

ORDINANCE NUMBER: 2003- 7

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE INTERCHANGE PARCELS PUD, ORDINANCE NUMBER 91-36, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1. That as requested by Pappas Metcalf Jenks & Miller, P.A. for IT Land Associates, LLC, the title owners of record, in an application for a zoning hearing MAJMOD 2002-06, along with supporting documents and dated July 19, 2002, concerning lands described on the attached legal description, Exhibit A, (hereinafter the "Modification"), the Interchange Parcels PUD, Ordinance Number 91-36, as amended, is hereby modified as set forth in the attached application and exhibits:

SECTION 2. That development of lands within the PUD shall proceed in accordance with the Interchange Parcels PUD, Ordinance 91-36, as amended, including the Application for Major Modification (MAJMOD 2002-06) dated July 19, 2001, attached hereto and made a part hereof.

SECTION 3. That the terms of this modification to the Interchange Parcels PUD, shall become effective upon the effective date of this Major Modification Ordinance.

SECTION 4. That the need and justification for modification of the PUD 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 Interchange Parcels PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. As modified, the Interchange Parcels PUD 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 Interchange Parcels PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The Interchange Parcels PUD 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 Interchange Parcels PUD would not adversely affect the orderly development of St. Johns County.

SECTION 5. That all other provisions of Ordinance Number 91-36, 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 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 28 DAY OF January, 2003.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

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

RENDITION DATE 01-30-03

ATTEST: **CHERYL STRICKLAND, CLERK**

BY: Yvonne King
Deputy Clerk

EFFECTIVE DATE: February 4, 2003



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EXHIBIT A

LEGAL DESCRIPTION

Interchange Northeast

A part of Sections 2 and 3, together with a part of Government Lot 1, Section 11, together with all of Section 10, lying East of Interstate 95 right-of-way, together with all of Section 11 less and except the East 1/2 of and the Southeast 1/4 of the Southwest 1/4 and that part lying in and West of Interstate 95 right-of-way, and part of Section 14 lying East of Interstate 95 right-of-way and Northwesterly of the Northwesterly right-of-way line of old Nine Mile Road, all lying in Township 5 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, Commence at the Southeast corner of said Section 11; thence South 89°02'10" West along the South line of said Section 11 and along the center line of Nine Mile Road, County Road S13A (a 66 foot right-of-way as now established) a distance of 1915.72 feet; thence North 00°27'50" West a distance of 33.00 feet to a point on the Northerly right-of-way line of said Nine Mile Road and the POINT OF BEGINNING; thence along said Northerly right-of-way line of Nine Mile Road run the following five courses; Course No. 1 - thence South 89°32'10" West a distance of 1043.00 feet; Course No. 2 - thence North 00°27'50" West a distance of 17.00 feet; Course No. 3 - thence South 89°32'10" West along said Northerly right-of-way line of Nine Mile Road (a 100 foot right-of-way as now established) a distance of 205.04 feet to the point of curve of a curve concave Southeasterly having a radius of 1195.92 feet; Course No. 4 - thence Southwesterly along the arc of said curve an arc distance of 347.04 feet, said arc being subtended by a chord bearing of South 81°13'23" West and a chord distance of 345.82 feet; thence leaving said Northerly right-of-way line of Nine Mile Road, South 89°32'10" West along the aforementioned Southerly line of Section 11, a distance of 468.92 feet to the Southwest corner of aforementioned Government Lot 1; thence continue South 89°32'10" West along the aforementioned Southerly line of Section 11 a distance of 589.15 feet; thence South 44°35'20" West a distance of 252.80 feet to a point on the Northeasterly right-of-way line of said Interstate 95 (a 300 foot right-of-way as now established); thence North 27°32'59" West along said Northeasterly right-of-way line a distance of 6210.81 feet; thence North 89°18'55" East leaving said Northeasterly right-of-way line a distance of 4946.39 feet; thence South 00°11'37" East along the West line of said East 1/2 of Section 11 and a Northerly projection thereof a distance of

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4057.34 feet; thence South 89°11'13" West along the North line of said Southeast 1/4 of the Southwest 1/4 of Section 11 a distance of 1311.89 feet; thence South 00°23'04" West along the West line of said Southeast 1/4 of the Southwest 1/4 of Section 11, said west line also being the Westerly line of said Government Lot 1, Section 11, a distance of 988.89 feet to a point on a curve, said curve being concave Northerly having a radius of 625.00 feet; thence Easterly along the arc of said curve an arc distance of 610.60 feet, said arc being subtended by a chord bearing of North 88°27'18" East and a chord distance of 586.60 feet to the point of tangency of said curve; thence North 60°28'02" East a distance of 415.00 feet to the point of curve of a curve concave Southwesterly having a radius of 375.00 feet; thence along the arc of said curve an arc distance of 715.92 feet, said arc being subtended by a chord bearing of South 64°50'26" East and a chord distance of 612.04 feet to the end of said curve; thence South 26°09'10" East a distance of 70.00 feet; thence South 00°27'50" East a distance of 70.00 feet; thence South 79°57'27" East a distance of 531.96 feet to the POINT OF BEGINNING.

Containing 413.64 acres, more or less

Together with:

That portion of Section 14, Township 6, South Range 28 East, St. Johns County, Florida, lying south of the northerly right of way line of old Nine Mile Road, as now abandoned, east of the easterly right of way line of Interstate 95, a 300.00 foot right of way as now established, and north of the northerly right of way line of Nine Mile Road, County Road S18A, a county right of way of varying width as now established.

