

12

Public Records of
St. Johns County, FL
Clerk # 2006080773,
O.R. 2810 PG 1851-1862
11/03/2006 at 09:05 AM,
REC. \$49.00 SUR. \$54.50

ORDINANCE NUMBER: 2006- 109

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

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

WHEREAS, the development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated October 24, 2005, in addition to supporting documents and statements from the applicant which are a part of Zoning File PUD 2006-03 Ashley Oaks PUD, as approved by the Board of County Commissioners, and incorporated by reference into and made 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 1. Findings of Fact: that the need and justification for approval of the Ashley Oaks PUD has been considered in accordance with the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code and, whereby, it is found that:

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential-A.
4. The 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 PUD meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
6. The PUD meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code.
7. The PUD would not adversely affect the orderly development of St. Johns County

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Ordinance Book 42 Page 17

SECTION 2. Pursuant to this application File Number PUD 2006-03 Ashley Oaks, the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD.

SECTION 3. To the extent they do not conflict with the specific provisions of this 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 except where allowed by the Land Development Code; 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 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 4. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 5. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of the Court of St. Johns County in accordance with Section 125.68, Florida Statutes.

SECTION 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas maintained in the Zoning Division of the St. Johns County Growth Management Services Department by the Director of Growth Management Services, or his designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 19th **DAY OF** September **2006.**

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

BY: James E. Bryant
James E. Bryant
Chairman

RENDITION DATE 09/21/06

ATTEST: CHERYL STRICKLAND, CLERK

BY: Wonne King
Deputy Clerk

EFFECTIVE DATE: 09/28/06



MAP SHOWING SURVEY OF
A PART OF THE NORTHEAST 1/4 OF
SECTION 24, TOWNSHIP 6 SOUTH, RANGE 27 EAST,
ST. JOHNS COUNTY, FLORIDA,
AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ALSO BEING THE EAST LINE OF SECTION 13, TOWNSHIP 6 SOUTH, RANGE 27 EAST, AND THE SOUTHERLY RIGHT-OF-WAY LINE STATE ROAD NO. 16, BOOTH ROAD, A 66' RIGHT-OF-WAY AS NOW ESTABLISHED; FROM THE POINT OF REFERENCE THUS DESCRIBED RUN SOUTH 63°25'15" WEST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 605.38' TO A POINT IN THE SOUTH LINE OF SAID SECTION 13, AND THE NORTH LINE OF SAID SECTION 24, SAID POINT ALSO BEING THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 66°25'15" WEST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 1711.40'; THENCE SOUTH 00°34'30" EAST, A DISTANCE OF 568.01'; THENCE SOUTH 89°32'45" WEST, A DISTANCE OF 189.42' TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13, A 100' RIGHT-OF-WAY AS NOW ESTABLISHED; SAID RIGHT-OF-WAY LINE BEING IN A CURVE BEING CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 2342.01'; THENCE SOUTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 360.84' (DEED 360.88'), SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°53'50" EAST, 360.49'; THENCE SOUTH 73°21'53" EAST, A DISTANCE OF 416.42'; THENCE NORTH 87°24'08" EAST, A DISTANCE OF 551.52'; THENCE NORTH 05°07'55" WEST, 565.55'; THENCE NORTH 87°24'08" EAST, 308.39'; THENCE NORTH 72°28'26" EAST, 282.24'; THENCE SOUTH 17°23'14" EAST, 348.31'; THENCE SOUTH 04°31'08" WEST, 303.53'; THENCE NORTH 87°24'08" EAST, 270.20'; THENCE NORTH 02°35'54" WEST, 1749.50' TO A POINT IN THE SAID NORTH LINE OF SAID SECTION 24; THENCE SOUTH 89°47'28" WEST, 50.00' TO THE POINT OF BEGINNING.

