

P.U.D. OFF. REC.
BOOK L PAGE 77

ORDINANCE NUMBER: 97-49
AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA,
REZONING LANDS AS DESCRIBED HEREINAFTER
FROM PRESENT ZONING CLASSIFICATION OF
OPEN RURAL (OR) TO PLANNED UNIT DEVELOPMENT (PUD)
PROVIDING FINDINGS OF FACT;
PROVIDING A SAVINGS CLAUSE;
AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the subject ±40.1 acres, whose legal description is attached as Exhibit A, is designated in the St. Johns County Comprehensive Plan as Mixed Use and C Residential Corridor, allowing for commercial, residential and industrial development;

WHEREAS, the proposed development is consistent with the St. Johns County Zoning Code and other development along U.S. 1 in the vicinity of subject property;

WHEREAS, the proposed development will allow for the provision of office and commercial services for persons who live or work in this portion of St. Johns County;

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

SECTION 1. That as requested by Nemours Foundation in an application with supporting documents for zoning change for South Shores of St. Augustine, dated April 11, 1997 (hereinafter, the PUD application), the zoning classification of the land described on the attached Exhibit "A" is hereby changed from Open Rural (OR) to Planned Unit Development (PUD) subject to the hereinafter noted conditions. Supporting documents, which are attached and incorporated herein by reference, are as follows:

- Exhibits: A Legal Description
- B Narrative Plan Description
- C Master Plan Map

SECTION 2. That development of the lands within the South Shores of St. Augustine PUD shall proceed in accordance with the PUD Application dated April 11, 1997 and supporting documents, and as supplemented by the provisions 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 South Shores of St. Augustine PUD consists of ±40.1 acres. Development may include up to 149,500 sf. of office/commercial/shopping center/grocery store development in Parcel A and up to 63 single family lots in Parcel B. Allowable uses, phasing and

setback requirements are specified in the Narrative Plan Description, attached hereto as Exhibit B, which also includes the Owner's Commitment to the PUD Ordinance and Conditions.

SECTION 4. The Board of County Commissioners finds as follows: 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 consistent with the goals, policies and objectives of the Comprehensive Plan and the Comprehensive Plan Land Use Map; and 3) The proposed development meets the objectives of Article 8 of the Zoning Ordinance authorizing PUD's. The Intent in Article 8.1 of the Zoning Code is satisfied. The conditions in Article 8-2-3 of the Zoning Code are also satisfied as follows:

- a. The proposed PUD does not adversely affect the orderly development of St. Johns County as embodied in the Zoning Ordinance and in any comprehensive plan or portion thereof adopted by the St. Johns County Board of County Commissioners;
- b. The proposed PUD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment, development of adjacent properties, or the general neighborhood;
- c. The proposed PUD will accomplish the Objectives, Standards and Criteria of the Zoning Ordinance; Section 8-4

SECTION 5. Except to the extent that they conflict with specific provisions of the approved development plan or PUD 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. 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 and the incorporated PUD Ordinance.

SECTION 6. The Applicant and/or Assigns has attached a Master Plan for said Planned Unit Development in accordance with St. Johns County Zoning Code, attached hereto as Exhibit C, Master Plan Map. Development within this PUD will be required to obtain approval by the St. Johns County Development Review Committee (DRC) in conformance with the approved Master Plan.

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SECTION 7. Development of this PUD is subject to the following conditions:

- a. Central water and sewer shall be provided for in all phases of the proposed development.
- b. A Concurrency Review Application shall be filed prior to or concurrent with DRC review of Final Development Plans.

SECTION 8. The St. Johns County Building Department is hereby authorized to issue building permits, certificates, and other documents authorizing construction of said Planned Unit Development in accordance with the construction plans after approval pursuant to the zoning code and all other applicable County Ordinances.

SECTION 9. This Ordinance shall take effect immediately upon receipt of by the Secretary of State.

SECTION 10. 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, FLORIDA THIS 9 DAY OF September 1997.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA:

BY: [Signature]
ITS CHAIR

ATTEST: CHERYL STRICKLAND, CLERK

By: [Signature]
DEPUTY CLERK



EFFECTIVE DATE: September 17, 1997

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EXHIBIT "B" TO THE ORDINANCE P.U.D. OFF. REC.
NARRATIVE PLAN DESCRIPTION BOOK L PAGE 80
SOUTH SHORES OF ST. AUGUSTINE PLANNED UNIT DEVELOPMENT

INTRODUCTION

The South Shores of St. Augustine PUD site consists of ±40.1 acres, located on the east side of U.S. 1 approximately 1.0 mile south of Wildwood Drive. The legal description is included as Exhibit A to the Ordinance. Location is shown on Exhibit C, Master Plan Map.