Containing 6.62 acres, more or less

LESS AND EXCEPT:

Parcel 100, Part "A"

A part of Section 11, together with a part of Government Lots 2 and 3, Section 14, together with a part of Section 10 all lying in Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, Commence at the Southeast corner of said Section 11; thence South 89°32'10" West along the South line of said Section 11 and along the centerline of Nine Mile Road, County Road S18A (a 66 foot right-of-way as now established) a distance of 2603.77 feet; thence North 00°27'50" West a distance of 33.00 feet to a point of the Northerly right-of-way line of said Nine Mile Road and the POINT OF BEGINNING; thence South 89°32'10" West along the said Northerly

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right-of-way line of Nine Mile Road a distance of 354.95 feet; thence North 00°27'50" West a distance of 17.00 feet; thence South 89°32'10" West continuing along said Northerly right-of-way line of Nine Mile Road a distance of 205.04 feet to the point of curve of a curve concave Southeasterly having a radius of 1195.92 feet and a central angle of 27°02'30"; thence Southwesterly continuing along the said Northerly right-of-way line of Nine Mile Road and along the arc of said curve an arc distance of 564.43 feet, said arc being subtended by a chord bearing of South 76°00'55" West and a chord distance of 559.21 feet to the point of tangency of said curve; thence South 62°29'40" West continuing along said Northerly right-of-way line of Nine Mile Road a distance of 318.13 feet; thence South 65°00'23" West continuing along said right-of-way line to its intersection with the Northeasterly right-of-way line of Interstate 95, State Road No. 9 (a 300 foot right-of-way as now established) a distance of 650.97 feet; thence North 27°32'59" West along said Northeasterly right-of-way line a distance of 3535.33 feet; thence leaving said Northeasterly right-of-way line South 28°21'52" East a distance of 1695.35 feet to the point of curve of a curve concave Northeasterly having a radius of 1051.92 feet and a central angle of 28°47'48"; thence Southeasterly along the arc of said curve an arc distance of 528.69 feet, said arc being subtended by a chord bearing of South 42°45'46" East and a chord distance of 523.14 feet to the point of tangency of said curve; thence South 57°09'40" East a distance of 1048.98 feet to the point of curve of a curve concave Northeasterly having a radius of 706.00 feet and a central angle of 38°37'04"; thence Southeasterly along the arc of said curve an arc distance of 475.85 feet, said arc being subtended by a chord bearing of South 76°28'12" East and a chord distance of 466.89 feet to the point of tangency of said curve; thence North 84°13'16" East a distance of 259.24 feet to the beginning of a non-tangent curve, said curve being concave Southerly having a radius of 3948.72 feet and a central angle of 06°36'14"; thence Northeasterly along the arc of said curve an arc distance of 455.12 feet, said arc being subtended by a chord bearing of North 86°14'03" East and a chord distance of 454.87 feet to the end of said curve; thence North 89°32'10" East a distance of 399.83 feet; thence South 00°27'50" East a distance of 96.00 feet to the POINT OF BEGINNING.

Containing 21.33 acres, more or less

Parcel 101, Part "A"

A part of Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, Commence at the Southeast corner of said Section 11, thence South 89°32'10" West along the South

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line of said Section 11 and along the centerline of Nine Mile Road, County Road S13A (a 66 foot right-of-way as now established) a distance of 1915.72 feet; thence North 00°27'50" West a distance of 33.00 feet to a point on the Northerly right-of-way line of said Nine Mile Road and the POINT OF BEGINNING; thence South 89°32'10" West along the said Northerly right-of-way line of Nine Mile Road a distance of 688.05 feet; thence North 00°27'50" West a distance of 96.00 feet; thence North 89°11'12" East a distance of 165.01 feet; thence South 79°57'27" East a distance of 531.96 feet to the POINT OF BEGINNING.

Containing 0.95 acres, more or less

Interchange Northeast containing 397.98 acres, more or less

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Interchange Southeast

All of Government Lots 1, 2 and 3, Section 14, Township 6 South, Range 28 East, St. Johns County, Florida, lying East of I-95, South of the Southerly right-of-way of Nine Mile Road (as now established with a varying right-of-way), and West of the West right-of-way of Francis Road (as now established for a 66 foot right-of-way) and a portion of Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, lying East of I-95 and West of Francis Road; all of the above lands being more particularly described as follows:

For a Point of Commencement use the intersection of Sections 11, 12, 13 and 14, being marked by a railroad spike and lying in the center of said Nine Mile Road; thence South $89^{\circ}34'52''$ West along the North line of said Section 14, 1390.91 feet; thence South $00^{\circ}26'58''$ West, 33.00 feet to the intersection of the South right-of-way line of said Nine Mile Road and the West right-of-way line of said Francis Road, said point being the POINT OF BEGINNING; thence continue South $00^{\circ}26'58''$ West along said West right-of-way line of Francis Road 1183.65 feet to the P.C. of a curve to the right having a radius, chord and chord bearing of 583.89 feet, 213.51 feet and South $10^{\circ}59'04''$ West; thence Southwesterly around the arc of said curve 214.72 feet to the P.T. of said curve; thence continuing on said Westerly line South $21^{\circ}31'10''$ West, 206.71 feet to the Northeast corner of lands as described in Official Records Volume 272, page 645, public records of said County, thence South $81^{\circ}22'40''$ West along the North line of said lands 198.00 feet to the Northwest corner; thence South $21^{\circ}31'10''$ West along the West line of said lands, 216.68 feet; thence South $81^{\circ}22'40''$ West, 435.88 feet, thence South $25^{\circ}09'28''$ West along a fence line 281.02 feet; thence South $81^{\circ}21'39''$ West, 647.32 feet along said fence line, thence South $12^{\circ}17'16''$ East 149.91 feet along said fence line to the North line of lands as described in Official Records Volume 170, page 329, public records of said County, thence South $81^{\circ}22'40''$ West along the North line of said lands, 599.89 feet to the Easterly right-of-way of I-95; thence North $27^{\circ}30'20''$ West along said Easterly line, 2077.02 feet to the Southerly right-of-way line of said Nine Mile Road; thence North $59^{\circ}48'06''$ East along said Southerly line 650.62 feet; thence North $62^{\circ}27'43''$ East along said line, 316.13 feet to the P.C. of a curve to the right having a radius, chord and chord bearing of 1101.46 feet, 516.49 feet and North $76^{\circ}01'17''$ East; thence Northeasterly around the arc of said curve 521.84 feet to the P.T. of said curve; thence North $89^{\circ}34'52''$ East, 200.53 feet; thence North $00^{\circ}50'22''$ West, 16.79 feet; thence North $89^{\circ}34'52''$ East along said Southerly line, 1567.81 feet to the POINT OF BEGINNING.

