ORDINANCE NUMBER: 89-3

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 Stockton Land Corporation in its application with supporting documents for zoning change, dated November 3, 1988, and as amended on December 15, 1988, hereinafter, the PSD application the zoning classification of the lands described on the attached Exhibit "A" is hereby changed from OR, Open Rural to Planned Special Development (PSD).

SECTION 2. That development of the lands within this PSD shall proceed in accordance with the PSD application and supporting documents which are a part of zoning file R-PSD-88-059, also known as Low Country, and which are incorporated by reference into and made a part 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. Development shall be subject to water and Sewer utilities being provided by Intercoastal and/or any other properly approved off-site utility company. Potable water wells and/or septic tanks shall not be allowed on the herein described property.

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, upon County's request.

SECTION 6. All building code, zoning ordinance and other land use and development regulations of St. Johns

EXHIBIT A

A part of Government Lot 1; together with a part of Government Lot 2 all in Section 4, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:

For a point of reference, commence at the true Southeast corner of Government Lot 1 of said Section 4; thence North 01 degrees 51 minutes 55 seconds West, along the East line of said Government Lot 1, a distance of 543.97 feet to the Easterly right-of-way line of the Old Palm Valley Road (State Road No. 210) as claimed by the state to be a 66 foot right-of-way; thence North 50 degrees 06 minutes 50 seconds East, along said Easterly right-of-way line, a distance of 0.69 feet; thence South 88 degrees 43 minutes 00 seconds West, a distance of 105.78 feet to the Westerly right-of-way line of said Old Palm Valley Road, said point also lying on the Northerly line of a Jacksonville Electric Authority Easement as described in Official Records Volume 265, page 99, of the public records of said county; thence South 50 degrees 06 minutes 50 seconds West, along said Westerly right-of-way line, a distance of 521.67 feet to the Point of Beginning; thence South 50 degrees 06 minutes 50 seconds West, along said Westerly right-of-way line, a distance of 561.00 feet to the point of curve of a curve concave Northeasterly having a radius of 896 feet; thence Southwesterly, along the arc of said curve, a chord bearing of South 45 degrees 40 minutes 10 seconds West, and a chord distance of 138.86 feet; thence North 87 degrees 31 minutes 26 seconds West, a distance of 79.91 feet; thence North 13 degrees 32 minutes 30 seconds East, along the East line of the West 1/2 of the North 1/2 of Government Lot 2, by possession, a distance of 454.69 feet; thence North 88 degrees 43 minutes 00 seconds East, a distance of 503.29 feet to the Westerly right-of-way line of aforementioned Old Palm Valley Road and the Point of Beginning.

County, as may be amended from time to time shall be applicable to this development, except to the extent that they conflict with specific provisions of the approved PSD Ordinance. Modification to approved development plans by variance or special exceptions shall be prohibited.

SECTION 7. The Zoning Official is authorized to issue zoning clearances allowed by zoning classification as rezoned hereby.

SECTION 8. 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: Harry Walton
Chairman

ATTEST: CARL"BUD" MARKEL, CLERK

by: Carl "Bud" Markel

(seal)

Adopted regular meeting January 24, 1989

Effective February 2, 1989

(EXHIBIT A)

LOW COUNTRY

INTENDED PLAN OF DEVELOPMENT

(Revised November 3, 1988)

The Planned Special Development zoning classification is intended to allow for special uses and design and encourage ingenuity and imagination in development. We feel the accompanying plan meets those criteria and accomplishes a more desirable environment than would be possible through other zoning, while providing for a more efficient use of the land enhancing the neighborhood for the future.

The Low Country concept is found in many coastal areas. The developer intends to duplicate the Low Country design which is historically compatible with the surrounding area. Great care will be taken to leave as much natural growth as possible in our open spaces and natural buffers will be around the perimeter of the property.

Low Country will be providing needed uses for the general population of the area and will be within the density of the surrounding area. The following is the guideline for the Low Country Planned Special Development.

Anticipated uses are as follows:

Building I	-	An indoor boarding facility for household pets. This structure shall not be within 200 feet of any residence and will be sound-proof.
Building 2	-	Child care facility.
Building 3	-	Medical offices.
Building 4	-	Garden Store (wholesale nursery)
Building 5A-J	-	Offices (It is anticipated that Building 5A will have a small sandwich shop to serve the P.S.D.

APPROVED BCC 1/24/89 — may include veterinary office/services

The acreage of the total project is 8.05 acres. Building space will be limited to 40,000 square feet with no building exceeding 35' in height. The buildings will be sold in fee simple on a zero lot line basis. Leasing is only an alternative but not desired. All the roads, parking and common areas will be maintained by an association which will be responsible for upkeep.

The open space consists of approximately 40% of the development area. The landscaping will remain as much natural as possible. A tree survey will be performed upon approval of zoning to facilitate saving as many trees as possible.

Minor shifts in the layout may be desired to preserve existing landscaping. Said shifts will not constitute a modification of the plan.

