

ORDINANCE NUMBER: 2003- 37

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE WINCHESTER PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NUMBER 2001-50, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.**

**P. U. D. OFF. REC.**  
**BOOK R PAGE 144**

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

**WHEREAS.** That as requested by Beth Breeding of Winchester Development, the title owners of record, in an application for a zoning hearing MAJMOD 2002-20, along with supporting documents dated December 20, 2002, as amended, concerning lands described on the attached legal description, Exhibit A, (hereinafter the "Modification"), the Winchester PUD , Ordinance Number 2001-50, as amended, is hereby modified as set forth in the attached application and exhibits:

**SECTION 1.** That development of lands within the PUD shall proceed in accordance with the Winchester PUD, Ordinance 2001-50, as amended, including the Application for Major Modification (MAJMOD 2002-20) dated December 20, 2002, attached hereto and made a part hereof.

**SECTION 2.** That the terms of this modification to the Winchester PUD, shall become effective upon the effective date of this Major Modification Ordinance.

**SECTION 3.** 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 Winchester PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. As modified, the Winchester 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 Winchester 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 Winchester 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.

*Johnston*

6. As modified, the Winchester PUD would not adversely affect the orderly development of St. Johns County.

SECTION 4. That all other provisions of Ordinance Number 2001-50, as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. 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 6. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 7. 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 15 DAY OF April, 2003.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

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

RENDITION DATE 04/17/03

ATTEST | CHERYL STRICKLAND, CLERK

BY: Cheryl Strickland  
Deputy Clerk

EFFECTIVE DATE: 04/24/03



Legal 1 of 2

P. H. D. OFF. REC.  
BOOK R PAGE 146

PROPOSED WINCHESTER PHASE ONE:

A portion of the Francis Philip Fatio Grant, Section 44, Township 5 South, Range 26 East, together with a portion of Section 39, Township 5 South, Range 27 East, being a portion of the Nicoll or Moreman Tract in said Grant, together with a portion of the South 1/2 of the Leonora T. Colt Tract in said Grant, St. Johns County, Florida, being more particularly described as follows: COMMENCING at the intersection of the center line of Greenbriar Road (County Road No. 11, a 66 foot right of way as now established), with the Westerly line of a tract of land acquired by the United States of America through Condemnation Suit 602-J-Civil, known as the former Switzerland Naval Bomb Target; thence North 35°03'40" East, along said Westerly line, a distance of 35.66 feet to a found concrete monument on the Northerly right of way line of said Greenbriar Road; thence continue North 35°03'40" East, along said Westerly line of the former Switzerland Naval Bomb Target, a distance of 1,185.67 feet; thence North 76°54'14" West, a distance of 579.90 feet to the Southeasterly corner of Remington Forest Unit Forest as recorded in Map Book 18, Pages 58, 59 and 60 of said Public Records; thence North 14°39'22" East, along the Easterly line of said Remington Forest Unit One, a distance of 321.39 feet for a POINT OF BEGINNING; thence continue North 14°39'22" East, along said Easterly line of Remington Forest Unit One, a distance of 269.32 feet to the Northeast corner of said Remington Forest Unit One, said point also being an angle point lying on the Easterly line of Lot 65, Remington Forest Unit Two, as recorded in Map Book 19, Pages 1 and 2 of said Public Records; thence North 15°16'14" East, along the Easterly line of said Remington Forest Unit Two, and along the Easterly lines of the lands described and recorded in Official Records Volume 685, Page 1307 and Official Records Volume 685, Page 1314, a distance of 780.17 feet to a point situate in the Southerly line of those lands described and recorded in Deed Book "Y", Page 636, said point also being situate on the division line between said Nicoll or Moreman Tract from said South 1/2 of the Leonora T. Colt Tract; thence South 76°25'36" East, along said Southerly line and dividing line, a distance of 854.11 feet to the Southeast corner of said lands in Deed Book "Y", Page 636; thence North 15°13'14" East, departing said dividing line and along the Easterly line of said lands in Deed Book "Y", Page 636, a distance of 657.68 feet to a point situate on the line dividing said South 1/2 of the Leonora T. Colt Tract from the North 1/2 of said Tract; thence South 76°44'08" East, along said dividing line, a distance of 1,700.00 feet; thence South 13°15'52" West, a distance of 300.00 feet; thence South 70°56'32" East, a distance of 2,130.00 feet; thence South 22°25'00" East, a distance of 1,180.00 feet; thence South 12°51'23" West, a distance of 620.00 feet; thence North 77°08'37" West, a distance of 970.00 feet; thence South 51°29'59" West, a distance of 1,268.16 feet to a point situate in said Northerly right of way line of Greenbriar Road; thence North 77°08'37" West, along said Northerly right of way line, a distance of 2,500.00 feet to the Southeast corner of Parcel "B", as described and recorded in Official Records Volume 869, Page 1615 of said Public Records; thence North 12°51'23" East, along the Easterly line of said last mentioned lands, a distance of 15.14 feet to the point of curvature of a curve concave Southeasterly and having a radius of 755.02 feet, and a central angle of 47°24'09"; thence Northeasterly around and along the arc of said curve, and continuing along said Easterly line of Parcel "B", a chord bearing and distance of North 36°33'28" East, 606.99 feet to the point of tangency of said curve; thence North 60°15'32" East, along the Southeasterly

