

RESOLUTION NUMBER 91-92
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
COUNTY OF ST. JOHNS
APPROVING A MAJOR MODIFICATION TO
SOUTHWOOD PLANNED UNIT DEVELOPMENT
HEREINAFTER TO BE KNOWN AS
COBBLESTONE PLANNED UNIT DEVELOPMENT
PURSUANT TO ORDINANCE 88-34

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

SECTION 1. Pursuant to the request for approval made by Cobblestone Properties, in accordance with the St. Johns County Zoning Ordinance and subsequent review by the St. Johns County Planning and Zoning Agency, the modifications as outlined in the attached written submission request (identified as Exhibit AA, pages 1 through 3) and the revised Development Plans and Phasing Plans (Exhibits A-1, A-2, B-1 and B-2) for the property described by the legal description (attached as Exhibit C) are hereby approved.

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 provisions of the approved development plan of the Planned Unit Development Ordinance. Modifications to the approved development plans by variance or special exception shall be prohibited.

SECTION 3. 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. Johns County after the date of the Planned Special Development Ordinance approval including, without limitation, any concurrency management programs adopted pursuant to Florida Statutes 163.3202(2)(g), as amended, and Objective J.01.05 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).

SECTION 4. The developer will install a 200 foot (minimum) stacking lane at the northernmost entrance in accordance with all County and State requirements and regulations, including concurrency, for the initial phase.

SECTION 5. The development will comply with all requirements of the St. Johns County Paving and Drainage Ordinance #86-4, with revisions, and will acquire all necessary permits from the appropriate regulatory agencies prior to final Engineering Department approval.

SECTION 6. All attachments included herein are incorporated herein and made a part of the adopting ordinance.

PASSED AND ADOPTED THIS 11th DAY OF June, 1991.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

BY: [Signature]
Deputy Clerk

3070 Harbor Drive
St. Augustine, Florida, 32084

16 April 1991

St. Johns County
Board of County Commissioners
Post Office Drawer 349
St. Augustine, Florida 32084

RE: Major Modification
Southwood Planned Unit
Development

Dear Board Members:

On behalf of Cobblestone Properties, the following major modifications to the approved Southwood Planned Unit Development are hereby requested. In general, these modifications allow for an extension to the initial time frame anticipated for development and allows for the reduction in the amount of commercial acreage and square footage with an increase in residential development. These changes are requested due to new ownership, a lapse in the initial anticipated starting time, overall changes in growth in this section of the County and significant changes in the overall market conditions. The newly adopted St. Johns County Comprehensive Plan, encouraging affordable housing, opportunities and identifying a need for rental apartments, was of primary consideration in the modifications. In addition, the developer is hereby requesting that the name, Southwood, be changed to Cobblestone.

In order to allow for comparison between the original application and the changes requested, the following information is presented by section and subsection corresponding to the approved application and ordinance.

SECTION II - STATEMENT OF INTENDED PLAN OF DEVELOPMENT

- A. The initial application included a total of 18.0 acres for the construction of 180,000 square feet of commercial/retail space and associated parking facilities.

The applicant wishes to reduce the commercial/retail space to 100,000 square feet to be situated on 12.0 acres. All use requirements would remain the same as listed within the original application which included those uses allowable within the Commercial General (CG) and Commercial Neighborhood (CN) categories of the St. Johns County Zoning Ordinance. This included a maximum height of 35 feet as amended by the adopting Ordinance. This change would allow for retention of the jurisdictional wetlands area near the front of the property.

B. The original application included a total of 10.5 acres planned to accommodate 70 multifamily residences including patio homes, townhouses, and retirement villas.

The applicant desires to revise the use to 120 multifamily units to include rental apartments meeting the same standards and guidelines listed in this subsection.

C. The approved application included 59.5 acres for the construction of 205 single family residences.

The applicant wishes to increase the acreage to 74.0 acres to allow for the construction of 320 single family homes which would conform to the requirements listed.

D. The original application provided for 26.0 acres of open space, buffer areas, and recreation facilities.

The applicant proposes to leave this the same as detailed in this subsection which provides for both active and passive recreation areas including a sidewalk system.

E. The approved application provides for one major roadway entrance for the development and two secondary entrances for the commercial property. The requirements included installation of turn lanes and signalization when required.

There are no changes planned for the roadway system. The roadway entrances will remain in the same location and all requirements will remain unaltered.

