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ORDINANCE NUMBER: 96-12

AN ORDINANCE FOR THE COUNTY OF SAINT JOHNS, STATE OF FLORIDA, REZONING LAND DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OR TO PSD, MAKING FINDINGS OF FACT, PROVIDING CERTAIN LIMITATIONS AND PROVIDING AN EFFECTIVE DATE.

R-PSD-95-031, frequently known as Hovater's Commercial Development, is a proposed an office building and 27 mini-warehouse unit, single phase, located on a site approximately 0.633 acres in size, and accessed via US 1 from the east side of the property with approximately 120 feet of frontage. This project is north of SR 206 in southern St. Johns County.

Recitals:

1) **Whereas**, Ms. Catherine Hagerty, the property owner, Inc., duly filed an application for a zoning change as to the "Property" described within Exhibit "A" hereto (titled "Legal Description"), on September 25, 1995, and such application was accompanied by supporting documents, all of which is collectively referred to hereafter as the "Application, and further;

2) **Whereas**, pursuant to the Application, Ms. Hagerty desires to rezone the Property to PSD;

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

Section 1. That as requested by Schultz in the Application, the zoning classification of the lands of the project described within Exhibit A hereto are hereby changed from OR to PSD.

Section 2. That the development of the project shall proceed in accordance with the Application, as filed on September 25, 1995, inclusive of all supporting documentation, all of which is a part of zoning file number R-PSD-95-031 and all of which is 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: The Board of County Commissioners adopts the following findings of fact:

- 1) The need and justification for the requested change has been considered as required by section 11-10-4 of the Zoning Code;
- 2) The rezoning is harmonious with the developed lands of the general neighborhood, and consistent with the desired future development of the area. The rezoning will occasion the development of the subject property in a manner consistent with adjacent land use classifications and complementary to existing adjacent improved lands. The rezoning conforms to the density and intensity goals, policies and objectives of the Comprehensive Plan and the Comprehensive Plan Land Use Map of Saint Johns County. The subject property lies within the MUC land use area.
- 3) The proposed development meets the objectives of article 8-A (PSD) of the Zoning Ordinance authorizing PSD's. The intent of Article 8-A.1 (PSD) is satisfied. The conditions in articles 8A-2-3 (PSD) are also satisfied as follows:
 - a) The proposed PSD does not affect adversely the orderly development of Saint Johns County as embodied in this Zoning Ordinance or in any comprehensive plan or portion thereof adopted by the Saint Johns County Board of County Commissioners.
 - b) 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 or to the use or development of adjacent properties or the general neighborhood.
 - c) The proposed PSD will accomplish the Objectives and will meet the Standards and Criteria of Section 8A-4 of the Zoning Ordinance.
 - d) At a public hearing held on December 7, 1995, the Saint Johns County Planning and Zoning Agency recommended approval of this Ordinance by a vote of 6 in favor and 0 opposed.

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

Section 5.

- a) Except to the extent that they conflict with specific provisions of the approved development plan or PUD (PSD) Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited.
- b) Unless the Board of County Commissioners demonstrates that compliance with the land

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development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to: (a) supersede any applicable "grandfathering" or "vested rights" provisions contained in Florida law so or that may be provided in any such future building code, zoning ordinance or other land use and development regulations; or (b) supersede any concurrency certificate or concurrency exemption determination made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the applicant's right to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United States Constitutions.

Section 6. The amount of development occasioned by this project shall be consistent with the Certificate of Concurrency for this project.

Section 7. The Saint Johns County Building and Public Works Departments are hereby authorized to issue building permits, certificates, and other documents allowing the construction of the PSD in accordance with the development plan after its approval pursuant to the zoning code and the recording of a final plat by Saint Johns County.

Section 8. This ordinance shall take effect immediately upon receipt by the Secretary of State.

Duly passed and adopted by the Board of County Commissioners of Saint Johns County, Florida this 13 day of February 1996.