Legal 20f2

P. U. D. OFF. REC.  
BOOK R PAGE 147

line of said Parcel "B", a distance of 90.41 feet to the point of curvature of a curve concave Northwesterly, having a radius of 478.31 feet and a central angle of  $58^{\circ}20'56''$ ; thence Northeasterly and Northerly around and along the arc of said curve, and along the Easterly line of said Parcel "B", a chord bearing and distance of North  $31^{\circ}02'14''$  East, 467.01 feet to the point of tangency of said curve; thence North  $01^{\circ}48'56''$  East and continuing along said Easterly line of Parcel "B", a distance of 671.59 feet to the Northeast corner of said Parcel "B"; thence West along the Northerly line of said Tract "B", and the Northerly line of Tract "A", said lands recorded in Official Records Volume 869, Page 1615, a distance of 740.86 feet to the Northwest corner of said Parcel "A" and a point situate in the aforementioned Westerly line of the former Switzerland Naval Bomb Target; thence South  $35^{\circ}03'40''$  West, along said Westerly line, a distance of 358.34 feet; thence South  $88^{\circ}39'10''$  West, a distance of 20.75 feet; thence North  $46^{\circ}49'37''$  West, a distance of 31.22 feet; thence North  $56^{\circ}00'20''$  West, a distance of 37.97 feet; thence North  $45^{\circ}52'01''$  West, a distance of 35.96 feet; thence South  $82^{\circ}34'39''$  West, a distance of 37.16 feet; thence North  $58^{\circ}30'31''$  West, a distance of 30.29 feet; thence North  $76^{\circ}16'00''$  West, a distance of 36.24 feet; thence North  $42^{\circ}22'46''$  West, a distance of 25.58 feet; thence North  $80^{\circ}41'01''$  West, a distance of 28.80 feet; thence North  $70^{\circ}41'01''$  West, a distance of 38.57 feet; thence North  $45^{\circ}44'07''$  West, a distance of 32.74 feet; thence North  $58^{\circ}53'01''$  West, a distance of 32.95 feet; thence North  $72^{\circ}33'41''$  West, a distance of 28.60 feet; thence North  $39^{\circ}33'17''$  West, a distance of 42.26 feet; thence North  $65^{\circ}58'25''$  West, a distance of 41.99 feet; thence North  $43^{\circ}46'29''$  West, a distance of 38.41 feet; thence North  $30^{\circ}55'31''$  West, a distance of 51.14 feet; thence North  $86^{\circ}22'35''$  West, a distance of 27.50 feet; thence North  $79^{\circ}51'51''$  West, a distance of 23.22 feet; thence North  $66^{\circ}09'11''$  West, a distance of 46.85 feet to the POINT OF BEGINNING.

APPLICATION FOR PLANNING/ZONING HEARING

Date 12/17/02 File # \_\_\_\_\_ Parent # \_\_\_\_\_ Receipt # \_\_\_\_\_

1. Project Name Winchester PUD
2. Applicant's Name, Address, and Phone # Winchester Development, RLLP  
4141 Southpoint Drive East, Suite B, Jacksonville, FL 32216
3. Owner's Name, Address, and Phone Winchester Properties, 5951 Arlington Exp., Jax.,
4. Property Location Greenbrier Road between Roberts Road and SR 13
5. Legal Description See attached.
6. Present Use of Property Vacant.
7. Parcel # 0017500000 0020600000 8. Zoning OR 9. Comp Plan B
10. Section 44, 39 11. Township 5s 12. Range 26E, 27E
13. Requested Change Modify schedule of development.
14. Minor or Major Modification, what Ordinance or Resolution Number is being modified? Ordinance No. 2001-50
15. Reason Change is Requested Due to permitting issues we need to modify  
schedule of development.
16. Statement of Facts for Requested Change Land is in development area and is consistent
17. Concurrency Required Received 18. Map Page # \_\_\_\_\_ 19. Size of Property 250.34 acres with  
Comp. & Land Code.
20. Utility Provider JEA
21. Attach the following to application:
  - a. List of adjacent property owners within 300 feet showing name, address and brief legal description from current tax rolls; address one long envelope to each person on the list, no return address needed, but proper postage on each. Two envelopes are needed if the application requires two public hearings. The order of the envelopes must match the order in which the names appear on the list.
  - b. Proof of ownership (deed or certificate by lawyer or abstract company or title company that verifies record owner as above). If the applicant is not the owner, a letter of authorization from the owner(s) for applicant to represent the owner for all purposes related to this application.
  - c. Legal description
  - d. Tax Assessment map showing location of property
  - e. Site Plan (if applicable)
  - f. Application Fee
  - g. If rezoning to PUD/PSD, additional information must be submitted under rezoning guidelines.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

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

Printed or typed name(s): Beth Breeding

Signature(s): Beth Breeding

ADDRESS & TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE

REGARDING THIS APPLICATION: Name: Winchester Development RLLP Phone: (904) 332-7099

Mailing Address: 4141 Southpoint Drive E., Suite B Fax: (904) 332-7098  
Jacksonville, FL 32216

Delete in its entirety

SCHEDULE OF DEVELOPMENT

Commencement (final approval of engineering/construction plans) within 5 years of obtaining PUD approval. No phase can extend more than five (5) years. From that point forward the developers reserve a period of 5 years to complete the horizontal improvements of the last phase. The project will be developed in up to three phases. Completion of the project shall be upon receipt of final subdivision plat approval per phase. The first phase shall commence on or before 2002, the second phase shall commence on or before 2005, and the third phase shall commence on or before 2008. The completion date shall be no later than 2010.

Add in its entirety

SCHEDULE OF DEVELOPMENT

Commencement (final approval of engineering/construction plans) within 5 years of obtaining PUD approval. No phase can extend more than five (5) years. From that point forward the developers reserve a period of 5 years to complete the horizontal improvements of the last phase. The project will be developed in up to two phases. Completion of the project shall be upon receipt of final subdivision plat approval per phase. The first phase consisting of 130 units shall commence on or before 2004, the second phase consisting of 13 units shall commence on or before 2005. The completion date shall be no later than 2010.