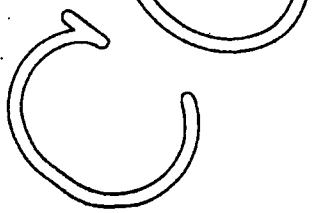


EXHIBIT D

ASHLEY OAKS PUD

MASTER DEVELOPMENT PLAN TEXT

This Master Development Plan Text is part of an application for rezoning to Planned Unit Development ("PUD") as required by the St. Johns County Land Development Code, Section 5.03.02.G.1. The application is filed on behalf of **OXFORD PARTNERS, LLC** (the Applicant and Owner).

- A. Project Description.** The ASHLEY OAKS PUD proposed by this Development Plan is adjacent to several significant developments in the northwest portion of St. Johns County. This development will fill housing demand in this portion of the County where the urban infrastructure is already in place. The project will be accessed by connection to State Road 16. The project is located adjacent to Heritage Landing in a rapidly developing portion of the County. The project will therefore not contribute to urban sprawl.
- B. Development Size.** The total number of acres within the project as requested in the application is approximately 80.2 acres.
- C. Wetlands.** There are approximately 5.70 acres of isolated wetlands, which will remain within the project at buildout.
- D. Development Area.** The overall site includes approximately 74.50 acres of developable upland area. No impacts to wetlands are proposed.
- E. Dwelling Units.** Residential development shall be limited to 75 residential units (as shown on the Master Development Plan Map). Net density is approximately 1 unit/acre, using 74.46 net developable acres at Residential A/1 unit/acre and a 10% wetland preservation density credit (pursuant to Comp Plan Section A.1.11.h.7) on approximately 5.70 acres of preserved wetlands. The residential areas will be developed with detached single family homes. The total projected population is 183 and the projected school age population is 63.
- F. Non-Residential Development.** There is no non-residential development within this PUD.
- G. Site Development Criteria.**
 - 1. Lot sizes and Building Area.** The residential areas shall be developed with detached single family homes. The minimum lot width for detached single family homes shall be 90 ft. and minimum lot size shall be 10,800 s.f.

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2. Permitted Uses. The development will be constructed in an orderly manner, and the allowable uses will include residential uses as defined within the Land Development Code, allowing for conventional single-family residential dwellings. All typical residential accessory and ancillary uses will be allowed as outlined within the Land Development Code.

There is an existing tower within the PUD as shown on the MDP identified as "180 foot monopole approved by St. Johns County Tower 2000-03 and shown on T-95 in St. Johns County's Towerbase information map. The Tower shall be a permitted use within the PUD and may be repaired or replaced so long as the location remains the same and the Tower remains a monopole of 180' or less in height.

3. Setbacks. The following setback requirements shall apply to each single family residence. All setbacks are to be measured from furthest projection 30" above grade. Residential structures are required to meet the radial setback from the existing cell tower which may be greater than the above-referenced residential setback.

a. Front and rear yard. The front setback shall be 20'. The rear setback shall be 10'. Corner lots shall be considered to have two front yards and 2 side yards with no rear yard. The primary front yard, where the driveway intersects the road, shall comply with the front yard setback stated above and the other front yard shall have a minimum 15 ft. setback. The minimum distance between buildings shall be 10 ft. Maximum lot coverage by buildings shall be 40%. The maximum impervious surface ratio shall be 70%.

b. Side yard: The side setback shall be 5' for each residential lot with no permitted projection into side yard setback allowed.

4. Building Height. Maximum building height for all structures shall be 35 ft.

5. Parking. Parking for two vehicles per lot shall be provided either within the driveways (outside of the adjacent right-of-way) or within a garage for each residential unit.

6. Signage. The applicant is requesting the following signs, with construction of the signs conforming to the Land Development Code requirements in effect at the time of permitting. Project identification signs shall be permitted near the residential entrance to the project on SR 16 as shown on the Master Development Plan Map. All signs shall be located outside the County right-of-way. Permitted project signage may be located on an entry wall (up to 6' with decorative features up to 8'), or freestanding monument signs. The signs may include either two single faced signs flanking each entrance or one two sided median or flanking sign. The sign shall not exceed 6 ft. in height. Regardless of the type of entry sign, the face area shall not exceed a total 32 sq. ft. of advertising area.

