

30  
ORDINANCE NUMBER: 2005- 98

Public Records of  
St. Johns County, FL  
Clerk # 2005092664,  
O.R. 2577 PG 420-449  
11/07/2005 at 02:16 PM,  
REC. \$121.00 SUR. \$135.50

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A REZONING FROM OPEN RURAL (OR) AND PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD) AND A MAJOR MODIFICATION TO THE SOUTH HAMPTON PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NUMBER 97-41, AS AMENDED, MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS Don Smith, England, Thims & Miller, Inc., on behalf of South Hampton Partners LTD, the owners of lands described herein, and incorporated by reference as Exhibit "C" (legal description), filed an application, incorporated by reference as File Number MAJMOD 2003-12 for a Major Modification to the South Hampton PUD, Ordinance Number 97-41 as amended, dated September 15, 2004, as described hereinafter, and after required notice was published, a public hearing was held on the 18<sup>th</sup> day of October, 2005, at 9:00AM on said application.

SECTION 1. That development of lands within the South Hampton PUD shall proceed in accordance with Ordinance No. 97-41, as amended, including the Application for Major Modification dated September 15, 2004 and attached hereto and made a part hereof.

SECTION 2. That the need and justification for modification and rezoning of the South Hampton PUD has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification and rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the South Hampton PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. As modified, the South Hampton PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the South Hampton PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size; (D) compatibility, and (E) adequacy of facilities.
5. The Master Development Plan Map and Text for the South Hampton PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the South Hampton PUD does not adversely affect the orderly development of St.

For Ret - Y. King  
BCC Secty

Johns County and is compatible and consistent with the development trends of the surrounding area.

**SECTION 3.** That all other provisions of Ordinance Number 97-41, as amended, not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4.** Except to the extent that they conflict with specific provisions of the approved development plan or the PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, comprehensive plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

**SECTION 5.** That the terms of this rezoning and modification to the South Hampton PUD shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

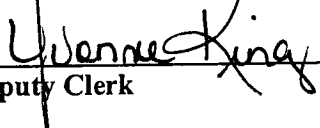
**SECTION 6.** This Ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 18<sup>th</sup> DAY OF October 2005**

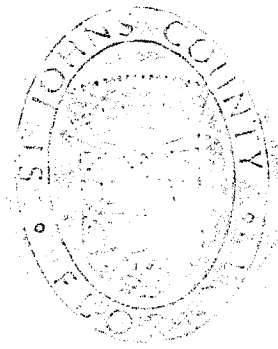
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

BY:   
Bruce A. Maguire  
Chairman

**ATTEST: CHERYL STRICKLAND, CLERK**

BY:   
Deputy Clerk

EFFECTIVE DATE: 10/26/05



**RENDITION DATE 10/20/05**

A PART OF SECTIONS 23, 24, 25 AND 26, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 02°33'53" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 594.51 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 100 FOOT RIGHT OF WAY AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY SECTION 2851-250, DATED FEBRUARY 14, 1951); THENCE SOUTH 73°31'00" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 723.19 FEET TO A POINT ON SAID RIGHT OF WAY LINE, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WESTERLY LINES OF THOSE LANDS AS MONUMENTED AND DESCRIBED IN OFFICIAL RECORDS VOLUME 805, PAGE 608 AND OFFICIAL RECORDS VOLUME 840, PAGE 1185 OF THE PUBLIC RECORDS OF SAID COUNTY AND AS SHOWN ON SURVEY PREPARED BY CLARY & ASSOCIATES, INC., FILE NO. R4-16B, DATED APRIL 4, 1991, THE FOLLOWING FOUR COURSES: SOUTH 14°43'08" EAST, A DISTANCE OF 1393.31 FEET; SOUTH 47°21'06" WEST, A DISTANCE OF 1260.33 FEET; SOUTH 26°34'41" EAST, A DISTANCE OF 1615.36 FEET; THENCE SOUTH 00°00'16" EAST TOGETHER WITH A SOUTHERLY PROLONGATION OF SAID WESTERLY LINE, A DISTANCE OF 3680.18 FEET TO REFERENCE POINT "A"; THENCE CONTINUE SOUTH 00°00'16" EAST, A DISTANCE OF 50 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE CENTERLINE OF TROUT CREEK BRANCH; THENCE WESTERLY ALONG SAID CENTERLINE OF TROUT CREEK BRANCH, A DISTANCE OF 8600 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE CENTERLINE OF TROUT CREEK, SAID TROUT CREEK BRANCH BEING MEANDERED BY THE FOLLOWING DESCRIBED MEANDERED LINES; FROM RETURNING TO AFOREMENTIONED REFERENCE POINT "A"; THENCE SOUTH 89°22'26" WEST, A DISTANCE OF 611.10 FEET; THENCE NORTH 67°44'02" WEST, A DISTANCE OF 446.02 FEET; THENCE NORTH 84°07'20" WEST, A DISTANCE OF 391.80 FEET; THENCE SOUTH 59°39'26" WEST, A DISTANCE OF 242.47 FEET; THENCE SOUTH 79°56'33" WEST, A DISTANCE OF 379.16 FEET; THENCE NORTH 80°28'44" WEST, A DISTANCE OF 297.49 FEET; THENCE SOUTH 20°46'27" WEST, A DISTANCE OF 303.36 FEET; THENCE SOUTH 84°12'57" WEST, A DISTANCE OF 860.56 FEET; THENCE NORTH 76°20'21" WEST, A DISTANCE OF 317.01 FEET; THENCE SOUTH 59°06'26" WEST, A DISTANCE OF 242.51 FEET; THENCE NORTH 88°59'45" WEST, A DISTANCE OF 399.92 FEET; THENCE SOUTH 80°40'39" WEST, A DISTANCE OF 374.33 FEET; THENCE NORTH 88°48'55" WEST, A DISTANCE OF 201.10 FEET; THENCE SOUTH 53°42'34" WEST, A DISTANCE OF 342.91 FEET; THENCE SOUTH 73°19'52" WEST, A DISTANCE OF 266.95 FEET; THENCE SOUTH 25°15'45" WEST, A DISTANCE OF 209.47 FEET; THENCE NORTH 88°10'53" WEST, A DISTANCE OF 456.61 FEET; THENCE SOUTH 36°12'58" WEST, A DISTANCE OF 267.32 FEET; THENCE SOUTH 54°35'21" EAST, A DISTANCE OF 182.64 FEET; THENCE SOUTH 51°57'48" WEST, A DISTANCE OF 527.11 FEET; THENCE SOUTH 54°06'40" WEST, A DISTANCE OF 402.26 FEET; THENCE NORTH 83°15'23" WEST, A DISTANCE OF 202.58 FEET; THENCE NORTH 86°42'58" WEST, A DISTANCE OF 222.00 FEET; THENCE SOUTH 65°46'02" WEST, A DISTANCE OF 273.09 FEET TO REFERENCE POINT "B"; THENCE RETURNING TO THE AFOREMENTIONED POINT AT THE INTERSECTION OF TROUT CREEK BRANCH AND TROUT CREEK; THENCE NORTHERLY ALONG SAID CENTERLINE OF TROUT CREEK, A DISTANCE OF 5000 FEET, MORE OR LESS, AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 23; THENCE NORTH 01°56'36" WEST, ALONG SAID

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AUG 01 2005

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

**ST. JOHNS COUNTY**  
**Application For Major Modification**  
**to a Planned Unit Development (PUD) or Planned Rural Development (PRD)**

DATE July 22, 2005 (Revised)

PROJECT NAME: South Hampton PUD (PUD Ordinance 97-41)

OWNER/APPLICANT: South Hampton Partners, Ltd. ATTN: Margaret Jenness

ADDRESS: 10161 Centurion Parkway, Suite 190

Jacksonville, FL 32256

PHONE: 904-998-8300 FAX: 904-998-9011

E-MAIL ADDRESS: mhjenness@landmargroup.com

CONTACT PERSON: Donald R. Smith, AICP

ADDRESS: 14775 St. Augustine Road

Jacksonville, FL 32258

PHONE: 904-642-8990 FAX: 904-646-9485

E-MAIL ADDRESS: Smithd@etminc.com

PROPERTY APPRAISERS PARCEL NO. 009970 0130

SECTION: 24 TOWNSHIP: 5 RANGE: 27

CENSUS TRACT: 209 PROPERTY APPRAISERS MAP SHEET: 2C 23X

LOCATION: Approximately 3 miles west of I-95 on CR 210 at South Hampton PUD

911 ADDRESS (IF KNOWN) CR 210

CITY: St. Augustine STATE: FL ZIP CODE: 32092

TAZ 36 MAJOR ACCESS CR 210

OVERLAY DISTRICT? Yes IF YES, WHICH ONE Northwest Sector

NAME OF PUD South Hampton COMP. PLAN DESIGN Residential B

WATER/SEWER: JEA

ACRES: 960± NUMBER OF LOTS/UNITS: 779 SQ. FOOTAGE: 100,000 sf  
(SIZE OF PROPERTY) (IF SUBDIVISION) (OF EACH BUILDING)

LIST REQUESTED CHANGES TO APPROVED PUD/PRD – BE SPECIFIC (additional sheets may be attached)

To add an additional 25± acres to the existing South Hampton PUD; to adjust lot development criteria. The existing entitlements of 779 single family lots and 100,000 s.f. commercial remain as approved by Ordinance 97-41. Concurrency has been approved for all development authorized by 97-41.

