

ORDINANCE NUMBER: 2004-83

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR) TO PLANNED RURAL DEVELOPMENT (PRD); PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

P. U. D. OFF. REC.
BOOK 5 PAGE 500

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

SECTION 1. That, as requested by Karen Taylor, Land Planner, on behalf of Timothy Priano, the record title owner(s) in the application with supporting documents for zoning change dated March 9, 2004 (hereinafter the Golden Eye PRD application) the zoning classification of lands described on attached Exhibit A is hereby changed from Open Rural (OR) to Planned Rural Development (PRD).

SECTION 2. That development of the lands within this Planned Rural Development shall proceed in accordance with the PRD application, dated March 9, 2004 and other supporting documents which are a part of zoning file number PRD 2004-01 (Golden Eye PRD) and which are incorporated by reference into and made a part hereof this ordinance. In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail.

SECTION 3. That construction of the first Phase of development shall commence within five years of approval of this Ordinance and completed within five (5) years of commencement and that construction of the second phase will commence within eight (8) years of approval of this Ordinance, as stipulated within the application.

SECTION 4. Findings of Fact: that the need and justification for approval of the Planned Rural Development has been considered in accordance with the St. Johns County Land Development Code and Comprehensive Plan, whereby, it is found that:

- a. The rezoning has been fully considered after public hearing with legal notice duly published as required by law.
- b. The proposed project is consistent with the St. Johns County Comprehensive Plan, specifically, Goal A.1 of the Land Use Element related to effectively managed growth and the provision of diverse living opportunities, specifically Objective A.1.6 relating to the protection of agricultural and silvicultural lands through the implementation of Planned Rural Development controls.

- c. The proposed project meets the standards and criteria of Part 5.04 of the Land Development Code with respect to specific regulations, which implement the Comprehensive Plan policies for PRDs in the Agriculture Intensive (A/I) Future Land Use Map designation.
- d. The request meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Section 5.04.05 and Subsection 5.03.02(G)1.t of the Land Development Code.
- e. The Master Development Plan Text and Map for this project meet all requirements of Section 5.04.05 and Section 5.03.02(G) of the Land Development Code.

SECTION 5. Except to the extent that they conflict with specific provisions of the approved development plan or PRD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, any Concurrence Management Ordinances 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 must be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners, in accordance with Section 125.68, Florida Statutes.

SECTION 8. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas filed in the office of Planning, by the Planning Director or his designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 6th DAY OF October 2004.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Karen R. Stern
Karen R. Stern, Its Chair

RENDITION DATE 10/07/04

ATTEST: CHERLY STRICKLAND, CLERK

BY: Yvonne King
Deputy Clerk

EFFECTIVE DATE: 10/11/04

**EXHIBIT A
LEGAL DESCRIPTION**

P.U.D. OFF. REC.
BOOK 5 PAGE 502

DESCRIPTION UPPER PARCEL

COMMENCE AT THE INTERSECTION OF SOUTH LINE OF SECTION 26 TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, WITH THE EAST RIGHT OF WAY OF STATE ROAD No. 13, (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED);

THENCE RUN N 42°55'00" E, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 1047.55 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN N 42°55'00" E, 1703.62 FEET; THENCE RUN N 89°38'00" E, 633.89 FEET; THENCE RUN S 00°38'30" E, 573.46 FEET; THENCE RUN N 89°59'43" E, 963.00 FEET; THENCE RUN S 00°56'30" E, 677.72 FEET; THENCE RUN S 89°59'06" W, 2774.49 FEET TO THE POINT OF BEGINNING.
CONTAINING 50.002 ACRES.

DESCRIPTION LOWER PARCEL

BEGIN AT THE INTERSECTION OF SOUTH LINE OF SECTION 26 TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, WITH THE EAST RIGHT OF WAY OF STATE ROAD No. 13, (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED);

THENCE RUN N 42°55'00" E, ALONG SAID EAST RIGHT OF WAY, A DISTANCE OF 1047.55 FEET; THENCE RUN N 89°59'06" E, 2774.49 FEET; THENCE RUN S 00°56'30" E, 667.72 FEET; THENCE RUN S 88°21'31" W, 3500.21 FEET TO THE POINT OF BEGINNING.
CONTAINING 51.26 ACRES.

EXHIBIT C
MASTER DEVELOPMENT PLAN TEXT

P. U. D. OFF. REC.

SECTION I - INTRODUCTION

BOOK S PAGE 503

Enclosed herein, please find an application for rezoning to Planned Rural Development (PRD) with accompanying documents as required by the St. Johns County Land Development Code. The application form is attached as Exhibit B. This petition is filed on behalf of the applicant: Timothy Priano. The property to be rezoned consists of 101.26 acres, described by the Legal Description - Exhibit A.

A. Location: The property is situated in St. Johns County, on the east side of County Road 13, south of its intersection with Six Mile Creek and just south of its intersection with Joe Ashton Road. The property consists of two (2) parcels, with the northerly being 50 acres and the southerly being 51.26 acres, with a driveway, which runs through the center of the two (2) properties. The applicant has one (1) existing home with a large barn and there one (1) other mobile home located on the south part of the site. The property is surrounded mainly by large rural parcels, however more intense, smaller lot configurations exist along Joe Ashton Road to the north, Palmo Fish Camp Road to the northeast and Colee Cove Road to the southeast. The property is shown on the Location Map, Exhibit E.

B. Surrounding Property Use: Surrounding properties are mostly undeveloped, large parcels used for Agricultural and Silvicultural purposes, some with single-family homes. There are more concentrated single-family residential developments along Joe Ashton Road, Colee Cove Road and Palmo Fish Camp Road. The property is located within the Agricultural Intensive (A-I) category of the St. Johns County Comprehensive Plan, which allows for Planned Rural Developments (PRD's) for single-family development in accordance with the requirements within the Land Development Code on parcels of forty (40) acres or more.

C. Ownership: The subject property is owned by Timothy Priano, as shown by the Proof of Ownership (deed) attached as Exhibit G. Said property owner has authorized Karen M. Taylor, Land Planner to act on his behalf and file the application for seeking the rezoning change indicated. The authorization is attached as Exhibit F. Adjacent property owners for notification purposes are included as Exhibit H.