OWNER'S AUTHORIZATION  
FOR AGENT

Silverfield Development Co. is hereby authorized to act on behalf of  
Winchester Properties 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 Major Modification  
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 attest 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 of Owner(s)  
John F. Sessions  
Signature of Owner(s)

John F. Sessions  
Print Name(s)

\_\_\_\_\_  
Address

( ) \_\_\_\_\_  
Telephone Number

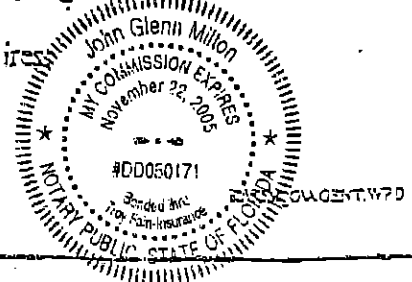
State of FLORIDA  
County of DUVAL

Signed and sworn to before me on 16TH day of DECEMBER, 2002  
by JOHN F. SESSIONS

Identification Presented: PERSONALLY KNOWN 28 YEARS  
Oath taken:  Yes  No

John Milton  
Notary Signature

My commission expires \_\_\_\_\_





This Special Warranty Deed Made the 18th day of July

GULFSTREAM LAND & DEVELOPMENT CORP. a corporation existing under the laws of Delaware and having its principal place of business at 8151 Westport Road, Jacksonville, Florida 32244 hereinafter called the grantor, to WINCHESTER PROPERTIES OF JACKSONVILLE, INC. hereinafter called the grantee;

whose postoffice address is 5951 Arlington Expressway, Jacksonville, Florida 32211

(Whereas said terms "grantor" and "grantee" include all the parties in the instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

See Exhibit A attached hereto and made a part hereof.

LEGAL COUNSEL, Attorney at Law, 200 N. GUYTON ST., JACKSONVILLE, FLORIDA 32202

DOCUMENTARY STAMP TAX DEPT. OF REVENUE 999.00



Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor. Subject to the provisions of Exhibit B attached hereto and made a part hereof.

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: [Signature] Ted L. Wilkinson, Asst. Secretary Signed, sealed and delivered in the presence of: [Signatures]

GULFSTREAM LAND & DEVELOPMENT CORP. By [Signature] Senior Vice President

STATE OF Florida COUNTY OF Broward I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared J. Larry Rutherford and Ted L. Wilkinson

and know me to be the Sr. Vice President and Assistant Secretary respectively of the corporation named in the foregoing deed, and that they severally acknowledged executing the same in the presence of me subscribing witness truthfully and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation. WITNESS my hand and official seal in the County and State last aforesaid this 18th day of July 1975.

DOCUMENTARY STAMP TAX DEPT. OF REVENUE 999.00

[Signature]

STATE OF Florida  
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared J. Larry Rutherford and Ted L. Wilkinson

well known to me to be the Sr. Vice President and Assistant Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 18th day of July 1985

*Nancy H. Meyer*

NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES JAN 14 1986  
BOLUCO UNED GENERAL 1116, UNIDKXW1185

DOCUMENTARY STAMP  
DEPT. OF REVENUE  
JUL 22 1985  
752.50  
11624

O. R. 806 PG 1098

affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

CONTAINER CORPORATION OF AMERICA

Frank P. McElroy  
Jugene B. Brown

BY: W. S. Grist  
Vice President

ATTEST: W. S. Grist  
Assistant Secretary

STATE OF Georgia  
COUNTY OF DeKalb

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared W. S. Grist and W. S. Grist, known to me to be the Vice President and Assistant Secretary, respectively, of Container Corporation of America, named as Grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses free and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 13<sup>th</sup> day of December, 1988.

Patricia K. Kenney  
Notary Public



My Commission Expires:  
Notary Public, Gwinnett County, Georgia  
My Commission Expires June 28, 1992

This Instrument Prepared By:

John F. Allgood  
Container Corporation of America  
P. O. Box 1225  
Stone Mountain, Georgia 30086

A PORTION OF THE FRANCIS P. FATTO GRANT, SEC. 24, TOWNSHIP 5 SOUTH, RANGE 16 EAST, AND A PORTION OF THE FRANCIS P. FATTO GRANT, SECTION 19, TOWNSHIP 5 SOUTH, RANGE 27 EAST, BEING A PORTION OF THE NICOLL OR MOREMAN TRACT IN SAID GRANT TOGETHER WITH A PORTION OF THE SOUTH HALF (54) OF THE LEONORA T. COLT TRACT IN SAID GRANT, ST. JOHNS COUNTY, FLORIDA.

P. J. D. OFF. REC. BOOK R PAGE 155

For a Point of Reference, commence at the intersection of the Northerly right-of-way line of Greenbriar Road (County Road No. 11), a 66 foot right-of-way as presently established, with the Easterly line of the lands described and recorded in Official Records Volume 679, Pages 660 and 603 of the Public Records of said County, said lands being formerly known as U.S. Navy Reservation "Switzerland Field"; thence North 26° 48' 33" West, departing said right-of-way line and along said Easterly line, 1363.22 feet to a point lying on the line dividing said Nicoll or Moreman Tract from the Sophia Fatia Tract in said Grant, and the Point of Beginning.