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7. **Fencing.** Fences shall not be permitted in front yards. Side and rear yard fences may be permitted. Individual lot fencing shall not be permitted within Scenic and Development Edges or buffers. A rail or similar type fence not exceeding 5' in height shall be permitted around the perimeter of the project.

H. Infrastructure.

1. **Vehicular Access/Interconnectivity.** All roads, streets, parking (turn lanes if required in accordance with Land Development Code) and drainage areas shall conform to the design standards specified in the St. Johns County Land Development Code. The internal roadways may be dedicated to the County, subject to acceptance by the Board of County Commissioners. Sufficient legal access shall be provided from SR 16 to the two internal outparcels by easement dedicated on the plat to the outparcel owners.

The Master Development Plan Map depicts a preliminary vehicular circulation system that shows all proposed points of connection with public rights-of-way. Internal roads may be dedicated to St. Johns County, subject to acceptance by the St. Johns County Board of County Commissioners. The exact location and configuration of the internal roads shall be depicted on construction plans submitted for approval. All common areas including roads (unless dedicated to the County) shall be maintained by one or more responsible Property Owners' Associations for this project. A connection point to the south is not feasible due to the existing development on that site. Possible interconnection to the east between Lots 37 and 38 is provided. Interconnection to the church on the corner of CR 13 and SR 16 is not feasible as this site is fully developed. The project will provide a sidewalk along CR 13 to accommodate any future trail connections in compliance with the Northwest Sector Plan. Internally the project will use sidewalk and/or trails to connect all lots with park/civic areas and other common areas and County/State right-of-ways.

2. **Stormwater.** The project will provide on-site Stormwater drainage facilities. Pedestrian crossing and pond access are permitted in the Development Edge connecting the sidewalk in front of Lot 12 to the sidewalk in front of Lot 32. Roads shall be curb and gutter with piped drainage to onsite stormwater ponds. St. Johns County has capacity and will provide all of the water and sewer facilities for the project through existing facilities. The project will therefore have minimal impact on the facilities and infrastructure of St. Johns County. The project is located within an area designated for residential development in the St. Johns County Comprehensive Plan. The project is also located within an area which is experiencing strong demand for housing in this part of St. Johns County. The project will therefore meet the demand for housing by residents of St. Johns County. The existing zoning district would not permit the property to meet the housing demand. The PUD zoning, rather than conventional residential zoning,

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allows the Owner and the County greater control over development within this project.

3. **Sidewalks.** A 4' wide concrete sidewalk shall be provided along one side of all internal roads.
4. **Open Space.** A minimum 21.85 acres of open space (approximately 28%) shall be provided including wetlands, parks and development edges and buffers as follows:

Open Space:

Development Edges: 7.20 ac.

Scenic Edges: 4.28

Wetland Buffers: 1.24

Preserved Wetlands: 5.70

Park/Civic Space: 3.43

TOTAL 21.85 ac.

5. **Potable Water.** Central water will be provided by St. Johns County.
 - a. The developer shall master plan all phased developments' utility infrastructure to maintain level of service to each phase. If the development requests prioritizing alternate phases, the utility infrastructure shall have to be accommodated accordingly to minimize impact to existing SJCUD infrastructure.
 - b. The developer shall confirm utility connection points at the design level. Utility connection points shall be installed as listed in the Availability letter or as directed otherwise by SJCDC to minimize impact to the existing infrastructure or to the existing level of service.
 - c. Width of right-of-way shall not limit meeting the minimum setbacks for underground utility lines set by SJCDC. The developer shall provide the necessary easements in case proposed right-of-way cannot provide the required spacing for proper operation of underground utilities. The developer will not install water or sewer pressurized mains under pavement, sidewalk, and concrete walk unless it is approved by SJCUD. The developer will install such lines in grassed right-of-way. All private lines will be serviced via master meters. The developer will provide restoration easements to maintain utilities in private right-of-way as long as they meet the SJCUD requirements for operation and maintenance.
 - d. Any landscaping trees shall be placed at a minimum of 7.5 feet away from the center line of pipeline to the center line of trees.

