

ORDINANCE NUMBER 96-47

AN ORDINANCE OF THE COUNTY OF ST JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM PRESENT
ZONING CLASSIFICATION OF OR, OPEN RURAL,
TO PLANNED SPECIAL DEVELOPMENT
(PSD), PROVIDING FOR SPECIAL CONDITIONS,
PROVIDING FINDINGS OF FACT,
PROVIDING A SAVINGS CLAUSE, REQUIRING RECORDATION,
AND PROVIDING AN EFFECTIVE DATE

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

SECTION 1 That, as requested by Gregory M Hutchinson on behalf of the record title owner(s) Buddy Cooper, in the application with supporting documents for zoning change dated February 28, 1996 and as amended on June 25, 1996 (hereinafter the Hutchinson Business Park PSD application) the zoning classification of lands described on attached Exhibit A is hereby changed from OR, Open Rural, to Planned Special Development, PSD

SECTION 2 That development of the lands within this Planned Special Development shall proceed in accordance with the PSD application, dated February 28, 1996 and as amended on June 25, 1996 and other supporting documents which are a part of zoning file number R-PSD-96-012 and which are incorporated by reference into and made a part hereof this ordinance In the case of conflict between the application, the supporting documents, and the below described special provisions of this Ordinance, the below described provisions shall prevail

SECTION 3 Findings of Fact that the need and justification for approval of the Planned Special Development has been considered in accordance with Section 11-10-4 of the St Johns County Zoning Ordinance and Comprehensive Plan, whereby, it is found that

- a The proposed PSD does not adversely affect the orderly development of St Johns County as embodied in the St Johns County Zoning Ordinance and the St Johns County Comprehensive Plan or portion thereof adopted by the St Johns County Board of County Commissioners
- b The proposed PSD will not adversely affect the health, safety, and welfare of the residents or visitors in the area and will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood
- c The proposed PSD will accomplish the objectives, standards and criteria set forth in

Section 8A-4 of the St. Johns County Zoning Ordinance.

P. U. D. OFF. REC.
BOOK J PAGE 332

- d. The proposed PSD will be consistent with the development of property in the area and will be compatible with the desired development of the area.
- e. The lands described on attached Exhibit A are within the Mixed Use Corridor, MUC, as designated on the Future Land Use Map of St. Johns County Comprehensive Plan which allows a variety of mixed uses. This development proposes a commercial business park which does not conflict with any elements of the Plan.
- f. That at the public hearing of June 20, 1996 the St. Johns County Planning and Zoning Agency found the application to be consistent with the St. Johns County Comprehensive Plan and recommended approval of the PSD application by a unanimous vote .

SECTION 4.

- a) Except to the extent that they conflict with specific provisions of the approved development plan or PSD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance 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. Furthermore, no private land use covenant or restriction that may be incorporated into this Ordinance which is more strict than a particular Federal, State or County Statute, Ordinance, Regulation, Rule, or Resolution shall be enforced by the County under this ordinance except as is specifically provided for and described in this Ordinance or the incorporated PSD Ordinance.
- b) Unless the Board of County Commissioners demonstrates that compliance with the land 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 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 State Constitutions.

SECTION 5. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

Ordinance Book 18 Page 271

P. U. D. OFF. REC.
BOOK J PAGE 333

SECTION 6 This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St Johns County, Florida, in the Official Records of St Johns County, Florida, and indexed under the name of property owner listed in Section 1 hereof

SECTION 7 Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas filed in the office of Planning, by the Planning Director or his designee

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST JOHNS COUNTY, FLORIDA THIS 23 DAY OF July 1996

BOARD OF COUNTY COMMISSIONERS
OF ST JOHNS COUNTY, FLORIDA

BY *Donald Jordan*
Its Chair Donald Jordan

ATTEST CAREL BUD MARKEL, CLERK

BY *Patricia DeGrande*
Deputy Clerk

EFFECTIVE DATE 08/01/96

RANDELL E FISHER
REGISTERED LAND SURVEYOR

2733 PALENCIA STREET
VILANO BEACH
ST AUGUSTINE FLORIDA 32084

PHONE 904/824 3762

P. U. D. OFF. REC.
BOOK J PAGE 334

12/21/95

Description

Commence at the intersection of the East Right of Way of Sartillo Street, Navara Park Subdivision, as shown in Map Book 3, Page 143, Records of St. Johns County, Florida, with the North Right of Way of Lewis Speedway (County Road 16-A); thence run N80°43'30"E, along said North Right of Way, 129.60 feet to the POINT OF BEGINNING; thence continue to run N20°43'30"E, 105.75 feet to the West Right of Way of Avenue "D"; thence run N00°55'W along said Avenue "D", 274.32 feet; thence run S89°05'W, 100.24 feet; thence run S61°00'W, 30 feet; thence run S05°29'53"E, 276.45 feet to the POINT OF BEGINNING, containing .75 acres.

