

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM PRESENT
ZONING CLASSIFICATION OF Open Rural
TO PLANNED special DEVELOPMENT

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

Section 1. That, as requested by Sacks-martin Constr.
& Development co. in its application with supporting documents
for zoning change, dated December 16, 1985, and
as amended on February 6, 1986, (hereinafter,
the Planned Special Development
Application:), the zoning classification of the lands described
on the attached Exhibit A is hereby changed from Open Rural to
Planned Special Development.

Section 2. That development of the lands within this
Planned Special Development shall proceed in
accordance with the Amended
Application and supporting documents which are a part of zoning
file R-PSD-86-009 and which are incorporated by reference
into and made a part of this ordinance, and as supplemented by
the provisions of this ordinance. In the case of conflict between
the Application or supporting documents and the below described
provisions of this Ordinance, the below described provisions shall
prevail.

SECTION 3

A. Amendment to include Laundry, dry cleaning and full service restaurant
including consumption on premises of alcoholic beverages, in the
full service restaurant, subject to provision of sanitary sewer service.

B. Provision of appropriate buffering of the Eastern perimeter of the
site, i.e. 20 ft. set back of natural undisturbed buffer along the
eastern boundary, and a six (6) ft. fence located at the set back
line shall be erected as the project is developed.

C. Typical building elevations as shown with exhibit filed at
zoning meeting of February 20, 1986, and filed with R-PSD-86-009,
copy attached hereto, shall be maintained. (attached as exhibit B)

D. Access to US1 be limited to the existing median
cuts at the north and south ends of the site
with the intermediate access point to US1
shown on the plan being deleted.

E. Accell and decell lanes being provided at
both access/egress points subject to DOT
approval.

F. *DEVELOPER SHALL PAY ITS FAIR SHARE OF*
~~Possible participation in~~ the signalization
of the main access point subject to DOT approval
as to need, necessity and timing of same during
development of the PSD.

G. Conformance with St. Johns County parking
and Greenlaw requirements based on the ultimate
determination of building size usage and
specific provision of the approved PSD.

H. Review and approval of Fire Department hydrant requirements, Fire Department fire safety requirements, and other

I. Inclusion of "Saving" clause to cover general code requirements not specified in PSD to wit:

"All building code, zoning ordinance, and other land use and development regulations of St. Johns County are applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with specific provisions of the approved development plan or PSD Ordinance. Modification to approved development plans by variance or special exception shall be prohibited."

Section 4: That all roads and parking areas within the project either public or private shall be constructed to approved County Standards.

Section 5: That all easements required for drainage purposes shall be granted to the County at no cost, at the County's Request.

Section 6: The Zoning Inspector is authorized to issue construction permits allowed by zoning classification as rezoned hereby. Planned Special Development.

Section 7: This Ordinance shall take effect immediately upon receipt of official acknowledgment of the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that the same has been filed.

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

BY: Francis W. Brubaker
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Cheryl Kent
Deputy Clerk

Adopted 04/08/86 meeting regular

Effective 04/15/86

(SEAL)

EXHIBIT A

All of Government lots 5 and 8, section 19, township 8 south, range 30 East, St. Johns County, Florida, lying east of U.S. Highway No. 1, and being more particularly described as follows:

For a point of beginning use the Northeast corner of said government lot 5, also being the northwest corner of the Replat of St. Augustine Shores, Unit 2, as recorded in Map book 13, page 114 thru 124, public records of St. Johns County Florida; thence south 0deg 15min 15 sec. East along the east line of said government lots 5 and 8, also being the West line of said unit 2, 2227.63 feet to its intersection with the Easterly right of way line of said U.S. Highway No. 1; thence North 8 deg 22 min 35 sec west along said Easterly line, 2243.67 feet to the North line of said government lot 5; thence North 88 deg 34 min 36 sec East along said North line, 317.06 feet to the point of beginning.

SACKS-MARTIN DEVELOPMENT AND CONSTRUCTION COMPANY
COMMERCIAL/PROFESSIONAL PSD

GENERAL SITE DESCRIPTION

The 8.1 acre site is located on the east side of US 1 South, immediately adjacent to the southernmost entrance to St. Augustine Shores. The parcel has 2,244 feet of US 1 frontage, is 317 feet deep along the north boundary and tapers to a point on the south. A dense stand of pine trees and palmetto are the primary ground cover. There are no other significant features of the site.