BOARD OF COUNTY COMMISSIONERS
OF SAINT JOHNS COUNTY, FLORIDA

BY: Wendell Gordon
CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Irma Pacetti
DEPUTY CLERK

EFFECTIVE DATE: February 19, 1996

(Seal)

Exhibit "A"- Legal Description

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Begin at the Northwest corner of Government Lot 5, Section 19, township 8 south,, Range 30 East, run thence North 88 deg 10 sec. East along the North line of said Government Lot 5 to the intersection of said North line with the Westerly right of way of U.S. Highway No. L; thence South along said right of way line 900 feet to the Point of Beginning; thence continue southerly along said right of way line a distance of 114.90 feet; thence south 88 deg 20 sec.. West a distance of 240 feet; thence North 08 deg. 40 sec. West a distance of 114.90 feet; thence North 88 deg. 10 sec East a distance of 240 feet to the point of beginning.

HOVATER'S COMMERCIAL DEVELOPMENT
PLANNED SPECIAL DEVELOPMENT APPLICATION

Submittal Date:
September 25, 1995

Rev. 12/26/95

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SUBMITTED ON BEHALF OF:

Ms. Catherine Hagerty
686 Cira Court
St. Augustine, Florida 32086
(904)-797-8617

AUTHORIZED AGENT FOR THE APPLICANT:

Cleve E. Dryden, PE
3518 Fortuna Drive
Orange Park, Florida 32065
(904)-272-3864

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ATTACHMENTS

- Application Form
- Legal Description/Proof of Ownership (Deed)
- Location Map
- Authorization for Rezoning
- Development Plan

SECTION I
Introduction and Application

Enclosed herein, please find an application for the rezoning to Planned Special Development (PSD) with the accompanying documents as required by the St. Johns County Zoning Ordinance. The application form is attached as Exhibit A. This petition is filed on behalf of the applicant:

Ms. Catherine Hagerty (Walter Hovater)
686 Cira Court
St. Augustine, Florida 32086

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The property sought to be rezoned consist of 0.633 acres, described by the legal description (see Exhibit B). It is in St. Johns County, north of SR 206 along the west side of US 1 (See Exhibit C). The name of the proposed Planned Special Development is Hovater's Commercial Planned Special Development.

The subject property is owned by Mr. Walter Hovater & Catherine Hagerty, which is shown by the attached proof of ownership. Mr. Hovater has authorized Cleve E. Dryden, PE to file the application to seek the rezoning change indicated. Adjacent property owners (for notification purposes) are attached to this application.

SECTION II
Physical Site Characteristics

This property is located north of SR 206 on the west side of US 1. The site is relatively flat ranging in elevation form a high of 29.6 to a low of 27.1. Site soils are made up of type 3 (Myakka find sand) and soil type No. 9 (Pomona fine sand). A wetland area has been identified within the limits of the site with the ponded water accumulations less than one foot. Permeability is very rapid; Therefore, recovery times for retention/detention ponds should be capable of meeting required drawdown rates.

SECTION III
Intended Plan of Development

The real property to be considered for rezoning consists of 0.633 acres located on the west side of US 1 south of Watson Road in southern St. Johns County. The development will be known as Hovater's Commercial PSD. The property is currently zoned open rural and is located within the mixed use corridor as identified within the St. Johns County Comprehensive Plan. The applicant is proposing to relocate his existing car restoration business to this location and rent storage (mini-warehouse) units to the public.

Plans describe the construction of a 3000 square foot office building connected to 27 storage

units for renting. The area will be protected with a fence and gate entrance into the storage unit area. Parking to county standards (including accessible space), a loading area, the required stormwater management, a driveway connection to US 1 with identification signage. The total building area including the office and storage units is 8,400 square feet.

The following sections identify the allowable uses and restrictions and the site development constraints.

A. Permitted Uses and Restriction

The project will be developed in an orderly manner and will allow for the following uses as defined within the St. Johns County Zoning Ordinance:

1. The office building will be used for the purpose of car restoration and some minor body work and the office for the intended business. It is understood that only one vehicle will be under restoration at a time. The mini-warehouse portion will be used for storage purposes.