Containing 127.02 acres, more or less

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LESS AND EXCEPT:

Parcel 100, Part "B"

A part of Lot 1 of the Antonio Huertas Grant, Section 38, together with a part of Government Lots 1, 2 and 3, Section 14, all lying in Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, Commence at the Northeast corner of said Section 14; thence South 89°32'10" West along the North line of said Section 14 and along the centerline of Nine Mile Road, County Road S13A (a 66 foot right-of-way as now established) a distance of 2603.77 feet; thence South 00°27'50" East a distance of 33.00 feet to a point on the Southerly right-of-way line of Nine Mile Road and the POINT OF BEGINNING; thence continue South 00°27'50" East a distance of 96.00 feet; thence South 89°32'10" West a distance of 399.83 feet to the beginning of a non-tangent curve concave Southerly having a radius of 3690.72 feet and a central angle of 06°29'08"; thence Southwesterly along the arc of said curve an arc distance of 417.77 feet, said arc being subtended by a chord bearing of South 86°17'36" West and a chord distance of 417.55 feet to the end of said curve; thence South 78°06'12" West a distance of 210.20 feet to the point of curve of a curve concave Southeasterly having a radius of 336.00 feet and a central angle of 70°21'11"; thence Southwesterly along the arc of said curve an arc distance of 412.57 feet, said arc being subtended by a chord bearing of South 42°55'36" West and a chord distance of 387.14 feet to the point of tangency of said curve; thence South 07°45'01" West a distance of 682.79 feet to the point of curve of a curve concave Northeasterly having a radius of 1051.92 feet and a central angle of 32°18'00"; thence Southeasterly along the arc of said curve an arc distance of 593.01 feet, said arc being subtended by a chord bearing of South 08°23'59" East and a chord distance of 585.19 feet to the point of tangency of said curve; thence South 24°32'59" East along a line to its intersection with the Northeasterly right-of-way line of Interstate 95, State Road No. 9 (a 300 foot right-of-way as now established) a distance of 676.83 feet; thence North 27°32'59" West along said Northeasterly right-of-way line of Interstate 95 to its intersection with the Southerly right-of-way line of aforementioned Nine Mile Road, a distance of 1922.57 feet; thence North 59°47'52" East along said Southerly right-of-way line of Nine Mile Road a distance of 650.52 feet; thence North 62°24'17" East continuing along said Southerly right-of-way line a distance of 317.24 feet to the beginning of a non-tangent curve said curve being concave Southeasterly having a radius of 1093.00 feet and a central angle of 27°04'45"; thence Northeasterly continuing along said Southerly right-of-way line, an arc distance of 516.57 feet, said arc being subtended by a

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chord bearing of North 75°59'48" East and a chord distance of 511.78 feet to the end of said curve; thence North 89°32'10" East continuing along said Southerly right-of-way line, a distance of 204.95 feet; thence North 00°27'50" West a distance of 17.00 feet; thence North 89°32'10" East continuing along said Southerly right-of-way line, a distance of 354.95 feet to the POINT OF BEGINNING.

Containing 11.57 acres, more or less

Parcel 101, Part "B"

A part of Government Lot 1, Section 14, Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, Commence at the Northeast corner of said Section 14; thence South 89°32'10" West along the North line of said Section 14 and along the centerline of Nine Mile Road, County Road 513A (a 66 foot right-of-way as now established) a distance of 1820.67 feet; thence South 00°27'50" East a distance of 33.00 feet to a point in the Southerly right-of-way line of said Nine Mile Road and the POINT OF BEGINNING; thence South 71°47'29" West a distance of 314.99 feet; thence South 89°32'10" West a distance of 483.10 feet; thence North 00°27'50" West along a line to its intersection with the aforementioned Southerly right-of-way line of Nine Mile Road, a distance of 96.00 feet; thence North 89°32'10" East along said Southerly right-of-way line; a distance of 783.10 feet to the POINT OF BEGINNING.