Multiple horizontal lines for listing requested changes.

Please list below any applications currently under review or recently approved which may assist in the review of this application:

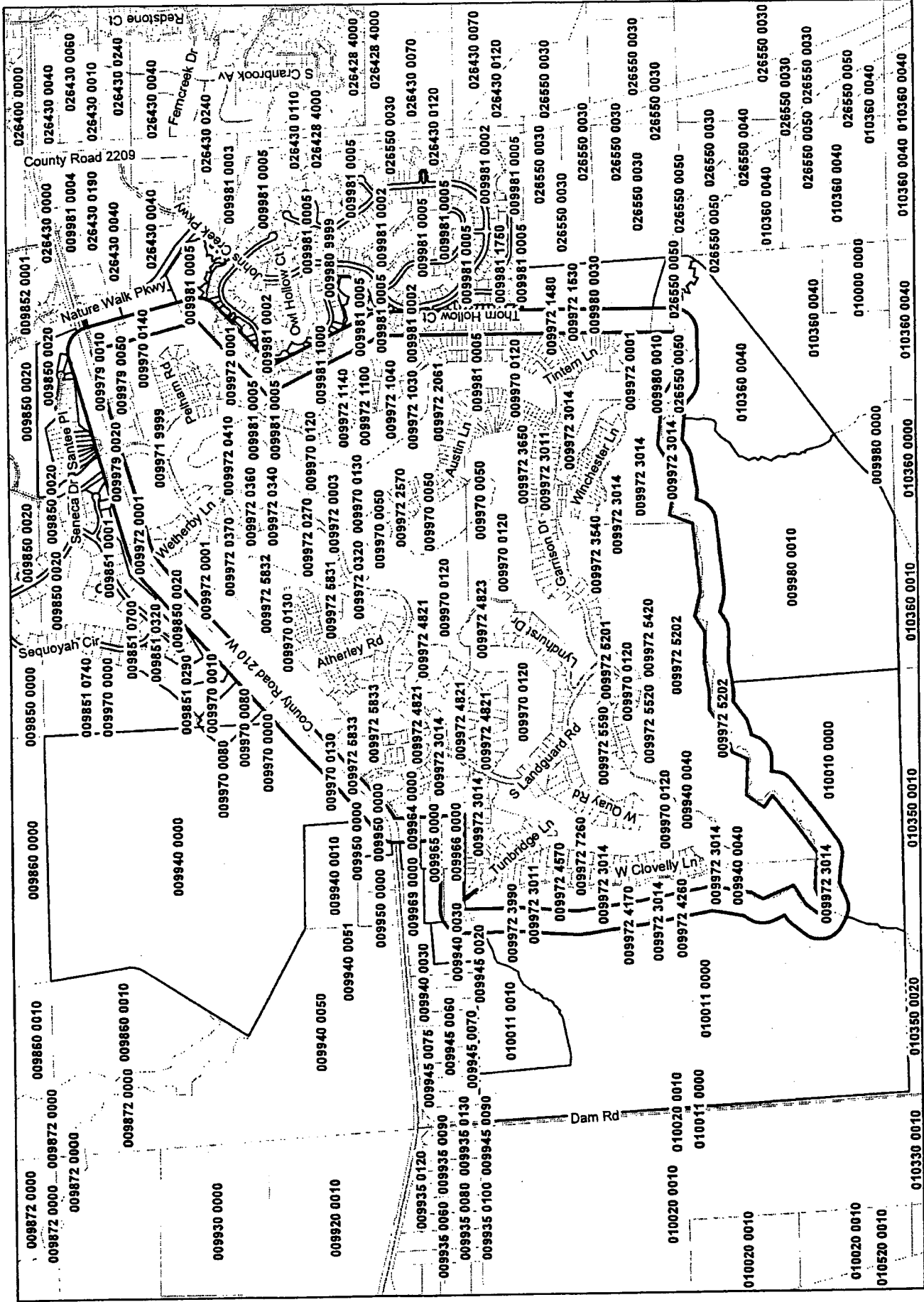
Horizontal line for listing assisting applications.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of owner or person authorized to represent this application:

Signature: Donald R. Smith

Printed or typed name(s): Donald R. Smith, AICP



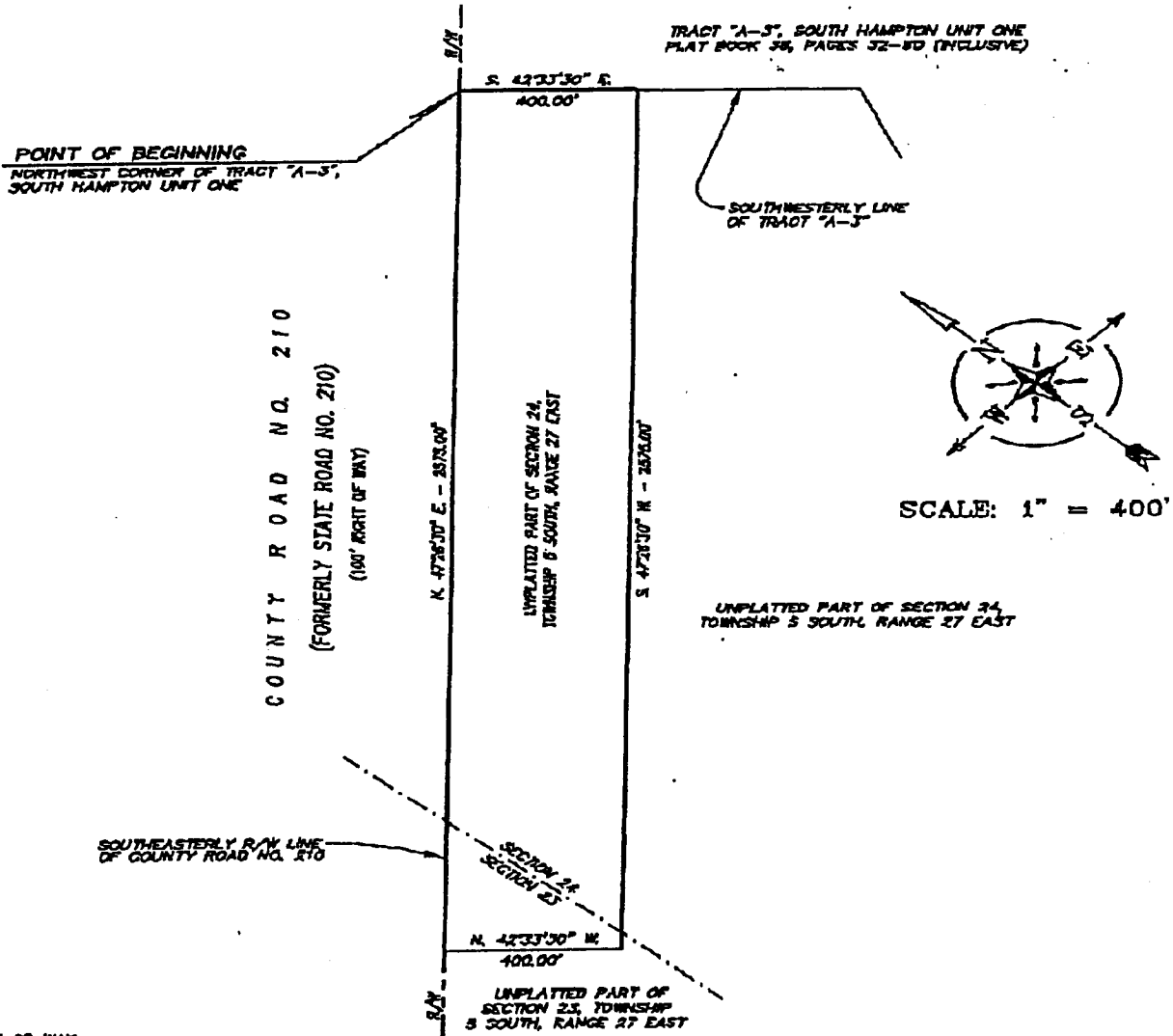
Parcels within 300' of South Hampton PUD

Map Prepared: 3/3/2005



# MAP AND LEGAL DESCRIPTION OF

A PART OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF TRACT "A-3", SOUTH HAMPTON UNIT ONE AS RECORDED IN PLAT BOOK 38, PAGES 32 THROUGH 50, INCLUSIVELY, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 42°33'30" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID TRACT "A-3", A DISTANCE OF 400.00 FEET; THENCE SOUTH 47°25'30" WEST, A DISTANCE OF 2575.00 FEET; THENCE NORTH 42°33'30" WEST, A DISTANCE OF 400.00 FEET; THENCE NORTH 47°26'30" EAST ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (100 FOOT RIGHT OF WAY PER STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 7851-251, DATED 1-2-52), A DISTANCE OF 2575.00 FEET TO THE POINT OF BEGINNING.



LEGEND  
 R/W - RIGHT-OF-WAY

NOTICE  
 1. NO TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY HAVE BEEN PROVIDED. IF IT POSSIBLE, THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.  
 2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 3. THIS MAP DOES NOT PURPORT TO BE A BOUNDARY SURVEY.

4. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF; ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.

