RESOLUTION NO. 91-112

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO ORDINANCE 90-8

OLD PALM VALLEY PUD NUMBER R-PUD-89-052 ALSO KNOWN AS ST. JOHNS PLACE

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

SECTION 1. Pursuant to the request of Mr. Tom West on behalf of B.A.T. of Palm Valley, Inc. for Major Modification to St. Johns Place hereinafter called Old Palm Valley.

The following modification has been considered by the St. Johns County Planning and Zoning Agency and Board of County Commissioners:

(attached Exhibit "C" - Schedule of Development of the Original Ordinance)

SECTION 2: Property located on lands described on attached Exhibit A.

SECTION 3: Said Major Modification is hereby approved in accordance with application identified in Sections 1 and 2, and all exhibits attached hereto.

SECTION 4: 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 mechanism, plans and ordinances adopted by St. John's County after the date of Planned Unit Development Ordinance approval, including, without limitation, any concurrency management programs adopted pursuant to Florida statutes 163.3202(2)(g), as amended, and Objective J.01.5 of the St. John's 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).

SECTION 5: This resolution shall take effect upon the date of approval or on the date the applicant receives a concurrency exemption, a final concurrency determination, or a conditional concurrency determination, whichever is later.

PASSED AND ADOPTED THIS 23rd DAY OF July 1991.

BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA:

ITS CHAIRMAN

ATTEST: CARL "BUD" MARKEL,

CLERK OF COURTS

Deputy Clerk

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TOGETHER WITH A PORTION OF GOVERNMENT LOT 2, SECTION 9, A PORTION OF GOVERNMENT LOT 5, SECTION 10, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS AND BEING MORE PARTICULARLY DESCRIBED AS COMMENCE AT THE INTERSECTION OF THE NORTHERLY FOLLOWS: LINE OF GOVERNMENT LOT 6, IN SAID SECTION 10 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A AND/OR STATE ROAD 203 (ALSO KNOWN AS PONTE VEDRA BYPASS ROAD); THENCE SOUTH 88041'02" WEST, ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 6, SECTION 10, A DISTANCE OF 1221.49
FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5
AND THE POINT OF BEGINNING; THENCE SOUTH 01°23'10" EAST,
ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 1326.19 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 88044'33" WEST, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 1313.40 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 88040'33" WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 876.65 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD PALM VALLEY ROAD AND/OR STATE ROAD NO. 210 (AS ESTABLISHED BY THE PRESENT ALIGNMENT AND PREVIOUS SURVEYS OF ADJACENT LANDS DUE TO THE NON-EXISTENCE OF ANY RIGHT OF WAY MAPS WITH THE RECORDS OF THE STATE ROAD DEPARTMENT OF ST. JOHNS COUNTY); THENCE NORTH 28°26'37" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 51.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST, HAVING A RADIUS OF 1155.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 478.11 FRET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 408, PAGE 320 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AS ESTABLISHED BY BOUNDARY AGREEMENT (BOUNDARY AGREEMENT UNRECORDED AS OF JUNE 22, 1989), MAKING A CENTRAL ANGLE OF 23043'02" AND HAVING A CHORD BEARING OF NORTH 16035'06" WEST, AND A CHORD DISTANCE OF 474.70 FEET;
THENCE NORTH 89041'17" EAST, ALONG SAID SOUTH LINE AS
ESTABLISHED BY A BOUNDARY AGREEMENT, A DISTANCE OF
539.03 FEET; THENCE NORTH 13032'27" EAST, CONTINUING
ALONG SAID SOUTHERLY LINE, A DISTANCE OF 543.22 FEET; THENCE NORTH 89041'17" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 610.50 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK PAGE 408 PAGE 323; THENCE NORTH 00021'32" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 317.53 PEET TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT

^{5;} THENCE NORTH 88°45'57" EAST, ALONG SAID NORTH LINE OF GOVERNMENT LOT 5, A DISTANCE OF 1043.14 FEET TO THE POINT OF BEGINNING. CONTAINING 54.120 ACRES, MORE OR LESS.

SCHEDULE OF DEVELOPMENT

The Planned Unit Development shall be developed in three (3) phases over a seven (7) year period.

The following development schedule is based on receiving approval of the major modification in July, 1991.