Ordinance Book 18 Page 273



P. U. D. OFF. REC.
BOOK J PAGE 335

HUTCHINSON BUSINESS PARK

PLANNED SPECIAL DEVELOPMENT APPLICATION

SUBMITTAL DATE:
February 28, 1996
REVISED June 25, 1996

SUBMITTED BY:
Gregory M Hutchinson
209 Palmetto Avenue
St Augustine, Florida 32095
(904) 825-0087

TABLE OF CONTENTS

SECTION I	- Introduction and Application
SECTION II	- Physical Site Characteristics
SECTION III	- Intended Plan of Development
SECTION IV	- Intended Schedule of Development
SECTION V	- Ownership and Maintenance
SECTION VI	- Summary and Conclusions

EXHIBITS

EXHIBIT A	- Application Form
EXHIBIT B	- Legal Description
EXHIBIT C	- Location Map
EXHIBIT D	- Authorizations for Rezoning
EXHIBIT E	- Proof of Ownership (Deed)
EXHIBIT F	- Agreement to Comply
EXHIBIT G	- Property Owners Within 300 Feet
EXHIBIT H	- Development Plan

SECTION I
INTRODUCTION AND APPLICATION

P. U. D. OFF. REC.
BOOK J PAGE 336

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

Gregory M Hutchinson
A-1 Bail Bonds
Address 209 Palmetto Avenue
St Augustine, Florida 32095

The property sought to be rezoned consists of 75 acres as described by the Legal Description - Exhibit B. It is situated in St Johns County on the northwest corner of D Avenue and Lewis Speedway (State Road 16 A). The property is located in a general business area. To the east of the property and across D Avenue is the St Johns County Jail. The St Johns County Jail is plainly visible from the property. On the other sides of the property are wooded areas, with sparse residential development to the north and west.

The location of the property is shown on the Location Map - Exhibit C. The name of the proposed Planned Special Development (PSD) will be "Hutchinson Business Park".

The subject property is owned by Buddie S. Cooper as shown by the Proof of Ownership - Exhibit E. Said property owner has authorized Gregory M. Hutchinson to act on his behalf as shown by the Authorization attached as Exhibit D. Adjacent property owners for notification purposes are included as Exhibit G.

The applicant hereby stipulates and agrees to proceed with the proposed development in accordance with the PSD Ordinance as adopted by the St Johns County Board of County Commissioners. The applicant also agrees to comply with all conditions and safeguards established by the St Johns County Planning and Zoning Agency and the St Johns County Board of County Commissioners regarding said PSD as outlined in the Agreement to Comply - Exhibit F and outlined below.

Except to the extent that they conflict with specific provisions of the approved development plan, PSD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St Johns County including, without limitation, 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 special exception shall be prohibited.

Particularly, no private land use covenant or restriction that may be incorporated into the PSD Ordinance which is more strict than a particular Federal, State, or County Statute, Ordinance, Regulation, Rule or Resolution shall be enforced by the County under the Ordinance except as is specifically provided for and described in the Ordinance or the incorporated PSD narrative

Unless the Board of County Commissioners demonstrates that compliance with the land 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 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 II
PHYSICAL SITE CHARACTERISTICS

The property is located on the northwest corner of the intersection of D Avenue and Lewis Speedway (State Road 16-A). The site is very flat with only one (1) foot of change in elevation over the entire site. The site elevation ranges 7.0 to 8.0 feet msl. The Soil Survey of St. Johns County Florida identifies one (1) soil type for the site: No. 24-Pellicer silty clay loam, other lesser soils which may comprise portions of the property are No. 27 - St. Augustine fine sand and No. 36-Riviera fine sand, frequently flooded. The urban land consists mainly of streets, sidewalks, parking lots, buildings, etc.

