

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, MODIFYING MASTER DEVELOPMENT PLAN SCHEDULE OF DEVELOPMENT, INCORPORATED INTO ORDINANCE NO: 94-34 AN ORDINANCE REZONING CERTAIN LANDS DESCRIBED THEREIN TO PLANNED SPECIAL DEVELOPMENT; MAKING FINDINGS OF FACT; REQUIRING RECORDATION; PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That as requested by KPJ, Inc. on behalf of the record title owners, Treasure Properties, Inc., in its application with supporting documents for zoning hearing dated January 16, 1997, concerning lands described on attached Exhibit "A", the legal description, attached hereto, (hereinafter the "PSD Modification"), the Master Development Plan and Schedule of Development incorporated into Ordinance Number :94-34 is hereby modified as set forth in the attached exhibits hereto as :

- Exhibit A- Legal Description
- Exhibit B - Proposed Modification to Additional Information and Materials
- Exhibit C- Revised Site Plan
- Exhibit D - FDOT Driveway permit

SECTION 2. That development of lands within the PSD shall proceed in accordance with Ordinance Number :94-34, including the Application for Zoning Hearing, (The PSD Modification) dated January 16, 1997, attached hereto and made a part hereof.

SECTION 3. That the need and justification for modification of the PSD has been considered in accordance with Section 11-10-4 of the St. Johns County Zoning Ordinance and the St. Johns County Comprehensive Plan, whereby:

- a. The PSD, as modified, does not adversely affect the orderly development of St. Johns County as embodied in the Zoning Ordinance and in the Comprehensive Plan or portion thereof adopted by the St. Johns County Board of County Commissioners
- b. The PSD, as modified, will not adversely affect the health, 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 PSD, as modified, will accomplish the objectives and will meet the standards and criteria of Section 8A-4 of the Zoning Ordinance;
- d. The PSD, as modified, is consistent with the development trends of the surrounding area and with the goals, policies and objectives of the Comprehensive Plan; and,
- e. At the public hearing on March 6, 1997, the Planning and Zoning Agency recommended approval by unanimous vote.

SECTION 4. That all other provisions of Ordinance Number : 94-34, as amended, not in conflict

with the provisions of this ordinance shall remain in full force and effect.

SECTION 5. 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

SECTION 6. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 7. 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 the property owner listed in Section 1 hereof.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY THIS 25 DAY OF March 1997.



BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

by: [Signature]  
Its Chair

Attest: Cheryl Strickland

By: [Signature]  
Deputy Clerk

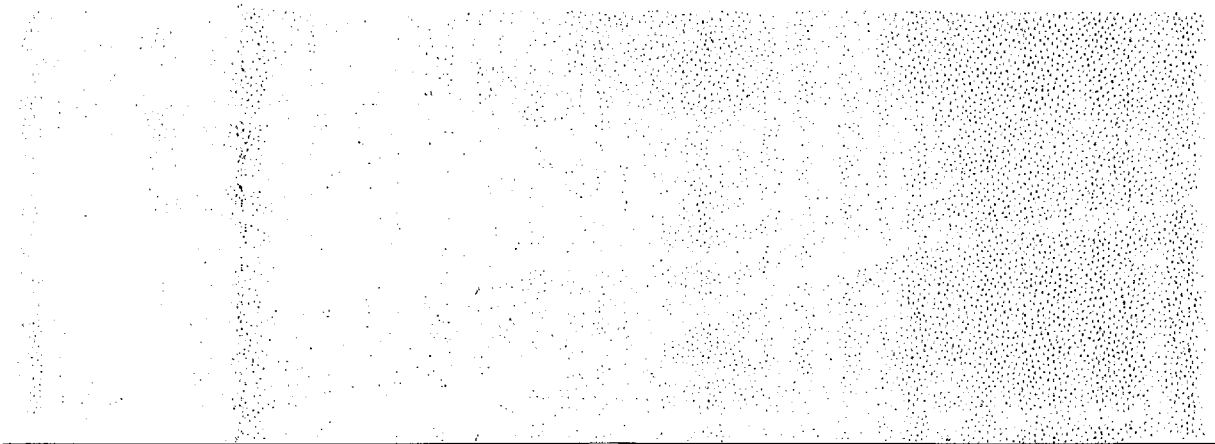
Effective: April 3, 1997

Attachment A

Legal Description

P. U. D. OFF. REC.  
BOOK K PAGE 394

Ordinance Book 19 Page 315



A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT I-95 STATION 8284+42.34 ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95 (ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 78080-2405); THENCE NORTH 53 DEGREES 29 MINUTES 40 SECONDS WEST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, 502.28 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 38 DEGREES 29 MINUTES 40 SECONDS WEST AND CONTINUING ALONG LAST SAID LINE, 194.87 FEET TO A POINT SITUATE IN THE WESTERLY BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 568, PAGE 119, OF SAID PUBLIC RECORDS; THENCE SOUTH 17 DEGREES 23 MINUTES 19 SECONDS WEST, ALONG LAST SAID LINE, 147.93 FEET; THENCE SOUTH 42 DEGREES 33 MINUTES 45 SECONDS EAST AND CONTINUING ALONG THE WESTERLY BOUNDARY OF SAID LAST MENTIONED LANDS, 266.98 FEET; THENCE SOUTH 18 DEGREES 32 MINUTES 20 SECONDS WEST, ALONG SAID LAST MENTIONED LINE, 666.30 FEET TO A POINT SITUATE IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 AND/OR MILL CREEK ROAD (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 36 DEGREES 16 MINUTES 19 SECONDS EAST, ALONG LAST SAID LINE, 2062.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 36 DEGREES 16 MINUTES 19 SECONDS EAST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, 331.17 FEET TO A POINT SITUATE IN THE WESTERLY LINE OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 231, PAGE 678, OF SAID PUBLIC RECORDS; THENCE NORTH 53 DEGREES 22 MINUTES 18 SECONDS EAST, ALONG LAST SAID LINE, 300.00 FEET; THENCE NORTH 36 DEGREES 16 MINUTES 19 SECONDS WEST AND CONTINUING ALONG SAID LAST MENTIONED LINE AND ITS NORTHWESTERLY PROLONGATION THEREOF, 331.17 FEET; THENCE SOUTH 53 DEGREES 22 MINUTES 18 SECONDS WEST, 300.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.2807 ACRES, MORE OR LESS.

Modification to Revised  
Additional Information and Materials Required By  
Article 8-A Planned Special Development

January 15, 1997  
January 28, 1997

P. U. D. OFF. REC.  
BOOK K PAGE 396

Section 3. (b) shall be modified to reflect an increase in square footage of the second restaurant, retail or service activity as follows:

Phase II shall consist of a second restaurant to be located on Parcel B, a 1.25 acre parcel located north and contiguous to Parcel A. The proposed restaurant development on Parcel B will contain up to 5,700 square feet of floor area, and be capable of seating up to 224 persons. ~~A drive-in window will not be provided.~~

Section 6., Ingress and Egress, shall be modified to reflect the change in driveway location on S.R. 16. The change also removes the stipulation for a twenty-four foot wide common driveway located over the rear portion of Phases I and II.

Primary ingress and egress to Phase I shall be provided by two (2) entrances/exits off of the entrance road to the St. Augustine Outlet Center. The entrances/exits into Phase I shall be set back a minimum of forty feet (40') from the right-of-way of State Road 16. Primary ingress and egress to Phase II shall be provided by an entrance/exit off of State Road 16. All of the above are located on the site plan.

Section 9. Commencement and Completion of Development, shall be modified to reflect the projected date of commencement and completion of Phase II development.

Development of the Wendy's restaurant shall be commenced and completed prior to June 1, 1995. Development of the restaurant on Phase II shall be commenced and completed prior to two years from the approval date of the major modification to PSD Ordinance 94-34, December 31, 1997. For the purposes of this paragraph, development of each phase shall commence upon the issuance of any permits required by any state agency and a clearance sheet by St. John's County for the particular phase. Completion of each phase shall occur upon the issuance of a temporary or final certificate of occupancy for each phase.

Section 12. Parking and Loading Spaces, shall be modified to include phase two parking capacity and reference ADA standards for handicapped spaces.

The applicant has provided sufficient parking and loading spaces within Phases I and II to meet the requirements of Section 9-3, St. Johns County Zoning Ordinance. The total number of parking spaces is noted on the site plan. Sufficient parking is available within each of the two (2) phases to satisfy the requirements for the particular phase. All parking spaces will be sized to meet applicable County standards. Handicapped spaces will adhere to ADA

standards. The required parking for the restaurant in Phase I will be based on 88 seats. The required parking for Phase II will adhere to the parking requirements set forth in St. John's County Zoning Ordinance, Section 9-3. will be based on 224 seat and 15 employees.

