

10

ORDINANCE NUMBER: 2007- 76

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO THE INDIAN FOREST CAMPGROUND AND COMMERCIAL PARK PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NUMBER 1997-56 MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Public Records of St. Johns County, FL Clerk # 2007070633, O.R. 2997 PG 1527-1536 10/23/2007 at 11:37 AM, REC. \$41.00 SUR. \$45.50

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

WHEREAS North Florida Corporation, the owners of lands described herein, and incorporated by reference as Exhibit "A" (legal description) and as part of the overall Indian Forest Campground and Commercial Park PUD, filed an application, incorporated by reference as File Number MAJMOD 2007-13 for a Major Modification to the Indian Forest Campground and Commercial Park PUD Ordinance 1997-56, dated May 25, 2007 and revised June 20, 2007, as described hereinafter, and after required notice was published, a public hearing was held on the 2nd day of October, at 9:00AM on said application.

SECTION 1. That development of lands within the Indian Forest Campground and Commercial Park PUD shall proceed in accordance with Ordinance 1997-56, including the Application for Major Modification dated May 25, 2007 and revised June 20, 2007 and attached hereto and made a part hereof.

SECTION 2. That the need and justification for modification of the Indian Forest Campground and Commercial Park PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Indian Forest Campground and Commercial Park PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. As modified, the Indian Forest Campground and Commercial Park PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the Indian Forest Campground and Commercial Park PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size; (D) compatibility, and (E) adequacy of facilities.

5. The Master Development Plan Map and Text for the Indian Forest Campground and Commercial Park PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Indian Forest Campground and Commercial Park PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 1997-56, not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or the PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 5. That the terms of this modification to the Indian Forest Campground and Commercial Park PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

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

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 2nd DAY OF October 2007.

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

BY: Ben Rich
Ben Rich
Chairman

RENDITION DATE 10/04/07

ATTEST: **CHERYL STRICKLAND, CLERK**

BY: Cheryl Strickland
Deputy Clerk

EFFECTIVE
DATE: October 9, 2007

EXHIBIT A
Legal Description
Indian Forest Campground and Commercial Park PUD, Entire Development
Major Modification

DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND IN THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 31.14 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35 WITH THE LINE BETWEEN SAID SECTIONS 34 AND 35, THE BEARING ON SAID LINE BETWEEN SECTIONS 34 AND 35 BEING SOUTH 01 DEGREE 59 MINUTES 30 SECONDS WEST; THENCE SOUTH 69 DEGREES 38 MINUTES 58 SECONDS WEST 628.05 FEET; THENCE NORTH 56 DEGREES 36 MINUTES 23 SECONDS WEST 841.40 FEET; THENCE NORTH 01 DEGREE 45 MINUTES 43 SECONDS EAST, ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 427.55 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 23 SECONDS EAST, ON THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 34, A DISTANCE OF 1,301.11 FEET; THENCE NORTH 01 DEGREE 59 MINUTES 30 SECONDS EAST, ON SAID LINE BETWEEN SECTIONS 34 AND 35, A DISTANCE OF 330.32 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 15 SECONDS EAST 330.00 FEET; THENCE SOUTH 48 DEGREES 31 MINUTES 33 SECONDS EAST 428.49 FEET; THENCE SOUTH 37 DEGREES 34 MINUTES 00 SECONDS WEST, ON THE PROPOSED NORTHWEST RIGHT OF WAY LINE FOR STATE ROAD NO. 207, SAID RIGHT OF WAY LINE BEING 95 FEET NORTHWESTERLY FROM THE CENTERLINE OF NOW EXISTING STATE ROAD, A DISTANCE OF 71.06 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE SOUTH 52 DEGREES 26 MINUTES 00 SECONDS EAST 15.00 FEET; THENCE SOUTH 37 DEGREES 34 MINUTES 00 SECONDS WEST ON SAID NORTHWESTERLY RIGHT OF WAY LINE AND ON A LINE 80 FEET NORTHWESTERLY FROM SAID CENTERLINE OF ROAD, 790.94 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE NORTH 52 DEGREES 26 MINUTES 00 SECONDS WEST 10.00 FEET; THENCE SOUTH 37 DEGREES 34 MINUTES 00 SECONDS WEST, ON SAID NORTHWESTERLY RIGHT OF WAY LINE AND 90 FEET NORTHWESTERLY FROM SAID CENTERLINE, A DISTANCE OF 19.44 FEET; THENCE NORTH 88 DEGREES 46 MINUTES 35 SECONDS WEST, ON THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 151.90 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: EASEMENT FOR INGRESS, EGRESS AND UTILITIES

