

RESOLUTION NO.: 90-140

RESOLUTION OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN FOR AREA "B" WITHIN
PONCE DE LEON PLANNED UNIT DEVELOPMENT
ZONED "PUD" PURSUANT TO ORDINANCE #PUD-89-28

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

SECTION 1: Pursuant to a request for approval made by Ponce de Leon
Resort and Convention Center, Inc., in accordance with Section 8-3 of
the St. Johns County Zoning Ordinance, and subsequent review and
approval by the St. Johns County Planning and Zoning Board, the Final
Development Plan attached as Exhibit "A" is hereby approved in
reliance upon, and in accordance with, the representations and
statements made in the written submission statement attached hereto
as Exhibit "B", ^{AND AMENDMENT TO EXHIBIT B} all of which are incorporated into the Final
Development Plan and made a part thereof and hereof.

SECTION 2: All building code, zoning ordinance, and other land use
and development regulations of St. Johns County as may be amended
from time to time shall be applicable to this development except
those permitting variances and special exceptions and except to the
extent that they conflict with specific provisions of the approved
development plan or PUD Ordinance Modification to approved
development plans by variance or special exception shall be
prohibited.

BOARD OF COUNTY COMMISSIONERS OF ST.
JOHNS COUNTY

By: Craig A. Mcguire
Chairman

ATTEST: CARL "BUD" MARKEL
BY: Amy B. Mulligan
Deputy Clerk

Adopted regular meeting: August 14, 1990
Effective: August 14, 1990



EXHIBIT B TO
FINAL DEVELOPMENT PLAN FOR
AREA "B" WITHIN
THE PONCE DE LEON PLANNED UNIT DEVELOPMENT
ZONED PUD PURSUANT TO ORD 89-28

Applicant:

PONCE DE LEON RESORT AND
CONVENTION CENTER, INC.

Attorneys for Applicant:

UPCHURCH, BAILEY AND UPCHURCH, P.A.

By: John D. Bailey, Jr.
John D. Bailey, Jr.

INTRODUCTION

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Attached hereto you will please find all materials, drawings, information and other documentation, as required by Sections 8-3 and 8-4, St. Johns County Zoning Ordinance, concerning the final development plan for Area "B" within the Ponce de Leon Planned Unit Development. Area "B" will hereafter be referred to as the "Property" and the Ponce de Leon Planned Unit Development as the "PUD".

8-4-1 Density of Development

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The total ground occupied by buildings and structures for residential use shall not exceed thirty-five percent (35%) of the total ground area of that portion of the Property devoted to residential use. While the exact location of the buildings may vary, the number of units will not change.

8-4-2 Open Space

There is no open space within the Property.

8-4-3 Waiver of Yard, Dwelling Unit, Frontage Criteria and Use Restriction

All development which is to occur within the Property will comply with the spirit and intent of the St. Johns County Zoning Ordinance.

Area "B" shall contain forty-nine (49) lots on which single-family homes shall be constructed. The lots will have a minimum width of sixty feet (60') and size of six thousand (6,000) square feet. The height of the single-family homes shall not exceed thirty-five feet (35'). The setbacks for the single-family homes shall be zero feet (0') for front yards, five feet (5') for side yards and ten feet (10') for rear yards, all as measured from the wall. Tract "D",

shown on the Final Development Plan, is a passive recreation area which will be maintained by the Homeowners' Association. Tracts "E" and "F" are retention areas which will be owned and maintained by the Homeowners' Association.

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An Architectural Review Committee (the "ARC") will be established by the Covenants and Restrictions and will review and approve all plans and specifications for homes constructed within the Property. The applicant requests that no permits for new construction or remodeling within the Property be issued by the County until such time as the plans and specifications for same have received the written approval of the ARC. Not more than three (3) construction trailers may be located on and adjacent to Lot 34 during the construction of subdivision improvements and homes within the Property. All such construction trailers shall be skirted and removed from the Property within thirty (30) days after the last home in the Property has been constructed.

Water and sewer for the single-family homes will be furnished by the City of St. Augustine. Street lights and sidewalks will be installed within the road right-of-ways.