SECTION III
INTENDED PLAN OF DEVELOPMENT

The real property to be considered for rezoning consists of 75 acres located at the intersection of D Avenue and Lewis Speedway. The development will be known as Hutchinson Business Park. The property is currently zoned OR (open rural). This request is to rezone to Planned Special Development to allow for a modular office to be placed on the property. The development plan calls for a maximum of 720 square feet of building space, associated required parking spaces, and driveway as indicated on the Site Plan. The parking lot will be constructed to all applicable County regulations and standards using asphalt or concrete. Access to the site is from D Avenue. The applicant hereby requests that minor alteration to the site plan be allowed.

to accommodate permitting requirements

Permitted Uses and Restrictions

P. U. D. OFF. REC.
BOOK J PAGE 338

The development will be constructed in an orderly manner, and allow the following uses (as defined by the St Johns County Zoning Ordinance)

- 1 All types of professional and business offices,
- 2 Financial institutions (such as mortgage offices w/no drive thru), travel agencies, employment offices, bail bond offices, and similar establishments,
- 3 Miscellaneous uses such as express or parcel delivery office and telephone exchanges

No uses will be permitted that require the use or storage of toxic, hazardous or flammable chemicals without such permits as may be required from time to time by all state and federal agencies. St Johns County shall be furnished copies of all permits issued. In addition, the St Johns County Fire Service shall be furnished with copies of all Material Safety Data Sheets, for its use in fire prevention and safety related programs, if requested by the St Johns County Fire Department. All storage and use of flammable and combustible liquids shall comply with the latest National Fire Protection Association Publication 30, as adopted by St Johns County.

Any uses allowable within the previously listed categories shall not emit air pollutants so as to be subject to review by the State Department of Environmental protection (FDEP), shall not create fugitive emissions and shall not create noise levels which exceed the levels established for such uses by the St Johns County Noise Ordinance.

Site Development Constraints

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

- 1 Coverage The total ground area to be occupied by all buildings and structures shall not exceed thirty-five (35) percent. Total building ground area coverage shall not exceed 720 square feet. The total impervious surface will not exceed 75%.
- 2 Height Buildings shall not exceed thirty-five (35) feet in height.
- 3 Setbacks The building set backs shall be a minimum of twenty-five (25) feet from D Avenue to the wall of the building, a minimum of one hundred twenty-five (125) feet from Lewis Speedway.

to the wall of the building; a minimum of eighty (80) feet from the west property line to the wall of the building of which thirty (30) feet is measured from the edge of the creek; and a minimum of ninety (90) feet from the north property line to the wall of the building of which seventy (70) feet is measured from the edge of the creek.

4. Landscaping: All landscaping will comply with 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 Certificate of Occupancy from the County.

5. Fencing: If deemed necessary for security purposes, the applicant reserves the right to fence the retention area and/or the site. Any fencing will not exceed a maximum height of six and one-half (6 1/2) feet and shall be constructed to all applicable County regulations and zoning ordinances.

6. Parking: There will be a minimum of three (3) parking spaces and one (1) handicapped space provided as designated on the Site Plan attached as Exhibit H. Parking spaces will be a minimum of nine (9) feet wide by twenty (20) feet long.

7. Sidewalks: Limerock sidewalks will be provided between the parking lot and the modular buildings.

8. Access: One (1) entrance/exit driveway shall be allowed from D Avenue as shown on the Site Plan.

9. Signage: Sign size and construction will conform to all St. Johns County Sign Ordinance requirements as listed:

a) One (1) lighted identification sign will be allowed along the southeast boundary of the site as indicated on the Site Plan attached as Exhibit H. The maximum height of the sign shall be twenty-five (25) feet and the maximum size will be sixty-four (64) square feet, printed on each side. The sign will identify the name of the business or businesses. The sign will be placed in the general location indicated on the development plan, and will be no less than five (5) feet from any property line and shall not obstruct visibility. Lighted window signs will be allowed in the interior of the premises.

b) Various location and directional signs shall be allowed on site to direct traffic and indicate the locations of various activities. Any such sign will be a maximum of two (2) square feet in size.

10. Potable water: Water service will be provided by the City of St. Augustine (the property is within their service district). All connections will be in accordance with all

P. U. D. OFF. REC.
BOOK J PAGE 340

applicable standards and all fire protection requirements will be met

11 Sanitary sewer The property is located within the City of St Augustine Franchise Service District and such sewer service will be provided by the City of St Augustine

12 Stormwater/Drainage The drainage structures and facilities will be designed and constructed in compliance with the St Johns County Paving and Drainage Ordinance 86-4, with revisions and with the approval of the St Johns County Public Works department All necessary permit applications and construction plans will be filed at the time that a building permit is applied for

13 Other Utilities All electrical and telephone lines will be installed underground on the site Electricity will be provided by Florida Power and Light Company

14 Solid Waste Solid waste will be handled by the licensed franchisee in the area

15 Buffers A twenty-five (25) foot natural vegetative buffer will remain between the building and the wetlands located on the west property line

16 Building Paint The building will be painted in neutral, pastel, or earth tones

SECTION IV SCHEDULE OF DEVELOPMENT

The HUTCHINSON BUSINESS PARK PSD is to be permitted and constructed in one (1) phase and will consist of the modular unit and all other structures and improvements The Planned Special Development will be commenced by issuance of a building permit for the modular building within one (1) year after approval of this Ordinance rezoning to PSD The Planned Special Development will be completed and a certificate of occupancy issued within nine (9) months after issuance of the building permit for the modular building