## CHARLES BASSETT & ASSOC., INC.

SURVEYORS - ENGINEERS - LAND PLANNERS

200 CENTURY 21 DRIVE - JACKSONVILLE, FLORIDA - 32216 - PHONE (904) 724-8433

I HEREBY CERTIFY THAT THIS MAP AND LEGAL DESCRIPTION, PREPARED UNDER MY RESPONSIBLE SUPERVISION, MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 61G17-6, F.L.A. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.067, FLORIDA STATUTES).

SURVEYED SEPTEMBER 15 . 20 03

*Charles E. Bassett, Jr.*  
 CHARLES E. BASSETT, JR., REGISTERED LAND SURVEYOR F.L.A. NO. 4094  
 GUY HOWATT, REGISTERED LAND SURVEYOR F.L.A. NO. 4718

BEARING DATUM BASED ON SOUTHWESTERLY LINE OF TRACT "A-3", SOUTH HAMPTON UNIT ONE, AS S. 42°33'30" E., PER PLAT

FLOOD ZONE AS BEST ASCERTAINED FROM THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. \_\_\_\_\_ DATED \_\_\_\_\_

FIELD BOOK NO.: N/A PAGE: N/A LEGAL: N/A ORDER NO.: 03-03-07

COMPUTER FILE: 030307-1.DWG SCALE: 1" = 400' FILE NO.: N/A

### Owner's Authorization for Agent

England-Thims & Miller, Inc., is hereby authorized TO ACT ON BEHALF OF

*South Hamilton  
Developers, Ltd.*

, the owner(s) of those lands described within

the attached application, and as described in the attached deed or other such

proof of ownership as may be required, in applying to St. Johns County, Florida, for an

application related to a Development Permit or other action pursuant to a:

- |                                     |                       |                          |                         |
|-------------------------------------|-----------------------|--------------------------|-------------------------|
| <input checked="" type="checkbox"/> | Rezoning/Modification | <input type="checkbox"/> | Special Use Permit      |
| <input type="checkbox"/>            | Zoning Variance       | <input type="checkbox"/> | Non-Zoning Variance     |
| <input type="checkbox"/>            | Appeal                | <input type="checkbox"/> | Overlay District Review |
| <input type="checkbox"/>            | Concurrency           | <input type="checkbox"/> | Other                   |

BY: *[Signature]*  
 Signature of Owner  
Roger F. Postlethwaite  
 Print Name

\_\_\_\_\_  
 Signature of Owner

\_\_\_\_\_  
 Print Name

904-998-8300  
Telephone Number

State of Florida  
County of St. Johns

Signed and sworn before me on this 15 day of September, 2003

By Roger F. Postlethwaite

Identification verified: \_\_\_\_\_

Oath sworn: \_\_\_\_\_ Yes \_\_\_\_\_ No



*Nancy E. Gaines*  
Notary Signature

My Commission expires: March 22, 2001  
Nancy E. Gaines  
My Commission D0228627  
Expires July 19, 2007

5

Public Records of  
St. Johns County, FL  
Clerk# 98051144  
O.R. 1363 PG 74  
03:28PM 11/13/1998  
REC \$21.00 SUR \$3.00  
Doc Stamps \$35,214.90

*In-Chicago*

Prepared by and return to:  
Bert C. Simon, Esquire  
Gartner, Brock and Simon  
1660 Prudential Drive, Suite 203  
Jacksonville, Florida 32207

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated the 30th day of October, 1998, is by and from SOUTH HAMPTON PARTNERS, LTD., a Florida limited partnership, whose address is 7751 Belfort Parkway, Suite 350, Jacksonville, Florida, 32256, hereinafter called the Grantor, to SOUTH HAMPTON DEVELOPERS, LTD., a Florida limited partnership, whose address is 2359 Beville Road, Daytona Beach, Florida, 32119, hereinafter called the Grantee; (Grantee Tax Identification Number, if available : \_\_\_\_\_)

(Whenever used here the terms "Grantor" and "Grantee" shall include the parties to this instrument and their heirs, legal representatives, successors, and assigns.)

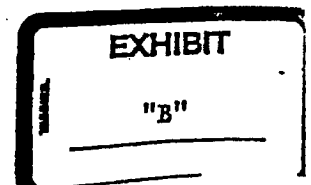
W I T N E S S E T H :

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida:

See Exhibit "A" attached hereto and by this reference made a part hereof.

Together with an assignment of all rights and obligations of Grantor as Optionee under that Option Agreement dated June 28, 1994 between Rayonier Timberlands Operating Company, L.P., a Delaware limited partnership, as Optioner, and LandMar Property Services, Inc., a Florida corporation, as Optionee, as amended and assigned to Grantor by Assignment dated November 15, 1995. A Memorandum of Option Agreement was recorded at Official Records Book *193*, page *67*, of the Public Records of St. Johns County, Florida. Grantee, by acceptance and recordation of this deed, assumes and agrees to be bound by and timely perform, observe, discharge and otherwise comply with all obligations thereunder.

Real Estate Assessment Nos.: 009970-0090, 009970-0100 and 009970-0110



This conveyance is subject to:

1. Taxes assessed subsequent to December 31, 1998.
2. All applicable zoning, land use and building restrictions imposed by any governmental agency or authority.
3. Mortgage executed by South Hampton Partners, Ltd., a Florida limited partnership, to Tucker Federal Savings and Loan Association d/b/a Fairfield Mortgage, dated November 28, 1995, filed December 6, 1995, in Official Records Book 1143, page 337, and re-recorded December 29, 1995 in Official Records Book 1147, page 277, Public Records of St. Johns County, Florida.
4. Mortgage executed by South Hampton Partners, Ltd., a Florida limited partnership, to Tucker Federal Bank d/b/a Fairfield Mortgage, dated March 13, 1997, filed March 19, 1997, in Official Records Book 1228, page 1200, Public Records of St. Johns County, Florida.
5. Mortgage executed by South Hampton Partners, Ltd., a Florida limited partnership, to Tucker Federal Bank d/b/a Fairfield Mortgage, dated December 15, 1997, filed December 18, 1997, in Official Records Book 1284, page 405, Public Records of St. Johns County, Florida.
6. Drainage Easement as recorded in Official Records Book 1226, page 840, Public Records of St. Johns County, Florida.
7. Covenants and Restrictions filed in Official Records Book 1143, page 327, Book 1226, page 834, and Book 1284, page 399, Public Records of St. Johns County, Florida.
8. Easement as recorded in Deed Book 196, page 101, of the Public Records of St. Johns County, Florida.

By acceptance and recordation of this deed, Grantee assumes and agrees to be bound by and timely perform, observe, discharge and otherwise comply with all obligations under the Mortgages

described in paragraphs 3, 4 and 5 above and the promissory notes secured thereby.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the title to the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none together.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

SOUTH HAMPTON PARTNERS, LTD., a Florida limited partnership

By: SOUTH HAMPTON, INC., a Florida corporation, General Partner

Bert C. Simon  
BERT C. SIMON

Name-please print

M.A. Wolrich  
M.A. WOLDRICH

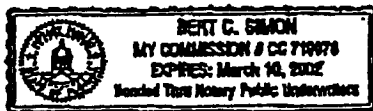
Name-please print

By: Edward E. Burr  
Edward E. Burr, President

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of October, 1998 by Edward E. Burr, the President of South Hampton, Inc., a Florida corporation and general partner of South Hampton Partners, Ltd., a Florida limited partnership on behalf of said corporation and partnership.



Bert C. Simon  
Notary Public, State of Florida  
BERT C. SIMON

Print Name  
My Commission Expires:

Personally known  or produced identification \_\_\_\_\_  
Type of identification: \_\_\_\_\_

EXHIBIT "A"