The existing well located on Lots 1 and 2 will remain and be used by the applicant to irrigate the golf course. A well easement will be reserved by the applicant and all structures will be set back ten feet (10') from the well. The well will be maintained by the applicant.

8-4-4 Project Size

Area "B" consists of approximately fourteen (14) acres.

8-4-5 Support Legal Documents for Open Space

The Declaration of Covenants and Restrictions for Area "B" will assure adequate maintenance and management of all areas encompassed within this Final Development Plan and proposed for common ownership by residents of the Property.

Specifically:

- a) The Covenants and Restrictions will provide for conveyance of the common areas, consisting of the roads, sidewalks, designated drainage areas and open space to the Homeowners' Association.
- b) The Covenants and Restrictions will limit the use of the common areas for the purposes for which they are intended.
- c) The Covenants and Restrictions will assign responsibility for the management and maintenance of the common areas to the Homeowners' Association.
- d) The Covenants and Restrictions will place responsibility for the enforcement of the Covenants and Restrictions in the Association.
- e) The Covenants and Restrictions will permit the Association to assess each unit for its proportionate share of the cost of maintaining and managing the common areas.

As depicted in the Final Development Plan, each unit within the Property is provided vehicular access via an interior private road which will be owned and maintained by the Homeowners' Association. Each owner of a unit, including the applicant, shall be a member of the Homeowners' Association.

Temporary access to the Property from U.S. Highway No. 1 will be provided over an existing private road owned by the applicant which enters the Property from the South. This temporary access will be utilized as the primary access to the Property during construction of the subdivision improvements and for up to two (2) years thereafter. At the end of such two (2) year period, primary access will be provided via the main entrance road for the residential areas of the PUD which enters Area "B" from the North as shown on the Final Development Plans submitted herewith. This access road will be owned and maintained by the master Homeowners' Association of which each owner shall be a member.

8-4-7 Privacy

Visual and acoustical privacy of each dwelling unit will be assured primarily through landscaping and fencing. Fences, walks and landscaping will be provided for the protection and aesthetic enhancement of the Property.

The roads, drainage facilities and utility lines serving the Property will be owned by the applicant and/or Homeowners' Association and no facilities are proposed for dedication to St. Johns County.

All requirements for off street parking and loading set forth in Article IX of the St. Johns County Zoning Code are specifically addressed below:

9-1-1 Drainage

The general drainage plan for the Property has been designed so as to prevent damage to abutting parcels and streets and alleys and is graphically depicted on the Final Development Plan. All off street parking and loading areas will be surfaced with erosion resistant materials in accordance with County specifications.

9-1-2 Separation from Walkway and Street

Off street parking and loading facilities shall be separated from walkways, sidewalks, streets or alleys by curbing.

The location and design of the entrances and exits located within the PUD shall be in accordance with St. Johns County specifications. Curbing will be provided along lot boundaries to control entrance and exit of vehicles or pedestrians.

9-1-4 Interior Drives

As shown on the Final Development Plan, the interior drive serving the Property will have a minimum pavement width of twenty feet (20') and right-of-way of sixty feet (60'), thus facilitating two-way traffic.

9-1-5 Marking of Parking Spaces

Parking spaces in lots of more than ten (10) spaces, if any, shall be marked, by painted lines or curbs, or other means to indicate individual spaces. Signs or markers shall be used as necessary to insure efficient traffic operation in the lot.

9-1-6 Lighting

Adequate lighting shall be provided for the off street parking and loading facilities, if any, to be used at night and shall be designed and installed in order to minimize glare on adjacent property.

9-1-7 Screening

This section is inapplicable as no off street parking spaces for ten (10) or more automobiles are located within Area "B".

9-2-1 Location

The required off street parking facilities will consist of private garages located within or contiguous to the single-family homes which they serve.

9-3-1 Off Street Parking: Numbers Required

Sufficient off street parking spaces have been provided to meet the requirements of sub-section (a) of 9-3-1.