From the Point of Beginning thus described, thence North 25° 48' 33" West, continuing along said Easterly line, 2441.14 feet; thence North 90° 00' 00" West, along the Northerly line of the lands described in said Official Records Volume 679, Pages, 660 and 603, 6133.22 feet; thence South 35° 06' 04" West, along the Northwesterly boundary line of said lands, 510.74 feet; to a point lying on the line dividing said Nicoll or Moreman Tract from said Sophia Fatia Tract; thence North 76° 56' 49" West, departing said Northwesterly line and along said dividing line, 580.00 feet to a point, said point being the Southeast corner of the Remington Forest Subdivision, Unit One, as recorded in Map Book 18, Pages 58, 59 and 60 of said Public Records; thence North 14° 39' 22" East, along the Easterly line of said Remington Forest Unit One, 590.70 feet, to the Northeast corner of said Unit One, said point also being an angle point lying on the Easterly line of Lot 65, Remington Forest, Unit Two, as recorded in Map Book 19, Pages 1 and 2 of said Public Records; thence North 15° 16' 14" East, along the Easterly line of said Remington Forest, Unit Two, and along the Easterly lines of the lands described and recorded in Official Records Volume 685, Page 1307, and Official Records Volume 685, Page 1314, 780.17 feet, to a point lying in the Southerly line of the lands described and recorded in Deed Book Y, Page 636; said point also lying on the line dividing said Nicoll or Moreman Tract from said South half (5 1/2) of the Leonora T. Colt Tract; thence South 76° 25' 36" East, along said Southerly line and dividing line 854.11 feet, to the Southeast corner of said lands of Deed Book Y, Page 636; thence North 15° 13' 24" East, departing said dividing line and along the Easterly line of said lands of Deed Book Y, Page 636, 657.68 feet, to a point lying on the line dividing said South half (5 1/2) of the Leonora T. Colt Tract from the North half (N 1/2) of said Tract; thence South 76° 44' 08" East, along said dividing line, 6645.54 feet, to the Northwesterly corner of the lands described and recorded in Official Records Volume 390, Pages 751 through 753, of said Public Records; thence South 13° 14' 58" West, departing said dividing line and along the Westerly line of said lands of Official Records Volume 390, Pages 751 through 753, 642.36 feet; thence South 76° 43' 31" East, along the Southerly line of said lands, 692.71 feet; thence North 13° 16' 10" East, along the Easterly line of said lands, 642.13 feet, returning to said dividing line; thence South 76° 45' 45" East, continuing along said dividing line, 1597.85 feet to a point lying in the Westerly line of Parcel "A" of the lands described and recorded in Official Records Volume 183, Pages 507 and 508 of said Public Records; thence South 19° 04' 06" West, along said Westerly line of Parcel "A", 711.95 feet, to a point lying on said line dividing said South half (5 1/2) of the Leonora T. Colt Tract from said Nicoll or Moreman Tract; thence South 01° 00' 07" West, along the Westerly line of the lands described and recorded in Deed Book T, Page 583, 1324.96 feet to the Southwesterly corner of said lands of Deed Book T, Page 583, said point also lying on said line dividing said Nicoll or Moreman Tract from said Sophia Fatia Grant; thence North 76° 53' 34" West, along said dividing line, 1752.88 feet, to the Easterly line of said lands of Official Records Volume 679, Pages 660 and 603 and the Point of Beginning.

Said lands being the same as those described as Parcel "F" of Deed Book 209, Pages 199 through 207, and being subject to any and all easements, rights-of-way, restrictions and reservations for record and containing 237.02 acres, more or less.



State Surveyors, Inc.

EXHIBIT "A"  
TO CURT-CLARK DEED

1. 379 PAGE 604

April 22, 1985

File No. 850-1017

Work Order No. S85-463

P. U. D. OFF. REC  
BOOK R PAGE 156

A parcel of land lying in and being a part of the Francis Philip Fatio Grant Section 44, Township 5 South, Range 26 East, and a part of Section 19, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows: For Point of Reference, commence at the intersection of the centerline of Greenbriar Road (St. Johns County Road No. 11, a 66 foot right of way as now established) and the Westarly line of a tract of land acquired by the United States of America through Condemnation Suite 602-J-Civil, and known as the former Switzerland Naval Bomb Target; run thence North 15° 03' 40" East, along said Westarly line, a distance of 35.66 feet to a "Found" concrete monument on the Northerly right of way line of the aforementioned Greenbriar Road and the Point of Beginning for this description.

From the Point of Beginning thus described, run thence South 77° 11' 40" East, along the Northerly right of way line of said Greenbriar Road, a distance of 9047.89 feet to an angle point in the Easterly line of the aforementioned tract of land known as the former Switzerland Naval Bomb Target; run thence North 26° 48' 30" West, along said Easterly line, a distance of 3802.88 feet to a "Found" concrete monument in the Northerly line of said tract; run thence West, along said Northerly line, a distance of 6133.10 feet to a "Found" concrete monument in the aforementioned Westarly line of said former Switzerland Naval Bomb Target; run thence South 35° 03' 40" West, along said Westarly line, a distance of 1696.62 feet to the Point of Beginning.

Lands thus described contain 402.019 acres, more or less.

VERIFIED BY  
*[Signature]*

RECORDED

1985 JUL 22 PM 3:09

*[Signature]*

4800 Beach Boulevard - Jacksonville, FL 32207 - 904/396-0018 • 1227 NW 43rd Street - Gainesville, FL 32606 - 904/775-3491

This Quit-Claim Deed, Executed this 18th day of July  
GULFSTREAM LAND & DEVELOPMENT CORP.

A. D. 1985 . by

a corporation existing under the laws of Delaware  
business at 8351 Westport Road, Jacksonville, Florida 32244 and having its principal place of  
first party, to Winchester Properties of Jacksonville, Inc.