A PORTION OF SECTIONS 23, 24 AND 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHN'S COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 02°33'53" EAST ALONG THE EAST LINE OF SAID SECTION 24; A DISTANCE OF 544.51 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 100 FOOT RIGHT OF WAY AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY, SECTION 2051-250, DATED FEBRUARY 14, 1954); THENCE SOUTH 75°31'00" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 723.14 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THOSE LANDS AS MONUMENTED AND DESCRIBED IN OFFICIAL RECORDS VOLUME 605, PAGE 608 AND OFFICIAL RECORDS VOLUME 640, PAGE 1105 OF THE PUBLIC RECORDS OF SAID COUNTY AND AS SHOWN ON SURVEY PREPARED BY CLARY & ASSOCIATES, INC., FILE NO. R4-168, DATED APRIL 4, 1996; THENCE CONTINUE SOUTH 75°31'00" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 1034.72 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 41.53 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31°15'12" WEST AND A CHORD DISTANCE OF 84.91 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 420.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 255.30 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 03°03'51" EAST AND A CHORD DISTANCE OF 245.56 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 50°03'50" EAST A DISTANCE OF 452.45 FEET; THENCE NORTH 75°31'00" EAST A DISTANCE OF 475.61 FEET TO AN INTERSECTION WITH THE AFORESAID WESTERLY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 605, PAGE 608 AND OFFICIAL RECORDS VOLUME 640, PAGE 1105; THENCE SOUTH 14°43'00" EAST, ALONG THE WESTERLY LINE OF SAID LANDS A DISTANCE OF 71.91 FEET; THENCE SOUTH 47°21'06" WEST A DISTANCE OF 1260.23 FEET; THENCE SOUTH 26°34'41" EAST A DISTANCE OF 1615.36 FEET; THENCE SOUTH 00°00'16" EAST A DISTANCE OF 3600.20 FEET TO REFERENCE POINT "A"; THENCE CONTINUE SOUTH 00°00'16" EAST A DISTANCE OF 50 FEET, MORE OR LESS TO THE APPROXIMATE EDGE OF WATER OF TROUT CREEK BRANCH; THENCE MEANDER WESTERLY, NORTHERLY, SOUTHWESTERLY AND SOUTHERLY ALONG SAID EDGE OF WATER, A DISTANCE OF 2074 FEET, MORE OR LESS; THENCE RETURNING TO AFORESAID REFERENCE POINT "A"; MEANDER ALONG SAID EDGE OF WATER THE FOLLOWING THREE COURSES: (1) SOUTH 04°22'26" WEST A DISTANCE OF 811.04 FEET; (2) NORTH 67°44'02" WEST A DISTANCE OF 446.02 FEET; (3) NORTH 04°07'20" WEST A DISTANCE OF 38.44 FEET TO A POINT WHICH LIES NORTH 15°05'45" WEST A DISTANCE OF 187 FEET, MORE OR LESS, FROM THE AFORESAID APPROXIMATE EDGE OF WATER; THENCE NORTH 15°05'45" WEST A DISTANCE OF 1665.11 FEET; THENCE SOUTH 74°43'01" EAST A DISTANCE OF 162.65 FEET; THENCE NORTH 20°25'41" EAST A DISTANCE OF 1170 FEET; THENCE NORTH 09°22'46" WEST A DISTANCE OF 415.06 FEET; THENCE NORTH 14°02'55" WEST A DISTANCE OF 214.44 FEET; THENCE NORTH 70°07'25" WEST A DISTANCE OF 150.00 FEET; THENCE NORTH 15°52'35" EAST A DISTANCE OF 104.00 FEET; THENCE NORTH 70°07'25" WEST A DISTANCE OF 244.08 FEET; THENCE NORTH 15°05'45" WEST A DISTANCE OF 363.61 FEET; THENCE NORTH 39°12'11" WEST A DISTANCE OF 1050.54 FEET; THENCE NORTH 43°11'35" EAST A DISTANCE OF 315.12 FEET; THENCE NORTH 50°57'41" EAST A DISTANCE OF 254.44 FEET; THENCE NORTH 315.12 FEET; THENCE NORTH 50°57'41" EAST A DISTANCE OF 254.44 FEET; THENCE NORTH 30°54'10" EAST A DISTANCE OF 150.31 FEET; THENCE NORTH 23°06'57" WEST A DISTANCE OF 66.84 FEET; THENCE NORTH 05°27'54" EAST A DISTANCE OF 35.87 FEET; THENCE NORTH 30°40'10" EAST A DISTANCE OF 80.44 FEET; THENCE NORTH 33°05'02" EAST A DISTANCE OF 80.11 FEET; THENCE NORTH 30°17'02" EAST A DISTANCE OF 570.3 FEET; THENCE NORTH 41°11'40" EAST A DISTANCE OF 540 FEET; THENCE NORTH 48°04'56" EAST A DISTANCE OF 94.36 FEET; THENCE NORTH 43°10'06" EAST A DISTANCE OF 74.08 FEET; THENCE NORTH 67°27'23" EAST A DISTANCE OF 46.35 FEET; THENCE NORTH 03°54'13" EAST A DISTANCE OF 107.45 FEET; THENCE NORTH 04°52'36" EAST A DISTANCE OF 85.55 FEET; THENCE NORTH 52°25'12" EAST A DISTANCE OF 104.20 FEET; THENCE NORTH 16°20'55" WEST A DISTANCE OF 60.46 FEET; THENCE NORTH 06°37'55" WEST A DISTANCE OF 100.03 FEET; THENCE NORTH 14°14'58" WEST A DISTANCE OF 248.57 FEET; THENCE NORTH 24°25'05" WEST A DISTANCE OF 468.44 FEET; THENCE NORTH 02°06'18" EAST A DISTANCE OF 30.40 FEET; THENCE NORTH 23°30'35" EAST A DISTANCE OF 88.57 FEET; THENCE NORTH 05°23'47" EAST A DISTANCE OF 82.44 FEET; THENCE SOUTH 42°15'04" EAST A DISTANCE OF 70.70 FEET; THENCE SOUTH 15°25'42" EAST A DISTANCE OF 61.82 FEET; THENCE SOUTH 37°29'48" EAST A DISTANCE OF 411 FEET; THENCE SOUTH 26°47'24" EAST A DISTANCE OF 505.06 FEET; THENCE SOUTH 02°31'44" EAST A DISTANCE OF 72.51 FEET; THENCE SOUTH 12°54'36" WEST A DISTANCE OF 202.55 FEET; THENCE SOUTH 30°25'17" WEST A DISTANCE OF 257.40 FEET; THENCE SOUTH 41°15'01" WEST A DISTANCE OF 44.55 FEET; THENCE SOUTH 61°30'08" WEST A DISTANCE OF 74.16 FEET; THENCE SOUTH 15°34'17" WEST A DISTANCE OF 30.62 FEET; THENCE SOUTH 04°14'03" WEST A DISTANCE OF 81.08 FEET; THENCE SOUTH 37°34'14" WEST A DISTANCE OF 237.38 FEET; THENCE SOUTH 03°24'03" EAST A DISTANCE OF 346.60 FEET; THENCE SOUTH 20°46'43" WEST A DISTANCE OF 282.80 FEET; THENCE SOUTH 34°41'43" EAST A DISTANCE OF 210.34 FEET; THENCE SOUTH 32°46'16" EAST A DISTANCE OF 425.43 FEET; THENCE SOUTH 26°54'04" EAST A DISTANCE OF 155.86 FEET; THENCE SOUTH 54°17'16" EAST A DISTANCE OF 354.10 FEET; THENCE SOUTH 02°55'06" EAST A DISTANCE OF 14.10 FEET; THENCE SOUTH 08°40'04" EAST A DISTANCE OF 83.58 FEET; THENCE NORTH 05°12'25" EAST A DISTANCE OF 12.90 FEET; THENCE SOUTH 14°23'14" EAST A DISTANCE OF 126.66 FEET; THENCE SOUTH 51°43'03" WEST A DISTANCE OF 214.44 FEET; THENCE SOUTH 17°08'14" EAST A DISTANCE OF 158.60 FEET; THENCE SOUTH 11°54'18" EAST A DISTANCE OF 53.71 FEET; THENCE SOUTH 02°30'15" EAST A DISTANCE OF 440.34 FEET; THENCE SOUTH 20°25'40" WEST A DISTANCE OF 640.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 121.84 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 107.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 06°41'51" WEST AND A CHORD DISTANCE OF 104.42 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 111.74 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 18.78 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°24'55" EAST AND A CHORD DISTANCE OF 18.76 FEET TO THE CUSP OF A CURVE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 640.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 704.94 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°40'45" EAST AND A CHORD DISTANCE OF 674.10 FEET TO A POINT ON SAID CURVE; THENCE NORTH 60°24'56"