SECTION V OWNERSHIP AND MAINTENANCE

The HUTCHINSON BUSINESS PARK PSD will be owned and operated by the applicant The applicant, his successors and/or assigns shall be responsible for all improvements made to the site and shall maintain the property in a clean and orderly manner in accordance with all provisions of this Planned Special Development and conditions included with the adopting ordinance All facilities will remain privately owned and will NOT be dedicated to St Johns County

SECTION VI
SUMMARY AND CONCLUSION

P. U. D. OFF. REC.
BOOK J PAGE 341

The property is located within the Mixed Use District of the St Johns County Comprehensive Plan, which allows the types of uses included in this application. This general area is emerging with a variety of commercial and business uses and the applicant feels that the types of uses included in this application is compatible with the surrounding zoning and is consistent with the St Johns County Comprehensive Plan, as well as the overall development trend for the area. The applicant believes that the proposed Planned Special Development will be of benefit to the future occupants of the project and to the residents of St Johns County, in that the PSD will allow the County to control the development of a significantly located tract of land in a rapidly expanding area and will be able to exert control over the appearance and maintenance of the property.

Justification for approval of this Planned Special Development, when developed in accordance with the conditions stipulated within the application and imposed by this Ordinance, includes the following:

1. The project will not adversely affect the orderly development of St Johns County as embodied in the St Johns County Zoning Ordinance and the St Johns County Comprehensive Plan 1990-2005.

2. The project will not adversely affect the health, safety, and welfare of the residents or visitors in the area and will not be detrimental to the natural environment or to the development of adjacent properties or the general neighborhood.

3. The project will accomplish the objectives, standards, and criteria set forth in Section 8A-4 of the St Johns County Zoning Ordinance.

4. The project will conform to the requirements of the St Johns County Concurrency Review Committee in accordance with the procedures set forth in Section 7 of the Concurrency Management Ordinance of St Johns County, Florida. Construction will commence only upon confirmation by this committee and the availability of adequate public facilities and services to support the proposed PSD and issuance of a Certificate of Occupancy.

5. The conditions stipulated in the PSD Application and imposed by this Ordinance provide for strict regulation and maintenance of the project.

6. When developed in accordance with 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 will be compatible with the desired future development of the area

7 The land described by the attached Exhibit A - Legal Description, are within the Mixed Use Corridor as designated on the Future Land Use Map of the St Johns County Comprehensive Plan and so described within the text to

"Provide for large concentrated areas of commercial, office, manufacturing, high density residential recreation, and cultural facilities at a scale which is capable of serving large segments of the County and the region Mixed Use Areas reflect established or emerging development areas along major roadway corridors "

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 Use Areas will develop Accordingly, as previously mentioned, this area along Lewis Speedway is "filling in" with commercial, governmental, and business uses, which are very much the same as the development request and because the property is within the Mixed Use District, the proposed rezoning is consistent with the Comprehensive Plan as well as, the emerging development trend of the area

Therefore, this Planned Special Development request meets all of the above listed St Johns County requirements, including the Comprehensive Plan requirements, does not conflict with any of the elements of the Plan, and is consistent with the Plan

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

P. U. D. OFF. REC.
BOOK J PAGE 343



APPLICATION FOR ZONING HEARING

File No. _____ Receipt No. _____ Date _____

1. Applicant Name: Gregory M Hutchinson Telephone: 825 6087/825 4131
Street Address: 209 Palmetto Ave City: St Augustine FL 3208
2. Owner of Property: Public Corp Telephone: _____
Street Address: 4401 R cart. Ho St City: St Augustine FL 3208
3. Legal Description of Property: see Attached Exhibit B
Size of Property: _____
4. Address of Property: 4401 Avenue D
5. Engineering Department Comments*: _____
6. Jurisdictional Wetlands Map: _____ Required _____ Not Required By: _____
7. Concurrence Determination**: _____ Required (File No: _____) _____ Not Required
8. Current Zoning Classification: OR (Open Rural)
9. Present Use of Property: Vacant
10. Comprehensive Plan Designation: Mixed Use District
11. Requested Change: Planned Unit Development
12. Reason Change is Requested: To allow for modular office
13. Statement of facts supporting requested change: Please see PSD Application Section VI

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): Gregory M. Hutchinson

Signature(s): _____

ADDRESS AND TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION: Name: Gregory M. Hutchinson Telephone: 825-0087

Mailing Address: 209 Palmetto Avenue, St. Augustine, Florida 32095

* Engineering Department review is necessary before a
** If concurrence is required, request application form prior to this application is processed

