

ORDINANCE NUMBER: 86-77

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, REZONING LANDS AS  
DESCRIBED HEREINAFTER FROM PRESENT  
ZONING CLASSIFICATION OF Open Rural AND COMMERCIAL NEIGHBORHOOD  
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 Construction & Development  
in its application with supporting documents for zoning change, dated                       
January 14, 19 86, and as amended on August 21,  
19 86, (hereinafter, the Planned Special Development  
Application:), the zoning classification of the lands described on the attached  
Exhibit A is hereby changed from Open Rural AND to Planned Special (Office)-  
Development. COMMERCIAL NEIGHBORHOOD

Section 2. That development of the lands within this Planned Special  
Development shall proceed in accordance with  
the PLANNED SPECIAL DEVELOPMENT application  
and supporting documents which are a part of zoning file psd R-PSD 86-055 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. (Miscellaneous Provisions)

(See Attachment A)

with phasing and buildout paragraph amended to read " Const;ruction will begin no later  
than June, 1987".

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.

Sect 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 M. Brulaker  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Cheryl Kent  
Deputy Clerk

(SEAL)

Adopted regular meeting 10/14/86

Effective: 10/21/86

A

SACKS-MARTIN CONSTRUCTION AND DEVELOPMENT COMPANY  
PROFESSIONAL OFFICE PARK PSD

Zoning Reclassification Request

The 5.65 acre parcel is currently zoned CN on the northern one-third of the parcel and OR with conditions on the lower two-thirds. This request is for a PSD reclassification on the entire site to allow development of a professional office park.

Current Conditions/Site Description

The parcel is currently undeveloped and uncleared. Pines, wax myrtles and small oaks are the predominant vegetation on site. Located on the west side of U.S. 1 approximately one-half mile south of Wildwood Drive, the parcel has 1,016 feet of U.S. 1 frontage and an average depth of 250 feet. A drainage ditch approximately ten feet wide and four feet deep transects the property near the southern property line. \* SEE BELOW FOR LEGAL DESCRIPTION OF SUBJECT LANDS.

Plan Description

The development program envisions 37,000 square feet of office space allocated to three separate buildings of 6,000, 14,000 and 17,000 square feet each. The 6,000 square foot building at the north end of the parcel is envisioned to house the business office of Sacks-Martin Construction and Development Company. The major access to the site is located at the existing median cut in U.S. 1 approximately 400 feet south of the northern property boundary. Early discussions with county staff indicated that provision for access, not currently available, to the other parcels behind the subject parcel would be desirable. Therefore, the plan envisions a secondary access at the south end of the parcel. Although shown on the PSD plan map, construction of the access is not contemplated unless adjoining property owners express interest and participate financially in its construction.

Drainage and retention lakes will be constructed and tied into the existing ditch at the south end of the project. The office buildings are oriented around the lakes for amenity value. In addition to providing drainage retention, the lakes will serve as the water supply for fire protection since central water with fire flow capacity is not available. A total of 154 parking spaces are planned (4/1,000 square feet of office space). A small self-contained sewage treatment facility will be located on the eastern edge of the parcel. Water will be obtained from on site wells.

\* A parcel of land in Section 18, Township 8 South, Range 30 East, St. Johns County, Florida and being more particularly described as follows:  
All of Government Lot 5 and all of Government Lot 9, lying West of and adjoining US#1 and North of and adjoining property owned by John and Marion Ruggieri.

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A lighted entrance sign will be located at the major access point from U.S. 1. Internal directory signs will be located in the parking area and on the buildings to guide visitors to the various businesses located in the complex.

#### Buildings and Uses

Single story wood frame office buildings are planned for the site housing professional and business activities. The 6,000 square foot building on the north end of the parcel is planned to house Sacks-Martin's business offices. Similar or compatible uses are planned for the remaining buildings such as support retail (interior decorating, office supplies, books and stationery, etc.) activities. Buildings are expected to be owned by a developer/owner who will in turn lease space to tenants.

#### Phasing and Buildout

Development is expected to begin at the north with the 6,000 square foot building and proceed south. Construction will begin in late 1986 and be complete by the end of 1990. Up to three construction trailers will be placed on site during construction but will be removed upon completion of development. Sales or leasing information signs will be placed on site during development, but will also be removed when the project is finished.

#### Consistency with Comprehensive Plan

The proposed project is consistent with the comprehensive plan which identifies corridor commercial development as the appropriate land use in the area of Wildwood Drive. 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.

**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 \_\_\_\_\_  
Kathi Cook 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 \_\_\_\_\_  
Notice of Public Hearing  
 \_\_\_\_\_ in the matter of \_\_\_\_\_  
#R-PSD-86-055  
 \_\_\_\_\_ in the \_\_\_\_\_ Court,  
 was published in said newspaper in the issues of \_\_\_\_\_  
September 12, 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 Kathi Cook  
 this 12th day of September  
 A.D. 19 86  
Joe Ann Jones  
 (SEAL) Notary Public

Notary Public, State of Florida  
 My Commission Expires Aug. 4, 1989  
 Bonded This Year with a license number \_\_\_\_\_

**COPY OF ADVERTISEMENT**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 14 DAY OF OCTOBER 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 CN/OR WITH CONDITIONS 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 & Development Corp. owners of the following described land, zoning classification of CN, Commercial Neighborhood and OR, open Rural, with conditions on the following described lands:

A parcel of land in Section 18, Township 8 South, Range 30 East, St. Johns County Florida, and being more particularly described as follows:

All of Government Lot 5 and all of Government Lot 9, lying West of and adjoining U.S. #1 and North of and adjoining property owned by John and Marion Ruppert.

IS HEREBY CHANGED TO: PSD, Planned Special Development in compliance with exhibits filed in application R-PSD-86-055.

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 County Commissioners, that same has been filed.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
 By: /s/ Carl "Bud" Markert  
 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.  
 L132 Sept. 12, 1986