A STRIP OF LAND IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35; THENCE NORTH 01 DEGREE 59 MINUTES 30 SECONDS EAST, ON THE WEST LINE OF SAID SECTION 35, A DISTANCE OF 330.32 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 15 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 14 MINUTES 45 SECONDS EAST, ACROSS THE WEST END OF THE HEREIN DESCRIBED STRIP OF LAND, 60.00 FEET; THENCE SOUTH 88 DEGREES 45 MINUTES 15 SECONDS EAST 251.97 FEET; THENCE SOUTH 48 DEGREES 31 MINUTES 33 SECONDS EAST 291.65 FEET; THENCE NORTH 47 DEGREES 28 MINUTES 27 SECONDS EAST 20.00 FEET; THENCE SOUTH 48 DEGREES 31 MINUTES 33 SECONDS EAST 153.34 FEET; THENCE SOUTH 37 DEGREES 34 MINUTES 00 SECONDS WEST, ON THE PROPOSED NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207, SAID RIGHT OF WAY LINE BEING 95 FEET NORTHWESTERLY FROM THE CENTERLINE OF THE NOW EXISTING STATE ROAD, 80.19 FEET; THENCE NORTH 48 DEGREES 31 MINUTES 33 SECONDS WEST 428.49 FEET; THENCE NORTH 88 DEGREES 45 MINUTES 15 SECONDS WEST 230.00 FEET TO THE POINT OF BEGINNING.

EXHIBIT C
Revised Master Development Plan Text
NARRATIVE
INDIAN FOREST CAMPGROUND AND COMMERCIAL PARK PUD

(Please note that the following represents the original PUD text from Ordinance 97-56 with the revisions requested underlined)

INTRODUCTION

INDIAN FOREST CAMPGROUND AND COMMERCIAL PARK, a planned unit development including a campground and recreational vehicle park and commercial area, is proposed for a 31+ acre parcel on the northwest side of State Road No. 207 approximately 2 miles northeast of Interstate Route 95. The site is now zoned RMH, CHT, CI and OR.

The plan for the wooded area is to develop the campground area with R.V. and Tent Sites with a total of 183 sites and to develop the commercial area with a maximum of 23,000 square feet of building structures. There shall be large conservation areas, a pond and a recreation area. The applicant believes that the project will be consistent with present land uses and with development prescribed by the Comprehensive Plan.

ZONING AND LAND USE

Current zoning of the parcel is RMH, CHT, CI and OR. Under the future land use element of the Comprehensive Plan the area to be developed is designated for residential developments "B" and "C" bordering a Mixed Use Corridor along State Road 207. Campgrounds and RV Parks are compatible uses, as is the Commercial area in the Mixed Use Corridor. The northwesterly part of the land is undeveloped. Approximately the half of the land nearest State Road 207 is developed as Campground and RV Park or reserved as Commercial. The area of development is all the property in the vicinity owned by the developer except an area of wetland along and across Moultrie Creek.

ON-SITE CHARACTERISTICS

The site is wooded, containing stands of pine, palmetto and hardwood. Moultrie Creek, a fresh water creek, borders the property on the southwest. Tributaries of wetlands extend northeast from the creek through the lands to be developed. Wetlands shall remain undisturbed except as shown on the Master Development Plan or may have walkways for passive enjoyment. Those wetlands are designated on the Master Development Plan.

Predominate soil types for the site is #9 Pomona, #15 Pomello and #18 Floridana. According to soil Conservation service surveys for St. Johns County the soils Nos. 9 and 15 are listed as having medium potential for development. Soil #18 is listed as having low potential and encompasses the designated wetlands of this project. Some areas fall under Corps of Engineers and St. Johns River Water Management District jurisdiction. Permits were received for two wetland crossings and two more are to be requested (for future wetland crossings). Request shall be made to the Corps of Engineers to have their two wetland areas released for development. Locations are depicted on the Master Development Plan.

OFF-SITE CHARACTERISTICS

The site is in an area of varying types of developments, ranging through commercial sales, campground, homes and churches. Access is provided by State Road No. 207, which is now a two-lane road, but is to become a four lane divided highway at approximately the time of starting this project. All required traffic improvements shall conform to the St. Johns County Paving and Drainage Ordinance. Permits for access driveways, turn lane, marking and signage have been received from the Florida Department of Transportation. Fire hydrants shall be provided to meet County requirements.