PLAN DESCRIPTION

The proposed development program consists of approximately 41,000 square feet of single story commercial and professional buildings in three basic configurations. A 20,000 square foot commercial complex is planned at the north end of the parcel; a 15,000 square foot commercial/professional center at the middle of the site, and two (2) free standing buildings of approximately 3,000 square feet each at the south.

The commercial center at the north is envisioned to have a primary anchor tenant with compatible smaller satellite tenants. The commercial/professional center would accommodate a mixture of tenants.

An on-site lake system for drainage retention is included in the plan. In addition to retaining the first one-half inch of run-off it will provide a major visual and amenity feature. Two primary entrances to the parcel will be located at the existing median cuts in U.S. 1 with a secondary return access to U.S. 1 between the two free standing buildings at the south. The internal circulation and parking system is designed to allow movement from one end to the other without intersecting U.S. 1. Parking for 140-160 cars is included or approximately 4 spaces per 1,000 square feet of building.

Entrance signs will be placed at the two major access points to the site and smaller directory signs will be located within the parking area to direct patrons to the various buildings on-site. Signs incidental to sales and marketing activities will also be placed on-site. Where practical, existing vegetation and trees will be utilized for perimeter buffer.

BUILDING USES/TENANTS

The plan provides for lower intensity uses consistent with commercial neighborhood and professional activities. Prospective activities on-site include the following permitted uses and structures from the CN category; sub-paragraphs a,b (with the exception of laundry and dry cleaning and full service restaurant), and c. In addition, permitted uses and structures sub-paragraphs i,j,l,m and t of the CG category are planned, as well as miscellaneous uses such as express or parcel delivery service, telephone exchange, antique shop, plant nursery or postal branch. Buildings are expected to be owned by a developer/owner who will in turn lease space to tenants. The option of owner occupied buildings throughout is, however, the second choice. The two free standing buildings, at the south, are also conducive to owner occupancy as an option to leasing.

PHASING AND BUILDOUT

Construction is expected to begin in 1986 with project buildout anticipated in 1991. The development program is expected to begin at the south end of the parcel and proceed north, and is designed to allow each phase of development to function independently as well as an integral part of an overall plan. The plan can also facilitate an alternate phasing program to react to changing market demands yet be consistent with the comprehensive plan set forth.

During construction of the 20,000 square foot commercial area at the north, and the 15,000 square foot commercial/professional center, up to three construction trailers will be placed on site for each. The trailers will be placed adjacent to the construction site in the areas planned as parking and will be removed when the building is finished to allow for completion and paving of the parking area. If both areas are developed simultaneously, consolidation of construction activities will result in fewer trailers being needed. Placement of a temporary sales facility is also contemplated, if needed, which would then be removed when sales or leasing is complete.