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6. **Sanitary Sewer.** Sanitary sewer disposal will be provided by St. Johns County.
- a. The developer shall master plan all phased developments' utility infrastructure to maintain level of service to each phase. If the development requests prioritizing alternate phases, the utility infrastructure shall have to be accommodated accordingly to minimize impact to existing SJCUD infrastructure.
- b. The developer shall confirm utility connection points at the design level. Utility connection points shall be installed as listed in the Availability letter or as directed otherwise by SJCDC to minimize impact to the existing infrastructure or to the existing level of service.
- c. Width of right-of-way shall not limit meeting the minimum setbacks for underground utility lines set by SJCDC. The developer shall provide the necessary easements in case proposed right-of-way cannot provide the required spacing for proper operation of underground utilities. The developer will not install water or sewer pressurized mains under pavement, sidewalk, and concrete walk unless it is approved by SJCUD. The developer will install such lines in grassed right-of-way. All private lines will be serviced via master meters. The developer will provide restoration easements to maintain utilities in private right-of-way as long as they meet the SJCUD requirements for operation and maintenance.
- d. Any landscaping trees shall be placed at a minimum of 7.5 feet away from the center line of pipeline to the center line of trees.
7. **Fire Protection.** The applicant will comply with the requirements of the St. Johns County Land Development Code Section 6.03.
8. **Solid Waste.** Solid waste collection shall be provided by the County contracted waste collection company.
9. **Utilities.** All electrical and telephone lines will be installed underground on the site. Florida Power and Light Company will provide electrical power.
10. **Recreation.** A minimum 3.43 acres of recreation will be provided. The existing cell tower site is not included in the park acreage calculation. The cell tower access easement is included in the park acreage as the easements will be incorporated into park improvements as a part of the Park Incremental MDP. The park will be constructed by Developer as a part of Phase I and shall include, but is not limited to a children's play area and grassed multi-purpose field as well as pedestrian/jogging trails with exercise stations. The park shall be maintained by the Property Owners' Association. A civic space shall also be provided as indicated on the MDP to include a gazebo and passive park with benches.

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- I. **Potable Water/Sanitary Sewer.** Projected potable water demand is 26,250 gallons per day based on 75 single family units. Project sanitary sewer demand is 21,000 gallons per day based on 75 single family units.
- J. **Topography and Soils.** The soil survey for St. Johns County identifies 6 types of soil on the site: Adamsville fine sand, Myakka fine sand, Tocoï fine sand, EauGallie fine sand, Holopaw fine sand, and Pomona fine sand.
- K. **Site Vegetation and Habitat.** The existing site vegetation includes planted pines, pastures, mixed forested wetlands, tree nurseries and a borrow pit. Five percent (5%) of the Natural Vegetation (or approximately 4 acres) will be maintained within the Scenic Edges and the Development Edge adjacent to the Church.
- L. **Significant Natural Communities Habitat and Listed Species.** There are no Significant Natural Communities Habitat or listed species (as defined by the St. Johns County Land Development Code) within this project.
- M. **Historic Resources.** There are no known or observed Historic Resources (as defined by the St. Johns County Land Development Code) within this project.
- N. **Buffers.** A minimum 35 ft. Development Edge shall be provided along side and rear boundary lines of the PUD. A minimum 75' Scenic Edge shall be provided along State Road 13 and State Road 16. Major collector screening on SR 16 and SR 13 shall be provided consistent with Section 6.06.04.B.6 of the Land Development Code. A 30' Scenic Highway buffer shall be included within the 75' Scenic Edge along CR 13 which shall be buffered consistent with Section 6.06.02.G.2.b of the LDC. Lot fencing shall not be permitted within the Development and Scenic Edges. A rail or similar type fence not exceeding 5' in height may be constructed around the perimeter of the property.
- O. **Special Districts.** This PUD is not located in an Overlay District as defined by Article III of the St. Johns County Land Development Code. The PUD is within the Northwest Sector Plan Area.
- P. **Temporary Uses.** Development of this site and construction of the improvements may require temporary uses such as construction trailers, sales offices, temporary signage and temporary access. Temporary sales and construction trailers and other temporary improvements shall be removed from a lot or parcel prior to the permanent improvements of such parcel or lot receive a certificate of occupancy from the County. Temporary construction trailers will be shown on engineering and construction plans.

