

**RESOLUTION NUMBER: 2003- 128**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MASTER DEVELOPMENT PLAN TO THE VININGS PLANNED UNIT DEVELOPMENT; ORDINANCE NO. 97-14, AS AMENDED.**

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

**SECTION 1.** Pursuant to the request by Donald R. Smith and Joy A. Blinn of England-Thims & Miller, Inc. on behalf of First Coast Energy and St. Johns Commons, Ltd for the Vinings Planned Unit Development, Ordinance No. 97-14, as amended, the property described in the attached Exhibit A shall be developed in accordance with the Incremental Master Development Plan incorporated by reference as Exhibit B and shall be approved as required by Ordinance 2003-17, adopting a Major Modification to the Vinings PUD (MAJMOD 2002-08).

**SECTION 2. Findings of Fact:**

1. The request for Master Development Plan approval has been fully considered after public hearing with legal notice duly published as required by law.
2. The Master Development Plan is consistent with the Comprehensive Plan designation of Residential C as depicted on the 2015 Future Land Use Map.
3. The review process and the application are consistent with applicable requirements of the St. Johns County Land Development Code, specifically Section 5.03.02.G.2, which provides standards for Master Development Plans.
4. The Master Development Plan is consistent with the approved Vinings PUD Ordinance Number 97-14, as amended.

**SECTION 3.** All other commitments contained within the adopted PUD Ordinance 97-14, as amended shall remain in effect, except as modified above. Furthermore, to the extent they do not conflict with the unique specific and detailed 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 ordinance, building code, comprehensive plan or any other non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

**SECTION 4.** This Resolution shall take effect as allowed by Florida Law.

**PASSED AND ADOPTED THIS 8 DAY OF July 2003.**

**BOARD OF COUNTY COMMISSIONERS**

BY: James E. Bryant  
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

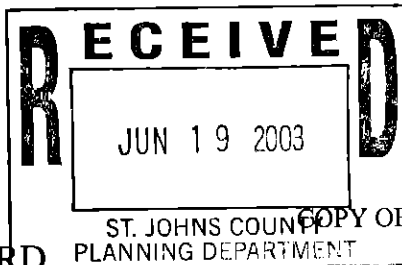
Patricia A. Strickland

EFFECTIVE DATE: 7-8-03









THE ST. AUGUSTINE RECORD

ST. JOHNS COUNTY COPY OF ADVERTISEMENT  
PLANNING DEPARTMENT

PUBLISHED EVERY MORNING 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 **PATRICIA A BERGQUIST**

who on oath says that she 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 of **MDP SHELL STATION AT VILNINGS PUD**

in the Court, was published in said newspaper in the issues of

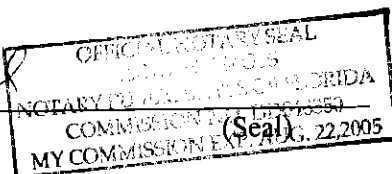
**JUNE 18, 2003**

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 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 this **18TH** day of **JUNE 2003**

by Patricia A. Bergquist who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification.

Zoe Ann Moss  
(Signature of Notary Public)



Zoe Ann Moss

**NOTICE OF A PROPOSED MASTER DEVELOPMENT PLAN**

NOTICE IS HEREBY GIVEN that a public hearing will be held on the Tuesday, July 8, 2003 at 1:30 p.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider a request for the ECC to approve the Master Development Plan (MDP) for the west outparcel of the Vilnings Commercial parcel.

The subject property is located at 2450 C.R. 210 West 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 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 David Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. 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. 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 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  
JAMES E. BRYANT, CHAIRMAN  
FILE NUMBER: MDP 2003-08 Shell Station  
@ Vilnings PUD  
L1335-3 June 18, 2003**