Section 13. Setbacks, shall be modified to reflect the current setbacks for Phase II.

The setbacks for the building and structures to be developed in Phases I and II are:

<u>Phase I</u>	<u>Phase II</u>
Front - 40'	Front - 30'
Side - 53'	Side - 10'
Rear - 180'	Rear - 10'

P. U. D. OFF. REC.  
BOOK K PAGE 397

These are minimum setbacks which may be increased but not decreased, at the option of the applicants.

No other changes are being proposed with this modification.

Ordinance Book 19 Page 318

Exhibit C  
Site Plan

P. U. D. OFF. REC.  
BOOK K PAGE 398

Ordinance Book 19 Page 319

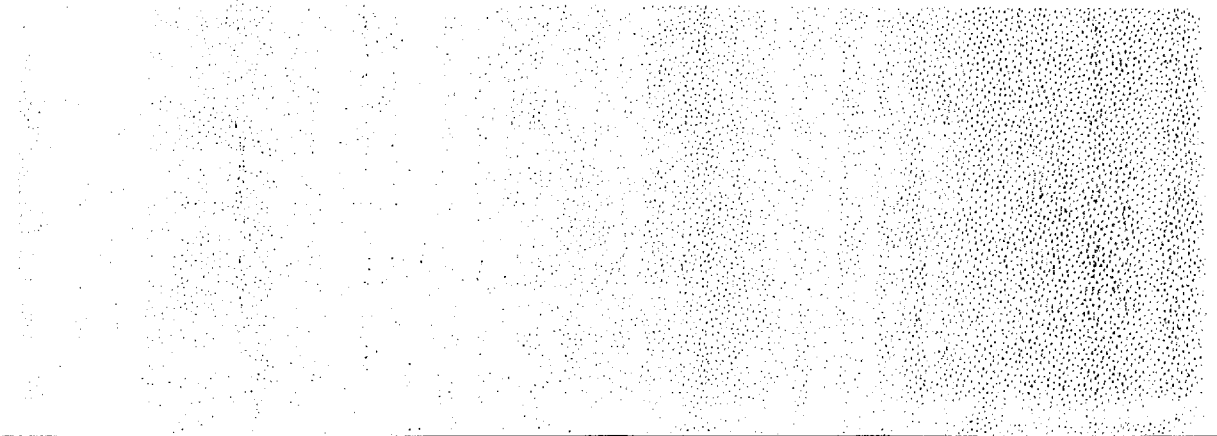






Exhibit D  
FDOT Driveway Permit

P. U. D. OFF. REC.  
BOOK K PAGE 400

Ordinance Book 19 Page 321

August 9, 1996

P. U. D. OFF. REC.  
BOOK K PAGE 401

Mr. Thomas Dayle  
Florida Department of Transportation  
District 2  
1901 South Marion  
Lake City, FL 32056-1089

VIA: Federal Express

Re: Treasure Properties, Inc.  
Driveway Connection Permit  
State Road 16  
St. Augustine, Florida

Dear Mr. Dayle:

I have enclosed four signed original Driveway/Connection Applications for the above referenced site, along with a check in the amount of \$1,000.

Based on my recent conversation with Ms. Ellen Chadwell of Beck & Barrios, P.A., I understand that the submission of the application and application fee will result in the issuance of a Notice of Intent to Permit from the Department.

Please call me if you have any questions or need additional information. Thank you.

Sincerely,

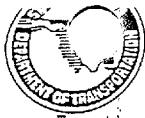
*Bob Yankanich*

Robert Yankanich  
Vice President

cc: John Beck  
Ellen Chadwell

Ordinance Book 19 Page 322

15/2



P. U. D. OFF. REC.  
BOOK K PAGE 402

OFFICE USE ONLY	
Application Number: _____	Accepted By: _____ <small>FOOT STAFF (TYPE OR PRINT)</small>
Category: _____	Date: _____

APPLICANT COMPLETE REMAINDER OF FORM

PART 1: APPLICANT INFORMATION (Please type or print)