Containing 1.39 acres, more or less

Interchange Southeast containing 114.06 acres, more or less

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Inberchange Northwest

All of Section 3 lying West of Interstate 95 right-of-way, all of Section 10 lying West of Interstate 95 right-of-way, all of Section 11 lying West of Interstate 95 right-of-way, all of Section 14 lying West of Interstate 95, all of Section 15, all of Section 43, all of Section 44, together with a part of Section 38 lying Northwest of Nine Mile Road, all lying in Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a POINT OF BEGINNING, commence at the intersection of the Northwestern right-of-way line of Nine Mile Road (County Road S13A, a 160 foot right-of-way as now established) with the Southwesterly right-of-way line of Interstate 95 (a 300 foot right-of-way as now established); thence Southwesterly along said Northwestern right-of-way line of Nine Mile Road, the following eight courses; Course No. 1 - thence South 60°09'09" West a distance of 752.14 feet to an angle point in said right-of-way line; Course No. 2 - thence South 62°26'20" West along said Northwestern right-of-way line of Nine Mile Road (a 110 foot right-of-way as now established); a distance of 15.32 feet to the point of curve of a curve concave Southeasterly having a radius of 1185.13 feet; Course No. 3 - thence Southwesterly along the arc of said curve an arc distance of 170.00 feet, said arc being subtended by a chord bearing of South 58°19'47" West and a chord distance of 169.85 feet to the point of compound curve; Course No. 4 - thence Southwesterly along the arc of a curve, said curve being concave Southeasterly and having a radius of 1185.11 feet an arc distance of 201.09 feet, said arc being subtended by a chord bearing of South 49°21'34" West and a chord distance of 200.85 feet to the point of tangency of said curve; Course No. 5 - thence South 44°29'54" West a distance of 204.46 feet; Course No. 6 - thence South 45°30'05" East a distance of 17.00 feet; Course No. 7 - thence South 44°29'54" West along said Northwestern right-of-way line of Nine Mile Road (a 66 foot right-of-way as now established) a distance of 5258.56 feet to an angle point in said Northwestern right-of-way line; Course No. 8 - thence South 50°29'50" West a distance of 2475.39 feet; thence North 53°13'38" West, leaving said Northwestern right-of-way line, a distance of 2258.70 feet; thence North 14°55'52" East along the Northwestern line of aforesaid Section 44 and its Southwesterly projection thereof a distance of 7123.49 feet; to the Northwestern corner of said Section 44; thence North 16°14'53" East along the Northwestern line of aforesaid Section 43 a distance of 2983.85 feet to a point on said Northwestern line of Section 43; thence North 01°01'14" West along the West line of aforesaid Sections 10 and 3 to the Northwest corner of said Section 3 a distance of 6098.77 feet; thence North 88°54'53" East along the line dividing Township 5 South and Township 6 South and the North

line of said Section 3 to its intersection with the aforesaid Southwesterly right-of-way line of Interstate 95 a distance of 136.50 feet; thence South 27°32'59" East along said Southwesterly right-of-way line a distance of 12,538.84 feet to the POINT OF BEGINNING.

Containing 1456.88 acres, more or less

LESS AND EXCEPT:

Parcel 100, Part "E"

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A part of Section 10, lying West of Interstate 95 right-of-way, together with all of Section 11, lying West of Interstate 95 right-of-way, together with all of Section 14, lying west of Interstate 95, together with a part of Section 15, together with a part of Lots 1 and 2 of the Antonio Huertas Grant, Section 38, lying Northwest of Nine Mile Road, all lying in Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, Commence at the Northwest corner of said Section 14, thence North 89°32'10" East along the North line of said Section 14 to its intersection with the Southwesterly right-of-way line of Interstate 95, State Road No. 9 (a 300 foot right-of-way as now established), a distance of 129.63 feet, said intersection being the POINT OF BEGINNING; thence South 27°32'59" East, along said Southwesterly right-of-way line, to its intersection with the Northwestery right-of-way line of Nine Mile Road, County Road 513A (a right-of-way of varying width), a distance of 702.62 feet; thence South 60°09'09" West along said Northwestery right-of-way line of Nine Mile Road a distance of 752.14 feet; thence South 62°26'19" West continuing along said right-of-way line a distance of 15.32 feet to the point of curve of a curve concave Southeasterly having a radius of 1185.11 feet and a central angle of 17°56'25"; thence Southwesterly continuing along said Northwestery right-of-way line and along the arc of said curve an arc distance of 371.08 feet, said arc being subtended by a chord bearing of South 53°28'07" West and a chord distance of 369.56 feet to the point of tangency of said curve; thence South 44°29'54" West continuing along said Northwestery right-of-way line a distance of 204.46 feet; thence South 45°30'06" East a distance of 17.00 feet; thence South 44°29'54" West continuing along said Northwestery right-of-way line a distance of 176.42 feet; thence North 45°30'06" West leaving said Northwestery right-of-way line, a distance of 143.00 feet; thence North 44°29'54" East a distance of 362.79 feet; thence North 41°20'46" East a distance of 224.57 feet to the beginning of a non-tangent curve concave Northwestery having a radius of 336.00 feet and a central angle of 35°44'59"; thence

Northeasterly along the arc of said curve an arc distance of 209.65 feet, said arc being subtended by a chord bearing of North 23°29'17" East and a chord distance of 206.26 feet to the end of said curve; thence North 05°35'47" East a distance of 1120.99 feet to the point of curve of a curve concave Southwesterly having a radius of 1051.92 feet and a central angle of 30°08'46"; thence Northwesterly along the arc of said curve an arc distance of 553.47 feet, said arc being subtended by a chord bearing of North 09°28'36" West and a chord distance of 547.10 feet to the point of tangency of said curve; thence North 24°32'59" West along a line to its intersection with the aforementioned Southwesterly right-of-way line of Interstate 95, State Road No. 9 a distance of 676.83 feet; thence South 27°32'59" East along said Southwesterly right-of-way line of Interstate 95 a distance of 1670.02 feet to the POINT OF BEGINNING.

Containing 19.65 acres, more or less

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Parcel 10L, Part "D"

A part of Lot 2 of the Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Reference, Commence at the Northwest corner of Section 14 of said Township and Range; thence North 89°32'10" East along the North line of said Section 14 to its intersection with the Southwesterly right-of-way line of Interstate 95, State Road No. 9 (a 300 foot right-of-way as now established), a distance of 128.63 feet; thence South 27°32'59" East along said Southwesterly right-of-way line to its intersection with the Northwesterly right-of-way line of Nine Mile Road, County Road S13A (a right-of-way of varying width) a distance of 701.62 feet; thence South 60°09'09" West along said Northwesterly right-of-way line of Nine Mile Road a distance of 752.14 feet; thence South 62°26'19" West continuing along said Northwesterly right-of-way line a distance of 15.32 feet to the point of curve of a curve concave Southeasterly having a radius of 1185.11 feet and a central angle of 17°56'25"; thence Southwesterly continuing along said Northwesterly right-of-way line, and along the arc of said curve an arc distance of 371.08 feet; said arc being subtended by a chord bearing of South 53°28'07" West and a chord distance of 369.56 feet to the point of tangency of said curve; thence South 44°29'54" West continuing along said Northwesterly right-of-way line a distance of 204.46 feet; thence South 45°30'08" East a distance of 17.00 feet; thence South 44°29'54" West continuing along said Northwesterly right-of-way line a distance of 176.42 feet to the POINT OF

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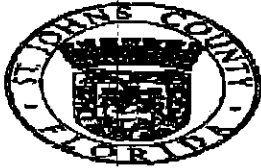
BEGINNING; thence continue South 44°29'54" West along said
Northwesterly right-of-way line, a distance of 1003.52 feet;
thence North 31°14'07" East a distance of 623.28 feet; thence
North 44°29'54" East a distance of 396.87 feet; thence South
45°30'06" East a distance of 143.00 feet to the POINT OF
BEGINNING.