WEST A DISTANCE OF 165.00 FEET; THENCE NORTH 20°51'56" EAST A DISTANCE OF 302.53 FEET;  
 THENCE NORTH 10°00'01" EAST A DISTANCE OF 122.45 FEET; THENCE NORTH 00°00'16" WEST A  
 DISTANCE OF 677.90 FEET; THENCE NORTH 36°00'51" WEST A DISTANCE OF 224.60 FEET; THENCE  
 NORTH 48°37'36" EAST A DISTANCE OF 82.70 FEET; THENCE NORTH 41°22'24" WEST A DISTANCE OF  
 134.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS  
 OF 530.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 270.70 FEET  
 SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 26°44'12" WEST AND A CHORD DISTANCE OF  
 267.05 FEET TO A POINT ON SAID CURVE THENCE SOUTH 77°54'00" WEST A DISTANCE OF 15.00  
 FEET; THENCE NORTH 36°11'58" WEST A DISTANCE OF 304.94 FEET; THENCE NORTH 15°16'10" WEST  
 A DISTANCE OF 339.66 FEET; THENCE NORTH 58°34'21" WEST A DISTANCE OF 335.54 FEET; THENCE  
 NORTH 08°44'55" WEST A DISTANCE OF 972.50 FEET; THENCE NORTH 74°00'57" EAST A DISTANCE OF  
 140.00 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 300.00  
 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 114.21 FEET, SAID CURVE  
 BEING SUBTENDED BY A CHORD BEARING OF NORTH 09°46'46" EAST AND A CHORD DISTANCE OF 113.70 FEET  
 TO THE POINT OF TANGENCY OF SAID CURVES THENCE NORTH 18°25'27" EAST A DISTANCE OF 294.44  
 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 530.00  
 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 184.20 FEET, SAID  
 CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 20°20'46" EAST AND A CHORD DISTANCE OF  
 183.28 FEET TO THE POINT OF TANGENCY OF SAID CURVES THENCE NORTH 38°18'10" EAST A DISTANCE OF  
 143.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF  
 700.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 325.30 FEET, SAID  
 CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°21'50" EAST AND A CHORD DISTANCE OF  
 322.54 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING  
 A RADIUS OF 1445.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF  
 184.01 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 08°43'43" EAST AND A CHORD  
 DISTANCE OF 185.84 FEET TO A POINT ON SAID CURVE THENCE NORTH 40°25'14" WEST A DISTANCE OF  
 164.10 FEET; THENCE NORTH 44°02'47" WEST A DISTANCE OF 316.08 FEET; THENCE NORTH  
 47°02'04" WEST A DISTANCE OF 45.53 FEET; THENCE NORTH 60°44'40" WEST A DISTANCE OF  
 522.81 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF  
 125.24 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 63.85 FEET,  
 SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 64°41'25" WEST AND A CHORD DISTANCE  
 OF 63.74 FEET TO THE POINT OF TANGENCY OF SAID CURVES THENCE SOUTH 60°27'30" WEST A  
 DISTANCE OF 40.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A  
 RADIUS OF 210.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF  
 238.66 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65°45'00" WEST AND A CHORD  
 DISTANCE OF 238.53 FEET TO A POINT ON SAID CURVE THENCE SOUTH 27°21'30" EAST A DISTANCE  
 OF 174.82 FEET; THENCE SOUTH 08°25'25" WEST A DISTANCE OF 1014.62 FEET; THENCE SOUTH  
 84°22'02" WEST A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE  
 NORTHEASTERLY AND HAVING A RADIUS OF 700.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID  
 CURVE AN ARC DISTANCE OF 270.66 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH  
 10°22'23" WEST AND A CHORD DISTANCE OF 270.82 FEET TO THE POINT OF TANGENCY OF SAID CURVES  
 THENCE SOUTH 21°22'43" WEST A DISTANCE OF 47.08 FEET TO THE POINT OF CURVATURE OF A CURVE  
 CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 700.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF  
 SAID CURVE AN ARC DISTANCE OF 484.76 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF  
 SOUTH 34°10'54" WEST AND A CHORD DISTANCE OF 471.00 FEET TO A POINT ON SAID CURVE THENCE  
 NORTH 33°12'17" WEST A DISTANCE OF 332.80 FEET; THENCE SOUTH 42°03'47" WEST A DISTANCE OF  
 104.40 FEET; THENCE NORTH 82°51'15" WEST A DISTANCE OF 864.30 FEET; THENCE NORTH 08°53'44"  
 EAST A DISTANCE OF 412.12 FEET; THENCE NORTH 42°33'30" WEST A DISTANCE OF 400.00 FEET TO  
 AN INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210;  
 THENCE NORTH 47°26'30" EAST A DISTANCE OF 3000.00 FEET TO A POINT OF CURVATURE OF A  
 CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 714.94 FEET; THENCE NORTHEASTERLY ALONG  
 THE ARC OF SAID CURVE AN ARC DISTANCE OF 318.66 FEET, SAID CURVE BEING SUBTENDED BY A  
 CHORD BEARING OF NORTH 61°56'58" EAST AND A CHORD DISTANCE OF 304.54 FEET TO THE POINT OF  
 TANGENCY OF SAID CURVES THENCE NORTH 73°31'00" EAST A DISTANCE OF 1800.00 FEET TO THE POINT  
 OF BEGINNING, CONTAINING 323.98 ACRES, MORE OR LESS

P. U. D. OFF REC.

BOOK K PAGE 993

A PART OF SECTION 23, 24, 25 AND 26, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24; THENCE SOUTH 02°33'53" EAST, ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 594.51 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 (A 100 FOOT RIGHT OF WAY AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY SECTION 2851-250, DATED FEBRUARY 14, 1951); THENCE SOUTH 73°31'00" WEST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 723.19 FEET TO A POINT ON SAID RIGHT OF WAY LINE, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE WESTERLY LINES OF THOSE LANDS AS MONUMENTED AND DESCRIBED IN OFFICIAL RECORDS VOLUME 805, PAGE 608 AND OFFICIAL RECORDS VOLUME 840, PAGE 1185 OF THE PUBLIC RECORDS OF SAID COUNTY AND AS SHOWN ON SURVEY PREPARED BY CLARY & ASSOCIATES, INC., FILE NO. R4-16B, DATED APRIL 4, 1991, THE FOLLOWING FOUR COURSES: SOUTH 14°43'08" EAST, A DISTANCE OF 1393.31 FEET; SOUTH 47°21'06" WEST, A DISTANCE OF 1260.33 FEET; SOUTH 26°34'41" EAST, A DISTANCE OF 1615.36; THENCE SOUTH 00°00'16" EAST TOGETHER WITH A SOUTHERLY PROLONGATION OF SAID WESTERLY LINE, A DISTANCE OF 3680.18 FEET TO REFERENCE POINT "A"; THENCE CONTINUE SOUTH 00°00'16" EAST, A DISTANCE OF 50 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE CENTERLINE OF TROUT CREEK BRANCH; THENCE WESTERLY ALONG SAID CENTERLINE OF TROUT CREEK BRANCH, A DISTANCE OF 8600 FEET, MORE OR LESS, TO THE INTERSECTION WITH THE CENTERLINE OF TROUT CREEK, SAID TROUT CREEK BRANCH BEING MEANDERED BY THE FOLLOWING DESCRIBED MEANDERED LINES; FROM RETURNING TO AFOREMENTIONED REFERENCE POINT "A"; THENCE SOUTH 89°22'26" WEST, A DISTANCE OF 611.10 FEET; THENCE NORTH 67°44'02" WEST, A DISTANCE OF 446.02 FEET; THENCE NORTH 84°07'20" WEST, A DISTANCE OF 391.80 FEET; THENCE SOUTH 59°39'26" WEST, A DISTANCE OF 242.47 FEET; THENCE SOUTH 79°56'33" WEST, A DISTANCE OF 379.16 FEET; THENCE NORTH 80°28'44" WEST, A DISTANCE OF 297.49 FEET; THENCE SOUTH 20°46'27" WEST, A DISTANCE OF 303.36 FEET; THENCE SOUTH 84°12'57" WEST, A DISTANCE OF 860.56 FEET; THENCE NORTH 76°20'21" WEST, A DISTANCE OF 317.01 FEET; THENCE SOUTH 59°06'26" WEST, A DISTANCE OF 242.51 FEET; THENCE NORTH 88°59'45" WEST, A DISTANCE OF 399.92 FEET; THENCE SOUTH 80°40'39" WEST, A DISTANCE OF 374.33 FEET; THENCE NORTH 88°48'55" WEST, A DISTANCE OF 201.10 FEET; THENCE SOUTH 53°42'34" WEST, A DISTANCE OF 342.91 FEET; THENCE SOUTH 73°19'52" WEST, A DISTANCE OF 266.95 FEET; THENCE SOUTH 25°15'45" WEST, A DISTANCE OF 209.47 FEET; THENCE NORTH 88°10'53" WEST, A DISTANCE OF 456.61 FEET; THENCE SOUTH 36°12'58" WEST, A DISTANCE OF 267.32 FEET; THENCE SOUTH 54°35'21" EAST, A DISTANCE OF 182.64 FEET; THENCE SOUTH 51°57'48" WEST, A DISTANCE OF 527.11 FEET; THENCE SOUTH 54°06'40" WEST, A DISTANCE OF 402.26 FEET; THENCE NORTH 83°15'23" WEST, A DISTANCE OF 202.58 FEET; THENCE NORTH 86°42'58" WEST, A DISTANCE OF 222.00 FEET; THENCE SOUTH 65°46'02" WEST, A DISTANCE OF 273.09 FEET TO REFERENCE POINT "B"; THENCE RETURNING TO THE AFOREMENTIONED POINT AT THE INTERSECTION OF TROUT CREEK BRANCH AND TROUT CREEK; THENCE NORTHERLY ALONG SAID CENTERLINE OF TROUT CREEK, A DISTANCE OF 5000 FEET, MORE OR LESS, AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23. THENCE NORTH 01°56'36" WEST ALONG SAID WEST LINE, A DISTANCE OF 11 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBE IN OFFICIAL RECORDS VOLUME 174, PAGE 440 OF SAID PUBLIC RECORDS, SAID POINT BEING REFERENCE "C", SAID TROUT CREEK BEING MEANDERED BY THE FOLLOWING DESCRIBED MEANDERED LINES; FROM RETURNING TO AFOREMENTIONE