SECTION II - SITE DEVELOPMENT CRITERIA

A. Project Description: The real property to be considered for rezoning consists of approximately 101 acres located in west central St. Johns County along County Road 13 south of Joe Ashton Road. The applicant is requesting a zoning change from Open Rural (OR) to Planned Rural Development (PRD) to allow for the construction of an equestrian based subdivision for six (6) single family home sites. The development will be known as **Golden Eye Planned Rural Development**.

The Master Development Plan Map (MDP Map) - Exhibit D, indicates the general layout of the property for the six (6) lots. The property will be directly accessed from County Road 13, at an

existing farm road entrance. The project design involves a main central linear roadway along the current trail road, well outside any of the jurisdictional wetlands, which will serve four (4) lots. There is also a secondary driveway to the north, which will serve one (1) lot and a third driveway to the south, both of which are necessary to provide access the "exterior" lots because of the location of the lots and the interior wetland areas. The Applicant is requesting three (3) waivers, one to allow for the road to be constructed to unpaved County standards, one (1) for the additional driveway entrance along the 2700 foot frontage to provide an independant driveway entrance for one (1) of the lots, and one (1) to eliminate the requirement for sidewalks.

The development is planned as an equestrian community, where residents can have horses on their property. A series of trails will be provided (by easement) to allow adjacent owners to ride around the borders of the property, within the existing cleared "fire breaks" and between the lots. The applicant already has an existing home and barn with associated riding facilities on "Lot 6" as indicated on the MDP Map, Exhibit D. The lot sizes range from 11.51 acres to 18.84 acres, with an average one (1) acre house site. The remainder of the lot, or reserve area of each lot, will remain available for agricultural activities, including pasture (with associated barns and paddocks). There is no common reserve area and each residence will provide their own pasture and equestrian facilities. The project will be served by wells and septic tank systems, as there are no centralized utilities in the area. The project is planned for development in two (2) phases.

B. Development Size: The property consists of 101.26 acres.

C. Wetlands: Of the 101.26 acres, approximately 17.128 acres are considered isolated jurisdictional wetlands. Vegetation within the wetland areas is described in Section K. Site Vegetation and Habitat. They are located in the central portions of the site and will remain in their natural state.

D. Development Area: The total development area will contain 9.93 acres, or 9.80% of the overall property. The Reserve Area will cover the remaining 91.33 acres, or 90.19% of the property.

8570 **E. Residential Use:** In accordance with the provisions of the St. Johns County Comprehensive Plan, the property will be developed for six (6) single-family homes. Based upon the density allocation of one unit per acre for the fifteen percent (15%) Development Area rule, the project at 9.93 acres of development area could allow for nine (9) single-family homes. At 15%, the Development Area could encompass 15.15 acres, which would allow for fifteen (15) single-family homes. The overall gross density of the site is 0.06 units per acre. Net density is actually 0.5 units per acre based upon the 9.80% Development Area of 9.93 acres and a total of six (6) single family homes.

Population for the development, based upon 2.44 residents per household, will equal 14.64 residents at build-out. At a ratio of 0.363 children per household, the project will generate approximately 2.18 school age children.

F. Non-Residential Development: Site development is for Agricultural and Silvicultural purposes as well as for residential.

G. Site Development Criteria:

1. Lot size: Lots will range in size from approximately ten (10) acres to almost nineteen (19) acres. The building area of the lot (development area) will be approximately one (1) acre in size. Each building area has an associated development area buffer area of over one (1) acre and this combined with the balance of the lot areas, will be the Reserve Area. The total ground area to be occupied by buildings and structures shall not exceed thirty-five percent (35%) of the total building area of the lot.

2. Permitted Uses/Development Area: All residential lots will be used exclusively for residential purposes including, but not limited to: dwelling units, guest houses, garages, walls, patios, decks, spas, pools, driveways, sidewalks, walkways, and fencing within the building area. In addition, gazebos, decks and trails will be allowed within the Reserve Area Buffer as allowed by State and County requirements and in accordance with any necessary permits. Lots will be developed with conventional single family homes with accessory uses and structures allowed as per the St. Johns County Land Development Code provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. Air conditioning units are not considered structures and may be included within the setback line without violating the setback requirements. Pool decking and/or screen enclosures constructed upon any lot shall be setback a minimum of five (5) feet from the lot or property boundary.

3. Permitted Uses/Reserve Area: The upland areas of the Reserve Area and the portions of the residential lots within the Reserve Area may be used for agricultural and silvicultural purposes or activities. These activities may include ancillary or supportive uses for agricultural harvesting, processing or storage for agricultural or silvicultural products, and including pasture for farm animals (including horses and ponies). The jurisdictional wetland areas of the Reserve Area may be used for walkways, and other similar structures, provided they are constructed in accordance with all County and State standards and with any necessary permits.

4. Residential Building Setbacks: Setbacks shall be measured from the eave of the building as measured in the Land Development Code to the development area and shall be: zero (0) feet for the Front yard, the Side yard, or the Rear yard. It should be noted that there will still be a fifty (50) foot development area buffer, that is computed as part of the Reserve Area.

5. Other Building Setbacks: Setbacks for the barns shall be measured from the eave of the building per the Land Development Code requirements to the property line and shall be thirty (30) feet from the right-of way for the "front" yard, ten (10) feet for the side and ten (10) feet for the rear setback, providing a minimum of twenty (20) feet is maintained between structures on different lots.

6. Building Height: Buildings shall not exceed thirty-five (35) feet in height as measured in accordance with the Land Development Code.

7. **Parking:** Parking shall be provided by a minimum two (2)-car garage or carport, with a sufficient driveway length and width to accommodate a third vehicle for each home.

8. **Security Gate/Guard House:** The applicant reserves the right to install either a security gate and/or guard house within a median at the entrance to the development in the location indicated on the Master Development Plan, Exhibit D, Such gate or guard house will provide a turn-around accessible to persons not cleared to enter the subdivision and providing access back to CR 13.