DEVELOPMENT PLAN

The PUD Zoning classification offers an opportunity to ensure the development of the site in accordance with the County's and the applicants desires, taking advantage of the area's features and incorporating a planned community into an area of uneven development. The proposal provides a low-density campground in an area, which is ideal, because of its location near I-95, for recreational vehicles and campers and for the nearby commercial sales of their needed supplies. The 183 campsites provide 11.2 sites per Acre of developable area. Phase 1 shall have approximately 51 sites, Phase 2 approximately 52 sites and Phase 4 approximately 80 sites. The entrance road to the campground and in the office area shall be paved to County specifications. All other roads within the campground area shall be unpaved and located to preserve the trees in the park. All roads and facilities shall be owned and maintained by the park owner.

Recreation area shall be developed approximately 50% during Phase 1 and 50% during Phase 2. Manager's residence shall be constructed during Phase 1.

The commercial area of the development shall have a maximum of 23,000 square feet of building or buildings on the property with paved driveways, sewer and water; all to comply with the County Paving and Drainage Ordinance. Parking shall be in compliance with St. Johns County Zoning Ordinance, Article 9: Off street Parking and Loading.

A 25-foot average width setback shall be provided around all wetlands and a 25-foot setback around the campground property line in accordance with County Zoning regulations. A recreation area of 1.22 acres shall be provided at the location indicated on the Master Development Plan and shall be completed prior to completion of the final phase of the campground. Specific uses and facilities to be provided shall be indicated on the Final Development Plan. Recreation facilities shall be for use of guests of the park. Water and sewer distribution and collection systems shall be connected to the County Utility Department systems.

Stormwater detention shall be provided for the paved areas and buildings to be constructed. The detention areas shall be designated to pop off into Moultrie Creek either thru the D.O.T. system or thru the wetlands on the project property. The system shall comply with the County Paving and Drainage Ordinance for stormwater and drainage control.

Authorization is sought for placement of one construction trailer to be placed on the commercial site during construction of paving and/or buildings. It is to be removed immediately following construction completion of the contractor's responsibility on that project.

The Campground shall have a pole sign of no greater than 200 square feet to be placed at the northeast side of the entrance drive to the campground northwest of the D.O.T. right of way. Additional signage shall be placed as authorized on the Final Development Plan. A pole sign of no greater than 200 square feet shall be placed near the center of the commercial phase which sign may advertise any or all

individual businesses. Individual businesses may also be permitted to place signs of maximum 200 square feet above the door at the front of the business. Temporary "For Sale" and "For Rent" signs not exceeding three (3) square feet shall be permitted in the Commercial Phase. All buffer zones shall be staked before construction of any phase and shall comply with the County's Land Clearing Ordinance.

Fire protection shall be provided during Phase 1 by placement of a hydrant on or near the line between Phase 5 and the campground entrance road, approximately 100 feet northwest of the right of way for State Road No. 207, with connection to County system.

Vehicular access will be via existing driveway directly accessing State Road 207 located along the northern boundary of Phase 5. Interconnectivity will be provided where feasible between the two (2) commercial parcels located in Phase 5. As well pedestrian access will be provided throughout the commercial sites and connecting to State Road 207 should a sidewalk be constructed in the States right-of-way.

Development will be accomplished in up to five (5) phases. Phases 1 through 4 are now completed and operating as a campground and RV park. This park has been in operation for more than seven (7) years. Completion of Phases 1 and 2 shall be reached before the end of year 2002. Commencement shall begin in Phases 3 and 4 not later than the year 2002. ~~Commencement in Phase 5 not later than the year 2005.~~ Phase 5 of the project shall commence within three (3) years of approval of this major modification to the PUD and shall be completed within five (5) years of commencement. Commencement shall be defined as ~~the commencement of construction activity on site pursuant to construction plans approval by the County.~~ as approval of construction plans by the St. Johns County Development Services Department and completion shall be defined as the installation of all infrastructure for the phase and approval of the associated as-built survey. As well, this modification provides for the submittal of Incremental Master Development Plan Maps in the future upon determination of specific site use and layout for a portion of Phase 5.

REZONING JUSTIFICATION

INDIAN FOREST CAMPGROUND AND COMMERCIAL PARK will be a totally planned campground and commercial development. Through the use of the PUD concept a proper development, controlled by specific site plan details, can be accomplished. The result will be a quality development for the traveler, residents and citizens of St. Johns County. The PUD concept takes into consideration the integration of the site's conservation areas with the developed areas. The buffers and woodland create a unique phasing and pleasant surroundings for the campground guests. All driveways, amenities and utilities within the developed area shall be owned and maintained by the developer.