Model Homes may be provided consistent with the terms of the Land Development Code.
- Q. **Accessory Uses.** Accessory structures for all lot types shall be permitted in rear yards (or side yards of corner lots) so long as they are set back 5 ft. from the property line. Covered pools and covered patios may intrude up to 5 ft. into the required rear yard setback.

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Mechanical equipment including HVAC and generators, etc. shall be setback 3' from an adjacent lot line. Notwithstanding this provision, no accessory uses including covered pools and patios may intrude into the Development or Scenic Edges shown on the MDP. No permanent structures shall be allowed within any public or private drainage or underground utility easement. Examples of permanent structures shall include, but are not limited to, air conditioning or electrical equipment, buildings, footings, masonry fences, masonry walls, decks, screened enclosures, patios, swimming pools and swimming pool decks.

R. Phasing. The development will be built in one (1) five year phase. The development shall commence within 3 years of the date of approval of this PUD. Commencement is defined as the approval of engineering plans by St. Johns County. The development shall be completed within 5 years after commencement. Completion of development shall be defined as County approval of the as-built plans. FDEP water and sewer permits shall be obtained in accordance with the phasing schedule.

S. Project Impact. The project will provide on-site stormwater drainage facilities. St. Johns County has capacity and will provide all of the water and sewer facilities for the project through existing facilities. The project will therefore have minimal impact on the facilities and infrastructure of St. Johns County. The project is located within an area designated for residential development in the St. Johns County Comprehensive Plan. The project is also located within an area which is experiencing strong demand for housing in this part of St. Johns County. The project will therefore meet the demand for housing by residents of St. Johns County. The existing zoning district would not permit the property to meet the housing demand. The PUD zoning, rather than conventional residential zoning, allows the Owner and the County greater control over development within this project.

T. Waivers/Variations/Deviations. This application requests the following waivers:

1. A waiver of Section 5.03.02.G.2 to allow for the future filing of an Incremental Master Development Plan Map to show recreation/park detail. An incremental MDP will be filed once final design of the recreation improvements are created, within one (1) year of commencement of construction. This waiver is justified, as final design will depend on marketing criteria and lot owner preferences, which are unknown at this time. The incremental MDP will be required prior to construction plan approval.

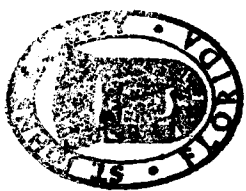
The applicant maintains the right to request small adjustments, minor and major modifications to the PUD in accordance with the standards set forth for Planned Unit Developments within the LDC.

U. Ownership/Agreement. All successors and assigns in title to the commitments and Property shall be bound to the conditions of the approved PUD Master Development Plan.

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V. **Future Land Use Designation.** The project shall comply with the Comprehensive Plan Policy A.2.1.7. Community Planning Public Participation. The Future Land Use designation is Residential A.

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I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF November 20 2010 C. C. CHERYL STRICKLAND, CLERK
 Ex-Officio Clerk of the Board of County Commissioners
 BY: *Wenne King* D.C.

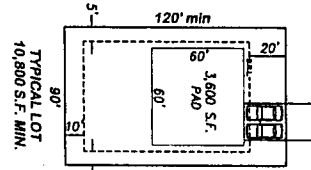
Notes:
 1. Upward buffers adjacent to wetlands are to remain natural, vegetative, and undisturbed.
 2. All upward buffers are to be identified and staked with a 6" tall / protective barrier prior to any land clearing.
 3. Each land owner will be the responsible party in the event that there is an unanticipated impact to upward buffers.

