

**RESOLUTION NUMBER: 2003-83**

**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MASTER DEVELOPMENT PLAN TO THE BARTRAM PARK PLANNED UNIT DEVELOPMENT; ORDINANCE NO. 2001-3, AS AMENDED.**

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

**SECTION 1.** Pursuant to the request by Adam Ashbaugh of England-Thims & Miller, Inc. on behalf of Sandler at Bartram Lakes, LLC of Bartram Park Planned Unit Development, Ordinance No. 2001-3, 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 the PUD Section p on page 17 as recorded in Ordinance Book 26 Page 520.

**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 Community Commercial (CC) 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 Bartram Park PUD Ordinance Number 2001-3.

**SECTION 3.** All other commitments contained within the adopted PUD Ordinance 2001-3, 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** 23<sup>rd</sup> **DAY OF** April, 2003.

**BOARD OF COUNTY COMMISSIONERS**

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

RENDITION DATE: 4-24-03

ATTEST: **Cheryl Strickland, Clerk**

Patricia DeGrande  
CLERK

EFFECTIVE DATE: 4-22-03

EXHIBIT 'A'

RACETRACK ROAD WIDENING (EAST SECTOR)

LEGAL DESCRIPTION

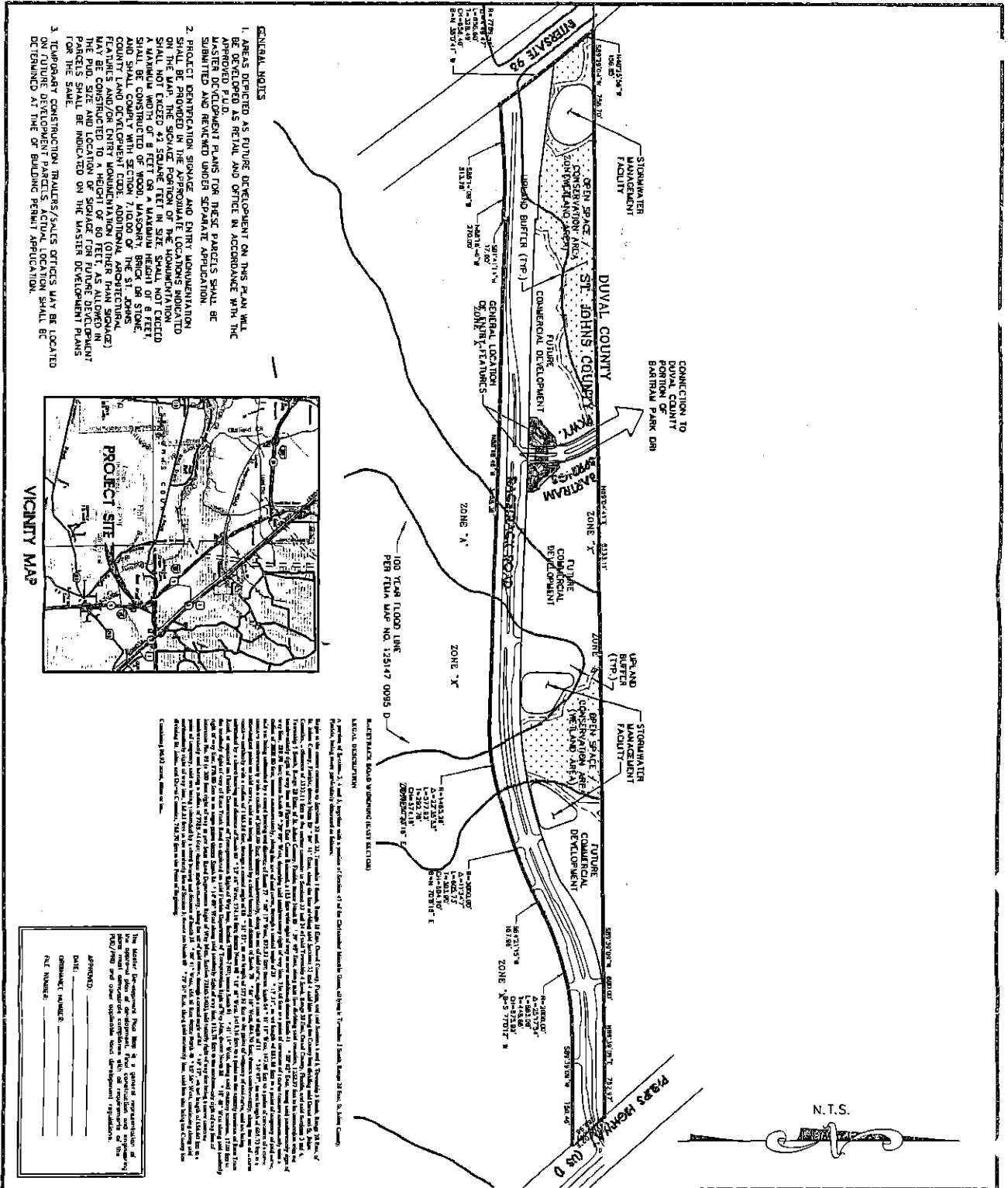
A portion of Sections 3, 4 and 5, together with a portion of Section 47 of the Christopher Minchin Grant, all lying in Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