Roads, Walkways, Pedestrian Paths - The project is located on C. R. 210. The site plan reflects improvements within the right-of-way in accordance to St. Johns County standards. The developer will provide the County with a bond for the installation of a traffic signal, if future conditions dictate. The site plan illustrates the required deceleration and left turn lanes. The northern driveway will serve the nursery only, no other parcels will be served. Drives on site will be 24 feet wide and pedestrian walkways will be at least 5 feet wide.

Parking - Parking will be on site as illustrated by the attached site plan. Each parking stall will be 9 feet by 20 feet. The site plan also specifies the number of spaces relative to building floor area.

The walkways and pedestrian paths will be designed to facilitate foot traffic throughout the development and will be a minimum of 5 feet in width so that a person may park anywhere and reach most of the buildings.

Water and Sewer - Service is proposed to be furnished by Intercoastal Utilities. Water service is available from a 12" main near the courthouse annex. Sewer is available at the intersection of A1A and County Road No. 210.

The landscaping again will be as natural as possible with great care taken to preserve as many trees as possible. There will also be shrubs and some green areas around the buildings.

Drainage - The stormwater system will be designed to meet St. Johns County and St. Johns River Water Management District requirements. It is planned to utilize the lake system for treatment and peak stage stormwater conditions. The collection system will meet St. Johns County Ordinance No. 86-4 and 87-24 revisions.

Signage - The signage as stated will consist of a main 6'x4' sign at the entrance on County Road 210 as well as an 3'x3' sign, on each at the north and south boundaries as it relates to County Road 210. All signs will be set back a minimum of 15 feet from the new right-of-way. All signage within the P.S.D. shall be directional, 3'x3'for naming of

the occupants of the buildings and shall be illuminated by ground level floods.

Waste - Solid waste will be hauled to the St. Johns County Tillman Ridge landfill by the locally franchised pickup service.

Power - Electric power distribution and service will be underground and provided by the Jacksonville Beach Electric Utilities.

The development schedule is as follows:

Phase 1 - The complete infrastructure and Buildings 1, 5b,c and 4 to commence construction by the third quarter of 1989, to be completed by the fourth quarter of 1990.

Phase 2 - Buildings 2, 3 and 5a,d,e,f,g,h,i, and j to commence by the third quarter of 1990. The entire P.S.D. will be completed by the second quarter of 1994.

The ownership and maintenance of the P.S.D. and common areas is as follows:

The buildings are intended to be sold in fee simple on a zero lot line basis. All common areas will be under control of an association to be managed by the developer. All owners will participate in the costs of maintenance. Leasing will only occur if sales are not possible, but is not desirable. The buildings may be sublet by the owners but the property owner again has a responsibility to the association for maintenance and it will be enforced.

November 3, 1988

Ms. Rosemary Yeoman
Zoning Technician
St. Johns County Planning & Zoning
4020 Lewis Speedway
P. O. Drawer 349
St. Augustine, Florida 32084

RE: Low Country P.S.D. Information & Development Plan

Dear Ms. Yeoman:

Enclosed are the revisions to the Low Country P.S.D. and explanations per your previous comments from both preliminary reviews.

The indoor pet boarding facility is not within 200 feet of any residences and will be in a soundproof building. The signage shall be as illustrated on the attached site plan; they will be illuminated by ground level floods.

The buildings will be sold by lots. The lots are shown on the site plan; common areas are all noted and parking is included in the common area. The property will be platted as a P.S.D.

Parking spaces shall be 9 x 20 with a 24' wide corridor.

Enclosed is a letter from Intercoastal Utilities concerning water and sewer service.

Lots will be platted and may be sold without prior construction. Architectural controls will be set and enforced by the developer to insure homogeneity within the development.

Enclosed is a letter from the Jacksonville Beach Electric Department advising no problem to nursery stock area.

Loading zones dumpster pads are located as illustrated on site plan.

The fence will be located only along the northern boundary. It will be a vinyl chain link with a security gate.

We have noted County Road 210.

The site plan shows an accommodation for the 18' additional right-of-way. The additional right-of-way will be dedicated to the County prior to January 31, 1989.

Engineering issues are all addressed in text.

The nursery building landscaping will be consistent with the landscaping of the project. The nursery stock area will consist of nursery stock on display or stored outside. The nursery stock area is the J.B.E.A. easement.

Very truly yours,

W. Sperry Lee, Jr.

WSL,JR/sw
Encs.

ADDITIONAL INFORMATION FOR THE CHILD CARE FACILITY:

The child care facility or day nursery shall have a minimum lot area of not less than six thousand square feet, and the lot width in the play area shall not be less than sixty feet. The play area shall not be less than six hundred square feet. All facilities, operation and maintenance thereof shall meet all applicable county or state regulations.

AMENDMENT TO EXHIBIT A OF LOW COUNTRY
P.S.D. APPLICANT R-PSD-88-059

The additional 18 foot right of way on County Road 210 will be dedicated to the County prior to the approval of Phase 1 of Low Country for development. The said dedication will be by Warranty Deed and current Title Opinion acceptable to the County attorney.