9-4-1 Off Street Loading, Requirements

This section does not apply to Area "B" as it contains no commercial uses:

c) The Final Development Plan illustrates the anticipated traffic flow pattern. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and debris removal. The Property will be afforded fire protection by fire hydrants to be installed within the property.

d) All utilities serving the Property including telephone, power, cable television, sewer lines and water lines will be installed underground. All storm water facilities shall be designed and constructed in accordance with applicable County regulations.

e) All streets located within the Property will be designed and constructed in accordance with St. Johns County standards or equal thereto.

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Applicant:

PONCE DE LEON RESORT
AND CONVENTION CENTER, INC.

Attorneys for Applicant:
UPCHURCH, BAILEY & UPCHURCH, P.A.

By: John D. Bailey, Jr.
John D. Bailey, Jr.

LEGAL DESCRIPTION OF

AREA "B"

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A PARCEL OF LAND IN SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST; AND SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 WITH THE NORTH LINE OF POINCIANA AVENUE, SAID EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO 1 BEING 78 FEET EAST FROM AND PARALLEL WITH THE CENTERLINE OF THE SOUTHBOUND TRAFFIC LANES OF SAID HIGHWAY AND THE NORTH LINE OF POINCIANA AVENUE BEING 30 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID AVENUE AS SHOWN ON REVISED PLAT OF FORT MOOSA GARDENS AS RECORDED IN MAP BOOK 4, PAGE 34, PUBLIC RECORDS OF SAID COUNTY, SAID NORTH LINE OF AVENUE BEING INDICATED ON SAID PLAT OF FORT MOOSA GARDENS AS "PROPERTY LINE"; THENCE N29° 04'49"W, ON SAID EAST RIGHT-OF-WAY LINE OF HIGHWAY 879.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N29° 04'49"W ON SAID LINE 80 FEET; THENCE N60° 55'10"E 250.08 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 401.96 FEET, A CENTRAL ANGLE OF 81° 47'59" A DISTANCE OF 573.88 FEET TO A POINT OF TANGENCY; THENCE N20° 52'52"W A DISTANCE OF 101.05 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1210.00 FEET, A CENTRAL ANGLE OF 23° 51'18" A DISTANCE OF 503.79 FEET TO A POINT OF TANGENCY; THENCE N44° 44'10"W A DISTANCE OF 100.57 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 57° 08'31" A DISTANCE OF 438.82 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83° 12'25" A DISTANCE OF 36.31 FEET TO A POINT OF TANGENCY; THENCE N19° 11'55"E A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 83° 12'25" A DISTANCE OF 36.31 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 20° 53'18" A DISTANCE OF 160.41 FEET TO A POINT OF TANGENCY; THENCE N46° 52'48"E A DISTANCE OF 428.85 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 95° 21'20" A DISTANCE OF 66.57 FEET TO A POINT OF TANGENCY; THENCE N30° 06'03"E A DISTANCE OF 60.34 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 100° 33'59" A DISTANCE OF 70.21 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 13° 24'07" A DISTANCE OF 133.33 FEET TO A POINT OF TANGENCY; THENCE N12° 33'19"E A DISTANCE OF 268.52 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 20° 11'39" A DISTANCE OF 119.04 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 10° 48'03" A