Subsections F, G, H, I and J covering drainage, utilities, signage, temporary uses, and landscaping requirements shall remain the same as outlined in the approved application.

The associated diagrams indicating the Development Plan have been revised to incorporate the above modifications. These are attached as Exhibits A-1 and A-2.

SECTION III - STATEMENT OF INTENDED SCHEDULE OF DEVELOPMENT

As a result of the previous modifications, the development schedule requires revisions. The applicant desires to

maintain the same time frames for development of the site over ten years, however, the locations of the phases have changed and the development within each phase requires changing as a result of the previously listed modifications. The revised phasing diagrams are attached as Exhibits B-1 and B-2. The changes are as follows:

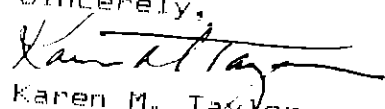
- PHASE I - Construction of 90 single family lots, the 120 multifamily units, the recreational facilities, and the main entrance including any required improvements to U.S. Highway One.
TIME FRAME: Within three (3) years of approval.
- PHASE II - Construction of the commercial facilities, the two secondary entrances and any associated road improvements to U.S. Highway One and the improvements for 75 single family lots.
TIME FRAME: Within five (5) years of approval.
- PHASE III - Construction of 65 single family lots.
TIME FRAME: Within seven (7) years of approval.
- PHASE IV - Construction of the remaining 90 single family lots.
TIME FRAME: Within nine (9) years of approval.

Additional information required to process this request has been provided to the St. Johns County Planning and Zoning Department. Included are the Deed to the property, adjacent property owners within 300 feet for noticing requirements, the appropriate authorization forms, and copies of the original application and ordinance.

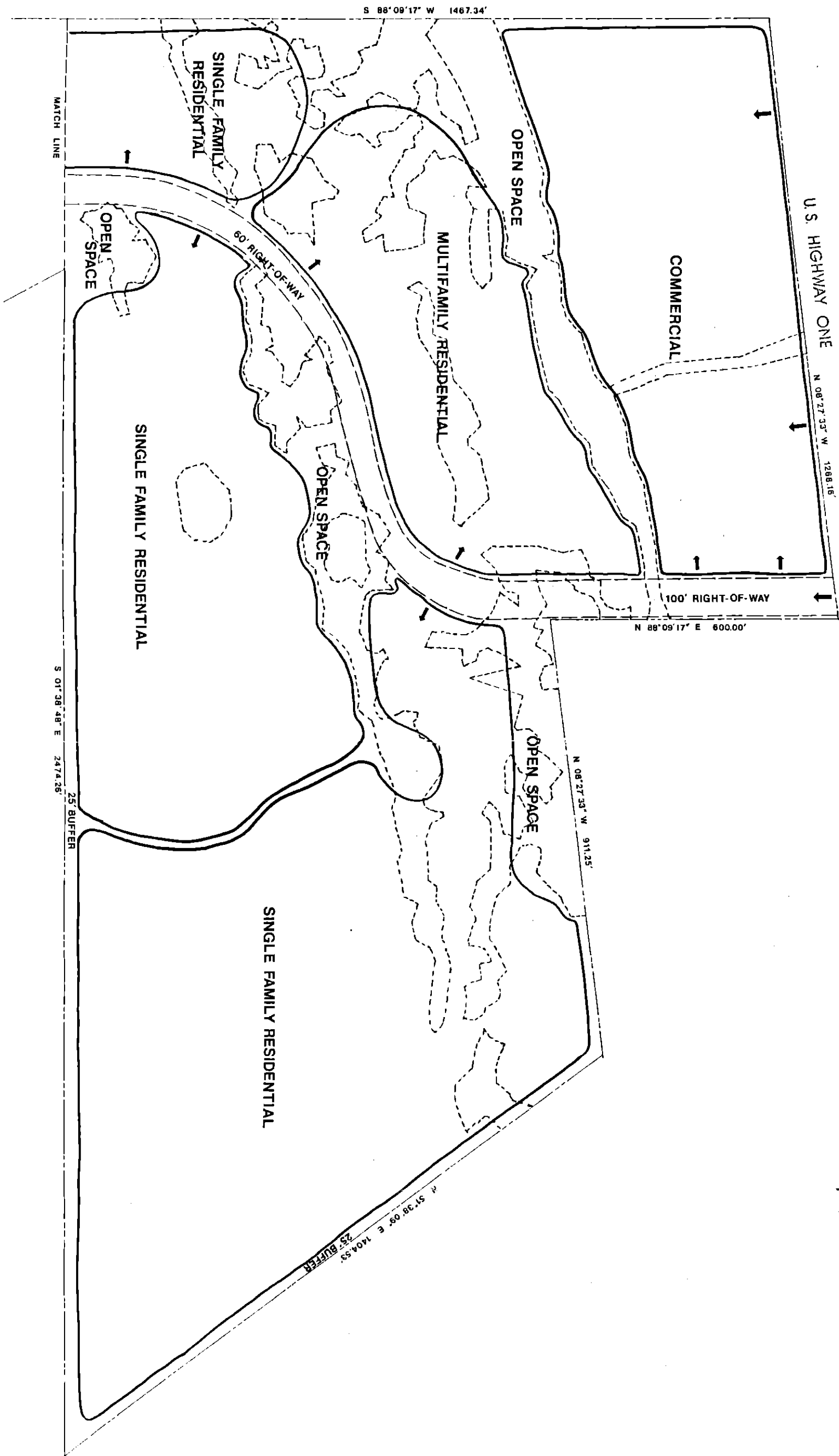
Based upon the aforementioned information presented and the criteria for adjustments and modifications to a Planned Unit Development contained within the St. Johns County Zoning Ordinance, we hereby request that Ordinance 88-34 be modified by the attached resolution.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Thank you for your time and consideration.