Containing 2.30 acres, more or less

Interchange Northwest containing 1434.98 acres, more or less

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Planning Department

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From the Desk of . . .

Dawn Lange

Planning Technician II

Fax Number: 904-823-2498

Phone Number: 904-823-2488

Date: December 11, 2002

To: Kathryn

Fax Number: (904)353-5217

Please find following a total of 12 pages, including cover sheet. If you have any questions, please call me at the above telephone number.

Kathryn, please confirm that the enclosed legal description for Saint Johns Interchange is correct. Kindly initial the top and fax back to our office as soon as possible. We require this for advertising.

Please fax both back to 823-2507 our fax machine is down thanks.

Thank You.

Dawn

EXHIBIT B

PARCEL ID NUMBERS:

028790-1104	029010-0000	012980-0010
028790-1108	028080-0000	028960-0000
028790-1101	028800-1200	028820-1401
028790-0000	028800-1204	030470-0000
028800-0000	028800-1202	029430-0000
028800-0005	028800-1201	029010-0000
028810-1321	013060-0000	029460-0000
028810-1300	028810-1322	029020-0010
028810-1317	027190-0010	028820-1407
028810-1310	012980-0000	028820-0000
		028820-1404

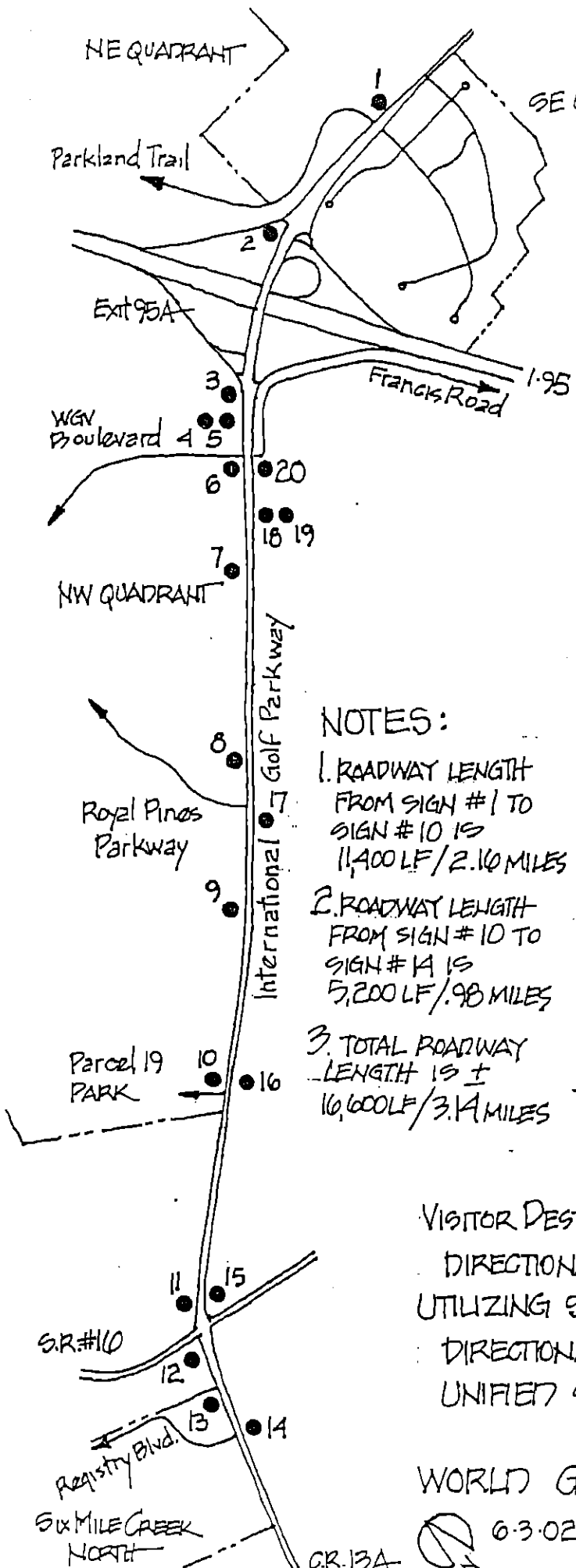
MAP PAGE #'s

3D-14
3E-6X
3D-37NX
3E-38
3E-5X
3D-37SX
2D-24
3D-38-1
3D-S
3D-18SX
3D-38
2D-25X

Exhibit "C"

P. U. D. OFF. REC.
BOOK R PAGE 467

- (1) This modification applies only to the twenty (20) non-conforming signs shown on the attached Exhibit "D" and no additional non-conforming signs will be constructed. Any and all signs installed or maintained within the County right-of-way by the developer must meet County Breakaway Standards as shown on the attached Exhibit "E."
- (2) The Developer must give the County a Holdharmless Agreement regarding any sign installed or maintained by the Developer within the County right-of-way.
- (3) The Developer agrees to perform all necessary maintenance on the developer-installed non-conforming directional signs and any additional right-of-way maintenance associated by the placement of such signs until they are removed or replaced with a new County-approved Badge Sign program.
- (4) The Developer's right to keep and maintain developer-installed non-conforming directional signage within the right-of-way adjacent to the World Golf Village area is temporary and shall expire upon the earlier of (1) completion of an FDOT and County-approved directional sign program indicating the location of uses such as World Golf Village, Hall of Fame, Town Center, Slammer and Squire, The King and Bear, The Neighborhoods, Saint Johns Place and International Park and the associated signs are in existence, or (2) three years from the effective date of the Resolution.