9. **Signage:** Signs for the development shall conform to the standards for the as outlined within the St. Johns County Land Development Code. The subdivision may have two (2) identification signs a maximum of twelve (12) feet high at the roadway entrance on County Road 13 located on either side of the entrance (single sided) within the area indicated on the Master Development Plan, Exhibit D. Such identification signs shall be monument type, which may be double sided or accommodated within a wall, fence or other entrance feature, provided the sign(s) will not exceed four (4) feet high if located on a fence or within a wall. Signs will be allowed to be a maximum of thirty-two (32) square feet each in size. In addition, the subdivision will be allowed information and directional signage, no larger than four (4) square feet and will adhere to all other regulations regarding temporary signage and real estate sales signs.

10. **Fencing:** Owners will be allowed to fence all or a portion of their lots, at a maximum height of six (6) feet, in accordance with the provisions of the County LDC regulations. Any fencing will be located outside of the riding easements and not encroach upon the easements.

11. **Riding Trails:** Twenty (20) foot easements, ten (10) feet on either side of the property line, will be recorded along all interior lot lines and within the development edge along inside the property boundary to provide riding trails for owners within the Planned Rural Development (PRD). These trails will be initially cleared by the developer and then maintained by the Homeowners Association. Any activity (trails) within the jurisdictional wetlands will obtain any necessary permits in accordance with the State and County standards.

H. Infrastructure:

1. **Stormwater:** Stormwater shall be handled on site within a linear drainage area located within the road right-of-way and within associated easements (if necessary). The drainage areas within the right-of-way will be located along both sides of the roadway and the pavement will be centered within the right-of-way. Drainage facilities shall meet the requirements of the St Johns Water Management District and the Land Development Code in effect at the time of permitting.

2. **Vehicular Access / Interconnectivity:** Access to the development will be via three (3) drives, a main entrance drive in the center of the site, that provides access for four (4)

home-sites and two (2) driveways along County Road 13, each one of which will serve a single entrance/exit along County Road 13. Roads and all associated drainage facilities will be constructed in accordance with the requirements of the Land Development Code and are to remain private with maintenance performed by the Homeowners Association. The entrance/exits will be designed and constructed in accordance with all appropriate State and County permits. The Applicant is requesting a waiver to paving for the central development road, as he desires to maintain a rural atmosphere and the road will be private and serve only four (4) lots.

3. Pedestrian Access / Sidewalks: The applicant is hereby requesting a waiver to the requirement for sidewalks either within or outside of the development (along County Road 13), due to the low density, rural character of the development, the lack of sidewalks anywhere in the area, and the low traffic volume on the internal roadway. The applicant is proposing a network of "dirt" pathways along the edge of the roadway and throughout the development to accommodate horseback riding.

4. Parks / Recreation: The project will not have any common recreational areas, due to the size of the lots and the nature of the development (for horseback riders). However, the applicant will establish riding trails, by easement, and clear (underbrush) these trails throughout the Reserve Area along the property boundaries.

5. Open Space / Reserve Area: At least eighty-five percent (85%) of the site, or actually a total of 91.33 acres (90.19%) will be set aside as Reserve area, including the jurisdictional wetlands and their associated buffers, and will function as open space.

6. Fire Protection: Since a central Utility Provider is not available within one-half (1/2) mile and the developer does not desire to install a Private Fire Main System, alternative water sources and dry-hydrants may be installed based on the following criteria;

a. The water source is within five hundred (500) feet of all Lots and is installed in accordance with NFPA 1142 Standard Water Supplies for Suburban and Rural Firefighting 1999 Edition, and

b. All homes are protected with a residential sprinkler system designed and installed in accordance with the latest edition of NFP 13D Sprinkler Systems in One and Two Family Dwellings and Manufactured Homes or equivalent Standards as adopted in the Florida Fire Prevention Code, and

c. In determining the reliability of an Impound Supply, cistern, tank, or storage facility, the quantity of water to be considered available is the minimum available (at not over a fifteen (15) foot lift) during a drought with an average fifty (50) year frequency that has been certified by a Registered or licensed professional engineer.

7. Solid Waste: Solid waste will be handled by the licensed franchisee for the area.

8. Utilities: All electric, telephone, cable television and other utility lines will be installed underground.

I. Potable Water / Sanitary Sewer: Potable water will be provided by individual wells located on each lot in accordance with all current requirements of the Florida Department of Health requirements in effect at the time of permitting. Sanitary sewer disposal for residences will be provided by individual septic systems located within the upland development area of each lot, in accordance with all current requirements of the St. Johns County Land Development Code and the Florida Department of Health requirements in effect at the time of permitting. Drainfields will be allowed within the Reserve Area Buffer or Reserve Area of the lot. The six (6) homes will all be over 1500 square feet in size and estimated to use/generate 400 gpd, for a total of 2,400-gpd water uses and 2,400 gpd of sewage disposal.

J. Topography and Soils: The site is around 16.0 feet msl in elevation and basically slopes from the road (County Road 13) and the rear of the site to the center. The majority of the site is located in Flood Zone C, with some isolated pockets of Flood Zone A.

The Soil Survey of St. Johns County, Florida identifies four (4) soil types as follows:

9 Pomona fine sand. This soil type is the most prevalent and found along the most of the western portion of the site, running parallel to County Road 13 through the front four (4) lots. It is a poorly drained nearly level soil in broad areas in the flatwoods. The water table is within a depth of 10 inches from 1 to 3 months and is at a depth of 10 to 40 inches for 6 months or more. Permeability is rapid in the surface and subsurface and moderate in the upper part of the subsoil. Vegetation associated with this soil type includes longleaf pine, slash pine, gallberry, and sawpalmetto, including grasses such as chalky bluestem, bushy bluestem, creeping bluestem, lopsided indiagrass, and pineland threawn. The potential for community development is medium with the main limitation being the high water table.