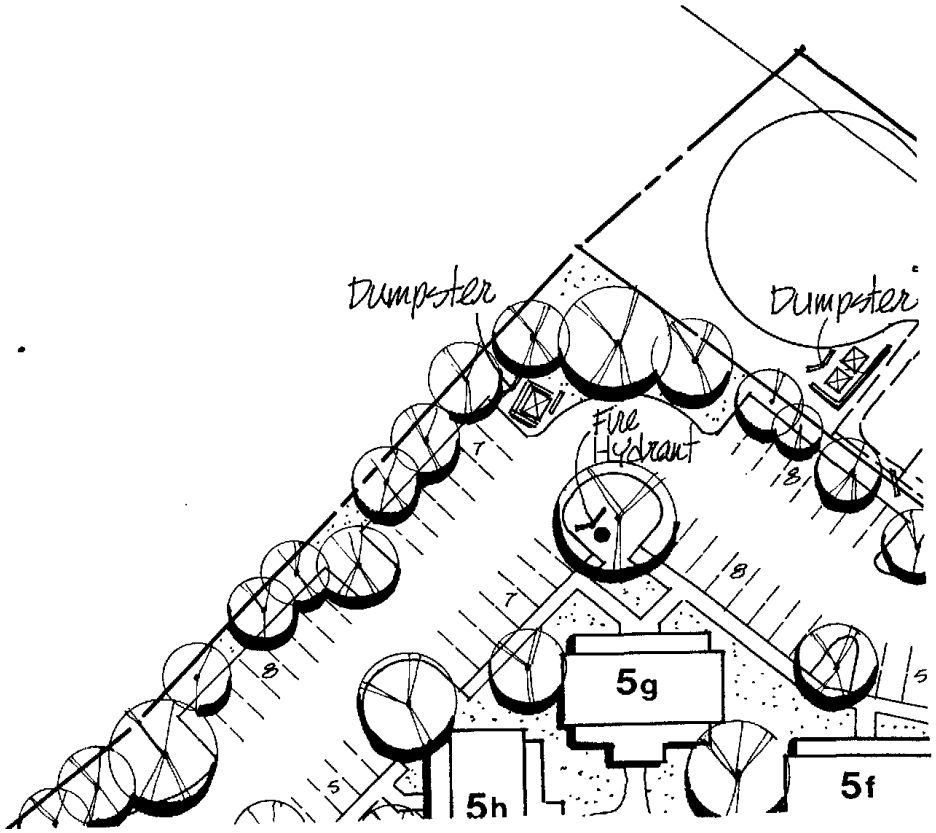
The child care facility will have a maximum number of children permitted at one hundred. The facility will meet all of the County, State and Health & Rehabilitative Services criteria for licensure.

(EXHIBIT B)