B. Site Development Constraints

The following requirements and conditions shall meet for the development of the site:

1. Building Coverage: The total ground area to be occupied by all buildings and structures shall not exceed thirty-five (35) percent of the site. The building shall not exceed 8,400 square feet of ground coverage. The total site impervious surface will not exceed seventy-five (75) percent of the total site area.
2. Height: The height of the building shall not exceed thirty-five (35) feet.
3. Setbacks: Buildings shall be setback twenty-five (25) feet in the front, six (6) feet on the side yard and ten (10) feet in the rear yard. Setbacks shall be measured from the eaves of the building to the property line. It shall be acceptable to allow the encroachment of the retention pond into the rear setback limits.
4. Buffer/Landscape: Buffers and landscape areas shall be as follows: Landscape areas shall be provided along the front, sides and rear of the property in accordance to the St. Johns County Landscape Ordinance 86-80 and with the St. Johns County Tree Protection Ordinance 90-11. All landscaping shall be installed prior to the receipt of a Certification of Occupancy from the County. Fencing is anticipated around the perimeter

of the property and will not exceed six (6) feet in height, constructed of metal "chain link" in the front and wood plank along the other property lines. The gated entrance is to provide security for the mini-warehouse area along the front of the site, the side and rear property will be fenced with wood stock fencing not to exceed six (6) feet in height approximately 20 percent open. Fencing shall be consistent with St. Johns County requirements. Additionally, it shall be acceptable to extend retention ponds and fencing into the buffer area.

5. Parking/Loading: Parking spaces will be provided in conformance with article 9 of the St. Johns County Zoning Ordinance. All spaces will be nine (9) ft. wide by twenty (20) ft. long with a driving isle width of 24 feet and constructed according to the minimum requirements of St. Johns County. A minimum number of six (6) spaces will be provided with the office building and a paved unloading/loading area shall be provided for the mini-warehouse units not to be less than 52 feet in width with a pavement section provided for each mini-warehouse unit.
6. Entrance: One (1) entrance/exit driveway shall be provided along US 1 as shown on the attached development plan. The access drive located within the FDOT right-of-way shall meet Department construction criteria.
7. Signs: Signage size and construction will conform to all St. Johns County sign ordinance requirements:
 - a. One development sign will be allowed next the driveway entrance. The maximum height of the sign shall be four (4) feet and the maximum size will be six (6) square feet, printed on both sides, with an additional ten percent allowed for a logo. The sign shall have interior/exterior illumination and be placed within the east property buffer, no less than five feet from the property boundary and shall not obstruct visibility.
 - b. Various locations and directional signs shall be allowed on site to direct traffic and show the locations of various activities. These signs will be a maximum of two (2) square feet each.
8. Potable Water: Potable water will be provided by an existing water line located on the east side of US 1. Service is provided by the St. Johns County Utilities. Adequate flows and pressure are available at this site location.
9. Sanitary Sewer: Currently no sewer collection system exists with the

vicinity of the project site, and is over two miles away. Considering this, a septic tank system will be used to provide suitable discharge of domestic waste from the site. All facilities will be installed in accordance with the requirements of the Florida Department of Health and Rehabilitation Services and/or St. Johns County Utilities. The applicant hereby agrees to connect to St. Johns County Utilities and abandon the septic tank, when the project site is served by a public system. Sewer would be considered available to site when it is within 1,320 feet (1/4 mile) of the property.

10. Stormwater: Stormwater will be retained on site within the retention area indicated towards the west side of the site. The discharge from the treatment ponds will be directed toward the existing wetlands north of the site. All drainage structures will be designed in accordance to the St. Johns County Paving and Drainage Ordinance 86-4, latest revision. All necessary permit applications and construction plans will be filed with the County and permit agencies.
11. Electric and Telephone: All electric and telephone service will be provided by Southern Bell and Florida Power and Light. Existing lines are available to the site and service will be provided from these lines.
12. Solid Waste: Solid waste will be handled by the licensed franchisee in this area. All trash and solid waste will be collected in a dumpster located in the southeast corner of the site. The dumpster will be placed on an accessible concrete pad and will be screened from view.
13. All onsite utilities shall be constructed underground.