Site Data

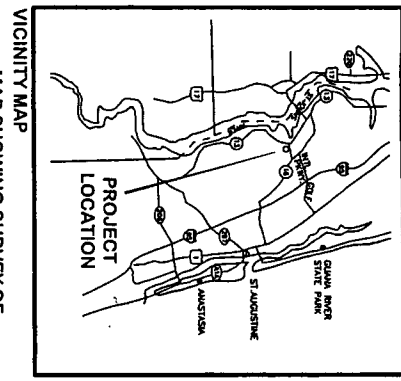
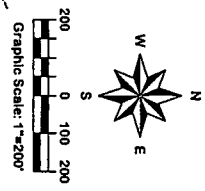
Area	Acres
Proposed	18.8
Existing	7.38
Upland	7.43
Wetland	1.24
Water	1.24
Other	0.15
Total	21.85 (28%)

OPEN SPACE:

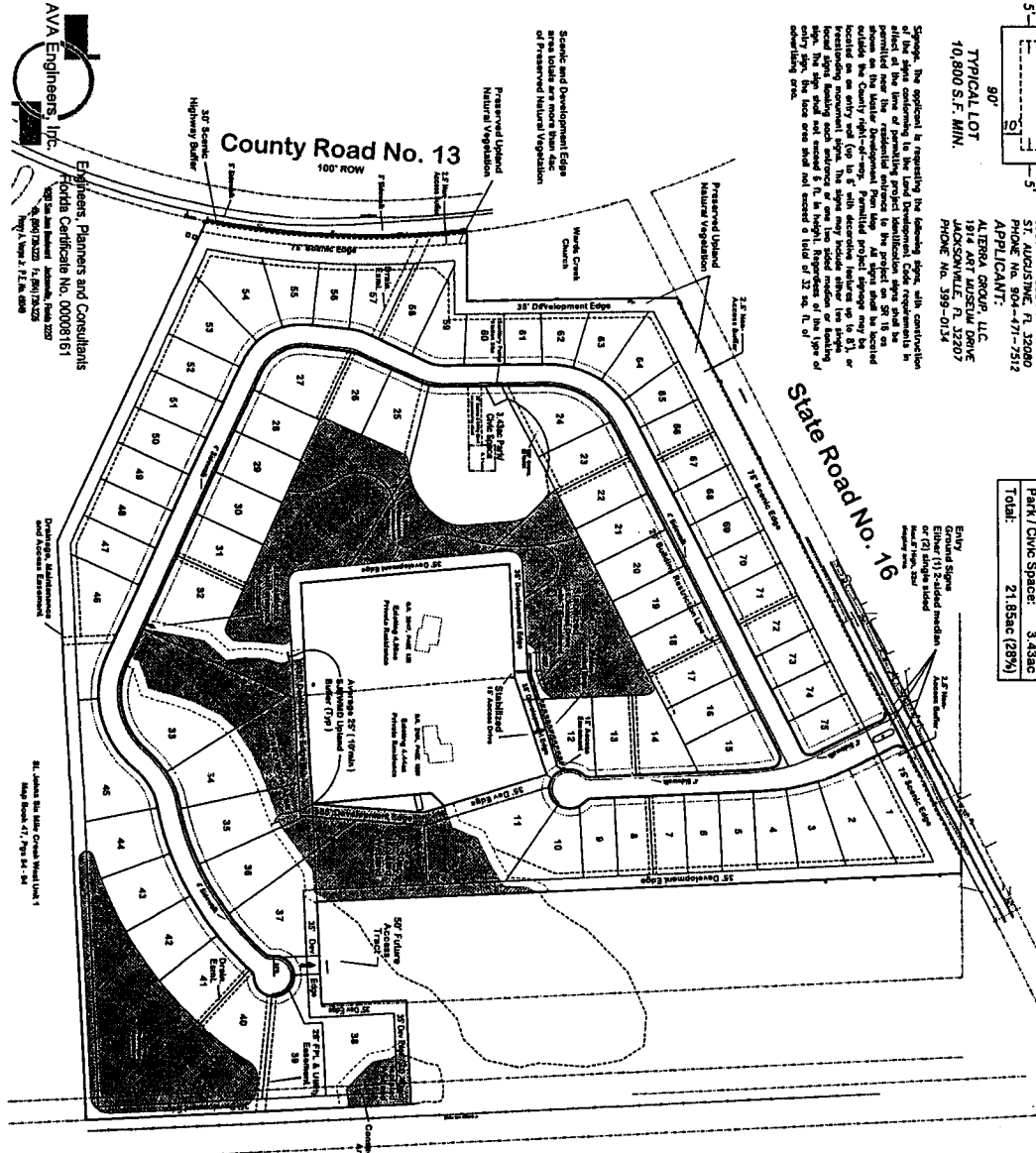
Development Edges:	7.20ac
Scenic Edges:	4.28ac
Wetland Buffers:	1.24ac
Preserved Island/Wetland:	5.70ac
Park/Civic Space:	3.43ac
Total:	21.85ac (28%)



