

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 John Dix Nock in his application with supporting documents for zoning change, dated July 3, 1992, and as ammended orally at the Planning and Zoning Agency meeting of August 6, 1992, (hereinafter the PSD Application), the zoning classification of the land legally described as Lot 22, FN Holmes Subdivision, as recorded in Map Book 2, Page 36, of the public records of St. Johns County Florida, is hereby changed from Open Rural to Planned Special Development.

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 number R-PSD-92-007 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 PSD Application or supporting documents and the below described provisions of this Ordinance, the below described provisions shall prevail.

SECTION 3

Certain changes or amendments to the original PSD Application were made orally by applicant at the Planning and Zoning Agency public hearing of August 6, 1992 and are now part of the PSD application, as follows:

- (1) Provision of a fire hydrant in compliance with the comments of Fire Department in letter dated July 17, 1992 attached to staff report dated August 6, 1992, as attached hereto as Exhibit "A" which is incorporated by reference herein;

(2) Fencing of borrow pit on the West property line to north end and berming the rest of the west property line and the north property line up to the fence four feet high as described in supporting documents attached hereto and incorporated herein as Exhibit B; and

(3) Applicant will meet all requirements and conditions of the Public Works Department and the Planning Department contained in the Staff Report dated August 6, 1992, which is attached hereto and incorporated herein as Exhibit C.

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 County, as may be amended from time to time shall be 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 7

That the need and justification for the approval of the PSD has been considered by the Planning and Zoning Agency in accordance with Section 11-10-4 of the St. Johns County Zoning Ordinance and by the Board of County Commissioners in accordance with Section 8A-2-3 of the St. Johns County Zoning Ordinance and the St. Johns County Comprehensive Plan. Accordingly the Board of County Commissioners finds as follows:

- a. R-PSD-92-007 has been fully considered after public hearing pursuant to legal notice duly published as required by law and the St. Johns County Zoning Ordinance;
- b. The proposed PSD does not adversely affect the orderly development of St. Johns County as embodied

- in the Zoning Ordinance and the Comprehensive Plan;
- c. The proposed PSD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment, development of adjacent properties, or the general neighborhood;
 - d. The proposed PSD will accomplish the objectives, standards, and criteria of Section 8A-4 of the Zoning Ordinance;
 - e. The rezoning is consistent with the development of property in the area and is compatible with the desired future development of the area;
 - f. The proposed intensity or density of development is consistent with the uses allowable by the MUC designation within the Comprehensive Plan, in that the project proposes a commercial development of a coquina shell sizing plant, and;
 - g. At the Public Hearing of August 6, 1992, St. Johns County Planning and Zoning Agency recommended approval by unanimous vote as reflected in its Report and Recommendation of August 17, 1992.

SECTION 8

This project shall comply with the standards, policies and requirements in effect at the time of final approval and permitting of this project for development, including any successor or new policies, financing mechanism, plans and ordinances adopted by St. Johns County after the date of the Planned (Unit/Special) Development Ordinance approval, including, without limitation, any concurrency management programs adopted pursuant to Florida Statutes programs adopted pursuant to Florida Statutes 163.3202 (2)(g), as amended, and Objective J.01.05 of the St. Johns County Comprehensive Plan dated September 14, 1990, including any amendments or successor policies of land development regulations adopted to implement Florida Statutes 163.3202 (2)(g).

SECTION 9

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

SECTION 10

This Ordinance shall take effect immediately upon receipt of official acknowledgement of the Department of State to the Clerk of the Board of County Commissioners of St. Johns

3

County, Florida, that the same has been filed.
Approved by the St. Johns County Board of County Commissioners November 10, 1992

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Fred B. Bell
CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK

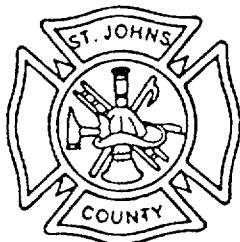
By: Carl "Bud" Markel

(seal)

EFFECTIVE DATE: NOVEMBER 23, 1992

St. Johns County Fire Service

rank McElroy
re Marshal



(904) 823-2529

Fire Prevention Bureau

July 17, 1992

TO: Planning and Zoning Department

FROM: Fire Service *LB*

RE: R-PSD-92-007, Holmes Blvd.

There are fire hydrants located on Holmes Blvd. Information as to the distance of the nearest fire hydrant to the structure located at the coquina shell sizing plant to be located on Holmes Blvd. was not provided in the request for re-zoning. If there is not a fire hydrant within 500 ft. of the structure, the Fire Service request that one be provided.