34 Toco fine sand. This soil is found on the eastern portion of the site. It is a poorly drained, nearly level soil in broad flatwood areas. Slopes range from 0 to 2 percent. Areas of this soil are irregular and range from 15 to 400 acres. The seasonal high water table is at a depth of less than 10 inches for 2 to 4 months, during the rainy season. It is within a depth of 20 to 40 inches for 6 months or more during the year. The permeability is rapid in the surface layer and moderate or moderately rapid in most of the lower layers. The natural vegetation consists of slash and longleaf pines, waxmyrtle, sawpalmetto, greenbriar, inkberry, bluestem and pineland threawn. The soil has high potential for cultivated crops and a moderately high potential productivity for pine trees. Potential for community development is medium, with the high seasonal water table being a limitation for urban uses. Potential for use for septic tank absorption fields is medium.

46 Holopaw fine sand. This soil type is found through the center of the site, towards the eastern side and near County Road 13 on the southerly portion. It is a poorly drained, nearly level soil in low, broad areas in the flatwoods. Areas are elongated and irregular in shape. The seasonal high water table is at a depth of less than 10 inches for 1 to 3

months, but may recede to a depth of 10 to 40 inches for 3 to 4 months in most years. Permeability is rapid or moderately rapid in the surface and subsurface layers and moderately slow in the subsoil. The natural vegetation includes slash pine, sweetgum, water oak, waxmyrtle, wild grape, simlax, and a few small cypress. The soil has medium potential for cultivated crops and the potential for improved pasture grasses is medium. Potential for growing pine trees is moderately high. Potential for community development is medium, with the seasonal high water table during the rainy seasons representing limitations for urban uses. Potential for use as septic tank absorption fields is medium.

47 Holopaw fine sand, frequently flooded. This soil type is found in the south center portion of the site and related to the isolated wetland found on Lot 4. It is a very poorly drained, nearly level sandy soil in broad, shallow drainageways. The soil is flooded for more than 1 month during most years. A water table within 10 inches of the soil surface for 2 to 6 months annually. Permeability is rapid or moderately rapid in the surface and subsurface layers and moderately slow in the subsoil. The natural vegetation is slash and pond pines, cypress, loblolly bay, sweetgum, and cinnamon fern. This soil has low potential for cultivated crops and most pasture grasses. Potential for pine trees is moderately high. Potential for community development is very low with the main limitation being the excessive wetness and flooding, which restrict the use of this soil for dwellings. Potential for use as a site for septic tank absorption fields is very low.

K. Site Vegetation and Habitat: The site has been used for pasture and timber for many years. Access Environmental conducted a preliminary habitat assessment of the property. Habitats were field verified and mapped using the Florida Land Use, Cover and Classification System (FLUCCS) and are shown on Exhibit I- FLUCCS Map. Field investigations and a database search were also conducted to determine the potential of any state or federally protected species. The dominant upland and vegetative community types are as follows:

411 Pine Flatwoods (FLUCFCS#411) This upland community occurs throughout the property. The community is dominated by slash pine (*Pinus elliottii*), water oak (*Quercus nigra*), bitter gallberry (*flex gladra*), saw palmetto (*Serona repens*), blackberry (*Rubus sp.*) and bracken fern (*Pteridium aquilinum*). The soils identified within this community appear to be gently sloping, sandy soils.

630 Wetlands Forested Mixed (FLUCFCS #630) This wetland community occurs as isolated wetlands within several areas of the property. The vegetative species identified within the community include species such as loblolly bay, swamp bay (*Persea palustris*), sweetgum (*Liquidambar styraciflua*), red maple (*Acer rubrum*), cypress (*taxodium distichum*), fetterbush (*Lyonia Lucida*), Virginia chain fern (*Woodwardia virginica*), and netted chain fern (*Woodwardia aerolata*).

L. Significant Natural Communities Habitat: The subject property has been assessed by Access Environmental Associates, Inc. to determine the presence and extent of protected wildlife species and/or their habitats. At no time during the assessment were any protected wildlife species or their associated habitats observed within the boundaries of the subject property.

M. Historic Resources: The site is identified as Low Probability on the Final Archeological Predictive Model for the County and as such, no archeological survey is necessary. In addition, no Archeological sites were identified on the County Archeological Sites Inventory, nor is the general area identified as having historical structures on the St. Johns County Historical Structures Inventory.

N. Buffers: In accordance with the current St. Johns County Land Development Code, the following buffer areas will be established and maintained within the development, as follows:

1. A seventy-five (75) foot Scenic Edge will be provided and maintained along County Road 13.

2. A fifty (50) foot Development Area Buffer will be maintained between the Development Area of the "lots" and the balance of the Reserve Area. It should be noted that the Development Area Buffer will be a part of the Reserve Area and that portions of the Development Area Buffer for lots 1 and 3, fall within the Scenic Edge and within a jurisdictional wetland area. As such, the uses allowable within the portions of the Development Area Buffer that fall within these areas, will be consistent with those allowable within the Scenic Edge or jurisdictional wetlands (or associated jurisdictional buffers) and not those typical within the Development Area Buffer.

3. A thirty-five (35) foot Development Edge, that may include berms, fencing (along the interior edge of the Development Edge) and riding trails, will be maintained along the exterior boundaries of the overall development, to separate the development from adjacent agricultural uses and future development.

4. A two hundred (200) foot Buffer between the development areas and adjacent properties, specifically identified for Lots 1 and 3.

Land clearing plans will be submitted for the roads and drainage facilities with the Construction Plans. Lot clearing will be allowed individually by permit through the County. The development will conform to all land clearing and tree credit/replacement requirements outlined within the Land Development Code, effective at the time of permitting.

O. Special Districts: The project is located within the Northwest Sector Overlay.

P. Temporary Uses: Temporary construction/sales trailers may be utilized and placed on the site upon approval of the construction plans. The initial construction/sales trailer will be located at the County Road 13 entrance to the development, but may be relocated as the construction proceeds, if desired, in the location(s) shown on the Construction Plans. They must be removed within 30 days of issuance of certification of completion by the County for the site improvements. Temporary sales trailers will be allowed to remain until completion of the development and a temporary sales sign will be allowed along County Road 13 until such time as the last lot is sold.