EXHIBIT

Ordinance Book 18 Page 282
Concurrence application must be deemed "complete" before

A

RANDELL E FISHER
REGISTERED LAND SURVEYOR

2733 PALENCIA STREET
VILANO BEACH
ST AUGUSTINE FLORIDA 32084

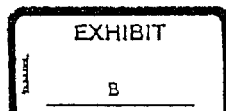
P. U. D. OFF. REC. PHONE 804/824 3762
BOOK 5 PAGE 344

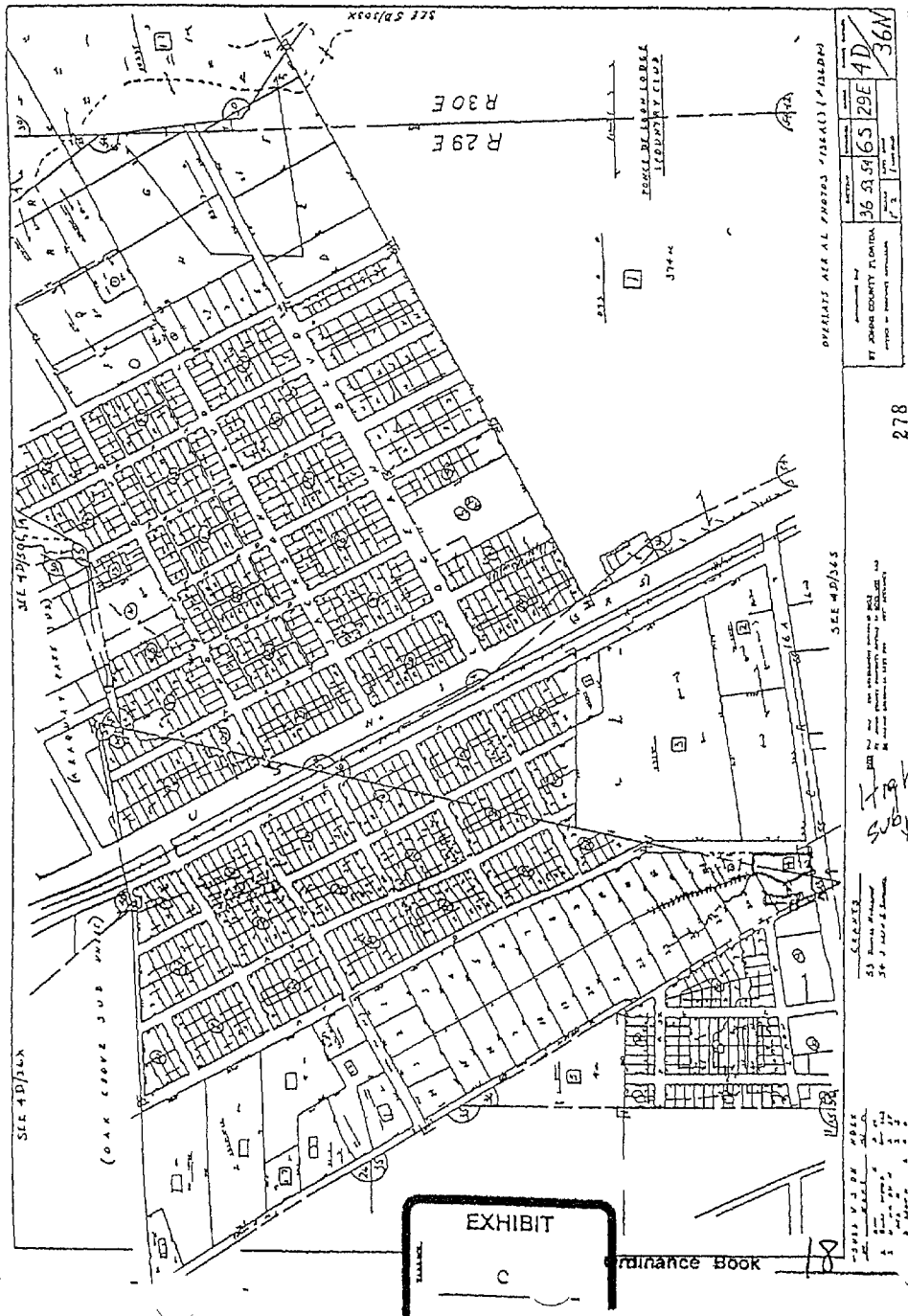
12/21/95

Description

Commence at the intersection of the East Right of Way of Sartillo Street, Navara Park Subdivision, as shown in Map Book 3, Page 143, Records of St. Johns County, Florida, with the North Right of Way of Lewis Speedway (County Road 16-A); thence run N80°43'30"E, along said North Right of Way, 129.60 feet to the POINT OF BEGINNING; thence continue to run N80°43'30"E, 105.75 feet to the West Right of Way of Avenue "D"; thence run N00°55'W along said Avenue "D", 274.32 feet; thence run S89°05'W, 100.24 feet; thence run S61°00'W, 30 feet; thence run S05°29'53"E, 276.45 feet to the POINT OF BEGINNING, containing .75 acres.

