

ORDINANCE NUMBER: 2003- 93

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE ROLLING HILLS PLACE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NUMBER 96-37, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

P.U.D. OFF. REC.
BOOK R PAGE 578

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

WHEREAS Allen Scott, on behalf of Liberty Development Florida, LLC, the owners of lands described herein, and incorporated by reference as Exhibit "A" (legal description), filed an application, incorporated by reference as File Number MAJMOD 2003-09 for a major modification to the Rolling Hills Place PUD, Ordinance Number 96-37, dated July 30, 2003, as described hereinafter, and after required notice was published, a public hearing was held on the 4th day of November, 2003, at 1:30 on said application.

SECTION 1. That development of lands within the Rolling Hills Place PUD shall proceed in accordance with Ordinance No. 96-37, including the Application for Major Modification dated July 30, 2003 and attached hereto and made a part hereof.

SECTION 2. That the need and justification for modification of the Rolling Hills Place 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 Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Rolling Hills Place PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. As modified, the Rolling Hills Place 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, Rolling Hills Place 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 Rolling Hills Place PUD modification 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 Rolling Hills Place PUD would not adversely affect the orderly development of St. Johns County.

SECTION 3. That all other provisions of Ordinance Number 96-37 not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. 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 special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 5. That the terms of this modification to the Rolling Hills Place PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 6. This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 4th **DAY OF** November **2003.**

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

BY: James E. Bryant
James E. Bryant
Its Chair

RENDITION DATE Nov. 7, 2003

ATTEST: CHERYL STRICKLAND, CLERK

BY: Cheryl Strickland
Deputy Clerk

EFFECTIVE DATE: Nov. 10, 2003

UNITED GENERAL TITLE INSURANCE COMPANY

EXHIBIT "A"
(Legal Description)

P. U. D. OFF. REC.
BOOK R PAGE 580

Commitment No.: U20026
File No.: L20026

A parcel of land lying in and being part of the Antonio Canovas Donation, Section 48, Township 7 South, Range 29 East, St. Johns County, Florida; said parcel being more particularly described as follows:

BEGINNING at the most Southerly corner of Lot 28, Chelsea Woods Unit One, as recorded in Plat Book 31, Pages 37, 38, 39, 40, 41 and 42, of the public records of St. Johns County, Florida; thence on the Southeasterly line thereof, North 44 degrees 43 minutes 25 seconds East, 120.15 feet to the most Easterly corner of said Lot 28; thence South 82 degrees 08 minutes 53 seconds East, 100.00 feet to the most Southerly corner of Lot 27 of said Chelsea Woods Unit One; thence, on the Southeasterly line thereof, North 44 degrees 43 minutes 19 seconds East, 100.00 feet to the most Easterly corner of said Lot 27; thence, on the Southwesterly line of Lot 26 and the Northeasterly line of Tract "B", of said Chelsea Woods Unit One, South 45 degrees 16 minutes 41 seconds East, 606.73 feet; thence, on the Easterly line of said Tract "B", North 01 degree 14 minutes 42 seconds West, 83.42 feet; thence, on the Northeasterly line of said Tract "B", North 21 degrees 51 minutes 37 seconds West, 400.00 feet; thence, on the Southerly line of Lot 23, said Chelsea Woods Unit One, North 68 degrees 08 minutes 23 seconds East, 100.00 feet to the Southeast corner of said Lot 23; thence, North 62 degrees 58 minutes 45 seconds East, 60.24 feet to the Southwest corner of Lot 22, said Chelsea Woods Unit One; thence, on the Southerly line thereof, North 68 degrees 08 minutes 23 seconds East, 106.18 feet to the Westerly line of Conservation Easement, Parcel "D", as shown on the plat of said Chelsea Woods Unit One, as recorded in Official Records Book 1196, Page 762, of said public records; thence, on said Westerly line, the following Seven (7) courses:

- (1) South 25 degrees 09 minutes 14 seconds East, 77.02 feet;
- (2) South 31 degrees 06 minutes 39 seconds East, 216.46 feet;
- (3) South 00 degrees 21 minutes 24 seconds West, 126.46 feet;
- (4) South 23 degrees 28 minutes 09 seconds East, 119.08 feet;
- (5) South 14 degrees 13 minutes 29 seconds West, 218.51 feet;
- (6) South 22 degrees 23 minutes 49 seconds East, 127.59 feet;
- (7) South 51 degrees 37 minutes 16 seconds East, 22.80 feet to the Northwesterly line of Tract "C" of said Chelsea Woods Unit One; thence, on said line, South 40 degrees 50 minutes 52 seconds West, 243.93 feet to the Northeasterly Right-of-Way line of Rolling Hills Drive, an 80-foot Right-of-Way as now established, and a point on a curve, said point having a radial bearing of North 28 degrees 14 minutes 43 seconds East; thence, on said Right-of-Way line, around and along a curve to the right, said curve having a radius of 1233.57 feet and a Delta of 16 degrees 28 minutes 36 seconds, an arc distance of 354.74 feet (North 53 degrees 30 minutes 59 seconds West, 353.52 feet to a point of tangency; thence; continue on said Right-of-Way line, North 45 degrees 16 minutes 41 seconds West 759.40 feet to the POINT OF BEGINNING.

EXHIBIT B

St. Johns County Growth Management Services Department
Planning Division

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

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

Application For a Major Modification to a
Planned Unit Development (PUD) or Planned Rural Development (PRD)

Date _____ PUD/PRD File No. _____ PUD/PRD Ordinance No 96-37

- 1. Project Name Rolling Hills Place PUD Res #97-056
- 2. Applicant's Name, Address, and Phone No. Liberty Development Florida, LLC(904)349-0256
- 3. Owner's Name, Address, and Phone No. (same) 5472 First Coast Highway, amelia Isl. Fl
- 4. Property Location Rolling Hills Drive East off State Road 207
- 5. Legal Description See Attached Exhibit "A"
- 6. Present Use of Property PUD for single family residence
- 7. Parcel ID Number 102760110 8. Current Zoning PUD 9. 2015 FLUM designation Residential PUD
- 10. Section 48 11. Township 7 South 12. Range 29 East
- 13. Requested Change Time Extension (one Year Approval) For
Completion of Construction

- 14. Is new Concurrency review required? NO 15. Zoning Map Page # 328 16. Size of Property 10.91
- 17. Utility Provider FP&L (Electical) St. Johns County (sewer & water)

18. Provide all of the following:

- a. List of adjacent property owners within 300 feet of the parcel that is the subject of the modification including name, address and brief legal description from current tax rolls. Address two legal size envelopes to each property owner on the list. Do not include a return address. Each envelope must contain proper postage. The order of the envelopes must match the order in which the names appear on the list.
- 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 must be provided.
- c. Legal description (attach as Exhibit A)
- d. Master Development Plan Map (attach as Exhibit C and provide as specified in attached guidelines) and Text (attach as Exhibit D) as required by Section 5.03.02.G of the Land Development Code.
- e. Eighteen (18) copies of the complete application.
- f. Application Fee. (A pre-application review fee may also be required.)

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner(s) or authorized person if owner's authorization form is attached:

Printed or typed name(s): Charles David Liberty Development Florida, LLC

Signature(s): [Signature] - MANAGING MEMBER

ADDRESS AND CONTACT INFORMATION OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS REGARDING THIS APPLICATION Name: ALLEN SCOTT, ATTORNEY AT LAW

Mailing Address: 99 ORANGE STREET ST. AUGUSTINE, FLORIDA 32094

Phone: 904-825-0995 FAX: 904-825-4918 E-mail:

allen@scottandsheppard.com

EXHIBIT "D"—TEXT
MAJMOD 2003-09 -Rolling Hills Estates

This application does not request any change to the previously approved PUD except to request an extension of time for completion of Phase III (the last phase) of the development. The extension requested is for a period of one year from the date of final approval of this modification. The previously approved commencement date for Phase III (July 1, 1999) was complied with, so the Phase III commencement date remains unchanged. It is requested only that the completion date be extended for a period of one additional year from final approval by the St. Johns County Commission.