P. U. D. OFF. REC.  
BOOK R PAGE 157

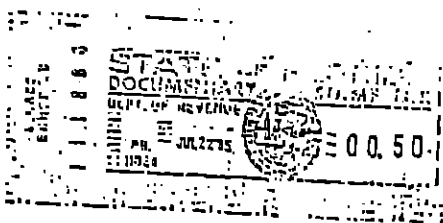
whose postoffice address is 5951 Arlington Expressway, Jacksonville, Florida 32211

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, legal  
representations, and names of individuals, and the successors and assigns of corporations, wherever the context  
so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00  
in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, re-  
lease and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which  
the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being  
in the County of St. Johns State of Florida . is wit:

A parcel of land lying in and being apart of the Francis Philip  
Fatio Grant Section 44, Township 5 South, Range 26 East, and a  
part of Section 39, Township 5 South, Range 27 East, St. Johns  
County, Florida, being more particularly described on Exhibit A  
attached hereto and by reference made a part hereof.

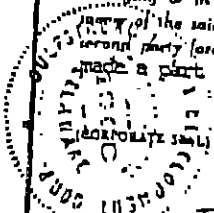


PREPARED BY AND RETURN TO:  
LINDA CONNOR KANE, Attorney  
GALLAGHER, BAUMER, WILKINS,  
BRADFORD, CANCER & WALTERS, P.A.  
2525 INDEPENDENT SQUARE  
JACKSONVILLE, FLORIDA 32202

To Have and to Hold

the same together with all and singular the appurtenances thereunto  
belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim what-  
soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said  
second party forever. Subject to the provisions of Exhibit B attached hereto and  
made a part hereof.

In Witness Whereof the said first party has caused these pres-  
ents to be executed in its name, and its corporate seal to be hereunto affixed,  
by its proper officers hereunto duly authorized, the day and year first above  
written.



ATTEST: Ted L. Wilkinson, ASST. Secretary

Signed, sealed and delivered in the presence of:  
Nancy D. McKeever  
Glen Probyl

Gulfstream Land & Development Corp.  
By: J. Larry Rutherford, Sr. Vice President

STATE OF Florida  
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,  
personally appeared J. Larry Rutherford and Ted L. Wilkinson

and known to me to be the Sr. Vice President and Assistant Secretary respectively of the corporation named in this party  
in the foregoing deed, and that they severally acknowledged concerning the same to the presence of two subscribing witnesses (legal and "substantial")  
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.  
WITNESS my hand and official seal in the County and State last aforesaid this 18th day of July . . . 1985.

This instrument prepared by:

Address

Nancy D. McKeever  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES MAY 14 1986  
GULFSTREAM LAND & DEVELOPMENT CORP., JACKSONVILLE

EXHIBIT B  
TO DEED  
FROM

OFF 679 PAGE 602

GULFSTREAM LAND & DEVELOPMENT CORP.

The land described on Exhibit A attached to the referenced Deed is conveyed subject to the following:

1. All existing easements and rights of way for roads, highways, railroads, pipelines, drainage canal systems and public utilities;
2. This conveyance is made and accepted upon the following covenants and conditions which shall be binding upon and enforceable against the Grantee, its successors and assigns and each of them, which covenants shall run with the land; all covenants, conditions, restrictions and reservations of record including, but not limited to those covenants and conditions contained in the deeds from the United States of America to Argyle Southern Company dated July 13, 1964, recorded in Official Records Book 60 at Page 18 of the public records of St. Johns County, Florida, the deed from Argyle Southern Company to Argyle Forests, Inc. dated April 18, 1969, recorded in Official Records Book 173 at Page 514, Public Records of St. John's County, Florida; and the deed from Argyle Forests, Inc. to Gulfstream Land & Development Corp. dated September 26, 1983, and recorded in Official Records Book 3586 at Page 155 of the Public Records of St. Johns County, Florida.

IT IS AGREED and understood by and between the grantor and the grantee, and the grantee, by its acceptance of delivery of this Special Warranty Deed and its filing the same for recordation, acknowledges its understanding that the land described on Exhibit A has heretofore been used for the purpose of bombing practice, and that some risk is involved in the use of the property; and the grantee agrees for itself, its successors and assigns, to assume all risks for injuries, personal or otherwise, or for property damage, arising out of ownership, maintenance and occupancy of subject property, the Grantee covenants and agrees to indemnify and save harmless the Grantor, its servants, agents, officers and employees against any and all liability, claims, causes of action and suits due to or arising out of or resulting from, immediately or remotely, the possible contaminated condition, ownership, use, occupancy or presence of the purchaser or any other person upon the property lawfully or otherwise.

3. Taxes subsequent to December 31, 1984.
4. The Grantee hereby acknowledges that the property described on Exhibit A is and will continue to be subject to perpetual prohibition against its use for landing and/or take-off of aircraft of any type.

See Exhibit A attached hereto and made a part hereof

VERIFIED BY  
*[Signature]*

FILED AND REGISTERED IN  
PUBLIC RECORDS  
1985 JUL 22 PM 3:09

*[Signature]*  
CLERK OF COUNTY

EXHIBIT A

NOT RECORDED  
PAGE 679 PAGE 601

Tract 1

That certain piece, parcel or tract of land, situate, lying and being a part of the Francis Philip Fatio Grant, Section 44, Township 5 South, Range 26 East and a part of Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, and being more particularly described as follows: Beginning at a point in the center of the right of way of St. Johns County Road No. 11 (a 66-foot right of way from Switzerland to Sampson Church) at the intersection of the Westarly line of a tract of land now owned by the United States of America (acquired by Condemnation Suit 602-J-Civil and known as the former Switzerland Naval Bomb Target); thence North 33°03'40" East along the Westarly boundary of the said former Switzerland Naval Bomb Target, 1712.76 feet to a point in the Northerly line of said former Switzerland Naval Bomb Target; thence due East along said Northerly line, 3647.40 feet; thence South 12°43'20" West, 2412.10 feet to a point in said centerline of County Road No. 11; thence North 77°11'40" West along said centerline, 4213.00 feet to the point of beginning, containing, 176.03 Acres, more or less, subject, however, to an easement for public road for the use of the adjoining property owners and the general public over the South 33 feet thereof.