Ordinance Book 18 Page 283





278

Highlight subject property

SEE 4D/368

EXHIBIT
 C

Ordinance Book 18

284

OWNER'S AUTHORIZATION
FOR AGENT **P. U. D.** OFF. REC.
BOOK **J** PAGE **346**

Greg Hutchings - CN is hereby authorized to act on behalf of
Buddie S. Cooper 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 Zoning Hearing Rezoning Variance
 Exception Other

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 knowl-
edge and belief

By Buddie S. Cooper
Signature of Owner(s)

Signature of Owner(s)

Buddie S. Cooper
Print Name(s) as Signed Above

444 B Sart Hill
Address

St. Augustine, FL 32085

904-527-5073
Telephone Number

State of Fla. 1st

County of St Johns

Signed and sworn to before me on the 25th day of January, 1990,
by _____

Identification Presented FLDL-110-077-37-362

Oath taken Yes No

Ordinance Book 18 Page 285

(Seal)

Bruce Stange
Notary Signature

My commission expires _____

EXHIBIT

D

St. Augustine, FL 32095

The instrument filed by:
Buddie S. Cooper
4400-B Sartillo Road
St. Augustine, FL 32095
Property Appraiser's Parcel Identification # (see number 101)
County (S.S. #):

P. U. D. OFF. REC.
BOOK J PAGE 347

111-30

THIS QUIT CLAIM DEED, Executed the 5th day of September, 1994, by
GEORGE BLAIR COOPER, conveying his separate non-homestead property
first party, to BUDDIE S. COOPER, Grantor's father,
whose post office address is 4400-B Sartillo Road, St. Augustine, FL 32095
second party.

Witnesseth, That the first party, for and in consideration of the sum of ~~1000.00~~ LOVE AND AFFECTION, in
hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-
claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to
the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns
State of Florida

As described in Exhibit "A" attached hereto and made a
part hereof.
Recorded in Public Records St. Johns County, FL
Clerk # 94033023 O.R. 1076 PG 400 U3:34PM 10-05-94
Recording \$.00 Surcharge 1.50

To Have and to Hold, The same together with all and singular the appurtenances thereto belonging or in
anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party,
either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above
written.

Signed, sealed and delivered in the presence of:

Buddie S. Cooper
Witness Signature (to be first Co-Signer)

Murphy M. Cooper
Witness Signature

Kenn S. Porter
Witness Signature (to be first Co-Signer)

KENN S. PORTER
Witness Name

Witness Signature (to be Co-Signer, if any)

Witness Name

Witness Signature (to be Co-Signer, if any)

Witness Name

George Blair Cooper
Signature

George Blair Cooper
Printed Name

Witness Signature

Witness Name

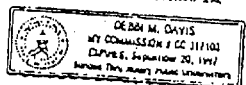
Witness Signature (if any)

Witness Name

STATE OF FLORIDA
COUNTY OF ST. JOHNS
GEORGE BLAIR COOPER

I hereby Certify that on this day, before me, an officer duly authorized
to administer oaths and take acknowledgments, personally appeared

known to me to be the person George Blair Cooper described in and who executed the foregoing instrument, who acknowledged before me that HE
executed the same, and an oath was and taken. (Check one) Said person(s) state personally known to me, Said person(s) provided the following
type of identification:



Witness my hand and official seal in the County and State last aforesaid this
day of September, A.D. 1994