Typical Lot
 10,800 S.F. MIN.



VICINITY MAP
 MAP SHOWING SURVEY OF



AVA Engineers, Inc.
 Florida Certificate No. 0008161
 1001 N. W. 12th St., Suite 200
 Ft. Lauderdale, FL 33304
 Phone: 754.341.1111
 Fax: 754.341.1112
 Email: info@avaeng.com

Engineers, Planners and Consultants
 Florida Certificate No. 0008161
 1001 N. W. 12th St., Suite 200
 Ft. Lauderdale, FL 33304
 Phone: 754.341.1111
 Fax: 754.341.1112
 Email: info@avaeng.com

The Master Development Plan Map is a general representation of the approved plan of development. Field construction and engineering plans must demonstrate compliance with all requirements of the FUDOPD and other applicable land development regulations.

APPROVED: _____
 DATE: _____
 CEN. C. WILSON, C.E.

Zone = X, Panel 125127 0080D & 0090D
 Address: 7055 S.R. 16
Master Development Plan
Ashley Oaks P.U.D.
 State Road No. 16

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 the matter **PUD 06-03 ASHLEY OAKS**
was published in said newspaper in the issues of
SEPTEMBER 1, 2006.

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
he 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 1ST day of **SEPTEMBER 2006.**

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

Patricia A. Bergquist
(Signature of Notary Public)



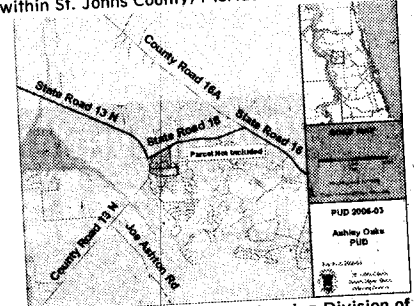
Patricia A. Bergquist
My Commission DD275991
Expires December 18, 2007

(Seal)

PATRICIA A. BERGQUIST

NOTICE OF A PROPOSED REZONING
NOTICE IS HEREBY GIVEN that a public hearing
will be held on Tuesday, September 19, 2006 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 Unit Development (PUD).

The subject property is located at 7055 State Road 16
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 the
County's ADA Coordinator at (904) 209-0650 or at the
County Administration Building, 4020 Lewis Speed-
way, St. Augustine, Florida, 32085. 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-judi-
cial rules of procedures. It is anticipated that one or
more County Commissioners may attend this meet-
ing. 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 our to written communica-
tion care of St. Johns County Planning Division,
P.O. Drawer 349, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JAMES BRYANT, CHAIRMAN
FILE NUMBER: PUD 2006-03 Ashley Oaks PUD
L2491-6 Sept 1, 2006