Ordinance Book 19 Page 666

ORDINANCE BOOK 38 PAGE 198

REFERENCE POINT "B"; THENCE NORTH 62°17'30" WEST, A DISTANCE OF 106.66 FEET; THENCE NORTH 38°08'19" EAST, A DISTANCE OF 225.43 FEET; THENCE NORTH 57°01'35" EAST, A DISTANCE OF 285.09 FEET; THENCE NORTH 23°19'25" WEST, A DISTANCE OF 416.01 FEET; THENCE NORTH 30°16'21" EAST, A DISTANCE OF 165.43 FEET; THENCE NORTH 68°49'33" EAST, A DISTANCE OF 305.63; THENCE NORTH 59°32'52" EAST, A DISTANCE OF 214.12 FEET; THENCE NORTH 22°41'37" WEST, A DISTANCE OF 594.94 FEET; THENCE NORTH 03°07'10" WEST, A DISTANCE OF 518.73 FEET; THENCE 09°32'58" WEST, A DISTANCE OF 386.48 FEET; THENCE NORTH 04°09'23" EAST, A DISTANCE OF 255.75 FEET; THENCE NORTH 02°41'22" WEST, A DISTANCE OF 403.81 FEET; THENCE NORTH 05°40'24" EAST, A DISTANCE OF 519.99 FEET; THENCE NORTH 10°41'52" WEST, A DISTANCE OF 221.69 FEET; THENCE NORTH 00°42'05" EAST, A DISTANCE OF 547.65 FEET TO THE INTERSECTION WITH THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 174, PAGE 440 OF SAID PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 860.43 FEET FROM THE SOUTH CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 174, PAGE 440; THENCE RETURNING FROM SAID SOUTHWEST CORNER SOUTH 89°12'05" EAST ALONG SAID SOUTH LINE TOGETHER WITH THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 188, PAGE 400 OF SAID PUBLIC RECORDS, A DISTANCE OF 1305.47 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 188, PAGE 400; THENCE FROM SAID SOUTHEAST CORNER OF SAID LANDS, NORTH 02°14'01" WEST ALONG THE EAST LINE OF SAID LANDS TOGETHER WITH THE EAST LINE AND SOUTHERLY PROLONGATION OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 175, PAGE 218 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 878.75 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED COUNTY ROAD NO. 210, SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 527.45 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 171.12 FEET AND SUBTENDED BY A CHORD BEARING OF NORTH 56°44'08" EAST AND A CHORD DISTANCE OF 170.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 47°26'30" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1113.88 FEET; THENCE SOUTH 42°33'30" EAST, DEPARTING FROM SAID RIGHT OF WAY, A DISTANCE OF 400.00 FEET; THENCE NORTH 47°26'30" EAST, A DISTANCE OF 2675.00 FEET; THENCE NORTH 42°33'30" WEST, A DISTANCE OF 400.00 FEET TO SAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210; THENCE NORTH 47°26'30" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 325.11 FEET TO A POINT OF CURVE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 771.49 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 351.10 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 60°28'45" EAST AND A CHORD DISTANCE OF 348.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 73°31'00" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2524.72 FEET TO THE POINT OF BEGINNING. LANDS THUS DESCRIBED CONTAIN 935 ACRES, MORE OR LESS.

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ORDINANCE BOOK 38 PAGE 199

EXHIBIT C  
MASTER DEVELOPMENT PLAN TEXT  
SOUTH HAMPTON PUD (97-41)

SECTION I

INTRODUCTION AND APPLICATION

The South Hampton PUD was approved by PUD Ordinance 97-41 for 779 single family homes, a 100,000 s.f. neighborhood commercial village, and a golf course on approximately 935 acres. This major modification, will add a ±25 acres fronting CR 210 and parcel adjacent to this PUD. No change is requested in the development authorized by 97-41. The applicant has previously obtained a concurrency certificate for all of the development. The residential component of South Hampton is nearly complete, and construction of the final phase is expected to begin in late 2005 or 2006. All of the recreation amenities have been constructed. It is important to note that this outparcel will be added to the South Hampton PUD but there will be no new access points onto CR 210. Since the outparcel has 2,600 linear feet of frontage along CR 210, there could have been many new driveway connections if this were not brought into the PUD. The South Hampton PUD is located in St. Johns County on the south side of CR 210, west of I-95 and east of SR 13. To the north is the Cimmarone Golf and Country Club; to the east is the Johns Creek PUD (a mixed use development); and to the south and west is vacant land. The outparcel being added by this major modification is owned by South Hampton Developers, Ltd.

The applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. The applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners regarding said PUD as outlined in the Agreement to Comply, Exhibit F.

Except to the extent that they conflict with specific provisions of the approved development plan, PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County including, without limitation Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time, shall be applicable to this development except modification to approved development plans by variance or special exception shall be prohibited.

The South Hampton PUD will enhance the quality of life in this area by providing a variety of lot sizes in the residential villages and recreational activities for the overall development. Additionally, this project will provide a neighborhood commercial area. By using the PUD, the developer can limit the overall density in the development, preserve natural areas, and provide a mixture of uses in a residentially designated portion of the Comprehensive Plan.

SECTION II  
PHYSICAL SITE CHARACTERISTICS

The property is located on the south side of CR 210, west of I-95 and east of SR 13, at 3165 CR 210 West. The site slopes from north to south. The Soils Survey of St. Johns County Florida identifies Smyrna Fine Sand, Sparr Fine Sand, Ona Fine Sand, Zolfo Fine Sand and Tavares Fine Sand soil types for the site. A Flood Zone, Soils and FLUCCS map are included in the Map Exhibits. Vegetation is Pine Plantation and some hardwoods. At the time of this PUD modification, the golf course is open and most of the single family lots have been developed. The commercial area has not been developed.

SECTION III  
INTENDED PLAN OF DEVELOPMENT

The overall property size is ±960 acres. The outparcel to be added is currently zoned Open Rural (OR). This request is to modify the Planned Unit Development by adding an adjacent ±25-acre parcel. No change is requested in the development authorized by 97-41, consisting of 779 single family lots and 100,000 s.f. of commercial. A concurrency certificate has been approved by St. Johns County for all of this development. No new access points onto CR 210 are requested even though an additional 2,600 linear feet of frontage along CR 210 is being added. The Master Development Plan Map shows vehicular and pedestrian connections from the existing PUD area to the outparcel being added.

**Permitted Uses and Restrictions**

The development will be constructed in an orderly manner, and allow the following uses:

**A. *Single Family Residential***

The number of single-family dwellings in the PUD shall not exceed 779 except as otherwise stated herein. The setbacks and lot sizes must meet or exceed the following development standards:

Minimum lot area:	5,000 s.f.
Minimum Front Yard Setback:	20 feet
Minimum lot width:	50 feet
Minimum Side Yard Setback:	5 feet
Minimum Rear Yard Setback:	10 feet
Maximum Height of Structures	35 feet
Maximum Lot Coverage by Buildings	50%

Setbacks for those lots along landscape and wall/fence easement shall be a minimum of 8' measured from landscape and wall/fence boundary to wall of structure. In addition, it is requested there be a waiver from Section 5.03.03.b1.a that requires a 50-foot setback from adjacent arterials and collector roadways. This application proposes a 23-foot setback from CR 210.

For homes on a corner lot – the required front yard shall be 20 feet on the side of the lot used for access to the lot. The portion of the lot not used for access which has frontage on a right of way shall also be known as a front yard with the required yard being one half of the required front yard (10 feet). The remaining two yards shall be deemed the side yards. All required yards shall be measured from the property line to the wall(s) of the structure.

**B. *Amenity Area(s)***

The developer will provide amenity area(s) for the single family residential community totaling not less than six (6) acres consisting of, but not limited to, ballfields, tennis courts, swimming facilities, and basketball courts.

**C. *Boat and RV Storage Area***

The developer reserves the right to provide a Boat and/or RV storage area within the PUD. If this is provided, the area will be completely fenced and a landscaped and/or natural buffer of twenty-five (25 feet) will be provided around the entire area.

**D. *Golf Course and Club***

An 18 hole golf course has been constructed. The developer may provide a structure which could provide retail services, beverage services (including alcohol), and dining services for the use of the members of the Club. In addition, all accessory uses/buildings ancillary to a golf course/club (including but not limited to maintenance buildings, restroom shelters throughout the course, beverage/snack service throughout the course, etc.)

**E. *Neighborhood Commercial Village***

The commercial development is to be developed in accordance with the CG (Commercial General) zoning district and uses added by previous major modification, not to exceed 100,000 s.f. of development. Commercial structures will not exceed two (2) stories. This could include the development of free standing outparcels as well as, a community retail center. Any portion of the commercial site which is not developed for commercial purposes, may be developed as single family residential, consistent with the development standards set forth in the MDP.

**F. *Open Space Area***

The areas depicted as “open space” on the site plan shall be permitted to be used for passive or active recreational activities, included but not limited to a golf course and related activities, hiking and/or nature trails, wetland mitigation areas, etc. The exact boundaries of this area will be depicted on the Final Development Plan(s). Open space areas depicted on the MDP Map associated with this major modification include conservation areas (wetland preservation and upland buffers), the scenic edge, landscape and wall/fence easement and retention areas.

**G. *Other Permitted Uses***

During initial construction of the development, an air curtain burning operation shall be permitted on site. The exact location shall be depicted on the construction plans. An additional permitted use shall be agriculture/silviculture activities.

**H. *Additional Site Development Standards***

Total commercial building ground area coverage shall not exceed 100,000 s.f. and the total impervious surface will not exceed 70%.

**I. *Required Landscaping and Buffers:***

**a. Use Buffer**

For the commercial property and Boat/RV Storage Yard, a landscaped buffer of twenty-five (25) feet, which may be reduced to ten (10) feet when a wall is constructed as a part of this buffer, will be provided adjacent to any residential properties.

**b. Upland Buffers**

An averaged 25 foot upland buffer shall be provided adjacent to contiguous wetlands consistent with Section 4.01.06 of the Land Development Code. The average upland buffer shall not be less than 10 feet in any area and shall achieve an overall greater Upland Buffer than when applying the non-average Upland Buffer. Buffer areas may be adjusted on construction plans provided the average upland buffer requirement is not reduced. Residential buildings shall be set back 25 feet from upland buffer adjacent to contiguous wetlands except for lots 6, 7, 10, 13, 28 and 29 within the parcel being added by this major modification and as shown on the MDP map. A justification is provided in the waivers section. The building setback for these lots shall be 10 feet. The upland buffer and building setback shall be shown on the construction plans. In accordance with LDC Section 4.01.06B.2, accessory uses provided in Section 2.02.04 shall be permitted within the building setback. Specifically, pools and pool enclosures are allowed within the building setback. Scenic Edge and Landscape buffer along CR 210.