DISTANCE OF 30.16 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF $36^{\circ}30'24''$ A DISTANCE OF 153.48 FEET TO A POINT OF TANGENCY, THENCE $N50^{\circ}35'08''E$ A DISTANCE OF 130.06 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF $90^{\circ}00'00''$ A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE $N50^{\circ}35'08''E$ A DISTANCE OF 60.00 FEET; THENCE $S31^{\circ}24'51''E$ A DISTANCE OF 224.71 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF $14^{\circ}06'11''$ A DISTANCE OF 44.31 FEET TO A POINT OF TANGENCY; THENCE $S45^{\circ}31'01''E$ A DISTANCE OF 108.90 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF $16^{\circ}20'56''$ A DISTANCE OF 85.60 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE NORTH LINE OF "DEVELOPMENT AREA B"; THENCE $N54^{\circ}48'45''E$ A DISTANCE OF 83.06 FEET; THENCE $S66^{\circ}35'57''E$ A DISTANCE OF 50.00 FEET; THENCE $S21^{\circ}00'25''E$ A DISTANCE OF 90.00 FEET; THENCE $S03^{\circ}59'33''E$ A DISTANCE OF 460.00 FEET; THENCE $S15^{\circ}59'15''E$ A DISTANCE OF 120.54 FEET; THENCE $S26^{\circ}03'13''E$ A DISTANCE OF 241.33 FEET; THENCE $S10^{\circ}48'21''E$ A DISTANCE OF 325.00 FEET; THENCE $S17^{\circ}10'25''E$ A DISTANCE OF 536.44 FEET; THENCE $S27^{\circ}48'57''E$ A DISTANCE OF 302.00 FEET; THENCE $S33^{\circ}10'09''E$ A DISTANCE OF 167.74 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF $90^{\circ}00'00''$ A DISTANCE OF 31.42 FEET TO A POINT OF TANGENCY; THENCE $S56^{\circ}49'51''W$ A DISTANCE OF 00.00 FEET; THENCE $S33^{\circ}10'09''E$ A DISTANCE OF 101.55 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET A CENTRAL ANGLE OF $13^{\circ}23'55''$ A DISTANCE OF 77.17 FEET TO A POINT OF TANGENCY; THENCE $S19^{\circ}46'13''E$ A DISTANCE OF 105.71 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET A CENTRAL ANGLE OF $89^{\circ}31'36''$ A DISTANCE OF 39.06 FEET TO A POINT OF TANGENCY; THENCE $S19^{\circ}58'01''E$ A DISTANCE OF 60.00 FEET; THENCE $S70^{\circ}13'47''W$ A DISTANCE OF 493.65 FEET; THENCE $N09^{\circ}17'49''W$ A DISTANCE OF 61.02 FEET; THENCE $N70^{\circ}13'47''E$ A DISTANCE OF 372.56 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF $90^{\circ}00'00''$ A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE $N19^{\circ}46'13''W$ A DISTANCE OF 105.71 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF $13^{\circ}23'55''$ A DISTANCE OF 63.14 FEET TO A POINT OF TANGENCY; THENCE $N33^{\circ}10'09''W$ A DISTANCE OF 101.55 FEET; THENCE $S56^{\circ}49'51''W$ A DISTANCE OF 51.68 FEET; THENCE $N25^{\circ}18'33''W$ A DISTANCE OF 284.77 FEET; THENCE $N06^{\circ}12'38''W$ A DISTANCE OF 81.96 FEET; THENCE $N28^{\circ}02'22''W$ A DISTANCE OF 164.73 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF $56^{\circ}10'56''$ A DISTANCE OF 304.70 FEET TO A POINT OF TANGENCY; THENCE $N00^{\circ}11'00''W$ A DISTANCE OF 131.43 FEET; THENCE $N17^{\circ}10'25''W$ A DISTANCE OF 77.76 FEET; THENCE $N50^{\circ}46'25''W$ A DISTANCE OF 96.83 FEET; THENCE $N11^{\circ}23'34''W$ A DISTANCE OF 44.30 FEET; THENCE $N50^{\circ}46'25''W$ A DISTANCE OF 80.25 FEET; THENCE $N05^{\circ}12'38''W$ A DISTANCE OF 135.98 FEET; THENCE $N18^{\circ}56'46''W$ A DISTANCE OF 121.46 FEET; THENCE $N25^{\circ}19'33''W$ A