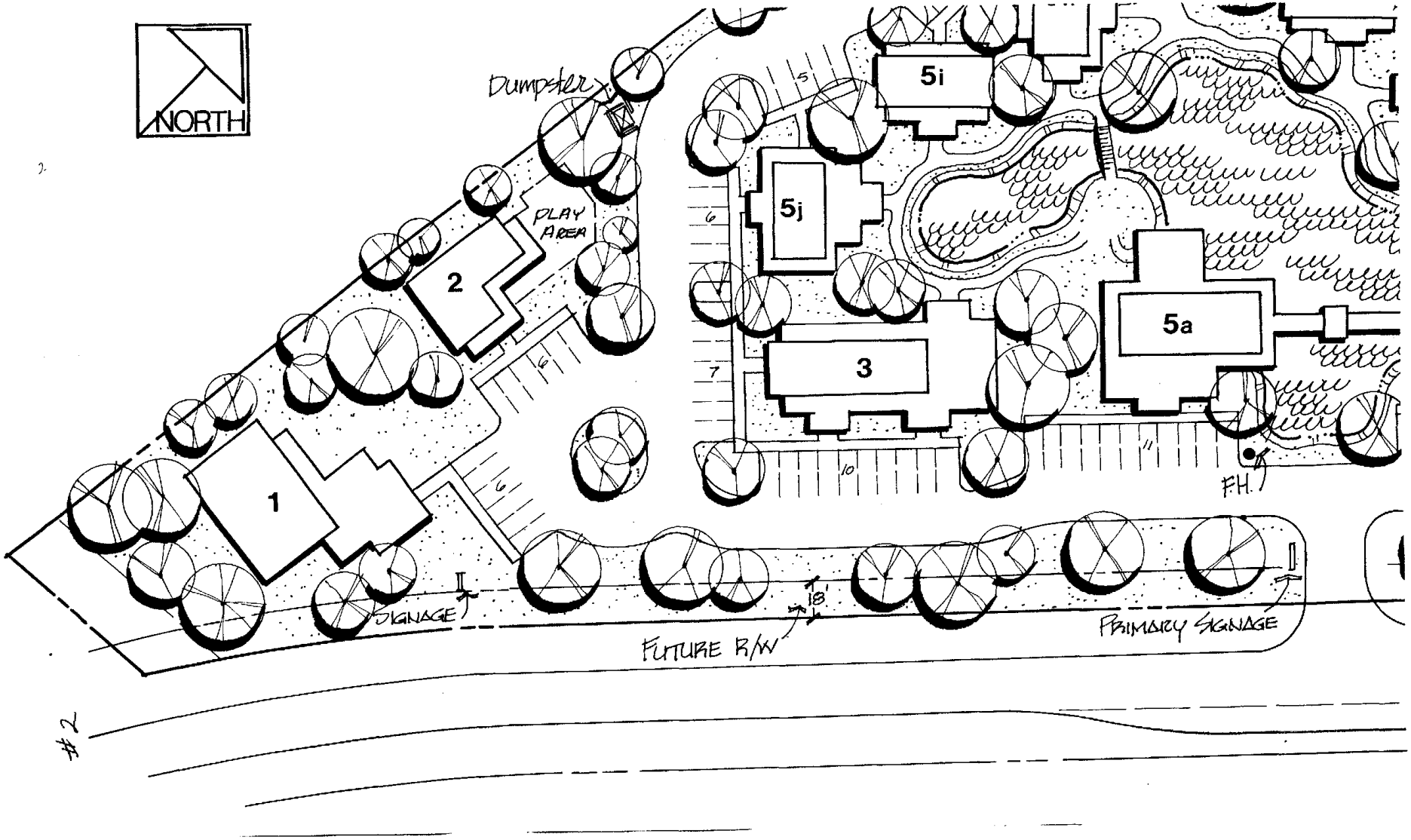
SITE PLAN
LOW COUNTRY

Stockton Land Corporation

0 25 50 100 200'



ORDINANCE BOOK 9 PAGE 271



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ORDINANCE BOOK PAGE 272

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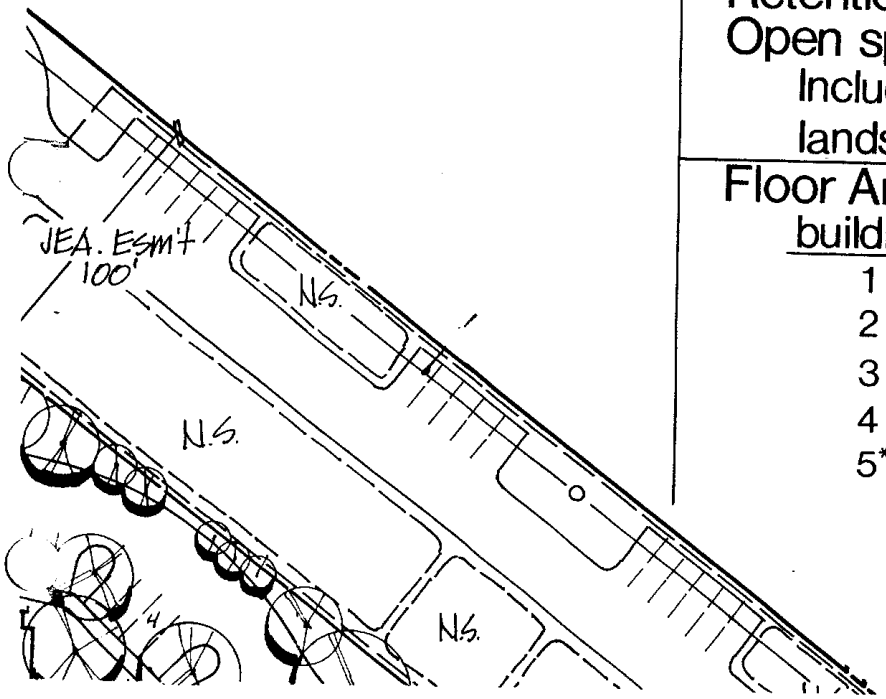