1. WGV Sales Center ↑
2. WGV Sales Center ←
3. KING & BEAR 2.5 MILES ↑
4. TOWN CENTER Next Right →
5. REAL ESTATE SALES CENTER →
6. KING & BEAR 2.3 MILES ↑
7. KING & BEAR ↑
8. KING & BEAR 1.5 MILES ↑
9. KING & BEAR ↑
10. KING & BEAR 1.0 MILE ↑
11. KING & BEAR .3 MILES ↑
12. KING & BEAR Next Right →
13. KING & BEAR Next Right →
14. WGV Sales Center ←
15. WGV Sales Center ↑
16. SLAMMER & SQUIRE
HALL of FAME ↑
17. SLAMMER & SQUIRE
HALL of FAME ↑
18. REAL ESTATE SALES CENTER ←
19. TOWN CENTER Next Left ←
20. SLAMMER & SQUIRE
HALL of FAME ←

NOTES:

1. ROADWAY LENGTH FROM SIGN #1 TO SIGN #10 IS 11,400 LF / 2.10 MILES
2. ROADWAY LENGTH FROM SIGN #10 TO SIGN #14 IS 5,200 LF / .98 MILES
3. TOTAL ROADWAY LENGTH IS ± 16,600 LF / 3.1 MILES

VISITOR DESTINATION - WAYFINDING & DIRECTIONAL SIGN CAMPAIGN UTILIZING STANDARD "VEHICULAR DIRECTIONALS" FROM THE WGV UNIFIED SIGN PLAN

WORLD GOLF VILLAGE

6-3-02 / REVISED 11-4-02

EXHIBIT "D"

WORLD GOLF VILLAGE
Break-Away Directional Signs

Drawing No. 0511

two systems

341 Albany Drive
Edgewater, Florida 33132
305.428.0410
305.428.4851

Drawn By: C. Panilli

Orig. Date: 5-21-02

Checked by:

Scale: as noted

Rev. Date:

Revision no: 0

This drawing was created by two one systems. Ownership, Authorship, and Copyright rights are owned by two one systems. This drawing cannot be reproduced in whole or in part without the written consent of two one systems.

Approved:

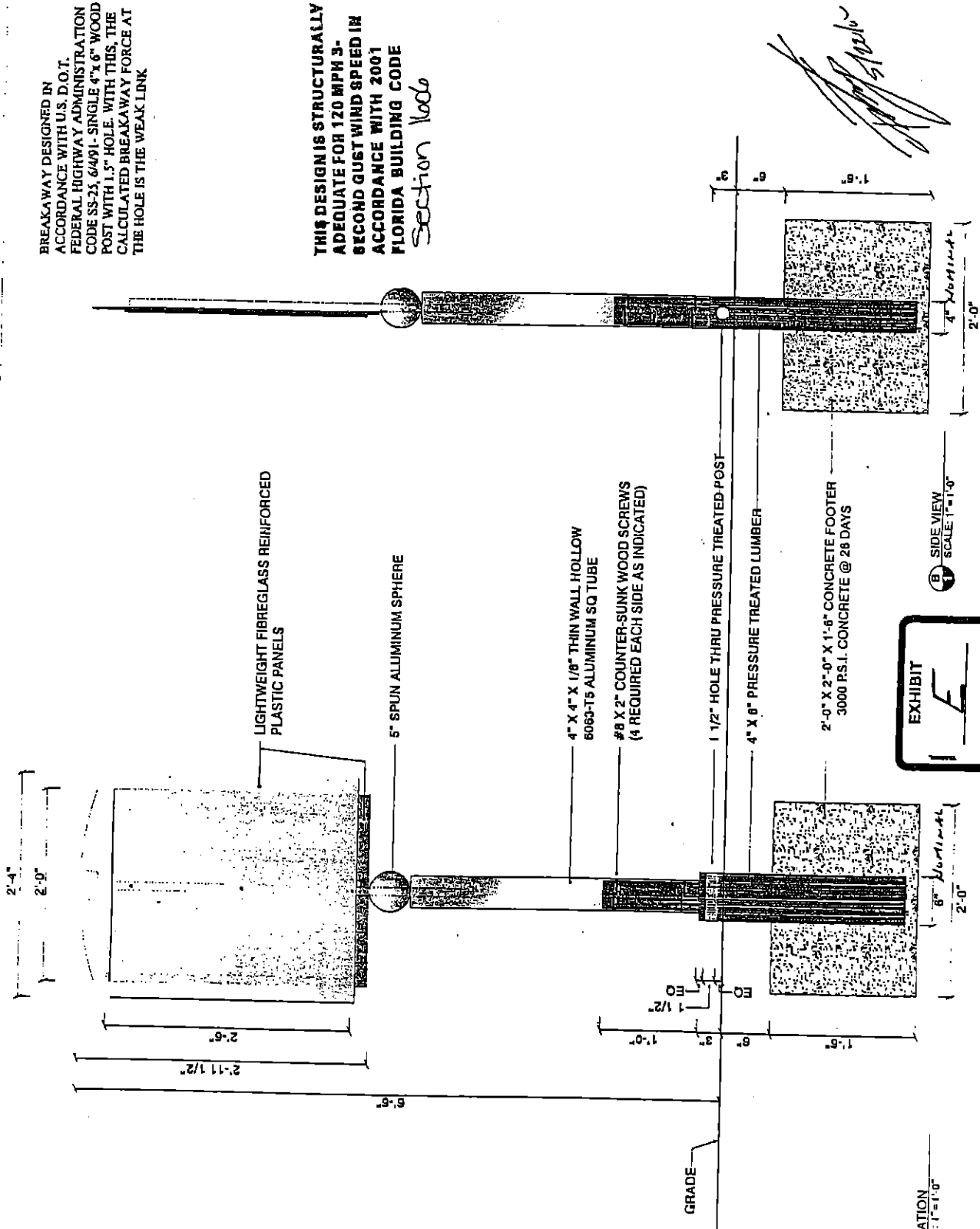
Weight Est. 29.40" ABOVE WOOD

Sheet: 1

Underwriters Laboratories Inc.