Q. Accessory Uses: Accessory uses and structures will be allowed as per the St. Johns County Land Development Code provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure. Specifically:

1. Standard residential accessory uses will be allowed on the lots including, but not limited to: decks, patios, pools, pool enclosures, storage sheds, garages, workshops, guest houses, stables and barns. Accessory uses, such as decks, patios, pools and pool enclosures, gazebos, elevated walkways, and non-permanent storage sheds, as well as other similar uses, may be constructed within the rear yard setback for the lots and within the development area buffer. In addition, stables, barns, riding arenas, garages, and workshops and other accessory uses will be allowed within the Reserve Area portion of the lots, except for the isolated wetlands areas.

2. Permitted Accessory uses, which are considered a customary Accessory Use for Residential Districts, per the St. Johns County Land Development Code and meet the criteria therein, will be allowed. These accessory uses must be situated on the same lot as the principle use but detached from the principle use. Except for model homes, it may not involve the conduct of business of any kind that will not attract visitors in larger numbers than would normally be experienced in a residential district.

R. Phasing: All facilities within **Golden Eye Planned Rural Development** are to be permitted in two (2) phases. The first phase will contain the two (2) exterior lots and construction will be commenced within five (5) years of approval of this PRD and completed with five (5) years of commencement. The second phase will contain the four (4) central lots and roadway and construction shall commence within eight (8) years of approval of the PRD and completion within five (5) years of commencement. Commencement shall be defined as approval of construction plans by the St. Johns County Development Services Department and completion shall be defined as the installation of all infrastructure and approval of as-builts by the County.

S. Project Impact: The property is located within the Agricultural Intensive Districts of the St. Johns County Comprehensive Plan, which allows the types of uses included within the application. The property has excellent access to major roadways, including County Road 13 to the north and south and further to State Road 16 and points further east, including Interstate 95. The proposal is for a very low density rural development of only six (6) single family home-sites on 101 acres with associated equestrian facilities typically found within agricultural areas. The development will help to maintain the rural character of the area, allowing for minimal actual development area (11.9 acres) combined with the preservation of a significant amount of open timber land and pasture. The design provides for the homes to be located away from the roadway system (County Road 13) to allow for a very private and quiet neighborhood, where residents can have horses and ample area to ride.

The project will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan as the proposal is in conformance with the Plan and its goals and objectives. The project will accomplish the objectives, standards and criteria set forth in Article V and VI of the St. Johns County Land Development Code in that a PRD defines the development plan and allows for the

County to review a specific set of site development criteria which would not be available through conventional zoning. In addition, this PRD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. When developed in accordance with the conditions stipulated in the PRD application and imposed by this Ordinance, the proposed PRD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

The lands described herein are within the Agricultural Intensive (A-I) category of the St. Johns County Comprehensive Plan and the proposed rezoning is consistent with the Comprehensive Plan as defined within the Future Land Use Element of the St. Johns County Comprehensive Plan, Agricultural Uses, Planned Rural Development Controls. This project will fit in with the rural nature of this community and provide a low intensity residential use, which will be compatible with existing and future development in the area. The applicant believes that the proposed Planned Rural Development will be of benefit to the future occupants of the project and to the residents of St. Johns County, in that it will further the stated goals and objectives of the County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning.

T. Waivers / Variances / Deviations: Construction of the development will conform to the requirements of the Land Development Code, except for the following waivers requested by the applicant to specific requirements as follows:

1. Sidewalks: A Waiver from the requirement for sidewalks as outlined within Section 6.02.06 Sidewalks of the Land Development Code, either within or outside of the development. As indicated within Section II.G. 4. Infrastructure: Sidewalks of this request, the project has minimal development impact, the development area is isolated from the major roadway system and roadsides are planned for horseback riding area for residents. In addition, no sidewalk is needed along County Road 13, as the area is rural and there is no residential or commercial development, which would benefit from its use. The applicant is also requesting a waiver to the option of paying into the sidewalk fund. With the land use designations and large parcel size, it would seem that the likelihood of the County constructing a sidewalk along County Road 13, which is a more urban requirement, would be minimal and therefore this sidewalk would be the only sidewalk in the area.

2. Unpaved Roads. A waiver is requested to Section 6 of the Land Development Code, Subsection 6.04.07 Roadway Design Standards, which requires roads to be paved to County standards. The applicant wishes to maintain a stabilized unpaved roadway (all driveway connections will meet County access and paving standards) to maintain the rural atmosphere and minimize any increase in the impervious surface for the site. The road will only serve four (4) lots, one (1) of which belongs to the applicant. As this is an equestrian based community and traffic will be minimal on the road and the applicant is also planning to use it for horseback riding, as well as for vehicular traffic. The applicant feels that he can meet the intent of the LDC as follows, and will:

- a. Provide a safe and permanent surface, suitable for the quantity and quality of traffic expected to use it;
- b. Provides a surface that will not contribute to erosion or sedimentation, either on-site or off-site, and
- c. Provides a surface that can meet the overall intent of the design standards of the St. Johns County Administrator.

3. A Third Driveway Entrance. A waiver is requested to Section 6.04.05. C of the Land Development Code, which limits the connections to two (2) for projects with more than two hundred (200) feet of frontage. The applicant is requesting a waiver to allow for three (3) connections, one (1) for the central roadway and one (1) for a driveway on the north side of the property and one (1) roadway on the southern portion of the property. The project has a total frontage of over 2,700 linear feet along County Road 13 and the three (3) driveways will be separated by approximately eight hundred (800) feet to the south and twelve hundred (1200) feet to the north. As PRD's allow for two (2) roadway entrances to a development, a waiver is requested to provide for a third driveway along County Road 13, which is needed to provide access to the buildable area of the southern and northernmost lot, due to the location of the jurisdiction wetlands, which limits the building area along the central roadway.

The applicant requests no other waivers, variances or deviations from the Land Development Code or other land development regulation within this PRD, however, the applicant maintains the right to request small, minor and major adjustments to the PRD in accordance with the standards set forth for Planned Unit Developments (PUD's) within the Code.