APPLICANT: <u>Treasure Properties, Inc.</u> Mailing Address: <u>13037 Gulf Boulevard</u> City, State, Zip: <u>Madeira Beach, FL 33708</u> Telephone: <u>(813) 399-8522</u>	CONSULTING FIRM/PROJECT MANAGER: <u>Lincks &amp; Associates, Inc.</u> <u>Ted F. Lincks, P.E.</u> Mailing Address: <u>5023 West Laurel Street</u> City State, Zip: <u>Tampa, FL 33607</u> Telephone: <u>(813) 289-0039</u> FAX, Mobile Phone, etc.: <u>(813) 287-0674</u> <small>CIRCLE ONE</small>
PROPERTY OWNER: <u>Treasure Properties, Inc</u> Responsible Corporate Officer: <u>Robert Yankanich</u> Mailing Address: <u>13037 Gulf Boulevard</u> City, State, Zip: <u>Madeira Beach, FL 33708</u> Telephone: <u>(813) 399-8522</u> FAX, Mobile Phone, etc.: <u>(813) 392-3860</u> <small>CIRCLE ONE</small>	

ARE YOU AN AUTHORIZED REPRESENTATIVE?

If the property owner desires to have a representative sign and handle the application, the owner must provide a notarized letter of authorization attached with the application. (SEE PART 2 OF THIS FORM BELOW)

PART 2: APPLICANTS AUTHORIZATION OF REPRESENTATIVE

Authorized Representative:

(NOTE: All correspondence will be made through the representative. A notarized letter of authorization must be attached if you use an authorized representative.)

Name: John Beck, Esquire

Company: Beck & Barrios, P.A.

Address: 1026 East Park Avenue, Tallahassee, FL 32301

APPLICANT (Continued)

IF YOU EXPECT 600 TRIPS PER DAY OR LESS FROM YOUR SITE, COMPLETE THIS SECTION BELOW:

PART 3: DESCRIPTION OF PROPOSED USE

CATEGORY A

- Single Family Home
- Duplex
- Other use less than 21 vehicles per day USE: \_\_\_\_\_

P. U. D. OFF. REC.  
BOOK K PAGE 403

CATEGORY B

Not to exceed 600 trips/day

- Dwelling units (between 3 and 60)
- Office/Commercial/Institutional in a small structure (enter type and gross square feet below).

TYPE OF USE \_\_\_\_\_

SQUARE FEET OF STRUCTURE \_\_\_\_\_

Other

- \_\_\_\_\_  
Description of Use

IF YOU EXPECT MORE THAN 600 TRIPS PER DAY FROM YOUR SITE, COMPLETE THIS SECTION BELOW:

Land Use

Units  
(Gross Sq. ft. or Dwelling Units)

Existing: Wooded Lot

Proposed: High-Turnover Restaurant  
w/Pickup Window

5,000 GSF

Attach additional sheets if necessary

PART 4: TRIP GENERATION INFORMATION

Estimated Average Daily Volume: 889  
(Not required for Category A)

Estimated Average Peak Hour Volume: IN 36 OUT 28 AM/PM (Circle AM, PM, Other)

Continue onto next page

Ordinance Book 19 Page 324

P. U. D. OFF. REC.  
BOOK **K** PAGE **404**

APPLICANT (Continued):

IF YOU ARE APPLYING FOR A TEMPORARY, PUBLIC STREET, OR SAFETY UPGRADE PERMIT COMPLETE THE FOLLOWING:

CHECK ONE

- Temporary Permit, Description: \_\_\_\_\_  
From (Date): \_\_\_\_\_ To (Date): \_\_\_\_\_ (Not to exceed 6 months)
- Public Street, Road or Facility, Description: \_\_\_\_\_ Expected Daily Traffic \_\_\_\_\_
- Safety Upgrade, Description: \_\_\_\_\_