WAIVERS

The request includes a waiver to Section 5.03.05.C with regards to reformatting to current standards, to allow that the existing text of the PUD be incorporated into the new Major Modification to the PUD Ordinance. This application provides for a Major Modification to the PUD to further define uses and expand the commercial, but feels that no specific language changes would be necessary and reformatting would not provide any information that would be relevant to the development of this portion of the site. In addition, the request is consistent with the permitted uses and conditions stipulated within the original PUD, and these are in conformance with the requirements of the current Land Development Code.

DEVELOPER'S AGREEMENT TO COMPLY

The developer of INDIAN FOREST CAMPGROUND AND COMMERCIAL PARK agrees to proceed with the proposed development in accordance with approved PUD plans as per St. Johns County's ordinances and regulations and any such safeguards, which may be set by the Board of County Commissioners with respect to the developments approval. All detailed plans submitted for development shall be in accordance with the approved master plan for INDIAN FOREST CAMPGROUND AND COMMERCIAL PARK. Private facilities, areas and systems not operated by St. Johns County shall be the responsibility of the developer of INDIAN FOREST CAMPGROUND AND COMMERCIAL PARK, pursuant to written agreements approved by all reviewing agencies. The owner of the property agrees to bind any successors in title to all commitments made through this application and approved PUD plan.

The applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance 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 PUD.

Except to the extent that they conflict with specific provisions of the approved development plan, and the PUD Ordinance, all building codes, zoning ordinances and other land use and development regulations of St. Johns County including, without limitation, "Concurrency Management Ordinances and the St. Johns County Compressive Plan, as may be amended from time to time, shall be applicable to this development. Modification to approved development plans by variance or special exception shall be prohibited.

Unless the Board of County Commissioners demonstrates that compliance with the Land Development Regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to:

(a) Supersede any applicable "grand fathering" or "vested rights" provisions contained in Florida law or that may be provided in any such future building code, zoning ordinance or other land use and development regulations; or

(b) Supersede any concurrency certificate or concurrency exemption determination made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the applicant's right to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United States Constitution.

This project shall comply with the standards, policies and requirements in effect at the time of final approval and permitting of this project for development, including any successor or new policies, financing mechanisms, plans and ordinances adopted by St. Johns County after the date of the Planned Unit Development Ordinance approval including, without limitation, any Concurrency Management Programs adopted pursuant to Florida Statutes 163.3202(2)(g), as amended, the Objective J.01.05 of the St. Johns County Comprehensive Plan dated September 14, 1990, including any amendments or successor policies of Land Development Regulations adopted to implement Florida Statutes 163.3202(2)(g).

Respectfully submitted,
Jones & Pellicer, Inc.

Loren N. Jones
Engineer for the Applicant

INDIAN FOREST CAMPGROUND AND COMMERCIAL PARK PUD
COVENANTS AND RESTRICTIONS FOR CAMPGROUND PARCEL

1. Check out time is 1:00 PM
2. Quiet hours are from 10:00 PM to 7:00 AM
3. Children under 13 years of age must be under supervision at all times. You are responsible for the behavior of all persons in your party.
4. Weapons, firearms, air guns, archery and fire works prohibited.
5. Pets must be on a leash at all times and must not be left unattended in sites.
6. No cutting of trees, bushes or wildflowers. No ground fires, except in park installed fire rings.
7. Site use includes parking for one car and one R.V. or tent. Special arrangements must be made at the office for any other parking or storage.
8. No washing of R.V.'s or other vehicles without permission from the office.
9. No draining of petroleum products from motor vehicles.
10. No sale of alcoholic beverages on campground or at campground office.
11. Recreation area is for guests.

COVENANTS AND RESTRICTIONS FOR COMMERCIAL PARCEL

Not determined at this time.

INDIAN FOREST CAMPGROUND AND COMMERCIAL PARK PUD
PERMITTED USES

Phases 1, 2, 3 and 4 shall have included within the items of permitted uses the following:

1. Manager's residence. (See Exhibit A)
2. Equipment garage. (See Exhibit A)
3. Clubhouse, recreation buildings and children's play area.
4. Maintenance Building (in Phase 3).
5. R.V. Storage (in Phase 3).
6. Bath Houses.