	Beginning	Ending	# of Units
Phase I Phase II Phase III	1991 1993 1995	1994 1995 1998	36 25 20
Total			81

The applicant intends to develop the proposed PUD in several phases as graphically illustrated on the site development plan entitled "Master Plan". Each stage will be self-sustaining, and at no time will any completed parts of the PUD be without adequate drainage, sewerage and access via approved streets. The first phase of construction will include certain general improvements to the site, including the following:

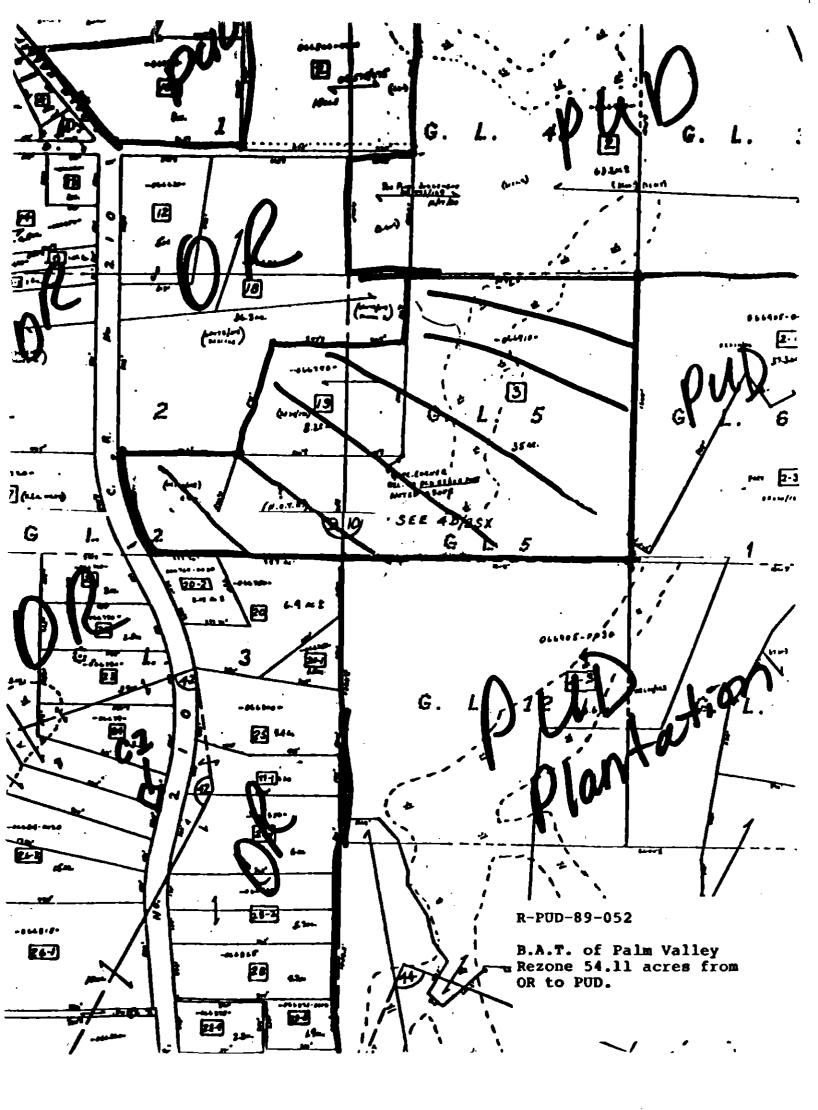
- 1. The Entrance and C.R. 210 Improvements
- 2. The Amenity Center
- 3. The Surface Water Management System
- 4. Construction and Sales Trailers

Construction activities will be in compliance with St. Johns County's Land Clearing Ordinance #90-11.

DEFINITIONS:

Beginning means submittal of the final development order Ending means satisfactory completion of road, utility, and surface water management system construction.

Revised 7/16/91



The St. Augustine Kecord

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

STATE OF FLORIDA **COUNTY OF ST. JOHNS**

SHERRY L. RAUCH	nority personally appeared
ACCOUNTING CLERK	who on oath says that she is
	of the St. Augustine Record,
laily newspaper published at !	St. Augustine in St. Johns County, Florida: that
he attached copy of advertises	ment heing o
NOTICE OF PUBLIC HE	ARING
	in the matter of
<u>East Side of State </u>	Road 210, West of Plantation
	in the Court,
	er in the issues of
June 26, 1991	er in the issues of
Affiant further says that the at St. Augustine, in said St newspaper has heretofore been y, Florida, each day and has post office in the City of St. Augustine	e St. Augustine Record is a newspaper published b. Johns County, Florida, and that the said becontinuously published in said St. Johns Coun- been entered as second class mail matter at the
Affiant further says that the at St. Augustine, in said St newspaper has heretofore been by, Florida, each day and has post office in the City of St. Augeriod of one year next preced advertisement; and affiant furting person, firm or corporation the purpose of securing tewspaper.	e St. Augustine Record is a newspaper published. Johns County, Florida, and that the said continuously published in said St. Johns Counbeen entered as second class mail matter at the agustine, in said St. Johns County, Florida, for a ling the first publication of the attached copy of ther says that she has neither paid nor promised on any discount, rebate, commission or refund the advertisement for publication in the said
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COPY OF ADVERTISEMENT