Sincerely,

Karen M. Taylor
Land Planner

Attachments

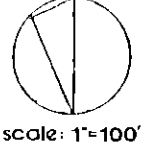


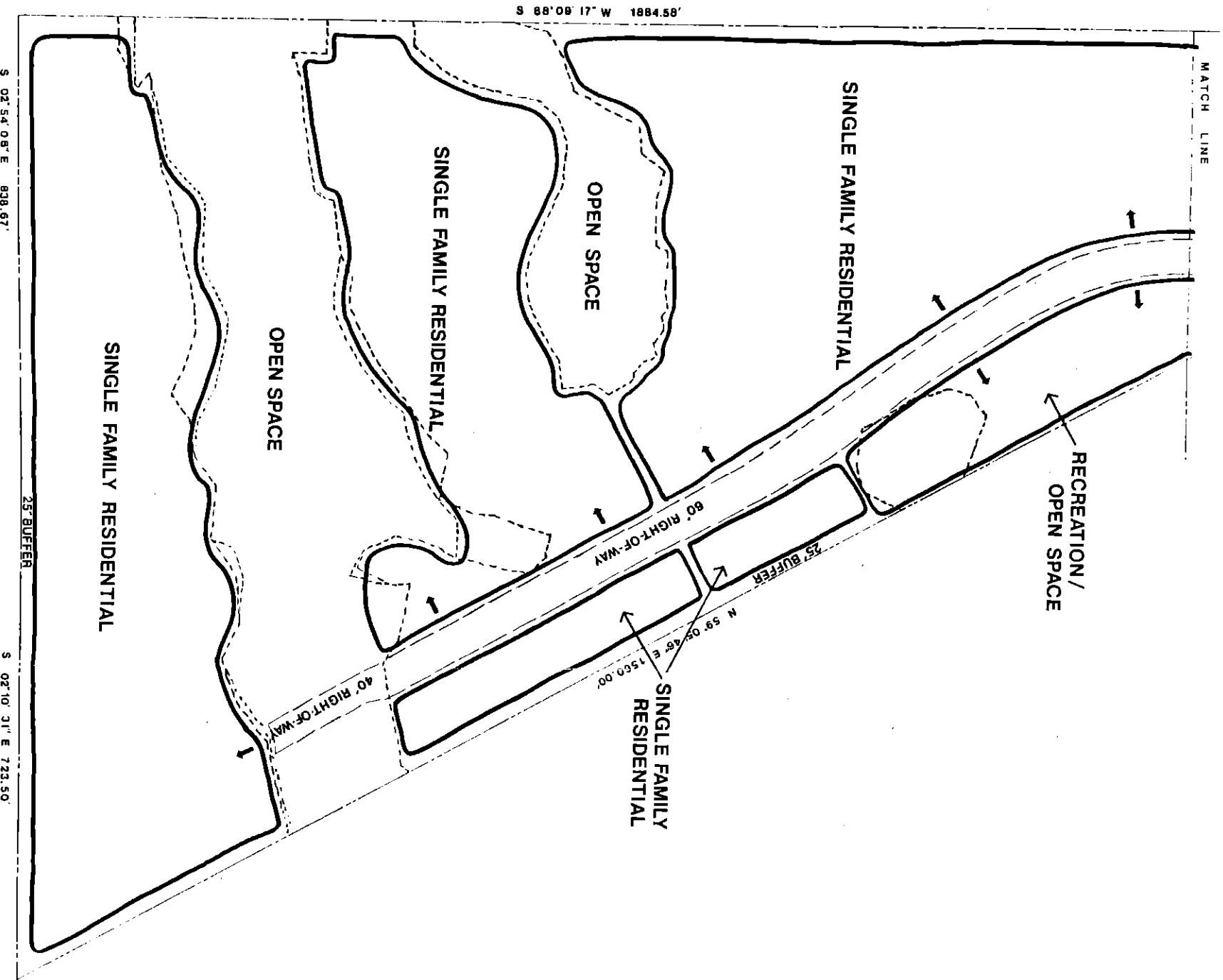
DEVELOPMENT PLAN

COBBLESTONE
 A Planned Unit Development
 St. Augustine, Florida

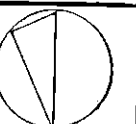