EXHIBIT
E

Ordinance Book 18 286

D. R. 1876 PG 0461

P. U. D. OFF. REC.

BOOK J PAGE 348

A 1.75 acre tract of land in the Daniel Hubbert Grant, Section 53 and in Government Lot 2, Section 36, Township 6 South, Range 29 East, St. Johns County, Florida, and being a part of the land deeded to Buddie S. Cooper and Fran Murphy by William H. Manucy, said 1.75 acre tract of land being more fully described as follows: Commence at the intersection of the South right-of-way line of Fourth Street and the East right-of-way line of Avenue "D" as shown on Usina and Kuhn Subdivision, recorded in Map Book 3, page 35 of the public records of St. Johns County, Florida; thence S 29 deg. 00 min. E 8.0 feet along the East right-of-way line of Avenue "D"; thence S 61 deg. 00 min. W 66.0 feet; thence S 29 deg. 00 min. E 1,690.66 feet along the West right-of-way line of an existing county road; thence S 0 deg. 55 min. E 549.24 feet along the West right-of-way line of an existing county road to the Point of Beginning; thence continue S 0 deg. 55 min. E 274.32 feet to a point on the North right-of-way line of State Road No. S-16A; thence S 80 deg. 43 min. 30 sec. W 235.35 feet along the North right-of-way line of State Road No. S-16A to a point on the East right-of-way line of Sartillo Street; thence N 32 deg. 31 min. 30 sec. W 210.19 feet along the East right-of-way line of Sartillo Street; thence N 61 deg. 00 min. E 275.15 feet; thence N 89 deg. 05 min. E 100.24 feet to the Point of Beginning; said 1.75 acre tract of land designated as Tract No. 26A on unrecorded map of Blairwood Subdivision as prepared by Emmett William Pacetti, Florida Registered Land Surveyor, said map dated November 1973 and revised 20 March 1974.

Subject to a 30 foot wide easement for drainage and utility purposes over and across the above described property, the centerline of the North end of said easement being the Southeast corner of Tract No. 26 of said unrecorded Blairwood Subdivision and the centerline of the South end of said easement being the centerline of the drainage culverts going under State Road S-16A.

Exhibit "A"


P. U. D. OFF. REC.
BOOK J PAGE 349

EXHIBIT E

AGREEMENT TO COMPLY

RE A-1 BAIL BONDS PSD APPLICATION

I, the undersigned, do hereby agree to proceed with the Planned Special Development in accordance with all written information, drawings and exhibits attached hereto and with such conditions and safeguards as may be set forth by the Board of County Commissioners of St. Johns County Florida, in such Ordinance. In addition, I agree to bind all my successors in title to any of the commitments made in this Application or the Ordinance adopting this Planned Special Development


Gregory M. Hutchinson

7-27-76
Date

EXHIBIT
Ordinance: Book 18 Page 288

LIST OF ADJACENT PROPERTY OWNERS WITHIN 300'

Guilford Oliver Lee Etal
3830 Lewis Speedway
St. Augustine Fl, Fl 32092

Johnson fredenck C & Maulda
4487 Avenue D
St. Augustine, Fl 32095-9809

Davis A.D Construction Co Inc
P O Box 3380
St Augustine, Fl 32085-3380

Veitinger Charles W & Debra A
4430 Sarnillo Road
St Augustine, Fl 32095

Meeks Richard H & Munel
4455 Avenue D
St Augustine, Fl 32095

Vojak James D
7049 A1A South
St Augustine, Fl 32086

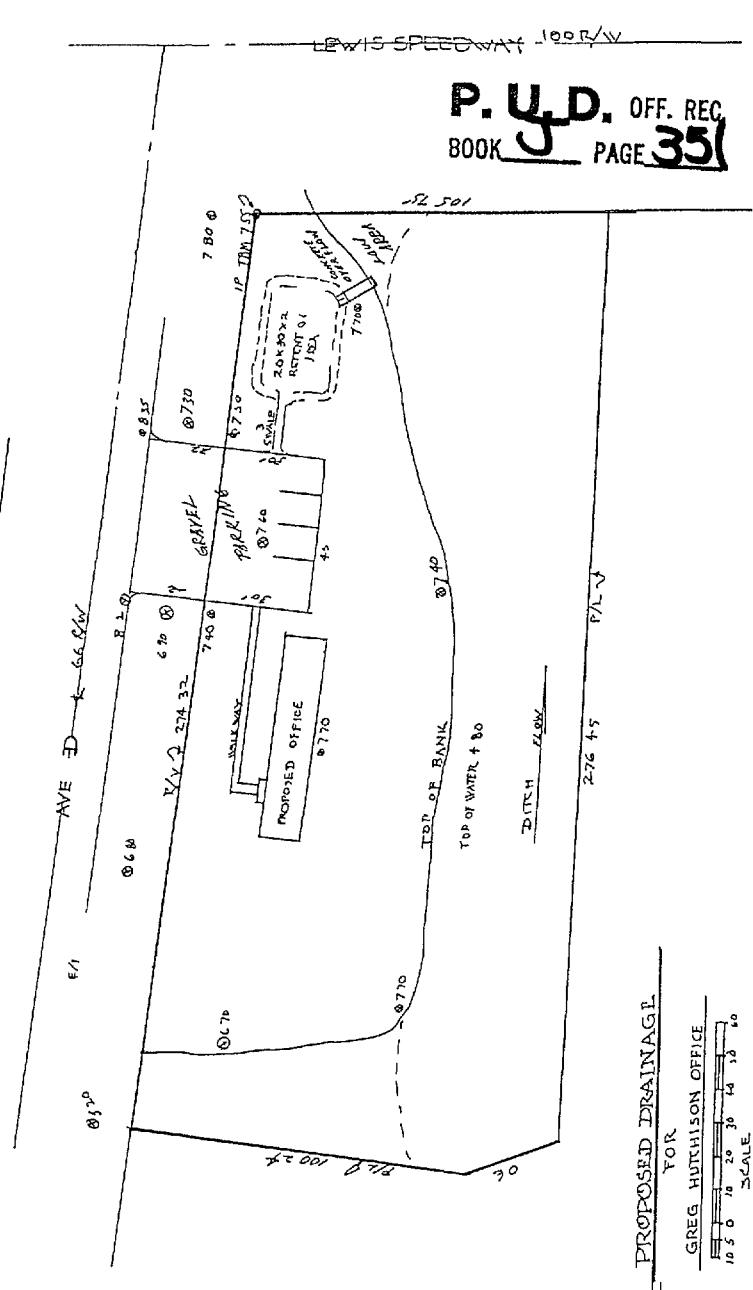
Gatchell Edward A & Debra C
4435 Sarnillo rd
St Augustine, Fl 32095