The final construction plans for this project have long been approved and most of the actual development requirements have been completed, inspected and approved by St. Johns County. The only significant development requirement that remains to be completed is to subsurface, pave, curb and gutter the roadways. The roads have already been cleared and graded and drainage features and utilities completed.

Delay in completion of Phase III was the result of default in completion by the prior prime contractor which resulted in almost three years of delays and litigation, ultimately resulting in bankruptcy of the prior owner. However, the subject property has now been sold free and clear of all encumbrances to Liberty Development of Florida, LLC, pursuant to orders of the United States Bankruptcy Court, Middle District of Florida, in Bankruptcy Case No. 01-10361 BKC 3F1. All legal issues and impairments to completion of the project have now been finally resolved and the owner is ready to proceed to completion of Phase III subject only to the extension herein requested.

The specific provision of the PUD sought to be modified reads as follows:

“Phase III will consist of the completion of development of the remaining 37 single family and patio home residences and completion of all associated roads, drainage facilities and utilities. Construction will commence prior to July 1, 1999, with completion by July 1, 2000.” (See Ordinance Number 96-37, Ordinance Book 18, page 42, “Statement as to Phasing of the Development”)

The owner/applicant believes that it is entitled as a matter of right to complete the construction of Phase III by virtue of Section 10.02.03 (B) of the St. Johns County Land Development Code in that the construction plans for this project were approved prior the time the Code became effective (June 26, 2001) and most of the work has been completed in Phase III. This provision states as follows:

“The developer (and its successors and assigns) of any land Development Project with County approved Construction Plans at the time this Code becomes effective, shall have the right to complete Development in accordance with that Construction Plan for a period of five (5) years from the initial effective date of the Code.”

In the present case, the project construction plans were approved prior to the effective date of the Code and most of the project work has been completed and approved by the County. This modification will do no more than to confirm and effectuate the vested rights of the applicant.

P.U.D. OFF. REC.
BOOK R PAGE 584

Owner's Authorization For Agent

ALLEN SCOTT, ATTORNEY is hereby authorized TO ACT ON BEHALF OF
LIBERTY DEVELOPMENT OF FLORIDA, LLC, the owner(s) of those lands described within the
the attached application, 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:

- | | | | |
|-------------------------------------|-------------------------|--------------------------|-------------------------|
| <input checked="" type="checkbox"/> | Rezoning / Modification | <input type="checkbox"/> | Special Use Permit |
| <input type="checkbox"/> | Zoning Variance | <input type="checkbox"/> | Non-Zoning Variance |
| <input checked="" type="checkbox"/> | Appeal | <input type="checkbox"/> | Overlay District Review |
| <input checked="" type="checkbox"/> | Concurrency | <input type="checkbox"/> | Other |

BY: [Signature] LIBERTY DEVELOPMENT OF FLORIDA, LLC.
Signature of Owner
Charles David - MANAGING MEMBER
Print Name

Signature of Owner

Print Name

904-349-0256
Telephone Number

State of Florida
County of St. Johns

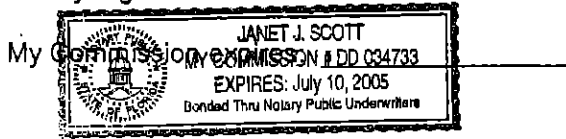
Signed and sworn before me on this 29th day of JULY, 2003