prepared by:
Karen M. Taylor
 Planning Consultant
 3070 Harbor Drive
 St. Augustine, Florida 32084
 (904) 797-3452

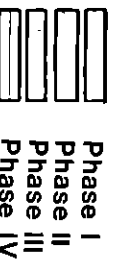
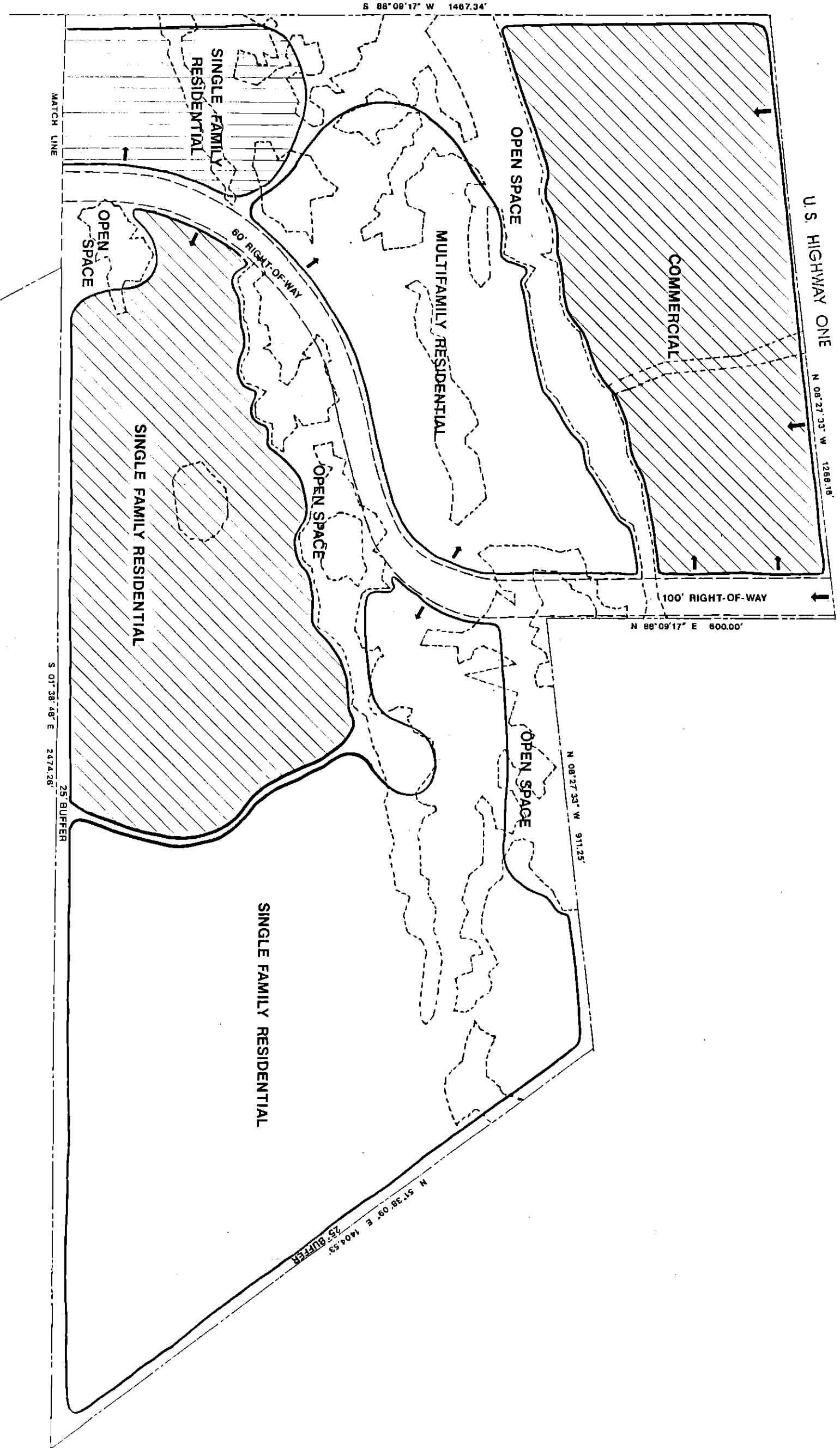
drawn:
 date: 2/21/02
 revision: 7/11/01