A scenic edge shall be provided adjacent to CR 210. This new requirement does not apply to portions of the PUD that have an approved final development plan, master development plan or construction plans prior to the effective date of this PUD modification. The scenic edge shall be a minimum of 20 feet wide beginning at the edge of the right of way reservation. The average scenic edge is estimated to be 74 feet, as depicted on the MDP map. Stormwater ponds or pond slopes, utility or access easements and drainage outfalls may be located within the scenic edges provided adequate landscape screening is constructed. Outside the scenic edge will be a minimum 3-foot wide landscape and fence or wall easement. Landscape screening within the scenic edge shall consist of screening standard "B" of Section 6.06.04.B.4. except for walls and fences. Landscaping in front of the fence or wall on the CR 210 side shall achieve 75 percent opacity within two years of planting.

Additionally, a minimum buffer of twenty five (25) feet shall be provided along the Trout Creek Water Management District wetland line. These buffers shall comply with the St. Johns County Landscape Ordinance 86-80 and with the St. Johns County Tree Protection Ordinance 90-11. No land clearing will occur prior to development. Any timbering prior to development will leave not less than 25 tree credits per acre. Developer will not fill more than twenty (20%) of the wetlands on site without prior consent of the County.

**J. *Required Parking:***

Parking spaces will be provided for the commercial development in conformance with the St. Johns County Land Development Code. All spaces shall be constructed to all applicable County regulations and standards. The Golf Club will provide one space per 300 s.f. of gross floor area. The single family development will provide a minimum of one space per dwelling unit.

**K. *Access and Interior Road Configuration:***

A total of four (4) roadway entrances/exits may be provided to this site from CR 210, as shown on the Master Development Plan Map. These access points were approved prior to this modification. No new access points are requested even though an additional 2,600 linear feet of frontage along CR 210 is being added. Two entrances are for the main portion of South Hampton, one entrance will access the commercial parcel, and one entrance serves the golf maintenance facility.

On that portion of the site not opposite the Cimarrone PUD, developer will reserve 50' of right of way to convey to St. Johns County in exchange for transportation impact fee credits. On that portion opposite Cimarrone PUD, the developer will reserve 25' of right of way to convey to St. Johns County in exchange for transportation impact fee credits. These credits may be transferred by developer to apply to any permit obtained for construction in the PUD.

The right of way for the loop road(s) will be a minimum of sixty (60) feet and may intertwine among the residential villages, the wetlands/woodlands, and the golf course. The right of way for local roads may be reduced to 50 feet in accordance with the Land Development Code. Final roadway configuration and lot layout will be determined at the time of final engineering. The exact location and configuration of the loop road(s) will be depicted on the Master Development Plan.

A pedestrian/bike pathway system will be constructed along the loop road(s) within the development. The same shall be a minimum of six (6) feet wide and located on one side of the road. These will be depicted on the Master Development Plans. A 5-foot wide sidewalk will be provided along the frontage of CR 210 within the added land consistent with Section 6.04.07 of the Land Development Code unless otherwise approved by the County.

Temporary driveways off of CR210 for logging access will be permitted. At no time shall logging activities have access through the developed areas of the project.

**L. Signage:**

Sign size and construction will conform to all St. Johns County Sign Ordinance requirements as listed below:

*a. Residential*

One (1) project identification sign will be allowed at each entrance to the development, as indicated on the Master Development Plan. The signs shall not exceed twenty four (24) s.f. each. Additionally, each village shall be permitted to have an identification sign not to exceed sixteen (16) s.f. each. All signs shall be no less than five (5) feet from any property line and shall not obstruct visibility.

*b. Amenity Area*

The amenity area(s) shall be permitted one (1) identification sign not to exceed sixteen (16) s.f. All information/directional signs shall not exceed five (5) s.f.

*c. Golf Club*

The Golf Club shall be permitted to have an identification sign at the club facilities and at the entrance to the development (at CR210) including any informational/directional signs associated with the services provided at the club. These overall identification signs for the club, shall not exceed twenty four (24) s.f. each and the directional/information signs shall not exceed five (5) s.f. each.

*d. Commercial*

The commercial development shall be permitted to have signage consistent with the St. Johns County Land Development Code. Signage in the commercial area will not exceed twenty five (25) feet in height. Additionally, directional/information signs shall be allowed on site to direct traffic and indicate the locations of various activities. Any such sign will be a maximum of five (5) s.f. in size. Separate MDP's are being submitted for the commercial area.

***M. Architectural Compatibility:***

The developer shall require that all purchasers of property within the South Hampton PUD adhere to development standards for the purpose of providing consistency in design and scale for the overall development. An architectural review process will be implemented which will include architectural design criteria for all development within South Hampton.

***N. Water:***

Water service will be provided by the JEA. All connections will be in accordance with all applicable standards and all fire protection requirements will be met. Fire protection will be provided by utility company hydrants.

***O. Sanitary Sewer:***

The property is located within the JEA Service District and as such, sewer service will be provided by JEA.

***P. Stormwater/Drainage:***

Stormwater will be retained/detained on site. The drainage structures and facilities will be designed and constructed in compliance with the St. Johns County Land Development Code and all other applicable permitting requirements.

***Q. Other Utilities:***

All electrical and telephone lines will be installed underground on the site. Electricity will be provided for by JEA.

***R. Solid Waste:***

Residential and Commercial solid waste will be handled by the licensed franchisee in the area. All trash and solid waste for the Commercial development and the country club will be collected at a central dumpster location for each site. The dumpster will be placed upon an accessible concrete pad and screened from outside view by a fence, wall, or landscape material.

**S. Temporary Uses:**

A temporary sales office for the sale of the lots, homesites and club memberships will be permitted at or near the entrance(s) of the development until all of the residential lots are sold.

A temporary construction trailer shall be allowed to be placed on the commercial site during construction. The trailer must be removed within 30 days of issuance of a Certificate of Occupancy by the County.

**T. Minor Alterations:**

Minor changes in the location of the loop road(s) as depicted on the Master Development Plan, to accommodate permitting requirements, may be allowed (with concurrence of staff) provided the integrity of the original application is maintained.

**U. Silviculture:**

These lands may continue to be used for Bona Fide agriculture/silviculture activity until such time as a Land Clearing Permit is issued for a specified portion of the same, and any portions not then subject to a Land Clearing Permit may continue to be used as agriculture/silviculture.

**V. Land Use:**

The property is located within the Residential "B and "C" functional land use categories of the St. Johns County Comprehensive Plan, which allows the type uses included in this application.

**W. Waivers**

A waiver from Section 5.03.03.b1. that requires a 50-foot setback from adjacent arterials and collector roadways is being requested. This application proposes a 23-foot setback from CR 210. Setbacks for those lots along the landscape and wall/fence easement shall be a minimum of 3' measured from landscape and wall/fence boundary to wall of structure.

The Master Development Plan Map shows a 10-foot building setback from the upland buffer for "dot" lots 6, 7, 10, 13, 28 and 29. A waiver is requested from the 25-foot building setback requirement of Section 4.01.06.B.2. of the Land Development Code. There is limited depth between the wetland conservation areas and CR 210 so a setback reduction is needed for lots 6, 7, 10 and 13. The proposed plan eliminates the need for additional driveways onto CR 210 by providing access through a road internal to the PUD. The internal road has a right-of-way of 50 feet which reduces the lot depth but produces a better overall plan. Lots 28 and 29 are on North Saxxon Road across from an existing retention pond. The existing pond will have to be re-graded to allow more area for the road and the lots. The rear line of Lot 29 is the landward extent of an existing conservation easement in connection with

the adjoining platted subdivision. Lots 28 and 29 are also located within the existing PUD area that previously had an approved FDP for an average 25' upland buffer, and no setback. The existing platted lot next to lot 29 has a 15 foot upland buffer and no setback. Due to the constraint of the existing pond and conservation easement, lots 28 and 29 have limited lot depth.

#### SECTION IV SCHEDULE OF DEVELOPMENT

Commencement of development within the South Hampton PUD will begin within eighteen (18) months of approval by submission of a Final Development Plan within the PUD. The PUD will be completed within ten (10) years of approval. Completion of the development shall be defined as approval of the final engineering in the last phase of the project.

#### SECTION V OWNERSHIP AND MAINTENANCE

The applicant, its successors and assigns hereby stipulates and agrees to proceed with the proposed development in accordance with PUD ordinance as adopted by the St. Johns County Board of County Commissioners. The applicant also agrees to comply with all conditions and safeguards established by the St. Johns County Board of County Commissioners regarding said PUD. Accordingly, the South Hampton PUD and related uses/facilities associated therewith (other than individual lots or commercial parcels offered for sale), will be owned, maintained and or operated as follows. Any common areas associated with the residential development (i.e., amenities, common preservation areas, signage, landscape island/features, etc.) will be managed through a Home Owner's Association. The Golf Course and Club will remain in private ownership, and will be owned, operated and maintained by the applicant or its assigned successor. The roadways will be dedicated to St. Johns County, or at the option of the applicant, if the development becomes a "gated community", the roads will remain private and the maintenance of the same will be the responsibility of the Home Owner's Association. The drainage (and associated common areas) will be improved and maintained by the Home Owner's Association. The water/sewer will be the responsibility of the utility company which provides service for this area (JEA).