U. Ownership / Agreement to Comply: The applicant, its successors and/or assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PRD Ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PRD specifically outlined as follows:

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

All roads, drainage facilities and common areas, located within the **Golden Eye Planned Rural Development** for the common use and benefit of all property owners, shall initially be constructed, owned and maintained by the Applicant, it's successors and/or assigns. Upon completion of construction of such common facilities and at the time established by the

Homeowners Association documents, the Applicant will transfer ownership and maintenance responsibilities to the Golden Eye Homeowners Association, a non-profit corporation established under the laws of the State of Florida. The site shall be maintained in a clean and orderly manner in accordance with all provisions of this PRD and conditions included within the adopting Ordinance. Legal documents and agreements for common ownership by property owners and/or a property association, shall meet the requirements of the St. Johns County Land Development Code in effect at the time of establishment. Roads will remain private.

V. Future Land Use Designation: The property is located within the Agricultural Intensive (AI) designation on the 2015 Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan.

SECTION III SUMMARY AND CONCLUSIONS

The need and justification for approval of the **Golden Eye PRD** has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby, it is found that:

A. Consistency with Comprehensive Plan: The project is located within the Agricultural Intensive (AI) Area category of the St. Johns County Comprehensive Plan. The proposed rezoning is consistent with the Comprehensive Plan as defined within the Textual Appendix to the Future Land Use Element of the St. Johns County Comprehensive Plan, including Goal A.1 "To effectively manage growth", Objective A.1.2 Control of Urban Sprawl, Objective A.1.3 Surrounding Land Use, Objective A.1.6 Agricultural and Silvicultural areas (including Policies A.1.6.2 regarding Planned Rural Developments). Therefore, the project is consistent with the Goals and Objectives of the St. Johns County Comprehensive Plan and is not incompatible with present or future land uses.

B. Location: The project is located within a Rural Silvicultural District on the FLUM which district allows the type of development envisioned within the PRD. Therefore, the project conforms to the requirements for location as stipulated within the Land Development Code.

C. Minimum Size: The area encompassed by this project is greater than the minimum size criteria for development of a typical single-family residential development under the criteria established within Section 6 of the Land Development Code.

D. Compatibility: The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of the residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood. As a result of the conditions and safeguards included in the application, this development will be beneficial to the area as a whole.

This PRD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. The project will proceed only under a Certificate of Concurrency, which assures that available and adequate public facilities and services are available to support the proposed PRD. When developed in accordance with the conditions stipulated in the PRD application, the PRD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.

E. Adequacy of Public Facilities: The subject property and future project is served by a major transportation system and will provide on-site stormwater and drainage facilities that mitigate any off-site drainage impacts. The project will proceed only after receipt of a Certificate of Concurrency, indicating that there are adequate public facilities to accommodate the development.

F. Relation to PRD Regulations: The subject project meets all applicable requirements of general zoning, subdivision and other regulations except as may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

G. Master Development Plan: The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02 (G) of the Land Development Code.

Therefore, we feel that the type of uses included in the application will be compatible with the emerging development patterns of the area, are consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines, as well as consistent with the overall development trend for the area, and hereby request approval.

file

P. U. D. OFF. REC.
BOOK 3 PAGE 517

GOLDEN EYE

Planned Rural Development Application

SUBMITTAL DATE:

March 8, 2004
Revised: July 22, 2004
Revised August 3, 2004
Revised: August 26, 2004

SUBMITTED ON BEHALF OF:

Timothy Priano
8980 County Road 13 North
St. Augustine, Florida 32092
(904)940-9656

AUTHORIZED AGENT FOR THE APPLICANT:

Karen M. Taylor, Land Planner
3070 Harbor Drive, St. Augustine, Florida 32084
(904) 826-0600 / (904) 825-4180 Fax

TABLE OF CONTENTS:

SECTION I	Introduction and Application
SECTION II	Site Development Criteria
SECTION III	Summary and Conclusions

EXHIBITS:

EXHIBIT A	Legal Description
EXHIBIT B	Application Form
<u>EXHIBIT C</u>	<u>Master Development Plan Text</u>
EXHIBIT D	Master Development Plan Map
EXHIBIT E	Location Map
EXHIBIT F	Authorization
EXHIBIT G	Proof of Ownership
EXHIBIT H	Adjacent Property Owners
EXHIBIT I	FLUCCS Map and Environmental Letters

PARCEL NUMBERS: 013230-0000 AND 013230-0020

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

P. U. D. OFF. REC.
BOOK S PAGE 518

APPLICATION FOR PLANNED RURAL DEVELOPMENT (PRD)

Date: March 8, 2004 PRD File Number: _____ Receipt Number: _____

- 1. Project Name: Golden Eye Planned Rural Development
- 2. Applicant's Name, Address, and Phone No.: Timothy Priano 8980 CR 13 N, St. Augustine, FL 32092 904/940-9656
- 3. Owner's Name, Address, and Phone No.: Timothy Priano 8980 CR 13 N, St. Augustine, FL 32092 904/940-9656
- 4. Property Location East side of CR 13, south of intersection of Six Mile Creek, south of Joe Ashton Road
- 5. Legal Description: See attached Exhibit A
- 6. Present Use of Property: Vacant
- 7. Parcel ID Number: 013230-0000 & 013230-0020 8. Current Zoning: OR 9. 2015 FLUM designation: Rural Silvicultural (RS)
- 10. Section 26 11. Township 06 12. Range 27
- 13. Requested Change: Rezone from OR (Open Rural) to Planned Rural Development (PRD) for a six (6) single-family lot equestrian development with riding trails.
- 14. Is Concurrency review required? Yes 15. Zoning Map Page # 2D/25X 16. Size of Property: 101.26 Acres
- 17. Utility Provider: Well & Septic

18. Provide all of the following:

- a. List of adjacent property owners within 300 feet of the parcel to be rezoned showing name, address and brief legal description from current tax rolls. Address two legal size envelopes to each property owner on the list. Do not include a return address. Each envelope must contain proper postage. The order of the envelopes must match the order in which the names appear on the list.
- 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. Refer to Section 5.04.05, Review Criteria. Attach Master Development Plan Map as Exhibit C and provide as specified in Section 5.03.02.G.1. Attach Master Development Plan Text as Exhibit D as specified by Section 5.03.02.G.2 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): Karen M. Taylor, Land Planner

Signature(s): 