DEVELOPMENT PLAN



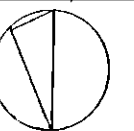
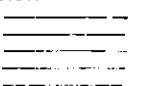


PHASING PLAN

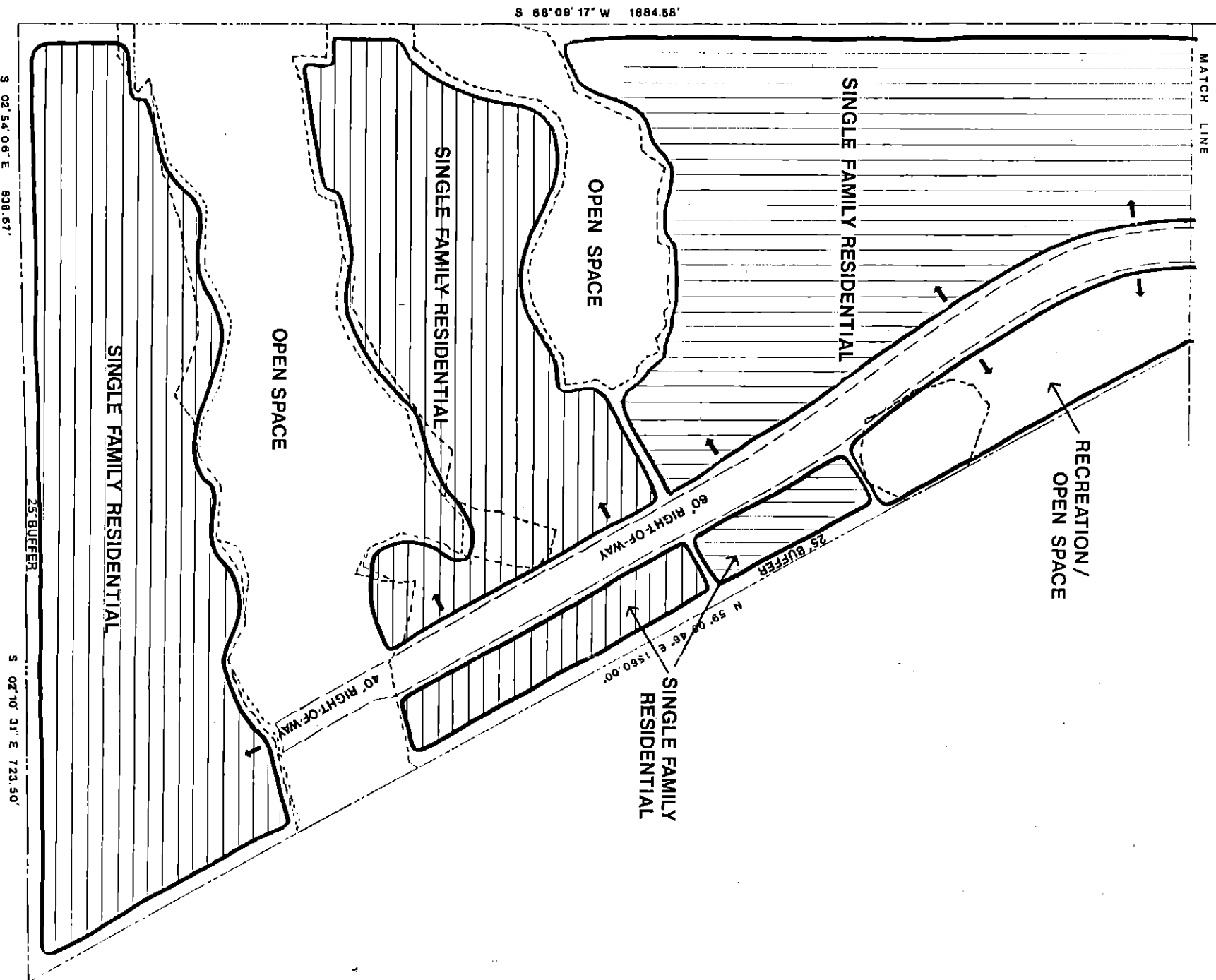
COBBLESTONE
 A Planned Unit Development
 St. Augustine, Florida