NOTICE OF
PUBLIC HEARING ON
PROPOSED MAJOR
MODIFICATION TO PLANNED
UNIT DEVELOPMENT
NOTICE IS HEREBY GIVEN
hat a Major Modification to Ordinance rezoning lands to Planned
by the Planning and Zoning
Apency and the Board of Counity
Commissioners of Si. Johns
Counity, Florida, to consider the
following major modification:
Change in schedule of development, allowing development in
three phases and extension of
time for development on the following described lands located
in St. Johns Counity, Florida:
EXHIBIT "A"

A PORTION OF GOVERNMENT LOT 2, SECTION 9, TOGETHER WITH A PORTION
OF GOVERN-MENT LOT 5,
SECTION 10, ALL LYING IN
TOWNSHIP 4 SOUTH, RANGE
29 EAST, ST. JOHNS COUNTY,
FLORIDA, AND BEING MORE
PARTICULARLY DESCRIBED
AS FOLLOWS: COMMENCE AT
THE INTERSECTION OF THE
NORTHERY LINE OF GOVERNMENT LOT 6, IN SAID
SECTION 10 WITH THE WESTERLY RIGHT OF WAY LINE
OF STATE ROAD 203
(ALSO KNOWN AS PONTE VEBRASS ROAD);
THENCE SOUTH 88"4"92"
WEST, ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 6, SECTION 10,
A DISTANCE OF 1221.49 FEET
TO THE RORTHEAST CORNER OF SAID GOVERNMENT LOT 5, A DISTANCE OF SAID GOVERNMENT LOT 5, A DISTANCE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 1331.40 FEET TO
THE SOUTH BR"4"33"
WEST, ALONG THE SOUTH
LOT 5, AND THE POINT OF BEGINNING; THENCE SOUTH
STATE GOVERNMENT
LOT 5, A DISTANCE OF 1331.40 FEET TO
THE SOUTHHEAST CORNER OF
SAID GOVERNMENT LOT 5,
THENCE SOUTH BR"4"33"
WEST, ALONG THE SOUTH
LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 1313.40 FEET TO
THE SOUTHHEAST CORNER OF
SAID GOVERNMENT LOT 5,
THENCE SOUTH BR"4"33"
WEST, ALONG THE SOUTH
LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 1315.00 FEET,
TO THE SOUTHHEAST CORNER
OF SAID GOVERNMENT
LOT 2, A DISTANCE OF 976.43

FEET TO THE EASTERLY
RIGHT OF WAY LINE OF OLD
AND OF SAID GOVERNMENT
LOT 5, A DISTANCE OF 1305.00 FEET,
THENCE SOUTH BR"433"
WEST, ALONG THE SOUTH
ERSON FEET, DINNING
A SESTABLISHED BY OTHE
HERE OF SAID GOVENNENT
LOT 2, A DISTANCE OF 575. JOHNS
ROUNDARY
THENCE OF THE PUBLIC OF
A CENTRAL HAVIN

EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 610.50 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK PAGE 408 PAGE 323; THENCE NORTH 00'21'32" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 317.53 FEET TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 5; THENCE NORTH 88'45'57" ALONG SAID NORTH LINE OF COUNTY HEAST, ALONG SAID NORTH LINE OF THE POINT OF BEGINNING. CONTAINING SAID ACRES, MORE OR LESS. Said lends located: East side of State Road 210, west of Plantalion.

THE PLANNING AND ZONING AGENCY WILL HEAR THE REQUEST ON THE 18 DAY OF JULY 1991, AT 1:30 p.m. Said hearins to be field in the County Auditorium, County Administration Building, Lewis Speedway (County Road 16-A) and U.S. #1 North, S1. Augustine, Florida.

THE APPLICATION for modification, FILE NUMBER R.-PUD-89-052, is maintained in the office of Plenning and Zoning, County Road 16-A) and U.S. #1 North, S1. Augustine, Florida, and may be examined by parties in interest prior to said public nearlings, and all parties in interest prior to said public nearlings, and all parties in interest prior to said public nearlings, and all parties in interest prior to said public nearlings, and all parties in interest prior to said public nearlings, and all parties in interest prior to said public nearlings, and all parties in interest prior to said public nearlings, and all parties in interest prior to said public nearlings, and all parties in interest prior to said public nearlings, and all parties in interest prior to said public nearlings, and all parties in interest prior to said public nearlings, and all parties in interest prior to said public nearlings, and all parties in interest prior to said public nearlings, and all parties in interest prior to said public nearlings, and all parties in interest prior to said public nearlings, and all parties in interest prior to said public nearlings, and all parties in interest prior to said public nearlings, and the proceed and public nearlings, and all parties in interest pr