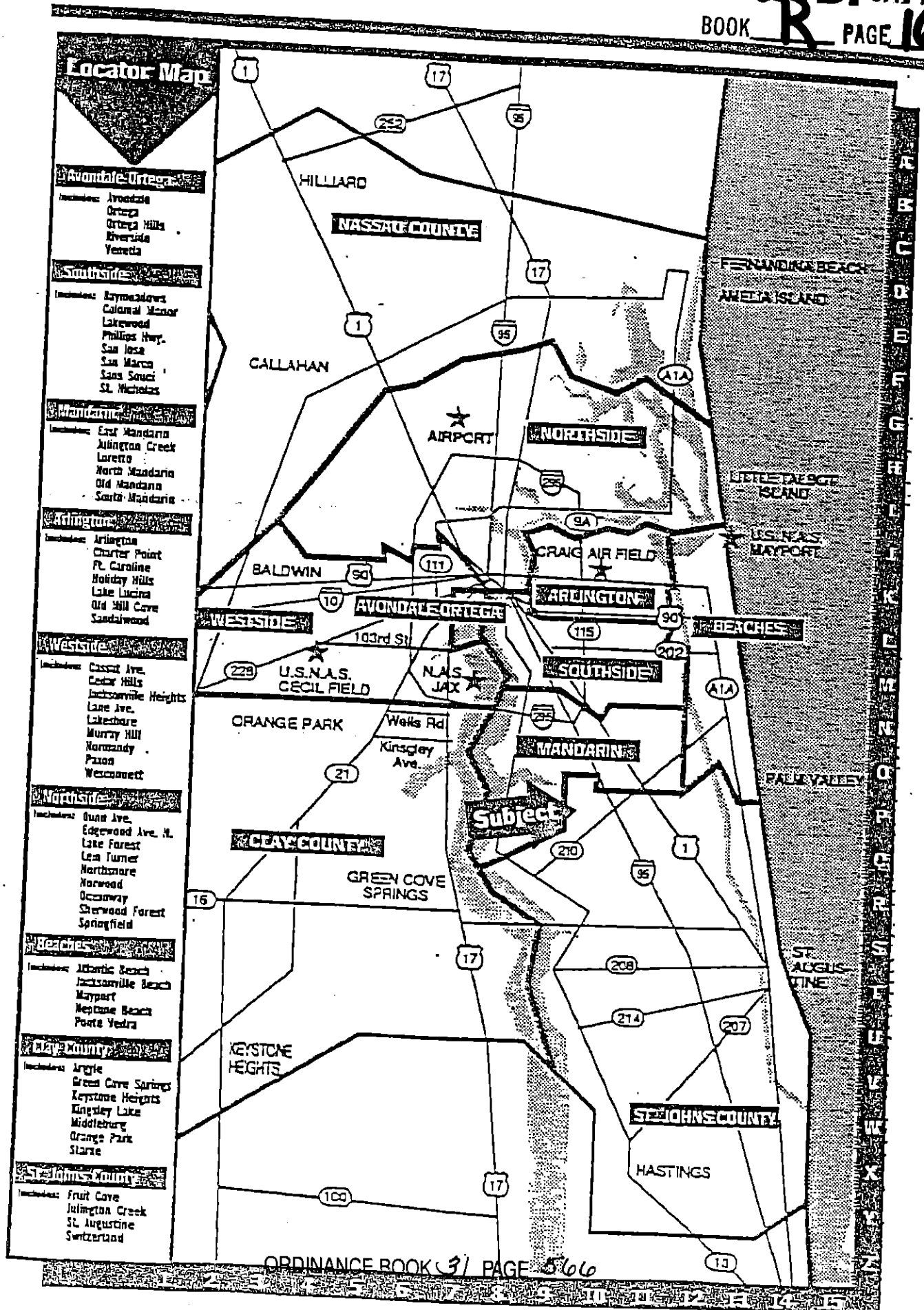
Tract 2

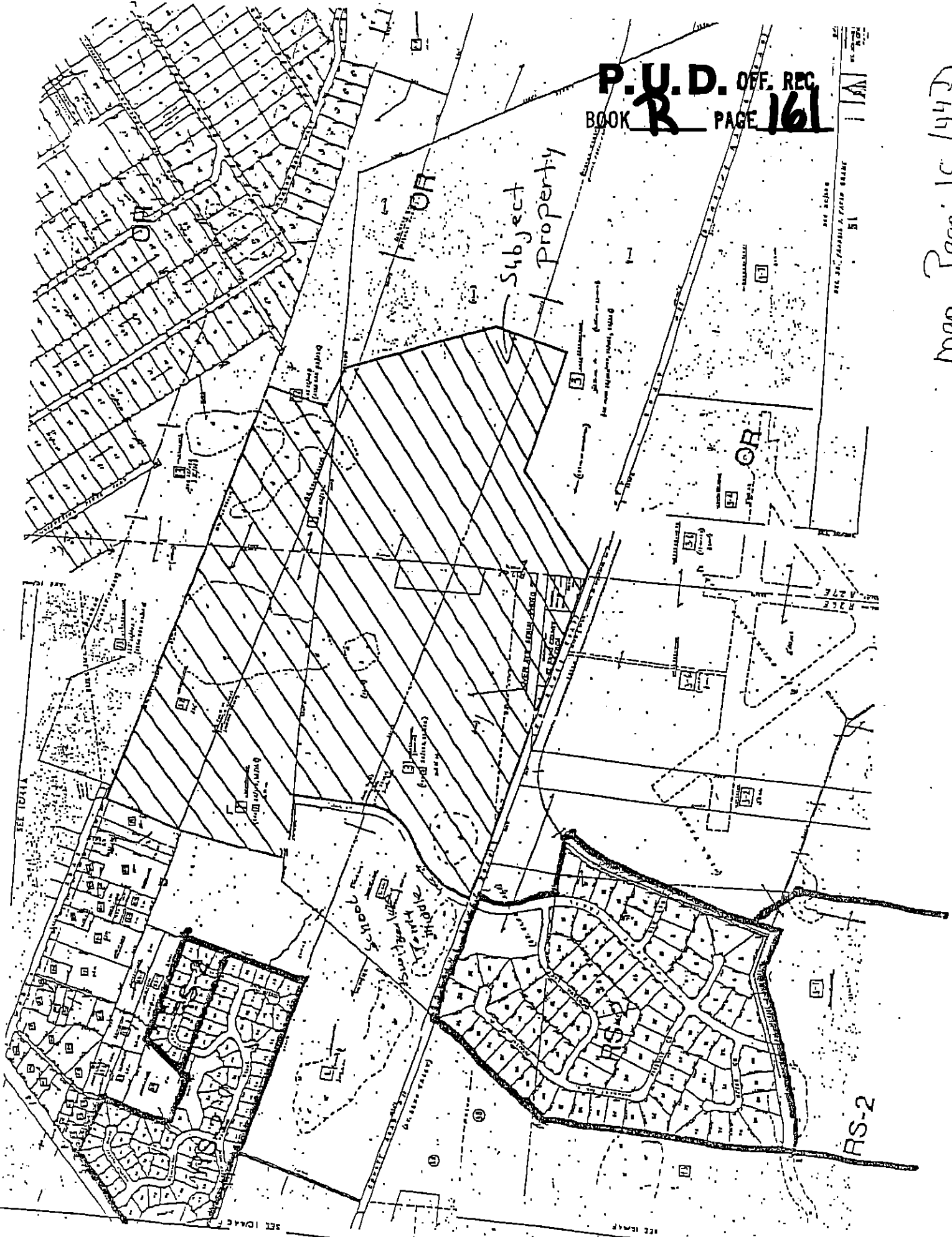
That certain piece, parcel or tract of land, situate, lying and being a part of the Francis Philip Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, and being more particularly described as follows: Beginning at a point in the center of the right of way of St. Johns County Road No. 11 (a 66-foot right of way from Switzerland to Sampson Church) at the intersection of the Easterly line of a tract of land now owned by the United States of America (acquired by Condemnation Suit 602-J-Civil and known as the former Switzerland Naval Bomb Target); thence North 77°11'40" West along said centerline of County Road No. 11, 4850.00 feet; thence North 12°43'20" East, 2412.10 feet to a point in the Northerly line of said former Switzerland Naval Bomb Target; thence due East along said Northerly line, 2486.51 feet to its intersection with the Easterly line of said former Switzerland Naval Bomb Target; thence South 26°43'30" East along said Easterly line, 1803.72 feet to an angle point in said Easterly line; thence South 12°43'20" West and continuing along said Easterly line, 33 feet to the point of beginning, containing, 233.01 Acres, more or less, subject, however, to an easement for public road for the use of the adjoining property owners and the general public over the South 33 feet thereof.