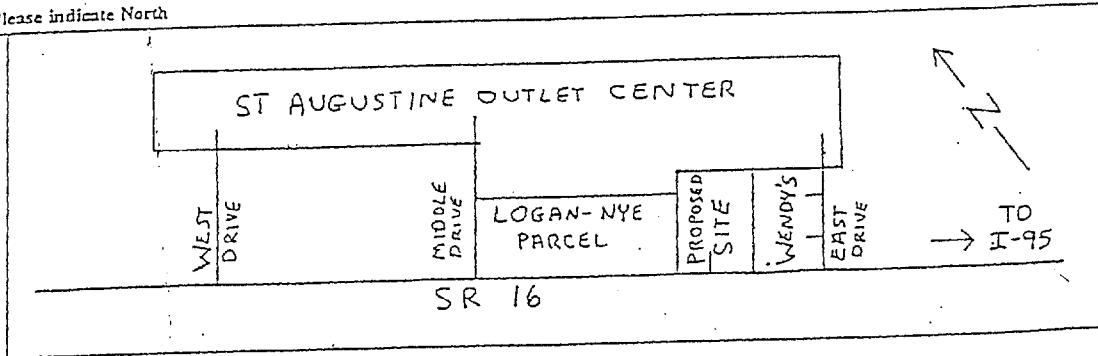
ATTACH EXTRA SHEETS IF NEEDED

PART 5: LOCATION INFORMATION

Property Physical Site Address: SR 16 (see Legal Description Exhibit 2)  
 Between: Wendy's Fast Food Restaurant and the Logan Nye Parcel  
Street, Road, Etc. and Street, Road, Etc.  
 Owned by Mr. Greg Sembler

If development is in phases, please provide this information on a separate sheet.

Please indicate North



IF IT WILL SERVE TO BETTER COMMUNICATE, PLEASE PROVIDE SKETCH OF PROPERTY LOCATION - (SCALE IS NOT IMPORTANT)

PART 6: HIGHWAY AND CONNECTION LOCATION INFORMATION

CONNECTION NO. 1		CONNECTION NO. 2	
Road Name: <u>SR 16</u>		Road Name: _____	
Roadway Access Management Classification <u>3</u> <small>(Available at Department)</small>		Roadway Access Management Classification _____ <small>(Available at Department)</small>	
Posted Speed Limit: <u>45</u> MPH		Posted Speed Limit: _____ MPH	
Road Section Number: <u>78060</u> <small>(Available at Department)</small>		Road Section Number: _____ <small>(Available at Department)</small>	
Mile Post Number: <u>15.06</u> <small>(Available at Department)</small>		Mile Post Number: _____ <small>(Available at Department)</small>	

(ATTACH ADDITIONAL SHEET AS NEEDED)

CONTINUE ON NEXT PAGE

Ordinance Book

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APPLICANT (Continued)

PART 7: LOCAL GOVERNMENT DEVELOPMENT APPROVAL INFORMATION

Status of development approval (check one)

Already Approved: None IF SO, PLEASE ATTACH APPROVAL DOCUMENT TO APPLICATION

Approval Pending: None If "approval pending" what is expected approval date? \_\_\_\_\_

Local government development approval official:

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Department/Office: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State, ZIP: \_\_\_\_\_

Telephone: ( \_\_\_\_\_ ) \_\_\_\_\_

PART 8: SITE PLAN AND CONNECTION LOCATION CHECKLIST

FOR CATEGORIES C, D, E, F & G. This is the minimum information required for review. This information shall be signed, sealed and dated by a Professional Engineer registered in Florida.

A. Site Plan Map (Scale: 1" = 30')

Number of Copies: 2

P. U. D. OFF. REC.  
BOOK K PAGE 405

Include:

- \_\_\_\_\_ Site circulation plan and parking layout
- \_\_\_\_\_ Location of your proposed connections
- \_\_\_\_\_ Location of existing median openings serving the property
- \_\_\_\_\_ Location of all public streets serving the property
- \_\_\_\_\_ All known easements
- \_\_\_\_\_ Property lines
- \_\_\_\_\_ Right of way lines
- \_\_\_\_\_ All out-parcels
- \_\_\_\_\_ Ownership of abutting parcels
- \_\_\_\_\_ Inset site location map
- \_\_\_\_\_ Location of buildings and other permanent features that affect sight distance or circulation on public roads
- \_\_\_\_\_ Existing joint property access features
- \_\_\_\_\_ \_\_\_\_\_

Continue on next page

Ordinance Book 19 Page 326

PART 8: SITE PLAN AND CONNECTION LOCATION CHECKLIST (CONTINUED)