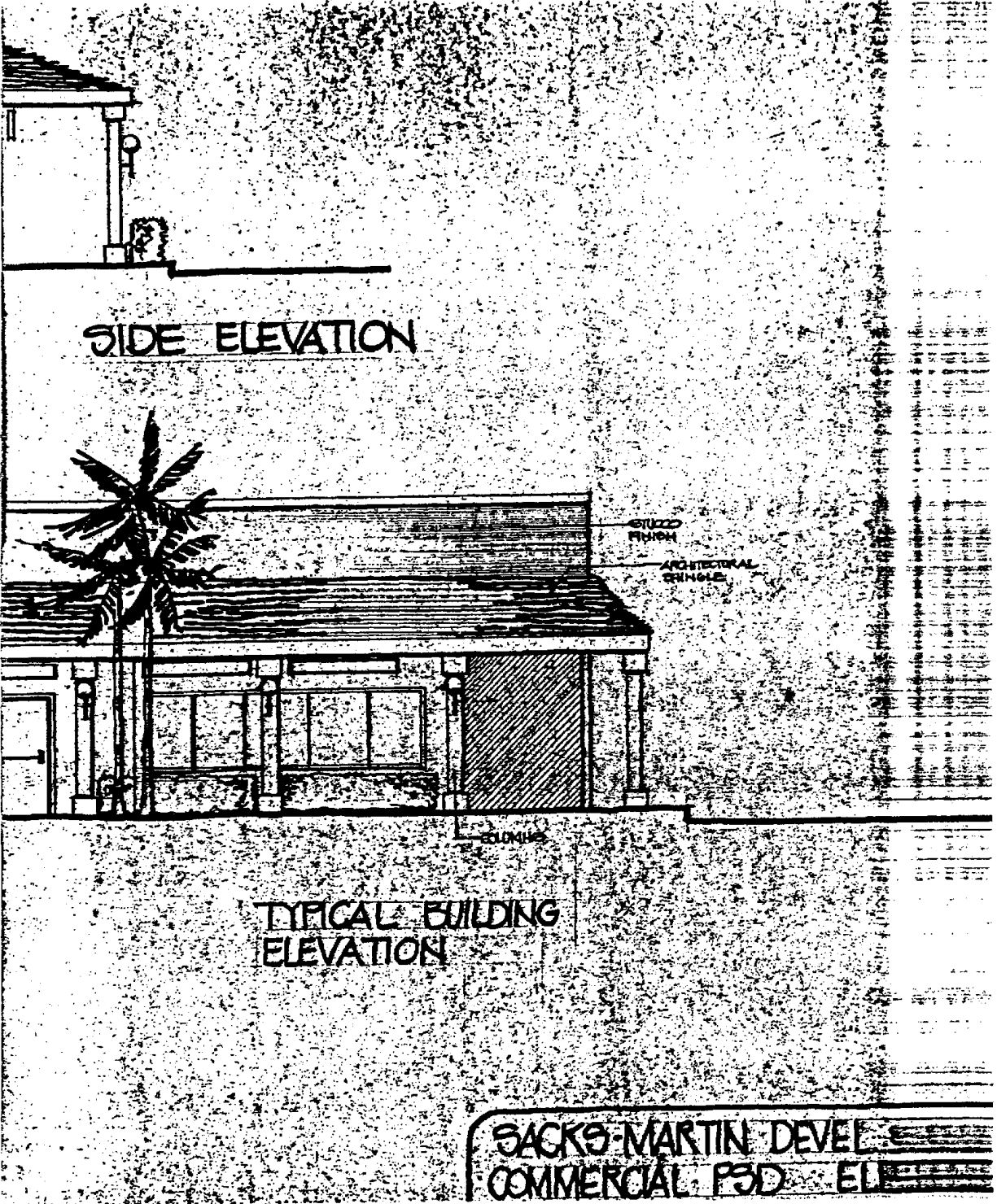


Exhibit B (2 of 2)



DIAGONAL WOOD
SIDING

The St. Augustine Record
 PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY
 ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, }
 COUNTY OF ST. JOHNS }

Before the undersigned authority personally appeared _____
Sandra G. Russ who on oath says that he is
 Legal Advertising 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 _____
 Planning and Zoning
 _____ in the matter of _____
 Sacks Martin Construction
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
 March 4, 1986.

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, except Sundays, 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 he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me _____
 this 5th day of March
 A.D. 19 86

[Signature] Notary Public, State of Florida
 My Commission Expires Aug. 4, 1987
 (SEAL) Notary Public Bonded Thru Troy Fall - Insurance, Inc.

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 8TH DAY OF APRIL 1986 AT 1:30 O'CLOCK P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A) AND U.S. #1 NORTH, ST. AUGUSTINE, FLORIDA, WILL CONSIDER PASSAGE OF THE FOLLOWING ORDINANCE:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OR TO PSD.

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

SECTION 1. Pursuant to the application of Sacks-Martin Construction and Development Corp. owners of the following described land, zoning classification of Open rural (OR) on the following described lands:

All of Government Lots 5 and 8, Section 19, Township 8 South, Range 30 East, St. Johns County, Florida, lying East of U. S. Highway No. 1, and being more particularly described as follows:

For a Point of Beginning use the Northeast corner of said Government Lot 5, also being the Northwest corner of the Replat of St. Augustine Shores, Unit 2 as recorded in Map Book 13, pages 114 thru 124, Public Records of St. Johns County, Florida; thence South 0 degrees 15 minutes 15 seconds East along the East line of said Government Lots 5 and 8, also being the West line of said Unit 2, 227.63 feet to its intersection with the Easterly right-of-way line of said U.S. Highway No. 1; thence North 8 degrees 22 minutes 35 seconds West along said Easterly line, 2342.67 feet to the North line of said government Lot 5; thence North 88 degrees 34 minutes 36 seconds East along said North line, 317.06 feet to the Point of Beginning.

IS HEREBY CHANGED TO: PSD, Planned Special Development, a commercial development in accordance with documents filed with R-PSD-86-009.

SECTION 2. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in zoning district wherein said lands are located.

SECTION 3. The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgment of the office of the Secretary of State to the Clerk of the Board of the County Commissioners, that same has been filed.

Board of County Commissioners of St. Johns County, Florida
 By: s/Carl "Bud" Markel
 Its Clerk

If a person decides to appeal any decision made by the Board of County Commissioners 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 the appeal is to be based.

L850 March 4, 1986