BREAKAWAY DESIGNED IN ACCORDANCE WITH U.S. D.O.T. FEDERAL HIGHWAY ADMINISTRATION CODE SS-25, 6/4/91. SINGLE 4"x6" WOOD POST WITH 1.5" HOLE. WITH THIS, THE CALCULATED BREAKAWAY FORCE AT THE HOLE IS THE WEAK LINK.

THIS DESIGN IS STRUCTURALLY ADEQUATE FOR 120 MPH 3-SECOND GUST WIND SPEED IN ACCORDANCE WITH 2001 FLORIDA BUILDING CODE
Section 1606



ELEVATION SCALE: 1"=1'-0"

SCALE: 1"=1'-0"

St. Johns County Growth Management Services Department
Planning Division

P.O. Drawer 349, 4020 Lewis Speedway
St. Augustine, FL 32095

Phone: 904-823-2480 Fax: 904-823-2498 E-mail: plandept@co.st-johns.fl.us

Application for Minor Modification

To a Previously Approved Planned Unit Development (PUD), Planned Special
Development (PSD) OR Final Development Plan (FDP)

Date: _____ Zoning File Number _____ Receipt Number _____

1. Project Name SAINT JOHNS, INTERCHANGE PUD
2. Applicant's Name, Address & Phone: IT Land Associates, LLC, 101 East Town Place, # 200, St. Augustine, Florida, 32092, (904) 940-5050
3. Owner's Name, Address & Phone: c/o Davidson Development, Inc. 101 East Town Place, # 200, St. Augustine, Florida, (904) 940-5050.
4. Property Location: Intersection of I-95 and International Golf Parkway
5. Legal Description: See attached Exhibit A
6. Present Use of Property: Mixed use project under development
7. Parcel ID Number 028232-0000, 028232-0180, 027955-0000, 027010-0000, 029220-0000, 029230-0000, 027090-0000, 027870-0050, 027030-0000, 027020-0010, 027010-0010
8. 2015 FLUM designation DRI
9. Section: 3, 2, 11, 10, 43, 44, 14 10. Township 6 S 11. Range 28 E
12. Describe requested change(s). Provide attachments as necessary. Include copies of any previously approved PUD, PSD or FDP, and any site plans which are to be modified. Clearly indicate sections or provisions requested to be modified. See attached letter and resolution
13. Is Concurrency review required? NO 14. Map Page # 3D-N, 3D-11S, 3D-10SX, 3D-14X, 3D-34/2X, 3D-38/7NX, 3D-38/6NX, 3D-38/7X, 3D-36X
15. Size of Property 1947 ± 16. Utility Provider ST. JOHNS COUNTY
17. Provide all of the following:
 - a. Proof of ownership (deed or certificate by lawyer or abstract company or title company that verified 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.
 - b. Legal description (attach as Exhibit A)
 - c. Eighteen (18) copies of the complete application.
 - d. Application Fee of \$500.00 (A pre-application review fee may also be required.)
 - e. If the requested minor modification involves a change to setbacks or yard requirements, provide a list of adjacent property owners within 300 feet of the parcel to be modified. Include name, address and brief legal description from current tax rolls. Address a legal size envelope 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.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of all owners or authorized person if letter of authorization is attached:

Print: GARY B. DAVENPORT Signature: _____

Address and contact information of person to receive all correspondence regarding this application:

Name: GARY B. DAVENPORT, ESQ., PAPPAS METCALF JENKS & MILLER, P.A.

Mailing address: 200 WEST FORSYTH STREET, SUITE 1400, JACKSONVILLE, FL 32202

Phone: (904) 353-1980 Fax: (904) 353-5217 E-mail: gdavenport@papmet.com

OWNER'S AUTHORIZATION FOR AGENT

PAPPAS METCALF JENKS & MILLER, P.A., and GARY B. DAVENPORT, ESQ., are hereby authorized TO ACT ON BEHALF OF IT LAND ASSOCIATES, LLC and SJ LAND ASSOCIATES, LLC, the owner(s) of those lands described within the attached applications, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida for an application related to a Development Permit or other action pursuant to a:

- | | | | |
|-----------|-------------------------|-------|-------------------------|
| <u>XX</u> | Rezoning / Modification | _____ | Special Use Permit |
| _____ | Zoning Variance | _____ | Non-Zoning Variance |
| _____ | Appeal | _____ | Overlay District Review |
| _____ | Concurrency | _____ | Other |

IT LAND ASSOCIATES, LLC, a Florida limited liability company

BY: [Signature]
James E. Davidson, Jr.
Its Executive Vice President/Manager
Development Administration

Address: 101 East Town Place, # 200
St. Augustine, FL 32092
Telephone: (904) 940-5050

SJ Land Associates, LLC, a Delaware limited liability company

BY: [Signature]
James E. Davidson, Jr.
Its Vice President
Development Administration

Address: 101 East Town Place, # 200
St. Augustine, FL 32092
Telephone: (904) 940-5050

State of Florida
County of St. Johns

Signed and sworn before me on this 3 day of June, 2002, by JAMES E. DAVIDSON, JR.