This site is within a Mixed-Use and C Residential corridor on the St. Johns County Future Land Use Map. The property is currently zoned Open Rural (OR). The Comprehensive Plan requires a rezoning to PUD within the Mixed-Use and C Residential corridor for sites greater than 20 acres.

The proposed uses, office, commercial and residential, are consistent with the Comprehensive Plan designation. The master plan shows the proposed uses and proposed layout for the ultimate development of the property. As each phase of the property is developed, a Final Development Plan shall be approved in accordance with St. Johns County Zoning Ordinance.

ON-SITE CHARACTERISTICS

Predominate soils on this site, as determined by the SCS Soil Survey of St. Johns County, are Myakka and Immokalee fine sands. These soils are described as being nearly level, poorly drained soils of Hydrologic Group B/D.

The site is a heavily wooded, vacant property containing approximately 6.16 acres of jurisdictional wetlands which will be preserved in their natural state, with 3.80 acres of wetland buffers (50'±) and conservation easements to be provided adjacent to the wetlands to maintain their integrity and to provide open space for the residents to enjoy.

OFF-SITE CHARACTERISTICS

Development of this property will not impact any off-site wetland areas. The property is bounded on the north by Watson Road right-of-way and existing, Moultrie Heights subdivision a 50' wide lot mobile home subdivision, on the west by U.S. 1, on the southwest by the existing Barnes Landing P.S.D. a 50' wide lot subdivision and on the south by the St. Augustine Shores PUD and Graciela Circle and on the east by an existing utility site within St. Augustine Shores.

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South Shores of St. Augustine is being designed for an affordable community for young couples, retirees, etc. and further offers pedestrian sidewalk access to the commercial area and St. Augustine Shores where children and parents can ride bikes to school and church.

South Shores of St. Augustine PUD will be under a unified controlled homeowners association.

ZONING AND COMPREHENSIVE PLAN

The South Shores of St. Augustine PUD conforms to the County's Zoning Code, and specifically meets the intent of Article 8-1-1 with respect to Planned Unit Development. The planning and design of the South Shores of St. Augustine PUD will further accomplish the following:

- Permit a creative approach to the development of the land; and
- Accomplish a more desirable environment than would be possible through the strict application of the minimum requirements of the Zoning Ordinance; and
- Permit a creative approach to the development of land; and
- Accomplish a more desirable environment than would be possible through the strict application of minimum requirements of the Zoning Ordinance; and
- Provide for an efficient use of land, resulting in smaller networks of utilities and streets and thereby lower development costs; and
- Enhance the appearance of neighborhoods through preservation of natural features, the provision of underground utilities and the provision of recreation areas and open space in excess of existing zoning and subdivision requirements; and
- Provide an opportunity for new approaches to ownership; and
- Provide an environment of stable character compatible with surrounding residential areas; and
- Retain property values over the years.

UTILITIES

Central water and sewer utilities shall be provided for all phases of the development. Fire protection shall be provided in accordance with the St. Johns County Fire Department regulations. All utilities shall be underground.

SITE ACCESS

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The PUD development will be served by a maximum of three driveways, two ingress and egress driveways may be located on Watson Road (one ingress and egress for Parcel B, one ingress and egress for Parcel A and one ingress and egress driveway on U.S.1 for Parcel A). All driveway connections onto U.S.1 shall comply with Florida Department of Transportation (FDOT) Requirements and Regulations.

SUBDIVISION OF PARCELS

Parcel A (approximately 11.5 acres) as depicted on the Master Plan Map, Exhibit C, may be subdivided into a maximum of 36 office and/or commercial spaces that are consistent with the allowable uses for Parcel A with a minimum of 800 square feet each with all common amenities for individual ownership. An individual may purchase one or more of these office and/or commercial spaces in order to meet the need of their use. Parcel A may also contain a maximum of 3 out parcels that are consistent with the allowable uses for Parcel A. Each out parcel will contain a building with associated parking that is consistent with the allowable uses for Parcel A. However, no additional driveways may be constructed nor the total combined maximum square footage exceeded without prior modification to the PUD.

Parcel B (approximately 28.6 acres - 6.16 acres of wetlands preserved = 22.44 acres of developable property) may be subdivided into a maximum of 63 single family lots. This is 2.81 units per developable acre for Parcel B.