SECTION IV
Schedule of Development

The project shall be constructed in one phase, commencing within one year of approval of this PSD by the Board of County Commissioners. Completion shall occur within two years of approval of this PSD.

SECTION V
Ownership and Maintenance

The applicant, successors and assigns, will be responsible for the operations and maintenance of the site and will be the user of the building. The office space is not planned to be lease, but will be used as part of the applicant operations on site. Necessary permit requirements associated with the stormwater, water, and sewer for on site operations and maintenance will be the responsibility

of the applicant.

SECTION VI
Summary and Conclusion

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The property is located within the mixed use district of the St. Johns County Comprehensive Plan, which allows the type of commercial activity proposed within this application. This use is compatible with the surrounding zoning and with the general development trend in this general area. The applicant believes that the proposed PSD will be of benefit to the future occupants of the project and to the residents of St. Johns County in that the County will be afforded strict control over the development within a rapidly growing area.

Justification for approval of this PSD, when developed according to the conditions stipulated within the application and imposed by the adopting ordinance, includes the following:

1. The project will not adversely affect the orderly development of St. Johns County as embodied in the County Zoning Ordinance and the Comprehensive Plan.
2. The project will not adversely affect the health, safety, and welfare of the residents or visitors in the area, will be detrimental to the natural environment or the development of adjacent properties or the neighborhood, and will accomplish the objectives, standards, and criteria set forth in Section 8A-4 of the Zoning Ordinance.
3. Concurrency considerations and requirements will be a part of the project development procedures. Construction will commence only upon confirmation by this committee of the availability of adequate public facilities and services to support the proposed PSD and with the issuance of a Certificate of Concurrency.
4. The conditions stipulated in the PSD application and imposed by this ordinance provide for strict regulation and maintenance of the project.
5. When development is according to the conditions stipulated in the PSD application and imposed by this ordinance, the proposed PSD will be consistent with the development of the property in the area and compatible with the desired future development of the area.
6. The applicant request that minor alterations to the site plan be permitted to accommodate jurisdictional permitting requirements with no increase in square footage to the overall project.

A mixture of land uses is encouraged by the establishment of the conceptual guidelines in the plan, which are intended to represent the mixed use goal toward which the mixed used areas will be

developed. Accordingly, the area comprises a mixture of both residential and commercial properties. It is noted the proposed use is consistent with the comprehensive plan and the emerging development trend of the area.

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AGREEMENT TO COMPLY

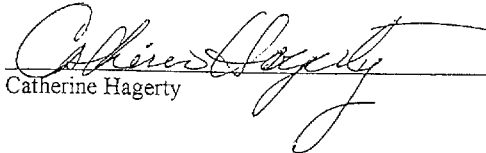
PROJECT: US 1 Office/Miniwarehouse Development by Catherine Hagerty

DATE: October 31, 1995

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STATEMENT:

I, Catherine Hagerty do hereby agree to proceed with the PSD in accordance with all written information, drawings, and exhibits attached hereto and with such commitments, conditions and safeguards as may be set forth by the Board of County Commissioners in such PSD Ordinance. In addition, I agree to bind all my successors in title to all written information, drawings, and exhibits attached hereto and any such commitments, conditions, and safeguards established by the Board of County Commissioners adopting this PSD.