ADDRESS AND CONTACT INFORMATION OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS REGARDING THIS APPLICATION Name: Karen M. Taylor, Land Planner

Mailing Address: 3070 Harbor Drive, St. Augustine, FL 32084

Phone: 904/826-0600 FAX: 825-4180 E-mail: 4taylor@aug.com

EXHIBIT E
LOCATION MAP

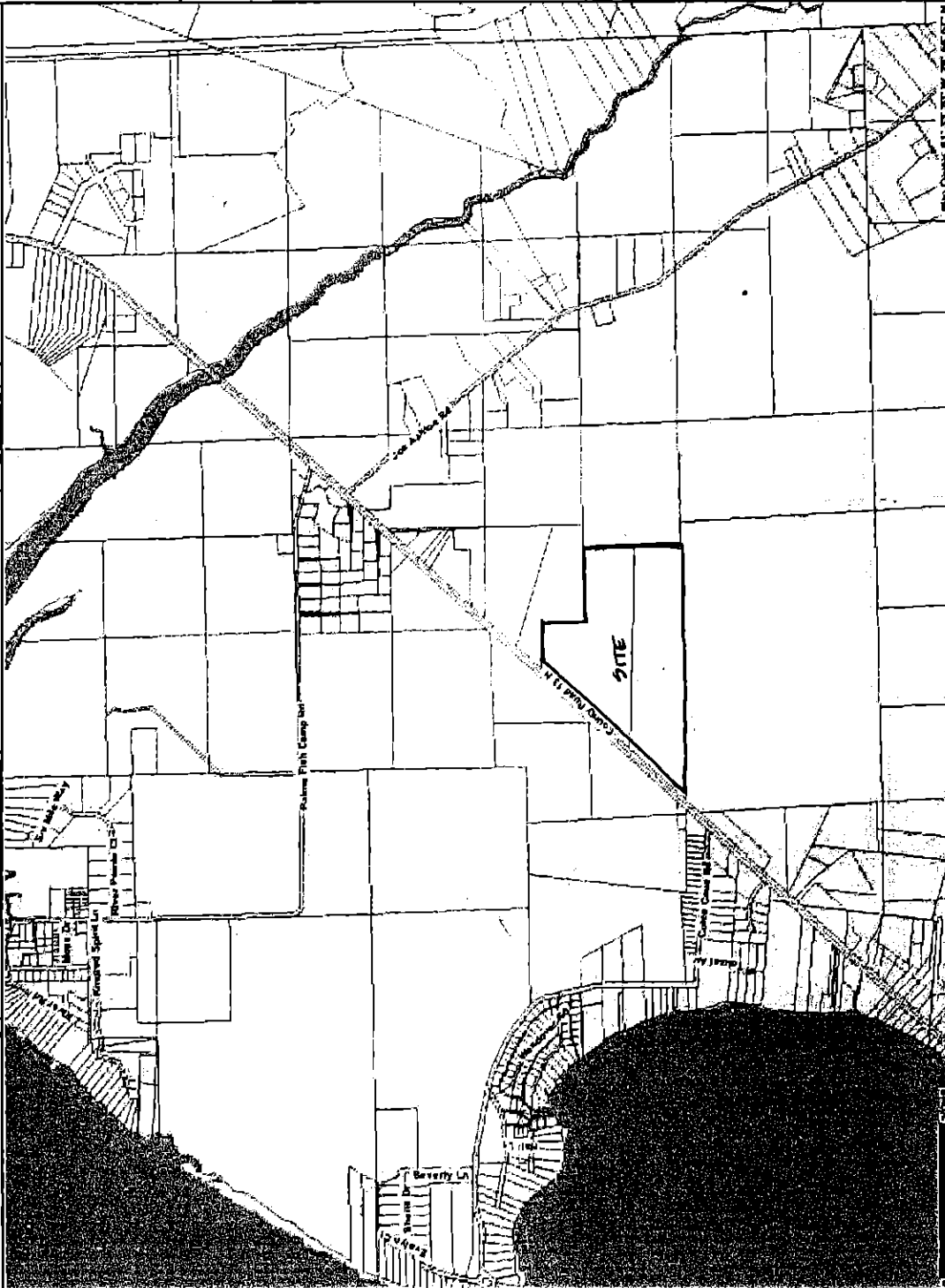
P.U.D. OFF. REC
BOOK S PAGE 519

- Parcels
- Roads
- Leq and Aerials
- Collectors
- Local
- Preliminary
- Water
- County

This PDF was generated at:
<http://gis.sjcpa.us/info/launch.html>

Golden Eye PRD
December 30, 2003

St. Johns County
Property Appraiser



This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION. Use and distribution of this map subject to copyright and disclaimer notices at www.geocartusa.net.

EXHIBIT F
AUTHORIZATION

P. U. D. OFF. REC.
BOOK S PAGE 520

Owner's Authorization For Agent

Karen M. Taylor is hereby authorized TO ACT ON BEHALF OF
Timothy Priano, the owner(s) of those lands described within 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 type="checkbox"/> | Appeal | <input type="checkbox"/> | Overlay District Review |
| <input checked="" type="checkbox"/> | Concurrency | <input checked="" type="checkbox"/> | Other |

BY: [Signature]
Signature of Owner

Timothy A Priano
Print Name

Signature of Owner

Print Name

904-940 9656
Telephone Number

State of Florida
County of St. Johns

Signed and sworn before me on this 16th day of, JANUARY, 2004

By Timothy A. Priano

Identification verified: DRIVER'S LICENCE

Oath sworn: _____ Yes X _____ No

Melissa L Kallas
Notary Signature

My Commission expires: JUNE 30 2006



Melissa L Kallas
My Commission DD129965
Expires June 30, 2006

EXHIBIT G
PROOF OF OWNERSHIP

Public Records of
St. Johns County, FL
Clerk# 00-031370
O.R. 1513 PG 571
12:00PM 07/24/2000
REC \$13.00 SUR \$2.00
Doc Stamps \$6,965.00

③ 1787
CJW
This instrument was prepared by:
HAYWOOD M. BALL
DONAHOO, BALL & McMENAMY, P.A.
50 North Laura Street, Suite 2925
Jacksonville, Florida 32202
(904) 354-8080