Uses and structures within Parcel A of the PUD shall be substantially related to the character of the entire development of Parcel A. Uses and structures within Parcel B of the PUD shall be substantially related to the character of the entire development of Parcel B.

PEDESTRIAN CIRCULATION

Sidewalks will be constructed within Parcel A of the office/commercial area as each phase is developed. Safe and convenient pedestrian access will be provided via a sidewalk on the south side of Watson Road from the commercial area to the entrance road of the single family residential area.

Watson Road as defined as a minor collector road will have a sidewalk constructed on the south side to provide pedestrian access from the office/commercial development to the residential development entrance at the time the office/commercial is developed.

Pedestrian access from South Shores of St. Augustine to The Shores will be via an easement between lots from South Shores of St. Augustine to Graciela Circle.

DRAINAGE

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All Parcels or portions thereof shall meet the requirements of the St. Johns County Paving and Drainage Ordinance (96-40), St. Johns River Water Management District (SJRWMD) and the FDOT drainage connection rule (14-86). Each parcel will be responsible for its meeting the requirements of the St. Johns County Landscape and Tree Protection Ordinance.

SIGNAGE

Within Parcel A at each of the outparcel(s) property line adjacent to U.S. 1, there may be erected a main sign to identify the businesses located on the property. There may also be a minor sign at the entrance to each business, which may be located on the building face. All signs will conform to County Sign Ordinance and Zoning Code requirements. Maximum sign sizes shall be limited to 300 square feet per the Sign Ordinance. Exact size and design of the signage shall be depicted on individual FDP as each parcel develops. Signs may be landscaped and lighted. The maximum height of the signs will be 30 feet.

For Parcel B, a subdivision entrance main sign may be erected at the driveway to identify the development located on the property. All signs will conform to County Sign Ordinance and Zoning Code requirements. Exact size and design of the signage shall be depicted on individual site plans as the phase develops. Signs may be landscaped, lighted, and may be included as a part of a wall or fence. All lighting will be directed toward the sign and away from roadways and homes. The maximum height of the sign(s) will be 6 feet. The maximum square footage of the signage, including the face/display area of the sign and the sign structure shall be no larger than 48 square feet.

PLANNED DEVELOPMENT- PARCEL A

Development of Parcel A will consist of up to 149,500 sf. Office/ Commercial/Shopping Center/Grocery Store development as shown on the Master Plan Map. The allowable uses within Parcel A are as follows:

- a. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods, and luggage, jewelry (including watch repair but not pawnshop) art supplies, cameras or photographic supplies (including camera repair), sporting goods, hobby shops, and pet shops (but not animal kennel or veterinarian), musical instruments, television and radio (including repairs), florist or gift shop, delicatessen, bake shop (but not wholesale bakery), drugs and similar products.
- b. Service establishments such as barber or beauty shop, shoe repair shop, restaurant, (but not drive in restaurant), interior decorator, photographic studio, dance or music studio, reducing salon or gymnasium, self-service laundry or dry cleaner, tailor or dressmaker, dry cleaning and laundry package plants in completely

enclosed building using nonflammable liquids such as perchlorethylene and with no odor, fumes or steam detectable to normal senses from off the premises, and similar activities.

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- c. Medical and dental offices and clinics.
- d. Churches (except temporary revival establishments), provided that minimum parcel size shall not be less than 2 acres.
- e. Libraries.
- f. Hospitals, sanitariums, rest homes, nursing homes, convalescent homes and homes for orphans and the aged, provided that the restrictions outlines in the RG-2 section for such establishments are fully adhered to.
- g. Art gallery, museum, community center and little theater.
- h. Research laboratories not involving odors, noise, smoke or other obnoxious effects detectable to normal sense from outside the building nor involving electrical interference to any television or radio receivers off the premises, nor involving any manufacturing activities.
- i. Professional and business offices.
- j. Bank and financial institutions, travel agencies, employment offices, and similar establishments.
- k. Private clubs.
- l. Retail outlets for sale of home furnishings and appliances (including repair incidental to sales), office equipment, furniture, hardware and similar uses.
- m. Service establishments such as blueprinting, job printing, funeral home, radio and televisions repair shop, veterinarian in soundproof building and similar uses.
- n. Commercial indoor recreational facilities such as motion picture theater, billiard parlor, swimming pool, bowling alley and similar uses.
- o. Hotels, motels.
- p. Vocational, trade and business schools.
- q. Union Halls.
- r. Indoor skating rink in completely enclosed building.
- s. Miscellaneous uses such as express or parcel delivery office, telephone exchange, commercial parking lots and parking garages, motor bus or other transportation terminals.
- t. Sale of alcoholic beverages.