Identification Presented: X
Oath taken: _____ YES X NO



[Signature]
Notary Signature

My commission expires: 5-21-04

State of Florida

P. H. D. OFF. REC.
BOOK R PAGE 472



Department of State

I certify the attached is a true and correct copy of the Articles of Organization of IT LAND ASSOCIATES, LLC, a limited liability company organized under the laws of the state of Florida, filed on July 19, 2000, as shown by the records of this office.

The document number of this limited liability company is L00000008518.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capitol, this the Nineteenth day of July, 2000



CR2EO22 (1-99)

Katherine Harris

Katherine Harris
Secretary of State

ARTICLES OF ORGANIZATION
OF
IT LAND ASSOCIATES, LLC

P.U.D. OFF. REC.
BOOK R PAGE 473

The undersigned, who is the authorized representative of the members of IT LAND ASSOCIATES, LLC (the "Company") under the Florida Limited Liability Company Act, hereby adopts the following Articles of Organization.

ARTICLE I - NAME

The name of the Company is IT LAND ASSOCIATES, LLC.

ARTICLE II - PRINCIPAL OFFICE

The mailing address and street address of the Company is 101 East Town Place, Suite 200, St. Augustine, Florida 32092.

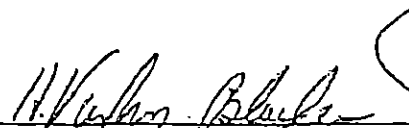
ARTICLE III - INITIAL REGISTERED AGENT AND ADDRESS

The name and street address of the initial registered agent are James E. Davidson, Jr., 101 East Town Place, Suite 200, St. Augustine, Florida 32092.

ARTICLE IV - MANAGERS

The Company shall be a manager-managed company as provided in the Operating Agreement of the Company.

IN WITNESS WHEREOF, the undersigned has executed the foregoing Articles of Organization as of the 14th day of July, 2000.



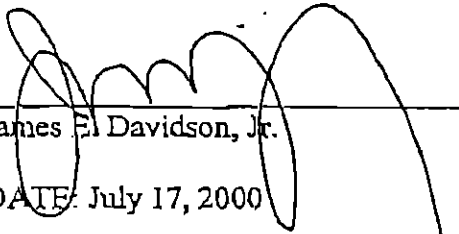
H. Vaughan Blaxter, III, Authorized Representative

FILED
SECRETARY OF STATE
DIVISION OF CORPORATIONS
00 JUL 19 PM 11 33

ACCEPTANCE OF DESIGNATION
AS REGISTERED AGENT

P. U. D. OFF. REC.
BOOK R PAGE 474

Having been named as registered agent and to accept service of process for IT Land Associates, LLC, at the place designated in the Articles of Organization, James E. Davidson, Jr., hereby accepts the appointment as registered agent and agrees to act in this capacity. James E. Davidson, Jr. further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his duties, and is familiar with and accepts the obligations of his position as registered agent as provided for in Chapter 608, F.S.



James E. Davidson, Jr.
DATE: July 17, 2000

(00056923.DOC.)00056856.WPD.

P. U. D. OFF. REC.
BOOK R PAGE 475

CERTIFICATE OF CONVERSION

Pursuant to Section 608.439, Florida Statutes, the undersigned, as of the 14th day of July, 2000, hereby submits the attached Articles of Organization and this Certificate of Conversion in order to convert to a Florida limited liability company:

1. The name of the entity immediately prior to filing this document was SJH Partnership, Ltd., a Florida limited partnership, formed pursuant to that certain Certificate of Limited Partnership of SJH Partnership, Ltd., filed October 19, 1989 with the Florida Secretary.

2. Upon conversion of the entity, the name of the limited liability company as set forth in the attached Articles of Organization is: IT LAND ASSOCIATES, LLC.

H. Vaughan Blaxter, III
H. Vaughan Blaxter, III,
Authorized Representative

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST JOHNS COUNTY FL

03 SEP 29 PM 3:58

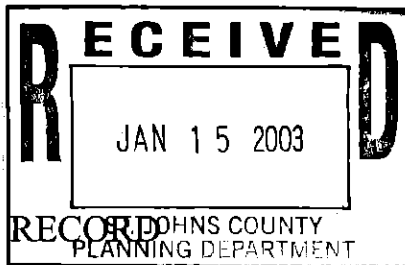
CHERYL STRICKLAND
CLERK OF COURTS

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS OF RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL
29th DAY OF September 20 03
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners

BY: L. Wenne King DC.



FILED
SECRETARY OF STATE
DIVISION OF CONCORDATIONS
00 JUL 19 PM 1:33



COPY OF ADVERTISEMENT

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

PROPOSED MAJOR MOFICATION NOTICE

In the matter of FILE # MAJMOD 2002-06

SAINT JOHNS INTERCHANGE PUD

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

JANUARY 13, 2003

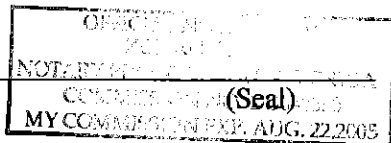
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post 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 13TH day of JANUARY 2003

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

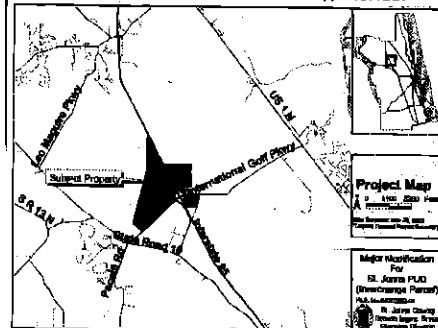
[Signature of Notary Public]

Zoe Ann Moss



NOTICE OF A PROPOSED MAJOR MODIFICATION NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, January 28, 2003 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 a modification to allow temporary directional signage within the right-of-way.

The subject property is located at 3380 International Golf Parkway 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 Halsead, 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 2002-06 Saint Johns Interchange PUD L116-3 Jan 13, 2003