Catherine Hagerty

11-1-95
Date

St. Johns County
Planning & Zoning Department
4020 Lewis Speedway
St. Augustine, Florida 32095
(904) 823-2470

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APPLICATION FOR ZONING HEARING PLANNING & ZONING DEPARTMENT

File No. R-PSD-95-031 Receipt No. 035205 95-015616 Date OCT 02 1995

1. Applicant Name: Catherine Hagerthy Telephone: 797-8617
Street Address: 686 Cira Court City: ST. AUGUSTINE
ST. JOHNS COUNTY FLORIDA
2. Owner of Property: Same Telephone: _____
Street Address: _____ City: _____
3. Legal Description of Property: Section 19, Township 8 South, Range 30 East
Size of Property: 0.629 AC.
4. Address of Property: US 1 South West side of US#1 - 2200' South of
Watson Road
5. Engineering Department Comments*: _____
6. Jurisdictional Wetlands Map: _____ Required _____ Not Required By: _____
7. Concurrency Determination**: Required (File No: _____) _____ Not Required
8. Current Zoning Classification: OR
9. Present Use of Property: MIXED USE UNDEVELOPED
10. Comprehensive Plan Designation: MIXED USE
11. Requested Change: PSD / to allow car restoration & mini-
warehouse facility
12. Reason Change is Requested: Required for Development by County in a Mixed Use Area
13. Statement of facts supporting requested change: See Sec. 3. of Proposed Ordinance

14. Attach the following to this application:
 - a. List of adjacent property owners within 300 feet showing name, address and brief form legal description from current tax rolls; Address one long envelope to each person on the list, no return address needed, but proper postage on each;
 - b. Proof of ownership (deed or certificate by lawyer or abstract company or title insurance company that verifies record owner as above);
 - c. If applicant is not the owner, a letter of authorization from the owner for applicant to represent the owner for all purposes related to this application.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of all owners or authorized person if proper letter of authorization is attached:

Printed or typed name(s): Walter Horvath

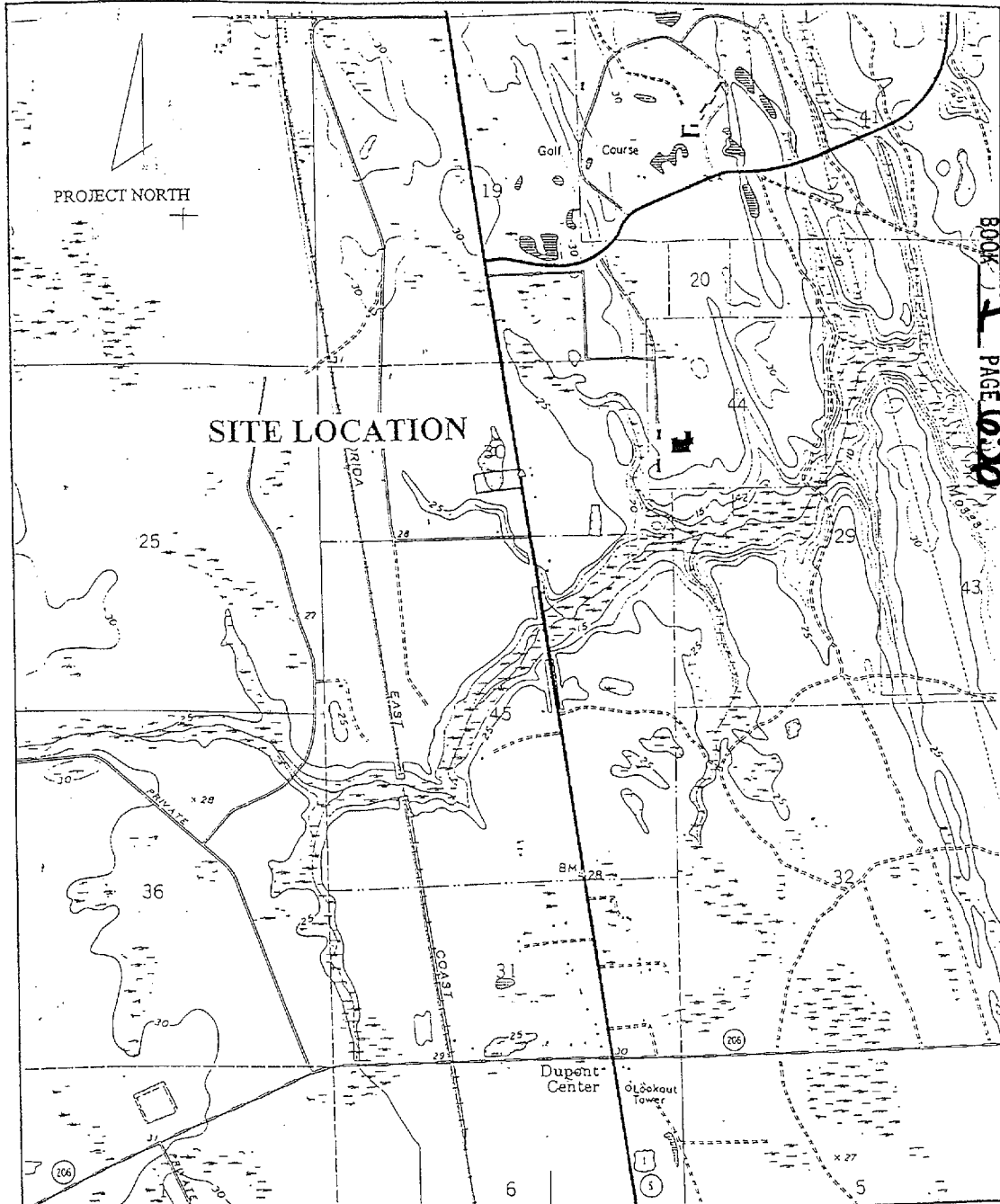
Signature(s): [Signature]