- u. Sale of second hand merchandise in a completely enclosed building.
- v. Palmists, astrologist, psychics, clairvoyants, phrenologist, and similar uses.
- w. Retail outlets for sale of general merchandise including new or used automobiles, trucks and tractors, mobile homes and boats.
- x. Convenience store with gas pumps.
- y. Miniature golf course.
- z. Nightclubs, package store or sale of alcoholic beverages, bar or tavern for on premise consumption of alcoholic beverages in accordance with the provisions of Sections 6-1-26 and 7-16-13.
- aa. Drive-in restaurants.
- bb. Retail plant nurseries.
- cc. Retail outlets for tires, batteries and automobile accessories.
- dd. Shopping center and/or grocery store with produce and bakery.

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The above uses are subject to the following limitations:

- a. Sale, display preparation and storage is to be conducted within a completely enclosed building, except special events for Spring, Christmas, Fourth of July sales, etc., which may be displayed in front of the retail establishment. No outside displays shall interfere with safe pedestrian and/or vehicular travel. No more that 30 percent of floor space may be devoted to storage.
- b. Products sold only at retail.

Permitted accessory use and structures:

- a. As per Section 7-17 of St. Johns County Zoning Ordinance.
- b. Parking lots complying with Section 7-16 of the St. Johns County Zoning Ordinance.
- c. On the same premises and in connection with principal permitted uses and structures, one single family or two family dwelling only for occupancy by owners or employee thereof.

SITE DEVELOPMENT CONSTRAINTS- PARCELA

1. The impervious area shall not exceed 75 percent.
2. Buildings shall not exceed 35 feet in height.
3. The minimum building setbacks are as follows:

Front Yard: 25 feet from existing right-of-ways.
Rear Yard: 10 feet from property line.
Side Yard: 10 feet from property line.

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Setbacks are measured from the vertical surfaces of the buildings.

4. A 6 foot opaque fence and A 20 foot natural uncleared buffer (consisting of existing palmettos, wax myrtles, scrub oak and pine trees ranging from 6 foot to 20 feet in height) shall be provided between Parcel A and Parcel B.
5. The projects landscaping shall comply with the County Landscape Ordinance requirements.
6. The development of Parcel A and any outparcels will be under the direction, regulation and review of a unified controlled homeowners association so as to keep development consistent, controllable and compatible.

PLANNED DEVELOPMENT- PARCEL B

Development of Parcel B will consist of the development of up to 63 single family lots.

SITE DEVELOPMENT CONSTRAINTS- PARCEL B

1. The building impervious area shall not exceed 35%.
2. No portion of the structures shall exceed 35 feet.
3. The minimum lot requirements shall be as follows:
 - a. Minimum lot width is 70 feet.
 - b. Minimum lot area is 7,000 sf.
4. Minimum yard requirements shall be as follows:

Front Yard: 20 feet from right-of-way.
Rear Yard: 10 feet from property line.
Side Yard: 5 feet with a minimum of 10 feet to be provided between two houses as measured to the wall of the residences.
5. Setbacks are measured from the vertical surfaces of the buildings.
6. A 0.60± acre tract will be provided within the residential area for open space and recreation activities for the enjoyment, convenience and comfort of the residences and their families.

7. The development of Parcel B will be under the direction, regulation and review of a unified controlled homeowners association so as to keep development consistent, controllable and compatible.

PHASING

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Projected phasing is shown below. Market conditions will determine the actual pace of development. Phasing may overlap if market conditions warrant. Specific development phasing will be incorporated in the site plans and final development plans.

PHASE	YEARS	USE	NEW	CUMULATIVE
1	1997-2007	Office/Commercial/ Shopping Center/ Grocery Store	149,500	149,500
1	1997-2007	Residential	63 Units	63 Units

PARKING

The parking requirement for each phase of development shall be in conformance with the St. Johns County Zoning Ordinance and shall be determined at the time of Final Development Plan approval.

COMMON AREAS

The owners and their successors or assigns will have responsibility for the construction and maintenance of site improvements on their parcels. However, private drainage, utility and ingress/egress easement's will be recorded between Parcel A Owners, if necessary. No common areas within Parcel A are to be dedicated to St. Johns County.

All street right-of-ways shall be dedicated to St. Johns County. The stormwater management facility and all common areas shall be operated and maintained by a future Homeowners Association with covenants, and restrictions approved and recorded in the Public Records of St. Johns County.