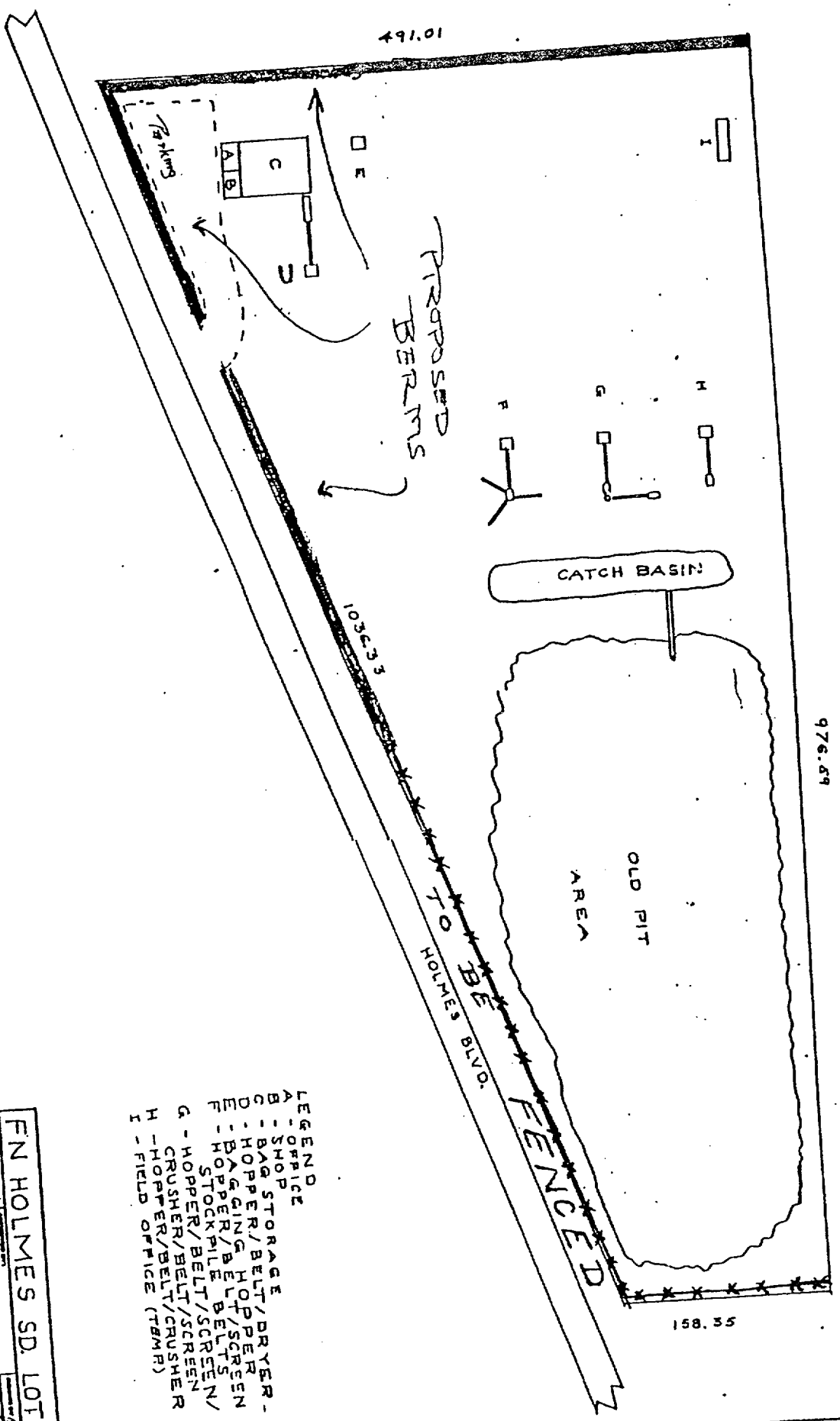
Ordinance Book 11 Page 617

Exhibit "A"
R-PSD-92-007

EXHIBIT "B"

EN HOLMES SD. LOT 22
 1" = 50'
 DATE: 11/12/12
 FOR SEAMONT VENTURES PSD
 ZONING APPLICATION

- LEGEND
 A - OFFICE
 B - SHOP STORAGE
 C - HOPPER/BELT/DRYER
 D - HOPPER/BELT/DRYER
 E - HOPPER/BELT/DRYER
 F - HOPPER/BELT/DRYER
 G - HOPPER/BELT/DRYER
 H - HOPPER/BELT/DRYER
 I - FIELD OFFICE (TBM)



Applicant R-PSD-92-007 John D. Nock

John D. Nock
24 Cathedral Place
St. Augustine, FL 32084

Requested Change

The request is to rezone 7.08 acres from OR to PSD to allow a coquina shell sizing plant.