ADDRESS AND TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION: Name: Cleve E. Dryden Telephone: 904-739-3655

Mailing Address: 8101 Phillips Hwy, Suite One, Jacksonville, Fl. 32256-7457

* Engineering Department review is necessary before application is complete.

**If concurrency is required, request application form prior to filing this application; concurrency application must be deemed "complete" before this application is processed



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**LOCATION MAP
EXHIBIT C**

PK PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers 3111 N. 17th St., Suite 200, Jacksonville, FL 32211

SEND

OWNER'S AUTHORIZATION FOR AGENT

Prosser, Hallock & Kristoff, Inc. is hereby authorized to act on behalf of Catherine Hagerly (Walter Hovater) owner(s) of the property described in the foregoing application, and as described in attached deed or other proof of ownership, in applying to St. Johns County, Florida, for a concurrency determination and in making representations to St. Johns County related to the application. In authorizing the agent named above to represent me, or my company, I attest that the application is made in good faith and that any information contained herein is accurate and complete to the best of my knowledge and belief.

By: Catherine Hagerly (Signature of Agent)
Catherine Hagerly (Signature of Owner(s))

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Walter Hovater (Name as Signed Above)
686 Gira Court (Address)
St. Augustine, FL 32086
(904) 797-8617 (Telephone Number)

State of Florida
County of St. Johns

Signed and sworn to before me on the 18 day of Oct 1995
by Catherine Hagerly Walter Hovater

Identification Presented: Personally Known
Oath taken: Yes No

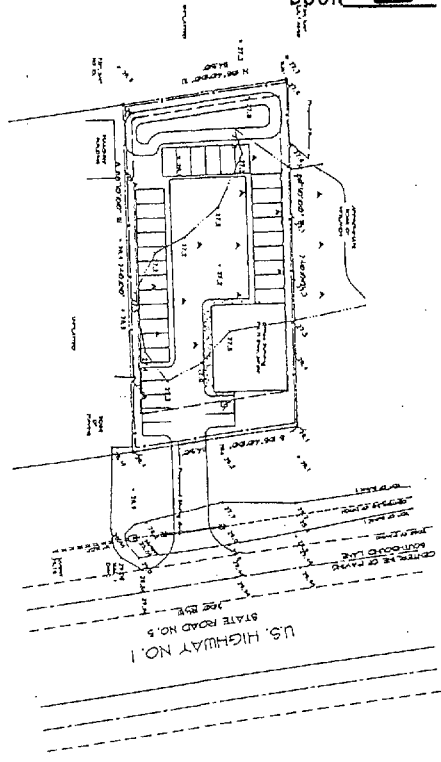
(Seal)

