTRICT? yes IF YES, WHICH ONE Northwest Sector

NAME OF PRD Whitelock Farms COMP. PLAN DSGN R/S

WATER/SEWER: Well & Septic

ACRES: _____ NUMBER OF LOTS/ UNITS: _____ SQ. FOOTAGE _____
 (SIZE OF PROPERTY) (IF SUBDIVISION)

RECEIVED
 SEP 24 2002
 ST. JOHNS COUNTY
 PLANNING DEPARTMENT

LIST REQUESTED CHANGES TO APPROVED PUD/PRD - BE SPECIFIC (additional sheets maybe attached)

Designate Tracts E-1 and E-2
as deeded reserve areas.

Please list below any applications currently under review or recently approved which may assist in the review of this application:

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signature: Beth Breeding

Printed or typed name(s): Beth Breeding

Strike-out

Major Modification
to
Whitelock Farms PRD
~~August 22, 2002~~ September 23, 2002

P. U. D. OFF. REC.
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This Major Modification to Ordinance 97-60 as recorded in the public records of St. Johns County P.U.D. Official Records Book L, pages 212-248 is for the following purpose:

Designate the use for Tracts E-1 and E-2 as Deeded Reserve Areas.

and

Delete in its entirety:

3.3 RESERVE AREA:

The reserve area shall consist of a deeded reserve area and a common reserve area. The deeded reserve area lies adjacent to the development area and will be deeded to lot purchasers as a part of each lot. The deeded reserve area will be maintained by individual lot owners. The common reserve area will be conveyed to and maintained by a property owners' association that will include all lot owners as members. The allowable uses, restrictions and guidelines for the deeded reserve area and common reserve areas are set forth below.

Replace in its entirety:

P. U. D. OFF. REC.
BOOK Q PAGE 1006

3.3 RESERVE AREA:

The reserve area shall consist of a deeded reserve area and a common reserve area. The deeded reserve area lies adjacent to the development area and will be deeded to lot purchasers as a part of each lot, except for Tracts E-1 and E-2, which may be deeded separately to individual owners of lots adjacent to Tracts E-1 and E-2. The deeded reserve area will be maintained by individual lot owners, except for Tracts E-1 and E-2 which shall be maintained by the individual owners. Tracts E-1 and E-2 shall be considered deeded reserve area as defined by this Ordinance and shall be in compliance with allowable uses, restrictions and guidelines for deeded reserve areas.

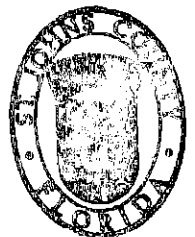
The common reserve area will be conveyed to and maintained by a property owners' association that will include all lot owners as members. The allowable uses, restrictions and guidelines for the deeded reserve area and common reserve areas are set forth below.

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

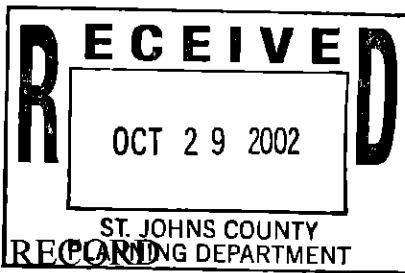
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CHERYL STRICKLAND
CLERK OF COURTS

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA
AND IS BY MY HAND AND OFFICIAL SEAL
ON THE 5th DAY OF June 20 03
CHERYL STRICKLAND, CLERK
Clerk of the Board of County Commissioners



Robert S. Reed D.C.



COPY OF ADVERTISEMENT

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 MAJOR MODIFICATION

In the matter of FILE# MAJMOD 2002-09

WHITELOCK FARMS PUD

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

OCTOBER 28, 2002

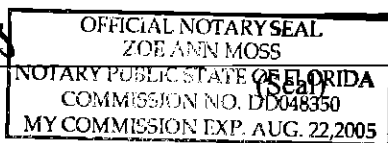
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post 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 28TH day of OCTOBER 2002

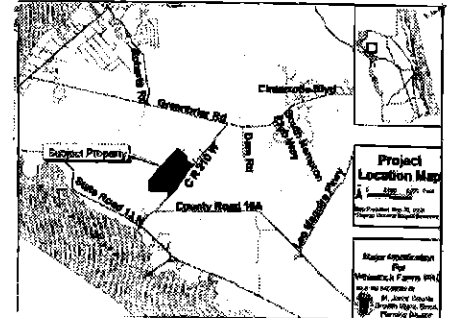
by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Notary Public]

Zoe Ann Moss



NOTICE OF A PROPOSED MAJOR MODIFICATION NOTICE IS HEREBY GIVEN that a public hearing will be held on the Tuesday, November 12, 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 designating the use for Tracts E-1 and E-2 as deeded reserve areas to be deeded to any adjoining property owner. The subject property is located at 413 Triple Crown Lane within St. Johns County, Florida.



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

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

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

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA JAMES E. BRYANT, CHAIRMAN FILE NUMBER: MAJMOD 2002-09 Whitelock Farms PUD L2323-2 Oct 28, 2002