Location

The property is located on the east side of Holmes Blvd., north of "The Lakes Subdivision", Lot 22, F.M. Holmes Subdivision.

Description

The subject property consists of 7.08 acres and is currently occupied by an abandoned borrow pit. The surrounding zoning is OR.

Comment/RecommendationPublic Works Department

The Public Works Department has no objection to the rezoning of this parcel to PSD with the condition that the applicant demonstrate compliance with the requirements of all local, state and federal regulatory agencies having jurisdiction over the proposed activity, and that signed and sealed construction drawings and calculations demonstrating compliance with Ordinance 86-4 with revisions (Paving and Drainage Ordinance) be submitted to and approved by the Public Works Department prior to the issuance of building permits, land clearing permits, and the commencement of any construction.

The Construction Plans should include, at a minimum, the following items:

- 1) Locate and dimension the existing borrow pit area. The 1985 aerial photo of this parcel indicates that the pit covers a much larger portion of this parcel.
- 2) Is additional excavation of the pit proposed? If so, please indicate limits.
- 3) Further define "catch basin". Is this proposed to be a primary retention and treatment area? Please provide dimensions and cross-sectional information for this area.
- 4) There appears to be a pipe joining the "catch basin" and the "old pit area", please indicate pipe type, size, length, inverts, etc..

Ordinance Book 11 Page 619

R-PSD-92-007

Staff Report
Page Two

- 5) Provide existing topographic information and proposed contours.
- 6) Provide more detailed information, i.e. dimensions, location, culvert location (if any), etc. for driveway connection onto Holmes Boulevard.
- 7) Provide more detailed information for parking facilities including typical cross-section, dimensions, location, etc..
- 8) Provide more detailed information for building facilities including dimensions, location, finish floor elevations, etc..
- 9) Please indicate location of proposed septic tank and drainfield system.
- 10) Please indicate stormwater conveyance system.
- 11) Please indicate location of proposed berms as outlined in the PSD narrative.
- 12) Please indicate location and dimension of the "plant operations area" as referred to in the Roads and Parking portion of the PSD narrative.
- 13) Please indicate location of potable water connection and line to buildings.
- 14) Please indicate location of proposed signs. The location of the signs should meet clear zone requirements as established by F.D.O.T..

The above comments are provided as guidance only and do not constitute a Construction Plan review nor do they obviate the need for review and approval by the Department. There may be additional comments once the appropriate plans have been received by the Department.

Planning Department

It appears a large portion of this site is occupied by an existing borrow pit, which would appear to necessitate the majority of activity on the site to situate on the northerly portion of the property. The property lies in a mixed use corridor as designated by the Comprehensive Plan, which allows a mixture of uses, subject to the mitigation of any compatibility concerns. Staff's main concern is the proximity of the use near several residences and potential conflicts with respect to noise and dust etc. It is recognized the applicant has limited his hours of operation from 8am - 5pm Monday thru Friday and has conducted noise or sound studies in an effort to afford the Agency findings that may be helpful in reaching their determination. Further consideration could be to construct a berm along the northern property line to help alleviate incompatibilities with the nearby residences.

COPY OF ADVERTISEMENT

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 _____
SHERRY L. RAUCH _____ 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 _____
NOTICE OF MEETING _____

_____ in the matter of _____
MEETING ON NOVEMBER 10, 1992 _____

_____ in the _____ Court,
was published in said newspaper in the issues of _____
October 2, 1992 _____

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.

Sworn to and subscribed before me Zoe Ann Johns
this 2nd day of October
A.D. 19 92

Zoe Ann Johns
(SEAL) Notary Public
8/22/93

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 10 DAY OF NOVEMBER 1992 AT 1:30 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 John Dix Nock for Old Stone Credit Corp., owners of the following described land, zoning classification of OR, Open Rural on the following described lands:

Lot 22, FN Holmes Subdivision, as recorded in Map Book 2, page 36 of the public records of St. Johns County, Fla.

IS HEREBY CHANGED TO: PSD - Planned Special Development in accordance with documents filed in application R-PSD-92-007.

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.

Notice to all hearing impaired persons: Anyone planning to attend this meeting and needs the services of an interpreter, please contact David Hatstead, ADA Coordinator at (904) 823-2505 at least 5 days prior to the date of this meeting.

L097 Oct. 2, 1992