TEMPORARY USES

The development of the sites and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage, or temporary access for Parcel A and Parcel B. Construction trailer and/or sales offices will not be placed on the site until St. Johns County has approved the Engineering Construction Plans for Parcel A and/or Parcel B.

DEVELOPER'S AGREEMENT TO COMPLY


The developers of South Shores of St. Augustine PUD and their successors or assigns agree to proceed with the proposed development in accordance with the approved PUD ordinance and plans as per St. Johns County's Ordinances and regulations and any such conditions and safeguards as may be set by the Board of County Commissioners with respect to its approval. All detailed plans submitted for development shall be in accordance with the approved Master Plan Map for South Shores of St. Augustine PUD. Private facilities, areas and systems not operated and maintained by St. Johns County shall be the responsibility of the developers and their successors in interest. The owners of the property agree to bind any successors in title to all commitments made herein.

REZONING JUSTIFICATION

The South Shores of St. Augustine PUD will be a comprehensively planned, mixed use development, consistent with the Comprehensive Plan designation of Mixed Use Corridor. The proposed development located on U.S. 1, will provide office, commercial and residential uses that will benefit the residents in this area. The proposed development is consistent with other commercial development along U.S. 1. The center will provide a good location for new businesses to start or existing businesses to expand or relocate to the area. This project will promote the County's economic development goals.

All on-site improvements will be constructed at the developer/owner's expense. This project will add to the County's tax base. In summary, the plan as submitted assures a quality development designed to support the County's comprehensive plan objectives.

Respectfully submitted,


Robert D. White, Jr.

Sept. 9, 1997
Date

hiddnar

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 Proposed Rezoning _____

in the matter of R-PUD-97-023 _____

in the _____ Court, was published in said newspaper in the
issues of Aug 16, 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 18 day of Aug, 19 97,

by Sandra D. Oliver who is personally

Personally Known

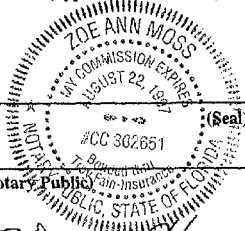
known to me or who has produced _____ as

(Type of Identification)

identification.

Zoe Ann Moss
(Signature of Notary Public)

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



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COPY OF ADVERTISEMENT

NOTICE OF PROPOSED REZONING
Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida, at its regular meeting on the 9th day of September, 1997, at 1:30PM, in the County Auditorium, County Administration Building, Lewis Speedway (County Road 15-A) and US1 North, St. Augustine, Florida, will consider passage of the following Ordinance:

An Ordinance of the County of St. Johns, State of Florida, Rezonning Lands as described hereinafter from the present zoning classification of OR, Open Rural, to PUD, Planned Unit Development.

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

SECTION 1: Pursuant to the application of The Nemours Foundation, owners of the following described land, zoning classification of OR, Open Rural, on the following described lands:

Lots EE, JJ, KK, LL, MM, NN, OO, and P, Moultrie Heights Subdivision, located in Section 19, Township 8 South, Range 30 East, as recorded in the public records of St. Johns County, Fla., in Map Book 4, Page 51.

IS HEREBY CHANGED TO: PUD, Planned Unit Development, a development of 40 acres allowing 149,500 square feet of commercial and up to 43 single family units in accordance with documents filed with application R-PUD-97-023, known as South Shores PUD.

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: The Ordinance shall take effect immediately upon receipt of official acknowledgement 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: Cheryl Strickland, 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 appeal is to be based.

Interested parties may appear at the meeting and be heard with respect to the proposed request.

County documents specifically related to this matter are available for public inspection and reproduction (at cost) in the office of the St. Johns County Planning Department.

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 Halstead, ADA Coordinator, (904) 823-2500, or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32095, not later than 7 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 matter 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.

Subject to a proper and timely objection of a party at the beginning of the hearing, the record of the Board of County Commissioners hearing of this matter, including the tape recording of the proceedings before the Board of County Commissioners, shall be part of the record and files of this matter submitted to the Board of County Commissioners for its consideration in this hearing.

The Board of County Commissioners record and file of this case is available for review by the public in the Planning Department and/or office of the Clerk to the County Commission located at the St. Johns County Administrative Complex, 4020 Lewis Speedway (County Road 16A and US 1 North), St. Augustine, Florida.

L24 Aug 16, 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 THE 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 SEP 22 12:55

September 18, 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 September 16, 1997 and certified copy each of St. Johns County Ordinance Nos. 97-49 and 97-50, which were filed in this office on September 17, 1997.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw

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