TABULAR DATA

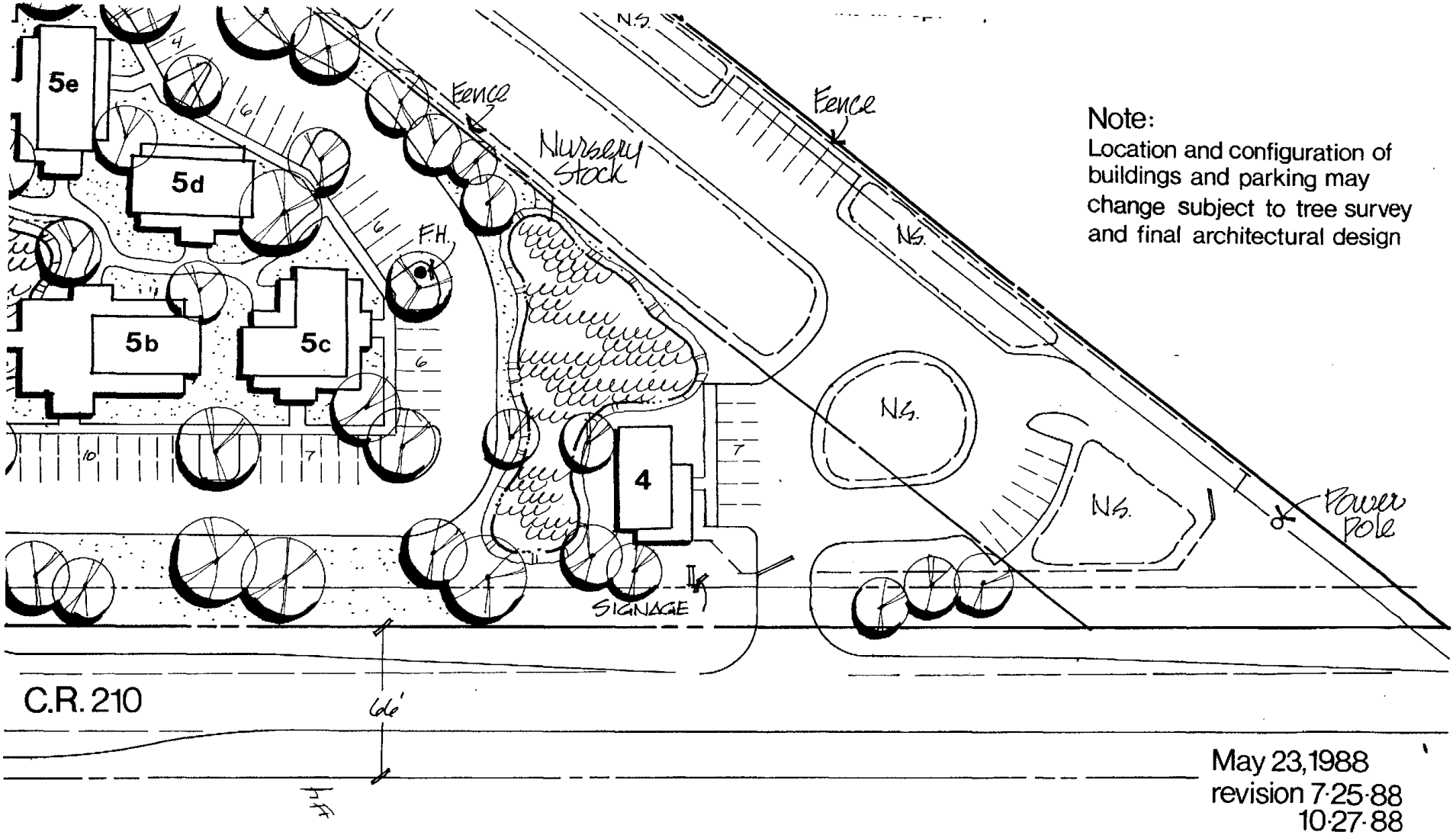
Acres		8.05
Developable	6.15	
JEA Esm't.	1.90	
Retention	.53	
Open space	2.85±	
Includes pedestrian walkway areas, ponds, buffers, landscape areas between buildings /parking		

Floor Area

building	use	area/sq.ft.	parking
1	pet care	3,000	6
2	child care	1,800	6
3	medical office	3,000	15 (1/200 s.f.)
4	garden store	1,200	7**
5*	office	31,000	104 (1/300 s.f)
	Total	40,000	149 spaces shown

*Building 5a to contain sandwich shop

**Additionl parking for nursery within JEA easement at 1 space per 1000 s.f. display area



Note:
Location and configuration of buildings and parking may change subject to tree survey and final architectural design