Begin at the corner common to Sections 32 and 33, Township 4 South, Range 28 East, Duval County, Florida, and said Sections 4 and 5, Township 5 South, Range 28 East, of St. Johns County, Florida; thence North 89° 04' 41" East, along the line dividing said Sections 33 and 4, said line being the County line dividing said Duval and St. Johns Counties, a distance of 5333.11 feet to the corner common to Sections 33 and 34 of said Township 4 South, Range 28 East, Duval County, Florida, and said Sections 3 and 4, Township 5 South, Range 28 East, of St. Johns County, Florida; thence North 89° 39' 09" East, along said line dividing said counties, 1352.97 feet to its intersection with the southerly right of way line of Florida East Coast Railroad, a 125 foot wide right of way as now established; thence South 41° 00' 02" East, along said southerly right of way line, 289.98 feet; thence South 89° 39' 09" West, departing said southerly right of way line, 750.46 feet to a point of curvature of a curve concave southeasterly with a radius of 2000.00 feet; thence southwesterly, along the arc of said curve, through a central angle of 75° 17' 54", an arc length of 883.08 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 77° 00' 12" West, 875.92 feet; thence South 64° 21' 15" West, 167.96 feet to a point of curvature of a curve concave northwesterly with a radius of 3000.00 feet; thence southwesterly, along the arc of said curve, through a central angle of 11° 34' 07", an arc length of 605.73 feet to a non-tangent point on said curve, said arc being subtended by a chord bearing and distance of South 70° 08' 18" West, 604.70 feet; thence southwesterly, along the arc of a curve concave northerly with a radius of 1465.26 feet, through a central angle of 22° 35' 53", an arc length of 577.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 80° 23' 18" West, 574.18 feet; thence North 88° 18' 46" West, 3458.36 feet to a point on the easterly terminus of Race Track Road, as depicted on Florida Department of Transportation Right of Way Map, Section 78080-2403; thence South 01° 41' 14" West, along said easterly terminus, 17.00 feet to the southerly right of way of Race Track Road as depicted on said Florida Department of Transportation Right of Way Map; thence North 88° 18' 46" West along said southerly right of way line, 270.00 feet to an angle point; thence South 86° 14' 09" West along said southerly right of way line, 513.78 feet to the northeasterly right of way line of Interstate No. 95 (a 300 foot right of way as per State Road Department Right of Way Map, Section 72280-2403), said easterly right of way line being a curve concave southwesterly and having a radius of 7789.44 feet; thence northwesterly, along the arc of said curve, through a central angle of 04° 49' 47", an arc length of 656.60 feet to a point of tangency, said arc being subtended by a chord bearing and distance of North 38° 00' 41" West, 656.40 feet; thence North 40° 25' 56" West, continuing along said northeasterly right of way line, 156.85 feet to the northerly line of Section 5; thence run North 89° 29' 04" East, along said northerly line, said line also being the County line dividing St. Johns and Duval Counties, 738.70 feet to the Point of Beginning.

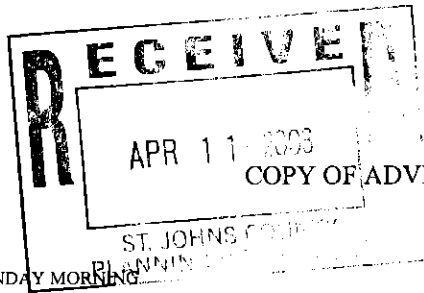
Containing 96.92 acres, more or less.



RECEIVED  
 JAN 24 2003  
 ST. JOHNS COUNTY  
 PLANNING DEPARTMENT



<p><b>England-Thiry &amp; Miller, Inc.</b>          ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS          14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32256          CERTIFICATE OF AUTHORIZATION NUMBER 2584          PHONE NUMBER (904) 642-0990 FAX NUMBER (904) 646-9480</p>	<b>MASTER DEVELOPMENT PLAN</b>		CDM NO. E 00-236-4 DRAWN BY: D.G.S. DESIGNED BY: S.A.W. CHECKED BY: S.A.W. DATE: OCTOBER, 2002
	<b>BARTRAM PARK PUD ORDINANCE 2001-3 AS AMENDED FOR SOUTHSTAR DEVELOPMENT PARTNERS, INC.</b>		
	The Master Development Plan for this site is a general master plan for the site and does not constitute a final plan. It is intended to guide the development of the site and is subject to change. The final plan shall be submitted and approved by the St. Johns County Board of Commissioners.		
	APPROVED: _____ DATE: _____ DRAWING NO. _____ FILE NUMBER: _____		



THE ST. AUGUSTINE RECORD

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 LINDA Y MURRAY

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 PROPOSED MASTER DEVELOPMENT PLAN

In the matter of FILE # MDP 2002-20

BARTRAM SPRINGS

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

APRIL 7, 2003

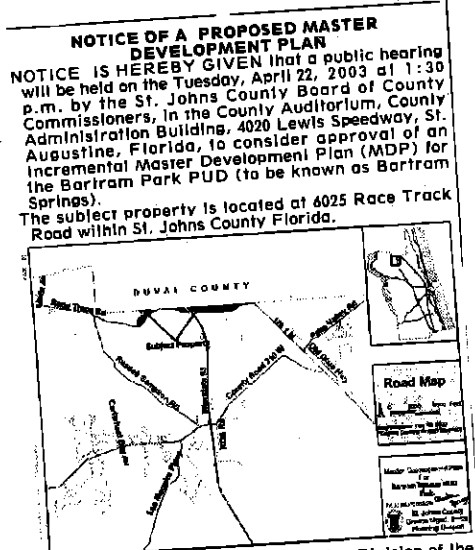
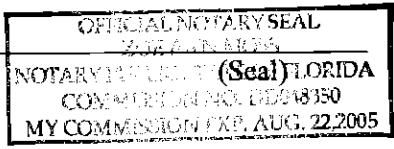
Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post 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 8TH day of APRIL 2003

by Linda Y Murray who is personally known to me or who has produced PERSONALLY KNOWN as identification.

(Signature of Notary Public)

Zoe Ann Moss



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 verbal 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 2002-20 Bartram Springs L774-3 Apr 7, 2003