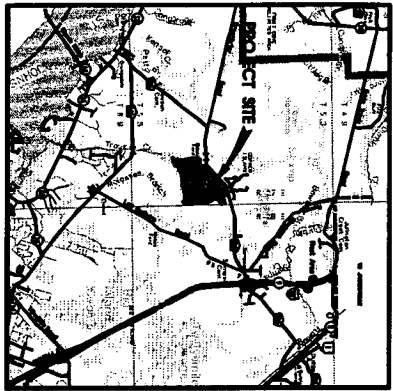
#### SECTION VI SUMMARY AND CONCLUSION

The proposed plan completes the residential development of South Hampton and eliminates the need for nay new driveway connections onto CR 210. The additional land will be incorporated into the South Hampton PUD without an increase in the development as previously authorized by PUD Ordinance 97-41. The residential development remains at 779 single family lots and commercial at 100,000 s.f. A

concurrency certificate has been obtained for 100% of the development authorized by the PUD. This general area is emerging with a variety of uses and the applicant feels that the types of uses included in the application are compatible with the surrounding zoning and are consistent with the St. Johns County Comprehensive Plan, as well as the overall development trend for the area. The applicant believes that the proposed Planned Unit Development will be of benefit to the future occupants of the project and to the residents of St. Johns County, in that the PUD will allow the County to control the development of a significantly located tract of land in a rapidly expanding area.

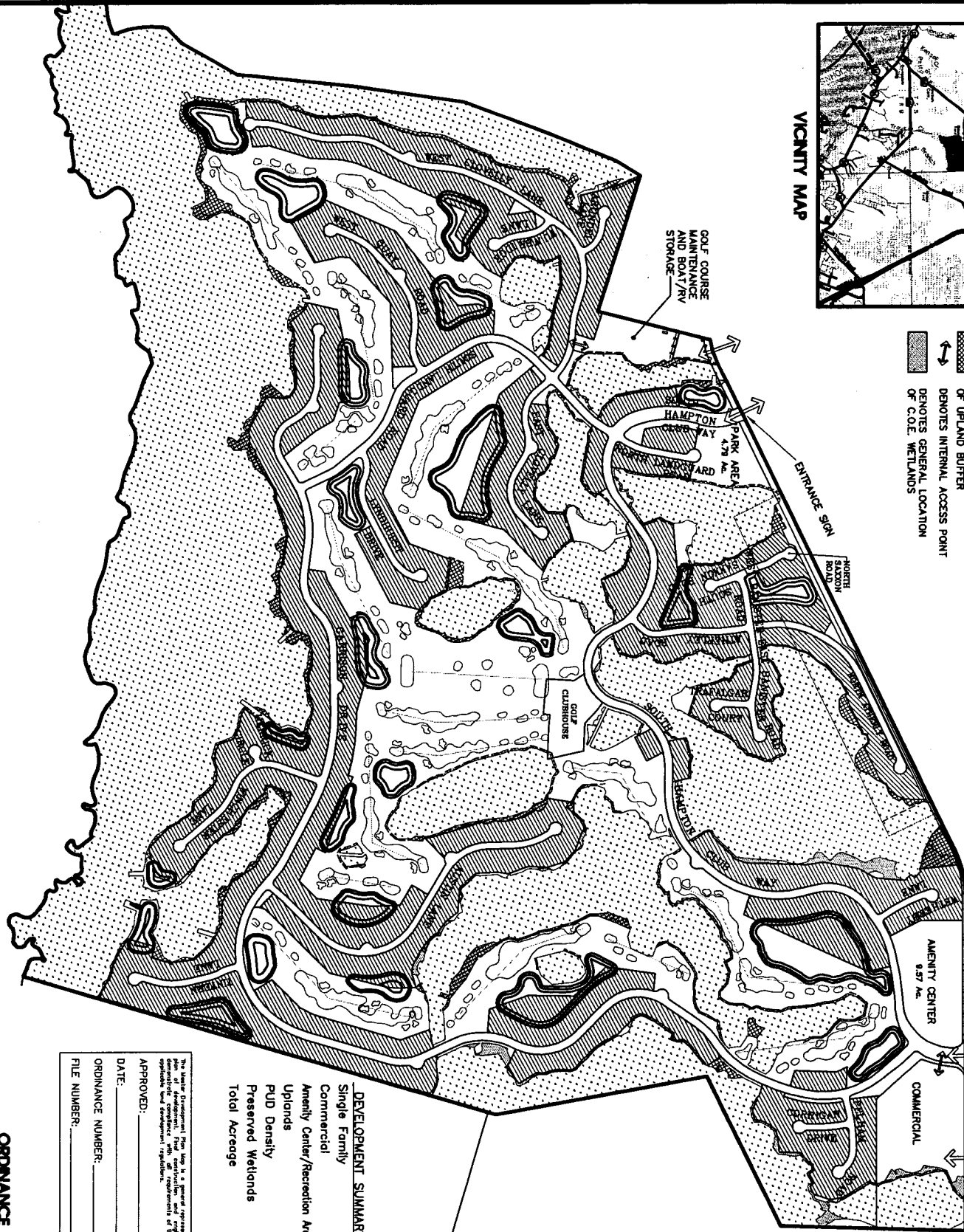
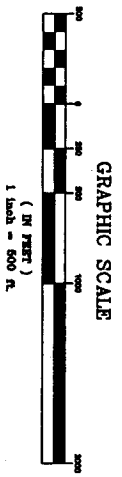
Justification for approval of this Planned Unit Development, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, includes the following:

1. The project will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan.
2. The project will not adversely affect the health, safety, and welfare of the residents or visitors in the area and will not be detrimental to the natural environment or to development of adjacent properties or the general neighborhood.
3. The project will accomplish the objectives, standards and criteria set forth in Article V of the St. Johns County Land Development Code.
4. The project will conform to the requirements of the St. Johns County Concurrency Management System in accordance with the procedures set forth in Article XI of the St. Johns County Land Development Code. A concurrency certificate has been obtained for 100% of the development authorized by the PUD.
5. The conditions stipulated in the PUD Application and imposed by this Ordinance provide for strict regulation and maintenance of the project.
6. When developed in accordance with the conditions stipulated in the PUD application and imposed by this Ordinance, the proposed PUD will be consistent with the development of the property in the area and will be compatible with the desired future development of the area.
7. The land described by the attached Exhibit A – Legal Description, is within a residential category designated on the Future Land Use Map of the St. Johns County Comprehensive Plan.



VICINITY MAP

- LEGEND:**
- DENOTES ACCESS POINT TO COUNTY ROAD 210 (4 TOTAL)
  - DENOTES GENERAL LOCATION OF RESIDENTIAL LOTS
  - DENOTES GENERAL LOCATION OF WETLANDS
  - DENOTES GENERAL LOCATION OF UPLAND BUFFER
  - DENOTES INTERNAL ACCESS POINT
  - DENOTES GENERAL LOCATION OF C.O.E. WETLANDS



**DEVELOPMENT SUMMARY**

Single Family	778 Lots
Commercial	100,000 S.F.
Amenity Center/Recreation Area	14.36 Ac.
Uplands	558.43 Ac.
PUD Density	1.39 DU/Ac
Preserved Wetlands	382.44 Ac.
Total Acreage	±960 Ac.

The Master Development Plan Map is a general representation of the approved development and is not intended to be used for any other purpose. It is not a guarantee of any kind and does not constitute a contract. It is subject to all requirements of the PUD and all other applicable laws and regulations.

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

ORDINANCE NUMBER: \_\_\_\_\_

FILE NUMBER: \_\_\_\_\_

ORDINANCE No. 97-41

 <b>England-Thimly &amp; Miller, Inc.</b> ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS 14775 ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32256 CERTIFICATE OF AUTHORIZATION NUMBER: 2584 PHONE NUMBER (904) 642-8990 FAX NUMBER (904) 646-9455	<b>MASTER DEVELOPMENT PLAN</b>		ETM. NO. E 94-081-19
	<b>SOUTH HAMPTON PUD - OUT PARCEL ADDITION</b> <b>SOUTH HAMPTON PUD ORDINANCE 97-41 AS</b> <b>AMENDED FILE NO. R-PUD-97-16</b>		DRAWN BY: D.P.T.
	1 OF 2		DESIGNED BY: G.V.K.
	1 OF 2		CHECKED BY: S.A.W.
			DATE: SEPTEMBER, 2005



OCT - 7 2005

**THE ST. AUGUSTINE RECORD**

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

COPY OF ADVERTISEMENT

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT**  
who on oath says that he 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 **NOTICE OF HEARING**  
in the matter of **MAJ 03-12 S HAMPTON PUD**  
was published in said newspaper in the issues of  
**OCTOBER 3, 2005.**

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  
he 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 **3RD** day of **OCTOBER, 2005.**

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

Patricia A. Bergquist  
My Commission DD275991  
Expires December 18, 2007



*Patricia A. Bergquist*  
(Signature of Notary Public)

(Seal)

PATRICIA A. BERGQUIST

**NOTICE OF A PROPOSED MAJOR MODIFICATION**

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, October 18, 2005 at 9:00 a.m. by the St. Johns County Board of County Commission in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider a Major Modification to the development plan of the South Hampton PUD. The subject property is located at 3435 CR210 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. One 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 the County's ADA Coordinator at (904) 209-0450 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. 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 COMMISSION  
ST. JOHNS COUNTY, FLORIDA  
BRUCE A. BARRON, CHAIRMAN  
FILE NUMBER: MAJ03-12  
South Hampton PUD  
1299-5 Oct 3, 2005