Notary Signature (Handwritten Signature)

My commission (Seal)
Notary Public, State of Florida
CHERRIE J. KIBB
My Comm. Exp. Aug. 14, 1996
Comm. No. CC-238274

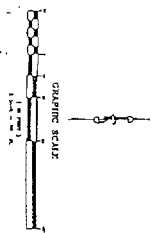
FORM 901
REVISED 5/93

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THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE APPROVAL OF THE PLANNING BOARD AND THE PLANNING COMMISSION. THE PLANNING BOARD AND THE PLANNING COMMISSION HAVE REVIEWED THIS PLAN AND HAVE FOUND IT TO BE IN ACCORDANCE WITH THE PLANNING AND ZONING ORDINANCES OF THE CITY OF JACKSONVILLE, FLORIDA. THE PLANNING BOARD AND THE PLANNING COMMISSION HAVE APPROVED THIS PLAN FOR THE CITY OF JACKSONVILLE, FLORIDA. THE CITY OF JACKSONVILLE, FLORIDA, HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLANNING AND ZONING ORDINANCES OF THE CITY OF JACKSONVILLE, FLORIDA. THE CITY OF JACKSONVILLE, FLORIDA, HAS APPROVED THIS PLAN FOR THE CITY OF JACKSONVILLE, FLORIDA.

WALTER NOVATIN SITE PLAN
 ST. JOHNS COUNTY, FL
 EXHIBIT C



THE CITY OF JACKSONVILLE, FLORIDA, HAS REVIEWED THIS PLAN AND HAS FOUND IT TO BE IN ACCORDANCE WITH THE PLANNING AND ZONING ORDINANCES OF THE CITY OF JACKSONVILLE, FLORIDA. THE CITY OF JACKSONVILLE, FLORIDA, HAS APPROVED THIS PLAN FOR THE CITY OF JACKSONVILLE, FLORIDA.

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APPROVED BY:	DATE:
DESIGNED BY:	DATE:
CHECKED BY:	DATE:
DATE:	DATE:

DESIGN: AutoCAD 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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 _____

Julia Meeks 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 Regular meeting on Feb. 13, 1996 @1:30

in the _____ Court, was published in said newspaper in the

issues of Jan. 10, 1996

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 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 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 this 10th day of Jan, 1996,

by Julia Meeks who is personally

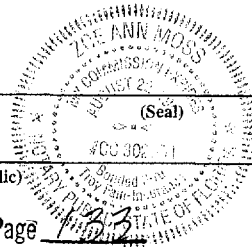
known to me or who has produced _____ personally known

(Type of Identification)

as identification.

Zoe Ann Moss
(Signature of Notary Public)

Zoe Ann Moss
(Print, Type or Stamp Commissioned Name of Notary Public)



Ordinance Book 17 Page 132

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 13TH DAY OF FEBRUARY 1996 AT 1:30 O'CLOCK PM, IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16A) 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 Catherine Hogerty owners of the following described land, zoning classification of OR, Open Rural on the following described lands:

Begin at the Northwest corner of Government Lot 5, Section 19, township 8 south, Range 30 East, run thence North 88 deg. 10 sec. East along the north line of said Government Lot 5 to the intersection of said North line with the Westerly right of way of U.S. Highway No. 1; thence South along said right of way line 900 feet to the Point of Beginning; thence continue southerly along said right of way line a distance of 114.90 feet; thence south 88 deg. 20 sec. West a distance of 240 feet; thence North 08 deg. 40 sec. West a distance of 114.90 feet; thence North 83 deg. 10 sec. East a distance of 240 feet to the point of beginning.

IS HEREBY CHANGED TO PSD, Planned Special Development, in accordance with documents filed in application R-PSD-95-031.

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" Merkel
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 needs the ser-