<p>B. Connection Design Plan (Scale: <u>1" = 30'</u>)</p> <p>Includes:</p> <p><input type="checkbox"/> Connection/driveway dimensions (include width, angle, radius, flare, etc.)</p> <p><input type="checkbox"/> All roadway alterations</p> <p><input type="checkbox"/> Auxiliary lanes with cross section</p> <p><input type="checkbox"/> Existing traffic control devices</p> <p><input type="checkbox"/> Proposed traffic control devices</p> <p><input type="checkbox"/> Striping and signing plans</p> <p><input type="checkbox"/> Pavement design include cross section for connection(s)</p> <p><input type="checkbox"/> Pavement design including cross section for auxiliary lanes</p>	<p>C. Drainage from Topo Plans (Separate map from Site Plan &amp; Connection Design may be required)</p> <p><input type="checkbox"/> Culvert size and type</p> <p><input type="checkbox"/> Existing grading</p> <p><input type="checkbox"/> Proposed grading</p> <p><input type="checkbox"/> Stormwater facilities</p> <p><input type="checkbox"/> Drainage facilities</p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p> <p><input type="checkbox"/></p>
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(Due to scale, this exhibit may need to be separate from other exhibits) Recent aerial photos are acceptable.

Location and spacing of connections, median openings, and roads for:

- 660 Ft. (200 M) each side of the proposed connection for roads with speeds 45 MPH (70 KPH) or less
- 1320 Ft. (400 M) each side of the proposed connection for roads with speeds greater than 45 MPH (70 KPH)
- Above information for both sides of the street
- \*Other, Explain

\*Due to a restrictive median, or other physical features, the requirements of this section may be less.

PART 9: TRAFFIC STUDY

FOR CATEGORY D,E,F,&G application or any application requesting a Traffic Signal, New Median Opening, or Modified Median Opening.

- Traffic Study
- Peak hour movements from each proposed connection
- Existing conditions
- Future conditions (Year     )

APPLICANT (Continued)

PART 10: ADDITIONAL INFORMATION WHICH MAY BE REQUESTED

- \_\_\_\_\_ Number of packages.
- \_\_\_\_\_ Application forms bearing original signatures.
- \_\_\_\_\_ Applicable designs and traffic studies and sealed by a professional engineer.

NOTES:

PART 11: NOTICE TO APPLICANT

Proposed features in the right-of-way, such as median openings and other traffic control devices, are not part of the connection(s) to be authorized by a connection permit. The Department reserves the right to change these features in the future in order to promote safety in the right of way or efficient traffic operations on the highway. Expenditure by the applicant of monies for installation or maintenance of such features shall grant no vested right in the maintenance of such features.

PART 12: CERTIFICATION AND SIGNATURE

I certify that I am familiar with the information contained in this application and that to the best of my knowledge and belief such information is true, complete and accurate.

Signed John K. Beck  
(Applicant or authorized representative)

Date: August 8 1996

Printed Name: John Beck, Esquire

TITLE: \_\_\_\_\_

(PROFESSIONAL ENGINEER REGISTRATION NUMBER (IF APPLICABLE))

Beck & Barrios, P.A., 1026 East Park Avenue  
(Mailing Address)

Tallahassee FL 32301  
(City) (State) (Zip)

END



# 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 \_\_\_\_\_  
Sandra D. Oliver

\_\_\_\_\_ 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 Hearing

in the matter of \_\_\_\_\_ March 25, 1997 1:30pm

\_\_\_\_\_

in the \_\_\_\_\_ Court, was published in said newspaper in the  
issues of \_\_\_\_\_ Feb 6, 1997

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 6 day of Feb, 19 97,

by Sandra D. Oliver who is personally  
Personally Known \_\_\_\_\_ as

known to me or who has produced \_\_\_\_\_ as  
(Type of Identification)

identification.

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

(Print, Type or Stamp Commissioned Name of Notary Public) \_\_\_\_\_

Ordinance Book 19 Page 329

### NOTICE OF PUBLIC HEARING ON PROPOSED MAJOR MODIFICATION TO PLANNED SPECIAL DEVELOPMENT

Notice is hereby given that a public hearing for a Major Modification to Ordinance 94-24, An Ordinance modifying lands within Planned Special Development, will be held by the Board of County Commissioners of St. Johns County, Florida, to consider the following: Extend the schedule of developments for phase II, for the restaurant to be located on Parcel A, modify site plan for driveway location on SR 16 on the following described lands located in St. Johns County, Florida:

#### EXHIBIT "A"

A portion of Section 6, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

COMMENCE at station 8284+42.34 on the Southwesterly right-of-way line of Interstate Highway No. 95 (according to Florida Department of Transportation Right-of-Way Map, Section 7889-2405) thence North 53°29'40" West, along said Southwesterly right-of-way line, 202.29 feet to an angle point, in said right-of-way line; thence North 38°29'40" West and continuing along said line, 194.87 feet to a point situated in the Westerly boundary of those certain lands described in Official Records Book 281, Page 578 of said Public Records; thence South 17°23'19" West, along said line, 317.73 feet; thence South 42°37'45" East, and continuing along the Westerly boundary of said last mentioned lands, 266.98 feet; thence South 13°23'21" West, along said last mentioned line, 666.30 feet to a point situated in the Northwesterly right-of-way line of State Road No. 16 (and/or Mill Creek Road, a 200-foot right-of-way, as now established); thence South 36°16'19" East, along said line, 206.75 feet to the POINT OF BEGINNING; thence, continuing South 36°16'19" East, along said Northwesterly right-of-way

line, 331.17 feet, to a point situated in the Westerly line of those certain lands described in Official Records Book 281, Page 578 of said Public Records; thence North 52°22'18" East, along said line, 300.00 feet; thence North 36°16'19" West and continuing along said last mentioned line and its northwesterly prolongation thereof, 331.17 feet; thence South 52°22'18" West, 300.00 feet to the POINT OF BEGINNING, containing 2.2807 acres, more or less.

PARCEL IDENTIFICATION NUMBER: 067380-0000

SUBJECT TO TAXES

Said land being located: 2620 State Road 16, Adjacent to Wendy's and Quilts Mall.

The Board of County Commissioners will hear the request on the 25th day of March, 1997, at 1:30 PM. Said hearing to be held in the County Auditorium, County Administration Building, Lewis Speedway (County Road 16-A) and US1 North, St. Augustine, Florida.

The Modification FILE NUMBER: Mole, Modification Ordinance 94-34 (R-PSD-94-010) is maintained in the Planning Office, County Administration Building, 4020 Lewis Speedway, County Road 16-A, St. Augustine, Florida, and may be examined by parties in interest prior to said public hearing, and all parties in interest shall be granted an opportunity to be heard at said public hearing.

BOARD OF COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

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 wish to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which appeals to be based.

County records are officially related to this matter are available for public inspection and reproduction (at cost) in the office of the St. Johns County Planning Department, 4020 Lewis Speedway, St. Augustine, Florida 32095. Notice to persons needing special accommodations and to all hearing impaired persons in accordance with the Americans with Disabilities Act persons needing a special accommodation or an interpreter to participate in this proceeding should contact David Hagstead, ADA Coordinator at (904) 823-2500, of the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32095, not later than 3 days prior to the date of this meeting.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should limit contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 93-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Department, P.O. Drawer 349, St. Augustine, Florida 32095.

L162 Feb. 6, 1997

DIVISIONS OF FLORIDA DEPARTMENT OF STATE  
Office of the Secretary  
Office of International Relations  
Division of Administrative Services  
Division of Corporations  
Division of Cultural Affairs  
Division of Elections  
Division of Historical Resources  
Division of Library and Information Services  
Division of Licensing



FLORIDA DEPARTMENT OF STATE  
**Sandra B. Mortham**  
Secretary of State  
DIVISION OF ELECTIONS

MEMBER OF FLORIDA CABINET  
Historic Florida Keys Preservation Board  
Historic Palm Beach County Preservation Board  
Historic Pensacola Preservation Board  
Historic St. Augustine Preservation Board  
Historic Tallahassee Preservation Board  
Historic Tampa/Hillsborough County  
Preservation Board  
Ringling Museum of Art

FILED

'97 APR -7 A9:57

April 3, 1997

CHERYL STRICKLAND  
CLERK OF CIRCUIT COURT  
ST. JOHNS COUNTY FL

Honorable Cheryl Strickland  
Clerk to Board of County Commissioners  
St. Johns County  
Post Office Drawer 300  
St. Augustine, Florida 32085-0300

Attention: Irma Pacetti, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter dated April 2, 1997 and certified copy each of St. Johns County Ordinance Nos. 97-17 and 97-18, which were filed in this office on April 3, 1997.

Sincerely,

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mw

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