May 23, 1988
revision 7·25·88
10·27·88

ORDINANCE BOOK 9 [illegible] 274

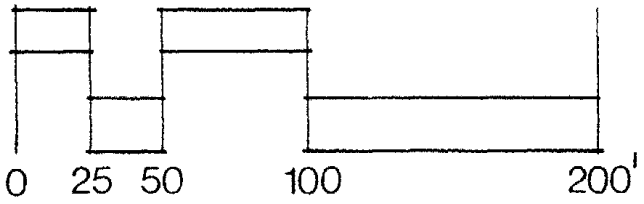
LOTS and COMMON AREAS

SITE PLAN

LOW COUNTRY

LOTS (14 Total), AREA	2.00
COMMON AREA	.3.70
NURSERY STOCK AREA	1.85
FUTURE R/W AREA	.50

Stockton Land Corporation



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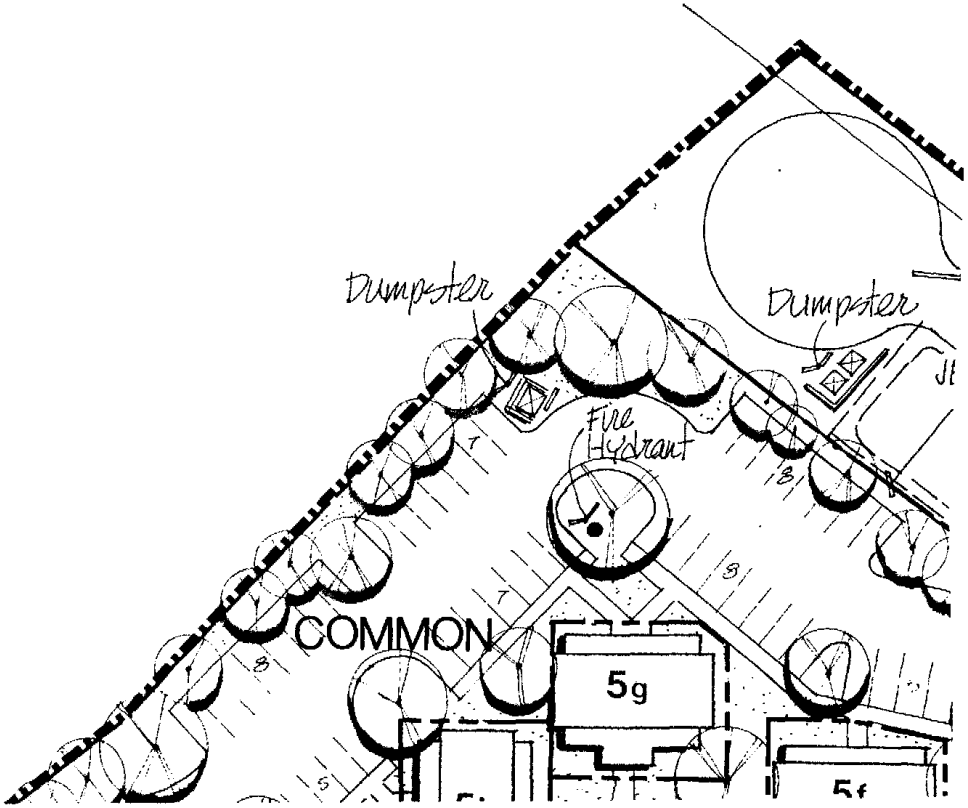
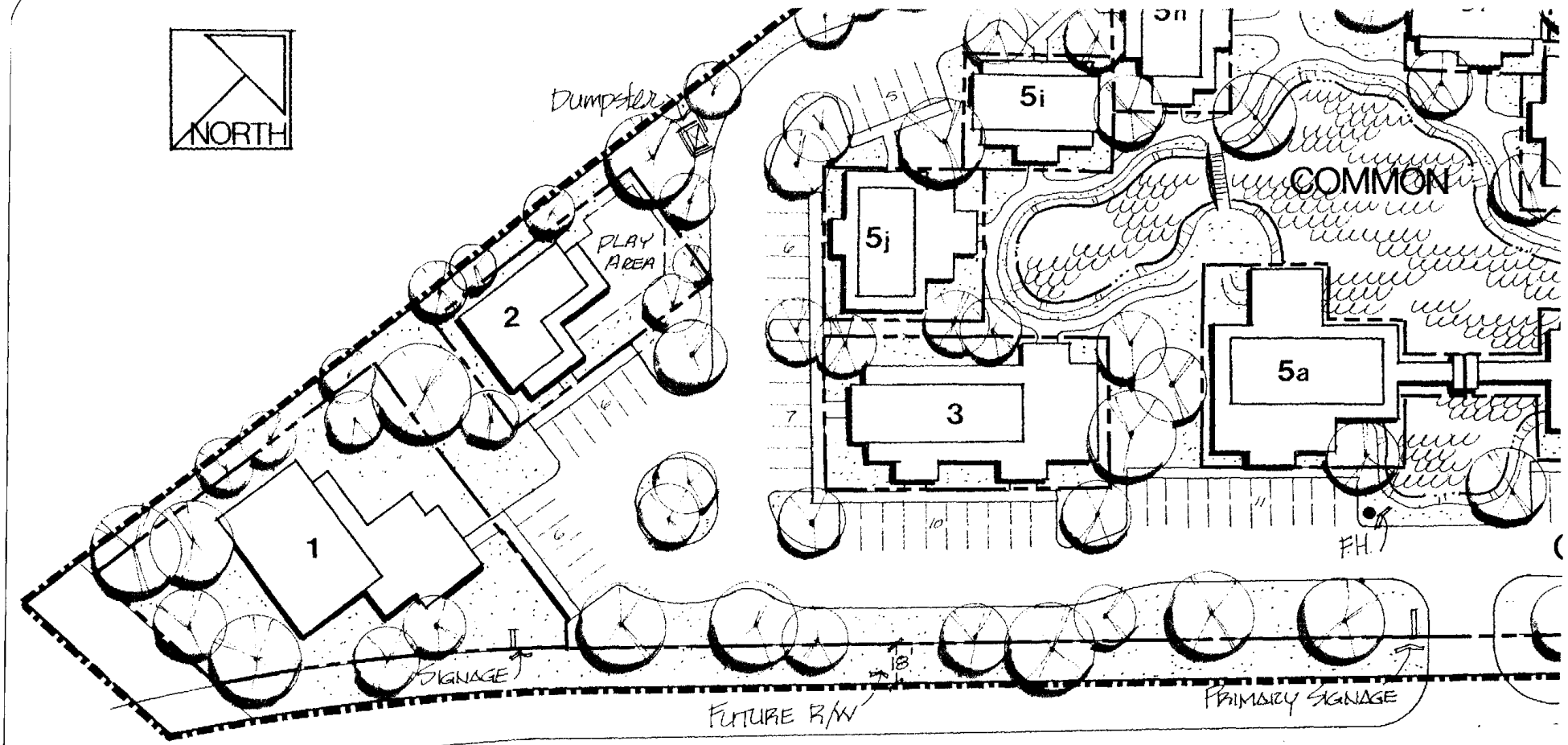
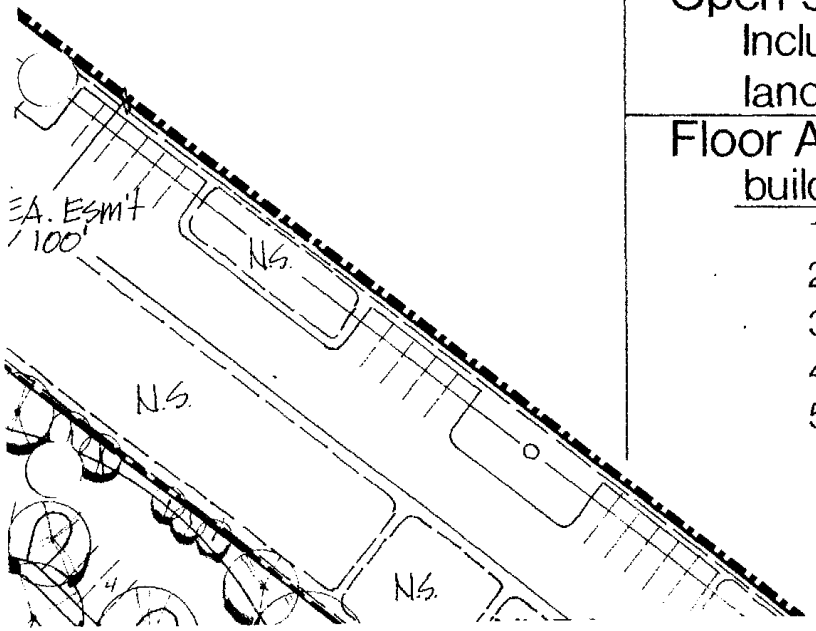