By CHARLES DAVID, MANAGING MEMBER OF
LIBERTY DEVELOPMENT OF FLORIDA, LLC

Identification verified: FLA. DRIVERS LICENSE

Oath sworn: _____ Yes No

[Signature]
Notary Signature



REZONING SEARCH

For

102760-0150

P.U.D. OFF. REC.
BOOK R PAGE 586

Parcel	Name & Address	Tax Legal
102761-0010	Thomas James Wallace 101 N. Churchill Dr. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 1 OR1691/1555
102761-0020	Bestcon Inc 1484 Laurel Way Atlantic Beach, Fl. 32233	31/37-43 Chelsea Woods Unit 1 lot 2 OR1883/1710
102761-0030	Asa J, Margaret C. Cox 100 N. Churchill Dr. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 3 OR1938/799
102761-0190	Charles E II, Sherri L Johnson 253 N. Churchill Dr. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 19 OR1797-1723 &1898/17
102761-0200	Lindsay Meyer Etal 257 Churchill Dr. N. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 20 OR1846-1839
102761-0210	Vernon L, Jamie J Cribbs Trust 261 Churchill Dr. N. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 21 OR1727/180 &1786/845
102761-0220	Marion G Nichols 265 N. Churchill Dr. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 22 OR1349/594
102761-0230	Richard N Sr Etal Threw 521 Chadwick Dr. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 23 OR1474/1492
102761-0240	Bestcon Inc. 1484 Laurel Way Atlantic Beach, Fl. 32233	31/37-43 Chelsea Woods Unit 1 lot 24 OR1917/1907
120761-0250	Hilliard Land Group Inc. 4025 livingston Rd. Jacksonville, Fl. 32257	31/37-43 Chelsea Woods Unit 1 lot 25 OR1921/334
102761-0260	Robert Sr, Arlene H Shoemaker 509 Chadwick Dr. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 26 OR1727/1808
102761-0270	Micheal W, Margaret Woods 501 Chadwick Dr. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 27 OR1632/499

120761-0280	Bestcon Inc. 1484 Laurel Way Atlantic Beach, Fl. 32233	31/37-43 Chelsea Woods Unit 1 lot 28 OR1895/1338
102761-0330	Asa J, Margaret C. Cox 100 N. Churchill Dr. Saint Augustine Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 30 OR1762/1477
102761-0310	John S, Dorothy A. Cole 104 Churchill Dr. N. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 31 OR1847/65
102761-0320	Clarence A Etal Scarbrough 413 Chamberlain Dr. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 32 OR1959/730
102761-0330	Van, Ba Thi Kieu Vo Dung 417 Chamberlain Dr Saint Augustine. Fl. 32086.	31/37-43 Chelsea Woods Unit 1 lot 33 OR1492/367
102761-0340	Bestcon Inc. 1484 Laurel Way Atlantic Beach, Fl. 32233	31/37-43 Chelsea Woods Unit 1 lot 34 OR1883/1710
102761-0350	John P. Jr. Kingeter 425 Chamberlain Dr. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 35 OR1533/451
1027610360	Dennis C. Wellman 429 Chamberlain Dr. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 36 OR1519/667
102761-0370	Teodoro C Avendano Etux 433 Chamberlain Dr. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 37 OR1546/851
102761-0380	Thi Mue Voong 437 Chamberlain Dr. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 38 OR 1552/1417
102761-3090	Eloise R. Chandler 441 Chamberlain Dr. Saint Augustine, Fl. 3208	31/37-43 Chelsea Woods Unit 1 lot 39 OR1757/945
102761-0400	Christopher A Thiele 445 Chamberlain Dr. Saint Augustine, Fl. 32084	31/37-43 Chelsea Woods Unit 1 lot 40 OR1914/661
102761-0410	John Carl, Janet M. Jordan 260 N. Churchill Dr. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 41 OR1544/1686 &1754/1403
102761-0420	Real Estate Group of the SE 4000 Saint Johns Ave. Ste. 24 B Jacksonville, Fl. 32205	31/37-43 Chelsea Woods Unit 1 lot 42 OR1738/1539
102761-0430	Real Estate Group of the SE 4000 Saint Johns Ave. Ste. 24 B Jacksonville, Fl. 32205	31/37-43 Chelsea Woods Unit 1 lot 43 OR1738/1539