DISTANCE OF 394.05 FEET; THENCE N02°06'24"E A DISTANCE OF 89.94 FEET; A POINT OF CURVATURE; THENCE N54°48'45"E A DISTANCE OF 89.94 FEET; A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 17°55'34" A DISTANCE OF 31.29 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 77.20 FEET, A CENTRAL ANGLE OF 13°32'31" A DISTANCE OF 18.25 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 40°40'06" A DISTANCE OF 70.98 FEET TO A POINT OF TANGENCY; THENCE N31°24'51"W A DISTANCE OF 216.08 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°59'46" A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S58°35'08"W A DISTANCE OF 130.06 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 36°30'24" A DISTANCE OF 102.32 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 10°48'03" A DISTANCE OF 45.24 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 20°11'39" A DISTANCE OF 91.64 FEET TO A POINT OF TANGENCY; THENCE S12°33'19"W A DISTANCE OF 268.52 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 650.00 FEET, A CENTRAL ANGLE OF 34°19'29" A DISTANCE OF 389.40 FEET TO A POINT OF TANGENCY; THENCE S46°52'38"W A DISTANCE OF 428.85 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET, A CENTRAL ANGLE OF 91°36'58" A DISTANCE OF 575.64 FEET TO A POINT OF TANGENCY; THENCE S44°44'10"E A DISTANCE OF 100.57 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1290.00 FEET, A CENTRAL ANGLE OF 23°51'18" A DISTANCE OF 537.09 FEET TO A POINT OF TANGENCY; THENCE S20°52'52"E A DISTANCE OF 181.05 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 481.96 FEET, A CENTRAL ANGLE OF 81°47'59" A DISTANCE OF 688.09 FEET TO A POINT OF TANGENCY; THENCE S60°55'10"W A DISTANCE OF 250.80 FEET TO THE EASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1 AND THE POINT OF BEGINNING.

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**AMENDMENT TO EXHIBIT "B" TO FINAL DEVELOPMENT PLAN
FOR AREA "B" WITHIN THE
PONCE DE LEON PLANNED UNIT DEVELOPMENT
ZONED PUD PURSUANT TO ORDINANCE 89-28**

Exhibit "B" to the Final Development Plan previously filed with the St. Johns County Planning and Zoning Department is amended as follows:

Section 8-4-3 of Exhibit "B" to the Final Development Plan is hereby amended to provide that Tract "D" as shown on the Final Development Plan is a storm water retention area which will be maintained by the Homeowners' Association.

Section 9-1-1 of Exhibit "B" to the Final Development Plan is hereby amended to provide that all off-street parking and loading areas will be paved with an asphaltic surface, base course and stabilized sub-grade in accordance with County standards as depicted on the Final Development Plan.

Section 9-1-4 of Exhibit "B" to the Final Development Plan is hereby amended to provide that the road leading to the residential lots from the adjacent entrance roads shall have a minimum pavement width of twenty feet (20') and right-of-way of sixty feet (60'), and the interior drive on which the residential lots front will have a pavement width of twenty feet (20') and right-of-way of forty feet (40'). The above rights-of-way are sufficient to facilitate two-way traffic.

Section 9-4-1 sub-section (e) of Exhibit "B" to the Final Development Plan is hereby amended to provide that all streets located within the Property will be designed and constructed in accordance with St. Johns standards.

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Applicant:

PONCE DE LEON RESORT AND CONVENTION
CENTER, INC.

Attorneys for Applicant:
UPCHURCH, BAILEY & UPCHURCH, P.A.

By: John D. Bailey, Jr.
John D. Bailey, Jr.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

P. U. D. OFF. REQ.
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I, **CARL "BUD" MARKEL, CLERK OF THE CIRCUIT COURT, Ex-officio Clerk of the Board of County Commissioners of St. Johns County, Florida,**

DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following:

RESOLUTION NUMBER 90-140

RESOLUTION NO. 90-140 adopted by the Board of County Commissioners of St. Johns County, Florida, at a regular meeting of said Board held August 14, 1990, and recorded in official minutes of said meeting.

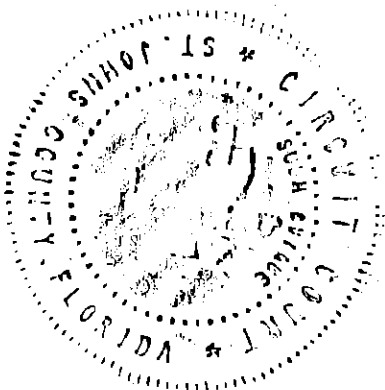
as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 16th day of August, 1990.

PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA

90 AUG 17 AM 10:12

Carl "Bud" Markel
CLERK OF CIRCUIT COURT



(seal)

CARL "BUD" MARKEL,
CLERK OF THE CIRCUIT COURT
Ex-officio Clerk of the Board of County Commissioners of St. Johns County, Florida

BY: *Connie E. McDaniel*
Deputy Clerk-Connie E. McDaniel