ORDINANCE BOOK 9 PAGE 275



ORDINANCE P 9 PAGE 276



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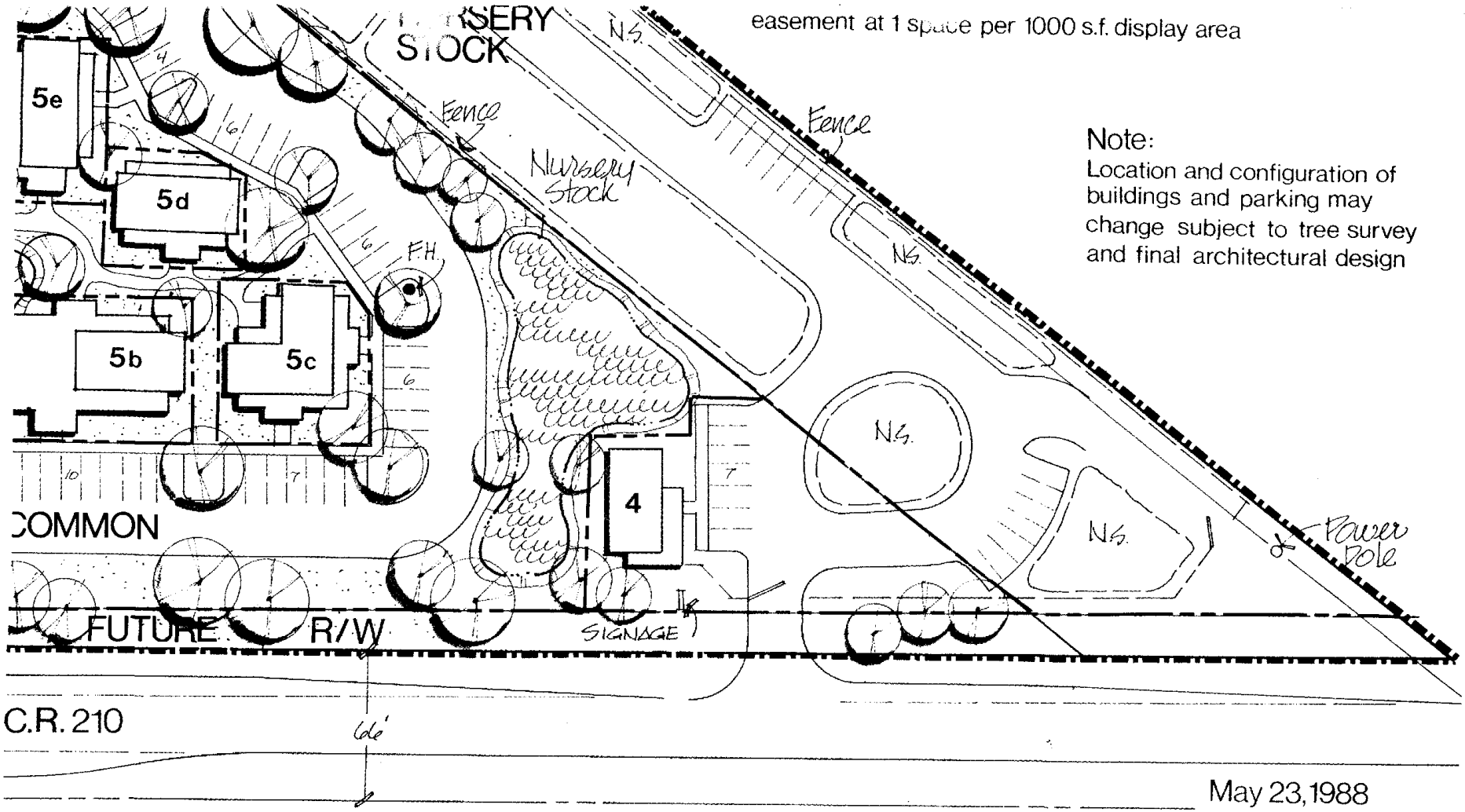
5*	office	31,000	104 (1/300 s.f)
	Total	40,000	149 spaces shown