P. U. D. DEE REC.
BOOK 5 PAGE 521

WARRANTY DEED

THIS DEED made this 17th day of July, 2000, by DENISE W. SIX, an unmarried widow, by THOMAS M. DONAHOO, her Attorney-In-Fact under a Durable Power of Attorney dated April 13, 2000, whose mailing address is 2214 South Indian Wood Avenue, Broken Arrow, OK 74012-0935 (the "Grantor"), to TIMOTHY PRIANO, a single man (the "Grantee"), whose social security number is 086-46-9047, and whose mailing address is 8980 State Road 13 North, St. Augustine, FL 32092.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, his heirs and assigns, in fee simple forever, the real property located in St. Johns County, Florida, identified by Property Appraiser's Tax Parcel Identification Numbers 013230-0000 and 013230-0020, being more particularly described on Exhibit "A" attached hereto and made a part hereof.

THIS PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR.

This conveyance is made subject to covenants, restrictions, conditions and easements of record and taxes accruing subsequent to December 31, 1999.

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

IN WITNESS WHEREOF, the Grantor has executed these presents as of the day and year first above written.

Signed and delivered in the presence of:

P. U. D. OFF. REC.
BOOK 5 PAGE 500

Jennifer M. Lashley
Witness
[.....Jennifer M. Lashley.....]
Print name below signature

Denise W. Six
DENISE W. SIX

Haywood M. Ball
Witness
[.....HAYWOOD M. BALL.....]
Print name below signature

By: Thomas M. Donahoo
THOMAS M. DONAHOO, her Attorney-In-Fact, as aforesaid

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14th day of July, 2000, by DENISE W. SIX, an unremarried widow, by THOMAS M. DONAHOO, her Attorney-In-Fact under a Durable Power of Attorney dated April 13, 2000, the Grantor named therein, who [] is personally known to me or [] has produced a _____ as identification [check one].

Jennifer M. Lashley
Notary Public
State of Florida at Large

[.....]
Print name below signature

[Affix Notary Stamp]

My Commission Expires: _____

My Commission No.: _____



OR1513FG0573

EXHIBIT "A"

P. U. D. OFF. REC.
BOOK S PAGE 523

BEGIN AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, WITH THE EAST RIGHT OF WAY OF STATE ROAD NO. 13 (A 100' RIGHT OF WAY AS NOW ESTABLISHED); THENCE RUN N42°55'00"E ALONG SAID RIGHT OF WAY, 2751.17'; THENCE RUN N89°59'00"E, 633.89'; THENCE RUN S00°38'30"E, 573.76'; THENCE RUN N89°59'00"E, 963.00'; THENCE RUN S00°56'30"E, 1345.45'; THENCE RUN S88°21'41"W, 3500.36' TO THE POINT OF BEGINNING.

EXHIBIT H
ADJACENT PROPERTY OWNERS

013240-0010
Hulsberg, John S. Etal Trustees
12455 Flemington Road
Jacksonville, FL 32223

013230-0010
Wells, William Wesley Trust
3455 Joe Ashton Road
St. Augustine, FL 32092

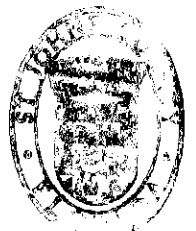
013840-0000, 13220-0000,
013225-0000, 013220-0000
013290-0000
Picolata Forest Group LLC
C/o Raynier Inc.
Post Office Box 728
Fernandina Beach, FL 32035

013270-0000, 013630-0030
Hall, James H. Etal
8229 Hall Lane
St. Augustine, FL 32092

013810-0000
Shalley, George M Etal
4925 SR 13
St. Augustine, FL 32092

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FL.
04 OCT 21 AM 9:48
CHERYL STRICKLAND
CLERK OF COURTS

BY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON FILE IN ST. JOHNS COUNTY, FLORIDA
THIS 20th DAY OF October 2014
CHERYL STRICKLAND, CLERK
Clerk of the Board of County Commissioners



Upendra King D.C.

SEP 23 2004

THE ST. AUGUSTINE RECORD

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

COPY OF ADVERTISEMENT

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT**
who on oath says that he 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 **NOTICE OF HEARING**
in matter of **PRD 04-01 GOLDEN EYE**
was published in said newspaper in the issues of

SEPTEMBER 21, 2004

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 **SEPTEMBER 2004**.

by *Charles Barrett* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Patricia A. Bergquist

(Signature of Notary Public)

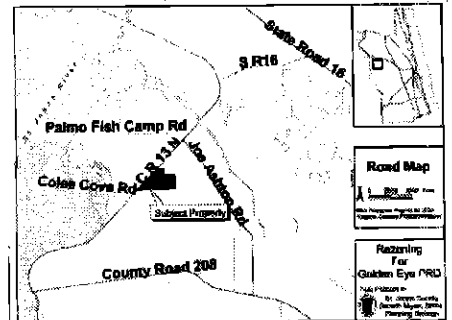


Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST

NOTICE OF A PROPOSED REZONING
NOTICE IS HEREBY GIVEN that a public hearing
will be held on Wednesday, October 6, 2004 at 9:00
a.m. by the St. Johns County Board of County
Commissioners in the County Auditorium, County
Administration Building, 4020 Lewis Speedway, St.
Augustine, Florida, to rezone from Open Rural (OR)
to Planned Rural Development (PRD) for a six (6)
single-family lot equestrian development with riding
trails.
The subject property is located at 8980 County Road
13 North 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 Speed-
way, 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 par-
ticipate 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 hear-
ing 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-judi-
cial rules of procedures. Interested parties should
limit contact with the Board of County Commis-
sioners or the Planning and Zoning Agency members on
this topic, except with compliance with Resolution
95-126, to properly noticed public hearings or to writ-
ten communication care of St. Johns County Plan-
ning Division, P.O. Drawer 349, St. Augustine,
Florida, 32085.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
KAREN STERN, CHAIR
FILE NUMBER: PRD 2004-01 Golden Eye PRD
L2256-4 Sept 21, 2004**