

RESOLUTION NO. 87-69

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
APPROVING A MAJOR MODIFICATION TO
PSD ORDINANCE NUMBER 81-22
ALSO KNOWN AS JAMES K. QUINA
FRUIT COVE MEDICAL PLAZA

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

SECTION 1. Pursuant to the request of James K. and Mary A. Quina on behalf of themselves for Major Modification to PSD Ordinance No. 81-22, hereinafter called James Quina Fruit Cove Medical Plaza PSD, located on land described as follows:

METES AND BOUNDS DESCRIPTION - TRACT A IS THAT PART OF THE FRUIT COVE FOREST SUBDIVISION LYING IN PART OF GOVERNMENT LOTS 7 & 8 OF FRACTIONAL SECTION 31, TOWNSHIP 4S RANGE 27E, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 31; THENCE SOUTH 73°06' WEST ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 31, 1088.60 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 100 FOOT RIGHT-OF-WAY) FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING BEING THE NORTHEASTERLY CORNER OF MANDARIN MEADOWS SOUTH, AS RECORDED IN MAP BOOK 10 PAGES 44, 45, 46 AND 47 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE CONTINUE SOUTH 73°06' WEST, ALONG SAID SECTION LINE AND THE NORTHERLY BOUNDARY OF SAID MANDARIN MEADOWS SOUTH, 411.40 FEET; THENCE NORTH 1°27'10" WEST, 306.78 FEET; THENCE SOUTH 70° EAST 186.31 FEET; THENCE SOUTH 82°22'30" EAST 119.31 FEET; THENCE SOUTH 86°11' EAST 115 FEET; TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13; THENCE SOUTH 3°49' WEST ALONG SAID RIGHT-OF-WAY LINE 100.10 FEET TO THE POINT OF BEGINNING.

The requested modification described in attached Exhibit A has been considered by the Planning and Zoning Agency and the Board of County Commissioners pursuant to Section 8A-2-4, St. Johns County Zoning Code.

SECTION 2. The PSD Ordinance is modified to allow an extension in development schedule to a period of four years from the date of this approval and the uses described in Exhibit A, paragraph "b" shall be added to the allowed uses in Ordinance 81-22.

SECTION 3. All building codes, zoning ordinances and land use 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 the specific provisions of the approved development plan. Modification to the approved development plans by variance of special exception shall be prohibited.

SECTION 4. In all other respects, the remaining Provisions contained in said Ordinance 81-22, shall remain in full force and effect.

PASSED AND ADOPTED this 14th day of April, 1987.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Phyllis L. Lydon
Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Cheryl Kent
Deputy Clerk

February 23, 1987

EXHIBIT "A"

Requested major modification to PSD/Ordinance B1-22

We hereby request that paragraph 2 of the DESCRIPTION OF PLANNED SPECIAL DEVELOPEMENT as recorded in PSD Book A Page 367 be revised as follows:

This paragraph now reads:

A TOTAL OF 20,900 SQUARE FEET OF PROFESSIONAL OFFICES WILL BE ERECTED. THESE WILL BE SINGLE STORY, WOOD FRAME, CYPRESS CLAP BOARD paneled post and girder structures with gabled roofs with class A fire rated shingles. THE BUILDINGS WILL BE MODULAR CONSTRUCTION SPECULAR RENTAL OFFICES DESIGNED PARTICULARLY TO MEET THE UNIQUE NEEDS OF THE MEDICAL PROFESSION. (PAGE 369 OF ORDINANCE MODIFIED THIS TO CONCRETE BLOCK STOCDED) I WILL OCCUPY 525 SQUARE FEET OF ONE BUILDING AS AN ENGINEERING OFFICE. THE FIRST TWO BUILDINGS WILL BE ERECTED WITHIN ONE YEAR. THE REMAINDER OF THE STRUCTURES WILL BE COMPLETED AS THE NEED FOR THESE OFFICES ARISES BUT IN NOT LESS THAN FOUR YEARS.

I request it be revised to:

a. Eliminate the last 7 words "but in not less than four years"

b. The uses allowed be expanded to include all professional offices such as lawyers, architects, accountants, general offices such as contractors offices, sales offices but not retail sales, other than pharmacies or drug stores, real estate, a U.S. Postal Service Finance Unit with post office boxes and service counters to allow pickup of accountable mail and parcels, engineers offices and other general offices

James K & Mary A Quina