*Building 5a to contain sandwich shop

**Additionl parking for nursery within JEA

ORDINANCE BOOK 9 PAGE 277



ORDINANCE BC 9 PAGE 278

The St. Augustine Record

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared Kristi Robertson who on oath says that she is Accounting Clerk of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida: that the attached copy of advertisement, being a Regular Meeting in the matter of Stockton Land Corp in the Court, was published in said newspaper in the issues of December 24, 1988

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

Kristi Robertson

Sworn to and subscribed before me this 27th day of December A.D. 19 88

Rebecca P. Hesson
(SEAL) Notary Public

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAY 12, 1992
BONDED THRU AGENT'S NOTARY BROKERAGE

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT IT'S REGULAR MEETING ON THE 24 DAY OF JANUARY 1989 AT 2:00 o'clock PM, IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A) AND U.S. #1 NORTH, ST. AUGUSTINE, FLORIDA, WILL CONSIDER THE 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 Stockton Land Corp., for Mr. and Mrs. Robert J. Henson and Mr. and Mrs. Paul C. Henson owners of the following described land, zoning classification of OR, Open Rural on the following described lands.

EXHIBIT A

A part of Government Lot 1; together with a part of Government Lot 2 All in Section 4, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:

For a point of reference, commence at the true Southeast corner of Government Lot 1 of said Section 4; thence North 01 degrees 51 minutes 55 seconds West, along the East line of said Government Lot 1, a distance of 543.97 feet to the Easterly right-of-way line of the Old Palm Valley Road (State Road No. 210) as claimed by the state to be a 66 foot right-of-way; thence North 50 degrees 06 minutes 50 seconds East, along said Easterly right-of-way line, a distance of 0.69 feet; thence South 88 degrees 43 minutes 00 seconds West, a distance of 105.78 feet to the Westerly right-of-way line of said old Palm Valley Road, said point also lying on the Northerly line of a Jacksonville Electric Authority Easement as described in Official Records Volume 265, page 99, of the public records of said county; thence South 50 degrees 06 minutes 50 seconds West, along said Westerly right-of-way line, a distance of 521.67 feet to the Point of Beginning; thence South 50 degrees 06 minutes 50 seconds West, along said Westerly right-of-way line, a distance of 561.00 feet to the point of curve of a curve concave Northeasterly having a radius of 896 feet; thence Southwesterly, along the arc of said curve, a chord bearing of South 45 degrees 40 minutes 10 seconds West, and a chord distance of 138.86 feet; thence North 87 degrees 31 minutes 26 seconds West, a distance of 79.91 feet; thence North 13 degrees 32 minutes 30 seconds East, along the East line of the West ½ of the North ½ of Government Lot 2, by possession, a distance of 454.69 feet; thence North 88 degrees 43 minutes 00 seconds East, a distance of 503.29 feet to the Westerly right-of-way line of aforementioned Old Palm Valley Road and the Point of Beginning.

IS HEREBY CHANGED TO: PSD, Planned Special Development in accordance with file R-PSD-88-059 and all documents contained therein.

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" 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.

L991 Dec. 24, 1988

FLORIDA DEPARTMENT OF STATE

Jim Smith
Secretary of State

DIVISION OF ELECTIONS
Room 1802, The Capitol
Tallahassee, Florida 32399-0250
(904) 488-8427

RECEIVED
ST. JOHNS COUNTY, FLORIDA

January 31, 1989

'89 FEB -2 A10:21

CLERK, COUNTY COMMISSION

Honorable Carl "Bud" Markel
Clerk of Circuit Court
St. Johns County
Post Office Drawer 300
St. Augustine, Florida 32085

Attention: Connie E. McDaniel, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

1. Receipt of letter/s of January 26, 1989
   and certified copy/ies of St. Johns
   County Ordinance(s) No. 89-3 and 89-4

2. Receipt of _____ County Ordinance(s) relative to:
   (a) _____
   which we have numbered _____
   (b) _____
   which we have numbered _____

3. We have filed ~~this~~/these ordinances in this office on January 30, 1989. (2:54 pm)

4. The original/duplicate copy/ies showing the filing date is/are being returned for your records.

Sincerely,

Liz Cloud

Liz Cloud, Chief
Bureau of Administrative Code

LC/mb