# LOCATOR MAP

P. U. D. OFF. REC.  
BOOK **R** PAGE **160**

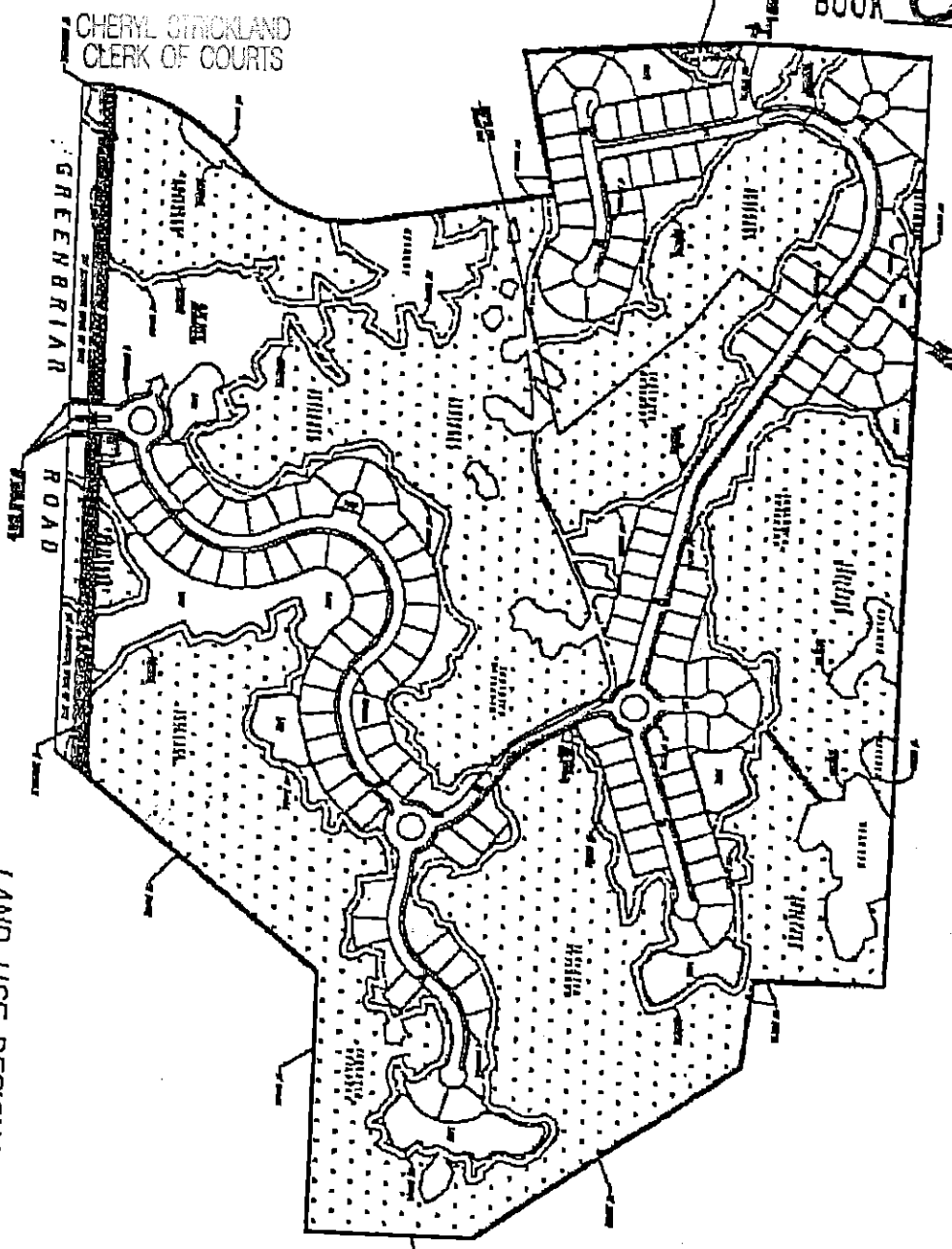




Map Page: 10/144D  
File #: R-PUD-00-008

03 JUL 29 AM 8:22

# WINCHESTER PROPERTIES MASTER DEVELOPMENT PLAN



NOTE: RIGHTS OF WAY FOR FUTURE CONNECTIVITY  
ARE RESERVED AT TIME OF PLATING

RESUBMITTED: 6/4

LAND USE DESIGNATION: "B"

EXHIBIT "D"  
MASTER DEVELOPMENT PLAN  
ORDINANCE NO. \_\_\_\_\_

THIS MAP IS THE PROPERTY OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA. IT IS HEREBY CERTIFIED THAT THIS MAP IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

FILED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ON JULY 29, 2001, AT 8:22 AM.

THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

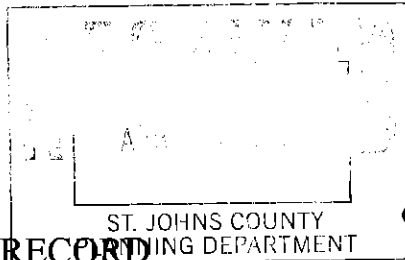
THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, HAS REVIEWED THIS MAP AND HAS DETERMINED THAT IT IS A TRUE AND CORRECT COPY OF THE ORIGINAL AS FILED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

RECEIVED BY THE CLERK OF COURTS  
ST. JOHNS COUNTY, FLORIDA  
ON JULY 29, 2001  
AT 8:22 AM  
C. ATKERSON INC  
13/10/01 17:16

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 REZONING

In the matter of **FILE # MAJMOD 2002-20**

**915 GREENBRIER ROAD WINCHESTER PUD**

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

**MARCH 31, 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 **2<sup>ND</sup>** day of **APRIL** 2003

by *Linda Y Murray* who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification.

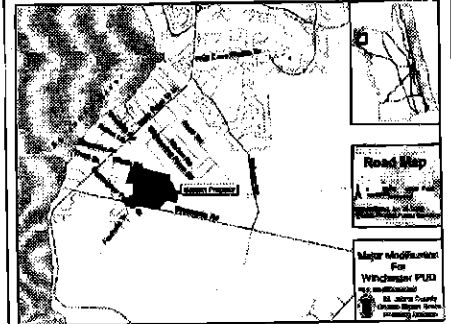
*Zoe Ann Moss*  
(Signature of Notary Public)



(Seal)

Zoe Ann Moss

**NOTICE OF A PROPOSED MAJOR MODIFICATION**  
NOTICE IS HEREBY GIVEN that a public hearing will be held on the Tuesday, April 15, 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 the schedule of Development for Winchester PUD. The subject property is located at 915 Greenbrier Road 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 notified 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 2002-20 Winchester PUD  
L721-3 Mar 31, 2003**

DIVISIONS OF FLORIDA DEPARTMENT OF STATE  
Office of the Secretary  
Division of Administrative Services  
Division of Corporations  
Division of Cultural Affairs  
Division of Elections  
Division of Historical Resources  
Division of Library and Information Services  
Division of Licensing  
MEMBER OF THE FLORIDA CABINET



FLORIDA DEPARTMENT OF STATE  
Glenda E. Hood  
Secretary of State  
DIVISION OF ELECTIONS

HISTORIC PRESERVATION BOARDS  
Historic Florida Keys Preservation Board  
Historic Palm Beach County Preservation Board  
Historic Pensacola Preservation Board  
Historic St. Augustine Preservation Board  
Historic Tallahassee Preservation Board  
Historic Tampa/Hillsborough County  
Preservation Board  
RINGLING MUSEUM OF ART

April 25, 2003

Honorable Cheryl Strickland  
Clerk to Board of Commissioners  
St. Johns County  
Post Office Drawer 300  
St. Augustine, Florida 32085-0300

Attention: Yvonne King  
Minutes and Records Division

FILED  
03 APR 28 AM 8:50  
CHERYL STRICKLAND  
CLERK COUNTY COMMISSION  
ST. JOHNS COUNTY FL

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated April 23, 2003 and certified copies of St. Johns County Ordinance Nos. 2003-37 through 2003-40, which were filed in this office on April 24, 2003.

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mp