Phase 5 shall have included within the items of permitted uses the following:

1. Sales of R.V. and Mobile Home Parts, L.P. Gas, Gasoline and Diesel Fuel.
2. Convenience Store (with sale of beer and wine for off-premises consumption).
3. Plant nursery.
4. Feed and seed supplies.
5. Barber shop.
6. Coin Laundry.
7. Beauty shop.
8. Outdoor fruit and vegetable market.
9. Professional and business offices.
- 10. Retail outlets for the sale of food and drugs with or without drive-through, wearing apparel, toys, sundries and notions, books and stationery, leather goods, and luggage, jewelry (including watch repair but not a pawnshop), art supplies, cameras or photographic supplies (including camera repair), sporting goods, hobby shops, pet shops, a full service veterinary clinic (including with no outside boarding), musical instruments, television and radio (including repairs), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs and similar products.**

11. Service establishments such as shoe repair shop, restaurant with or without drive-through, interior decorator, photographic studio, dance or music studio, reducing salon or gymnasium, tailor or dressmaker, dry cleaning and laundry package plants in completely enclosed building using nonflammable liquids such as perchlorethylene and with no odor, fumes or steam detectable to normal senses from off the premises, (may include drive-through for pick up/drop off) and similar activities.

12. Medical and dental offices and clinics.

13. Bank and financial institutions (including stand-alone drive-up or walk-up ATM machines), travel agencies, employment offices, and similar establishments with drive-through services allowed.

14. Retail outlets for sale of home furnishings and appliances (including repair incidental to sales), office equipment, furniture, hardware and similar uses.

15. Art galleries, museums, community centers, dance, art or music studios, vocational, trade or business schools and similar uses.

16. On premises and/or off premises consumption of all alcoholic beverages. May be in conjunction with the service of food, which is ordered from a menu and prepared or served for pay for consumption, on-premises shall be permitted.

17. Drive-in (or through) restaurants.

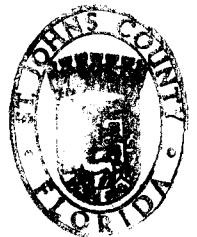
18. Private schools and daycare facilities.

19. Service stations or automotive repair facilities with minor repairs, including but not limited to oil changes, tire installation, brake, suspension, muffler and similar work, which may include a car wash.

20. Essential services, including water, sewage, gas, telephone, radio, television and electric.

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ALACHUA COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 22nd OF October 2007
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners

BY: Yvonne King



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 a **NOTICE OF HEARING**

in the matter **MAJ 07-13 INDIAN FOREST**

was published in said newspaper in the issues of **SEPTEMBER 17, 2007**.

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 **17TH** day of **SEPTEMBER, 2007**.

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

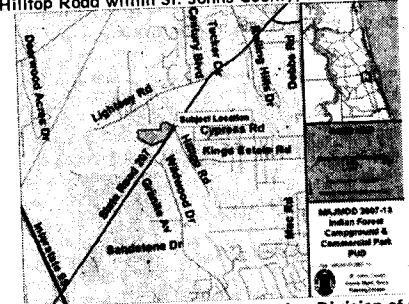
(Seal)

PATRICIA A. BERGQUIST

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, October 2, 2007 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 request to further define Phase 5 commercial uses, extend the commencement date of Phase 4 and 5 by three (3) years, to extend the completion date of the entire PUD by ten (10) years and to submit Incremental Master Development Plan Maps in the future upon determination of specific site use and layout for Phase 4 and portions of Phase 5. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property is located on the North side of SR 207 at the northwest intersection of SR 207 and Hilltop Road within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 4020 Lewis Speedway, 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-judicial rules of procedures. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly notified public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
BEN RICH, CHAIRMAN
FILE NUMBER: MAJMOD 2007-13
Indian Forest Campground
L2600-7 Sept 17, 2007



FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

October 11, 2007

Ms. Cheryl Strickland
Clerk of the Circuit Court
St. Johns County
4010 Lewis Speedway
St. Augustine, Florida 32084-8637

Attention: Yvonne King, Deputy Clerk

FILED
07 OCT 16 AM 9:06
CHERYL STRICKLAND
CLERK OF THE CIRCUIT COURT
ST. JOHNS COUNTY FL

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated October 5, 2007 and certified copies of St. Johns County Ordinance Nos. 2007-76 through 2007-78, which were filed in this office on October 9, 2007.

Sincerely,

[Handwritten signature of Liz Cloud]

Liz Cloud
Program Administrator

LC/lbh

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • http://dliis.dos.state.fl.us

COMMUNITY DEVELOPMENT
850.245.6600 • FAX: 850.245.6643

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