102761-0440	Hilliard Land Group Inc. 4025 livingston Rd. Jacksonville, Fl. 32257	31/37-43 Chelsea Woods Unit 1 lot 44 OR1961/1005
102761-0450	Real Estate Group of the SE 4000 Saint Johns Ave. Ste. 24 B Jacksonville, Fl. 32205	31/37-43 Chelsea Woods Unit 1 lot 45 OR1738/1539
102761-0460	Chester G, Katherine M Zabinski 300 S. Churchill Dr. Saint Augustine, Fl. 32086	31/37-43 Chelsea Woods Unit 1 lot 46 OR1780/773
100320-0010	Matanzas Mortgage Company P.O. Box 3545 Saint Augustine, Florida 32085	19/37-38 St Augustine Heights Industrial Park Unit 2 blk a lot 1 (Ex e'ly 529 ft in)
100320-0070	Flagler College Inc. P.O Box 1027 Saint Augustine, Fl. 32085	19/37-38 St. Augustine Heights Industrial park Unit 2 lot 7 Blk A or1922/487
100320-0080	Flagler College Inc. P.O Box 1027 Saint Augustine, Fl. 32085	19/37-38 St. Augustine Heights Industrial park Unit 2 lot 8 Blk A or1922/487
100320-0090	Matthew C Braly 18 A St. Saint Augustine, Fl. 32080	19/37-38 St. Augustine Heights Industrial park Unit 2 lot 9 Blk A OR1502/263
102760-0020	Fla Dept Of Transportation P.O Box 1089 Lake City, Fl 32056	1-2 pt of grants to Antonio canovas pt of s1660ft lying NE of creek & SW of county Rd.
102760-0070	Micheal B. Patricia A Stover P.O Box 142 Saint Augustine, Fl. 32085	1-7pt of Antonio canovas grant pt of N800 of S1850ft Lying NE of Creek & sw of CO
102760-0100	Matanzas Mortgage Company P.O. Box 3545 Saint Augustine, Florida 32085	1-10 pt of E 1360ft lying S of county Rd. In OR82/125 (ex pt in OR1247/1614)
1027600110	Real Estate Group St A Inc. 4000 Saint Johns Ave. Ste. 24B Jacksonville, Fl. 32205	1-11pt lying S of 160ft FPL ease & E & N of 80ft CO Rd In OR82/125 & W of St. Aug Hgts
102760-0130	Robert Etal Doherty 4385 Fushia Cir S. Palm Beach Gardens, Fl. 33410	1-13 pt of grant to Antonio canovas lying E of creek & S of FPL Ease & W of CO RD in
102760-0150	Timber Land Homes Inc. 9802 Baymeadows Rd. STE 12 Jacksonville, Fl. 32256	1-15 pt lying W of St. Aughgt ind pk ut 2 & N & E of 80ft CO RD IN OR82/125 &(ex pt

HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
IN WITNESS MY HAND AND OFFICIAL SEAL
THIS 14th DAY OF November 2003
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners
BY Cheryl Strickland D.C.



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

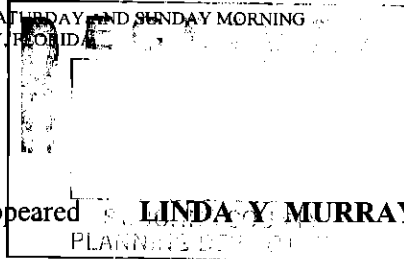
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CHERYL STRICKLAND
CLERK OF COURTS

THE ST. AUGUSTINE RECORD

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS



Before the undersigned authority personally appeared **LINDA Y MURRAY**

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

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

that the attached copy of advertisement, being a

NOTICE OF PROPOSED MAJOR MODIFICATION

In the matter of **FILE # MAJMOD 2003-09**

114 NORTH CHURCHILL DRIVE ROLLING HILLS PLACE PUD

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

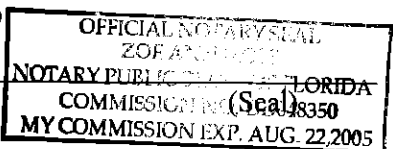
OCTOBER 20, 2003

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 21st day of **OCTOBER 2003**

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

[Signature]
(Signature of Notary Public)



Zoe Ann Moss

NOTICE OF A PROPOSED MAJOR MODIFICATION
NOTICE IS HEREBY GIVEN that a public hearing will be held on the Tuesday, November 4, 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 give time extension (one year approval) for completion of construction. The subject property is located at 114 N Churchill Drive within St. Johns County Florida.



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

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

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

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

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JAMES E. BRYANT, CHAIRMAN
FILE NUMBER: MAJMOD 2003-09
Rolling Hills Place PUD
L2346-3 Oct 20, 2003