St Johns County
Administration & Jail
P O Drawer 349
St Augustine, Fl 32085-0349

May Aubrey N & Molly Ann
3950 Joe Aston Road
St Augustine, Fl 32095

Guilford Oliver L
3830 Lewis speedway
St Augustine, Fl 32095

P. U. D. OFF REC.
BOOK J PAGE 350



P. U. D. OFF. REC.
 BOOK 9 PAGE 351

PROPOSED DRAINAGE
 FOR
 GREG HUTCHISON OFFICE
 10 5 0 10 20 30 40 50
 SCALE

EXHIBIT
 SHEET 1 OF 1

EXHIBIT
 H

Finance Book 18 Page 290

Drd 96-47^Z

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 _____

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 Proposed Rezoning

in the matter of July 23, 1996 @ 1:30pm - consider passage of ordinance

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

issues of June 29, 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 1st day of July, 1996,

by Julia Meeks who is personally

known to me or who has produced _____ personally known _____ as
(Type of Identification)
identification.

Zoe Ann Moss
(Signature of Notary Public) (Seal)

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

NOTICE OF PROPOSED REZONING
NOTICE is hereby given that the Board of County Commissioners of St. Johns County, Florida of its regular meeting on the 23rd day of July 1996 at 1:30 PM 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 OR Open Rural to PSD Planned Special Development
BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY FLORIDA
SECTION 1 Pursuant to the application of Gregory M. Hutchinson on behalf of Budd & Cooper owners of the following described land zoning classification of OR Open Rural on the following described lands
Commence of the intersection of the East Right of Way of Sorlillo Street Navara Park Subdivision as shown in Map Book 3 Page 143 Records of St. Johns County Florida with the North Right of Way of Lewis Speedway (County Road 16-A) thence run N80°43'30" E along said North Right of Way 129.60 feet to the POINT OF BEGINNING thence continue to run N80°43'30" E 103.75 feet the West Right of Way of Avenue D thence run N00°55' W along said Avenue D 274.32 feet thence run S89°05' W 100.24 feet thence run S51°00' W 30 feet thence run S05°29'53" E 276.45 feet to the POINT OF BEGINNING containing .15 acres
IS HEREBY CHANGED TO PSD Planned Special Development a development of business park according to documents in file number R PSD 96-012
SECTION 2 Nothing herein contained shall be deemed to impose conditions limitations or requirements not applicable to 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 The 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 some has been filed
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY FLORIDA
By Carl Bud Markel
Its Clerk
If a person desires 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 proceeding is made which record includes the testimony and evidence upon which the appeal is to be based
Interested parties may appear at the meeting and be heard with respect to the

Notice to persons needing special accommodations and to all hearing impaired persons in accordance with the Americans with Disabilities Act, persons needing special accommodation or an interpreter to participate in this proceeding should contact David Holstead ADA Coordinator at (904) 822-2500 or at the County Administration Building 4020 Lewis Speedway St. Augustine, FL 32095 not later than 5 days prior to the date of this meeting. This matter is subject to court imposed quasi judicial rules of procedures. Interested parties should limit contact with the County Commissioners and Planning and Zoning Agency members on this topic except with compliance with Resolution 95 126 to properly noticed public hearings or to written communication care of St. Johns County Planning Department, P.O. Drawer 349 St. Augustine, Florida 32095. L488 June 29 1996