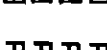
prepared by:
 Karen M. Taylor
 Planning Consultant
 3070 Harbor Drive
 St. Augustine, Florida 32084
 (904) 797-3452

drawn:
 date: 2/25/20
 revision:



scale: 1"=100'



-  Phase I
-  Phase II
-  Phase III
-  Phase IV

PHASING PLAN

PART OF GOVERNMENT LOTS 5,6,7,8 AND 9 LYING EAST OF US NO 1 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS; COMMENCE AT A CONCRETE MONUMENT FOUND ON THE EAST SIDE OF US NO 1 AND ON THE SOUTH LINE OF GOVERNMENT LOTS 7,8, AND 9 AND RUN WITH SAID EAST RIGHT OF WAY LINE N08 27'33"W 381.20 FEET TO THE POINT OF BEGINNING, THENCE STILL N 08 27' 33"W 1268.16 FEET TO A CONCRETE MONUMENT, THENCE WITH THE SOUTH LINE OF SOUTHERN BELL PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 224 PAGE 336, N88 09'17"E 600.00, THENCE N08 27'33"W ALONG THE EAST LINE OF SOUTHERN BELL PROPERTY AND ALEX HEIN PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 517 PAGE 244 FOR A DISTANCE OF 911.25 FEET TO THE SOUTHEAST LINE ST. AUGUSTINE SHORES, UNIT ONE RECORDED IN MAP BOOK 11 PAGE 77, THENCE WITH SAID SUBDIVISION N51 38'09"E 1404.53 FEET TO A MONUMENT FOUND THENCE S01 38'48"E ALONG THE WEST LINE OF SAID SUBDIVISION RECORDED IN MAP BOOK 11 PAGE 79 AND 80, FOR A DISTANCE OF 2474.26 FEET TO A MONUMENT FOUND, THENCE STILL ALONG SAID SUBDIVISION N59 05'46"E 1560.0 FEET, THENCE N59 04'13"E 571.56 FEET TO A MONUMENT FOUND, THENCE LEAVING ST. AUGUSTINE SHORES SUBDIVISION AND RUNNING WITH THE WEST LINE OF CAPTAINS POINT SUBDIVISION RECORDED IN MAP BOOK 19 PAGE 62, S02 10'31"E 723.50 FEET TO A MONUMENT FOUND, THENCE S02 54'06"E 838.67 FEET TO THE NORTH LINE OF FLORIDA POWER & LIGHT PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 261 PAGE 67, THENCE ALONG THE NORTH LINE OF SAID FLORIDA POWER & LIGHT COMPANY PROPERTY S88 09'17"W 3351.92 FEET TO THE PLACE OF BEGINNING, CONTAINING 122.617 ACRES OF LAND MORE OR LESS.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA

88 JUL 18 PM 12: 54

Paul "Bud" Munkel
CLERK OF CIRCUIT COURT



The St. Augustine Record

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____

SHERRY L. RAUCH who on oath says that she is

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 PUBLIC HEARING

_____ in the matter of _____
Modification of Ordinance No. 88-34

_____ in the _____ Court,

was published in said newspaper in the issues of _____

April 25, 1991

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 has 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, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me _____ Zoe Ann Johns

this _____ 25th _____ day of _____ April _____

A.D. 19 _____ 91

(SEAL) Zoe Ann Johns
Notary Public
8122493

NOTICE OF PUBLIC HEARING ON PROPOSED MAJOR MODIFICATION TO PLANNED UNIT DEVELOPMENT

NOTICE IS HEREBY GIVEN that a Major Modification to Ordinance Number 88-34, an ordinance rezoning lands to Planned Unit Development will be heard by the Planning and Zoning Agency and the Board of County Commissioners of St. Johns County, Florida, to consider the following major modification:

- (1) reduction in commercial square footage;
- (2) increase in single family and multi family units
- (3) modification to schedule of development
- (4) change name of project from Southwood PUD to Cobblestone PUD on the following described lands located in St. Johns County, Florida:

EXHIBIT C

PART OF GOVERNMENT LOTS 5, 6, 7, 8 AND 9 LYING EAST OF U.S. NO. 1 IN SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS; COMMENCE AT A CONCRETE MONUMENT FOUND ON THE EAST SIDE OF U.S. NO. 1 AND ON THE SOUTH LINE OF GOVERNMENT LOTS 7, 8, AND 9 AND RUN WITH SAID EAST RIGHT OF WAY LINE NO 8 27'33" W 381.20 FEET TO THE POINT OF BEGINNING, THENCE STILL N 08° 27' 33" W 1268.14 FEET TO A CONCRETE MONUMENT, THENCE WITH THE SOUTH LINE OF SOUTHERN BELL PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 224 PAGE 336, N88° 09'13" E 600.00, THENCE NO 8° 27'33" W ALONG THE EAST LINE OF SOUTHERN BELL PROPERTY AND ALEX HEIN PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 517 PAGE 244 FOR A DISTANCE OF 911.25 FEET TO THE SOUTHEAST LINE ST. AUGUSTINE SHORES, UNIT ONE RECORDED IN MAP BOOK 11 PAGE 77, THENCE WITH SAID SUBDIVISION N31° 38'09" E 1404.53 FEET TO A MONUMENT FOUND THENCE S01° 28'48" E ALONG THE WEST LINE OF SAID SUBDIVISION RECORDED IN MAP BOOK 11 PAGE 79 AND 80, FOR A DISTANCE OF 2474.26 FEET TO A MONUMENT FOUND, THENCE STILL ALONG SAID SUBDIVISION N88° 05'44" E 1560.0 FEET, THENCE N59° 04'13" E 571.56 FEET TO A MONUMENT FOUND, THENCE LEAVING ST. AUGUSTINE SHORES SUBDIVISION AND RUNNING WITH THE WEST LINE OF CAPTAINS POINT SUBDIVISION RECORDED IN MAP BOOK 19 PAGE 62, S02° 10'31" E 723.50 FEET TO A MONUMENT FOUND, THENCE S02° 54'06" E 838.67 FEET TO THE NORTH LINE OF FLORIDA POWER & LIGHT PROPERTY RECORDED IN OFFICIAL RECORDS BOOK 261 PAGE 67, THENCE ALONG THE NORTH LINE OF SAID FLORIDA POWER & LIGHT COMPANY PROPERTY S88° 09'17" W 3351.92 FEET TO THE PLACE OF BEGINNING, CONTAINING 122.617 ACRES OF LAND MORE OR LESS.

Building, #4020 Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida, and may be examined by parties in interest prior to said public hearings, and all parties in interest shall be granted an opportunity to be heard at said public hearing.

PLANNING AND ZONING AGENCY ST. JOHNS COUNTY, FLORIDA
BY: s/ Mel Kutzer

NOTICE IS FURTHER GIVEN THAT THE MAJOR MODIFICATION TO ORDINANCE NUMBER 88-34, an ordinance rezoning lands to Planned Unit Development, will be heard by the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS

County Auditorium, County Administration Building, #4020 Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
/S/ CARL "BUD" MARKEL, CLERK

If a person decides to appeal any decision made by the Planning and Zoning Agency or the Board of County Commissioners with respect to any matter considered at the meeting, 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 the appeal is to be based.
L913 April 25, 1991

Said lands located: South of St. Augustine Shores and Southern Bell facility, across from Commercial Plaza (U.S. #1).
THE PLANNING AND ZONING AGENCY WILL HEAR THE REQUEST ON THE 16 DAY OF MAY 1991 AT 1:30 P.M. Said hearing to be held at the County Auditorium, County Administration Building, Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida.
THE APPLICATION for modification, FILE NUMBER _____, is on file in the office of the Planning and Zoning Agency, County Administration