

ORDINANCE NUMBER: 2000-14

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM PRESENT
ZONING CLASSIFICATION INDUSTRIAL WAREHOUSE (IW)
TO PLANNED UNIT DEVELOPMENT
(PUD); PROVIDING FOR SPECIAL CONDITIONS;
PROVIDING FINDINGS OF FACT;
PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION;
AND PROVIDING AN EFFECTIVE DATE.

P.U.D. OFF. REC.
BOOK N PAGE 652

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

SECTION 1. That, as requested by St. Augustine and St. Johns County Board of Realtors, Inc., the record title owner in the application with supporting documents for zoning change dated (hereinafter the PUD application) the zoning classification of lands described on attached Exhibit A is hereby changed from Industrial Warehouse (IW) to Planned Unit Development, PUD.

SECTION 2. That development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated January 14, 2000 and other supporting documents which are a part of zoning file number R-PUD-00-002 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 Unit Development has been considered in accordance with the St. Johns County Land Development Code and Comprehensive Plan, whereby, it is found that:

- (1) Development of the subject project is consistent with the St. Johns County Comprehensive Plan, and therefore consistent with Land Development Code Section 5.03.02(A).
- (2) The subject project meets the standard criteria of the Land Development Code Section 5.03.02 as to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
- (3) The subject project meets all requirements of applicable general zoning, subdivision and other regulations except as allowed by Subsection 5.03.02(F).
- (4) The Master Development Plan text and map for this project meet all requirements of

Ordinance Book 24 Page 246

Section 5.03.02(G).

- (5) This project meets all applicable specific criteria in Section 5.03.03 of the Land Development Code.

SECTION 4. 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.

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

SECTION 6. This Ordinance must be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners, in accordance with Section 125.68, Florida Statutes.

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 22nd DAY OF February 2000.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Jamuel Bryant
Its Chair

ATTEST: CHERLY STRICKLAND, CLERK

BY: Cherly Strickland
Deputy Clerk

EFFECTIVE DATE: 02-28-2000



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Exhibit A

P. U. D. OFF. REC.
BOOK N PAGE 654 SCHEDULE "A"
Legal Description

SEE 587 PAGE 436

A parcel of land in the G. W. Perrell Grant, Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, and being more fully described as follows:

Commencing at the Northwest corner of St. Augustine South, Unit #1, as recorded in Map Book 8, Page 33, public records of said county, on the East Right of Way line of the 200 foot width right of way for U.S. Highway #1; thence North 00° 08' East, along said East Right of Way Line, a distance of 1990.24 feet to the point of intersection of said East Right of Way Line with the South line of a 200 foot wide Right of Way for State Road #312; thence South 89° 52' East, along said South Right of Way line a distance of 1729.80 feet; thence South 00° 08' West, a distance of 635.00 feet to a point on the North line of a 60 foot wide road; thence South 89° 52' East, along said North line of road, a distance of 163.5 feet to the point of beginning; thence continuing South 89° 52' East, a distance of 163.5 feet to the West line of said 60 foot wide road; thence North 00° 08' East, along said West line of road, a distance of 140.00 feet; thence North 89° 52' West, a distance of 163.5 feet; thence South 00° 08' West, a distance of 140.00 feet to the point of beginning. Containing 0.52 acres, more or less.

STATE OF FLORIDA
DOCUMENTARY STAMP TA.
DEPT. OF REVENUE
PR. JUN 6 1983
8775

FILED AND RECORDED IN
ST. JOHNS COUNTY

1983 JUN -6 PM 4:21

Paul Paul Muel
CLERK OF COURT

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ADDITIONAL INFORMATION AND MATERIALS REQUIRED
BY THE ST. JOHNS COUNTY, FLORIDA, LAND
DEVELOPMENT CODE FOR PLANNED UNIT DEVELOPMENT (PUD)

Dated January 6, 2000

P. U. D. OFF. REC.
BOOK N PAGE 655

Master Development Plan

The requested PUD would change the existing IW zoning to allow for and authorize Office and Professional Services uses of the property. Such Office and Professional Service Uses would be limited to primarily day-time operations.

Authorized uses would include service businesses such as blueprint, printing, catering, travel agencies, mail and package services, small appliance repair and upholstery shops; personal services such as beauty shops, barbers, bail bond agencies, employment services, or photography studios; General offices, Professional Offices, including, but not limited to, legal, architectural, survey, accounting, bookkeeping, real estate, and similar professional offices, and government offices; medical offices or clinics with scheduled or emergency services by physicians, dentists, chiropractors, psychiatrists, podiatrists, physical therapists, optometrists, and other medical practitioners; medical laboratories. Authorized uses would also include diagnostic centers which provide radiology, and medical screening and testing services. Facilities to provide medical equipment, supplies, devices, eyeglasses, hearing aids, or other similar items for personal use upon advice of a health provider would also be authorized uses so long as they are functionally associated with the office or clinic and are not an isolated or freestanding Use.

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The PUD is for an existing development on 0.52 acres at 9 San Bartola Drive. From 1987 when the initial property was developed by St. Augustine and St. Johns County Board of Realtors (owners) until now the said owners have operated on the property under a zoning that allowed for training and professional offices. Due to a change in the master comprehensive plan in regards to IW zoning in Nov., 1999 "glitch ordinance", professional and or medical offices use have been deleted.

There are no wetlands within this Project.

There are no wetland acres to be preserved within this Project.

There are no residential Dwelling Units within this Project, projected population of school age children is not necessary.

The total square footage of property is 22,851.9 +/-, and the intensity is low. The existing building on property is two stories, first floor is 1,872 sf., second floor 1,284 sf.

The non-residential Structure setbacks, as measured from the property line shall be Front 15 ft, side 5 ft, and back 10 ft. The maximum height allowed shall be 40 ft. The existing building conforms within these setbacks. The number of parking spaces for non-residential Uses will apply to code. The existing parking spaces are 28, one marked handicap.

There is currently one sign located upon entering the property on right side. It is 36" x 72" x 8", constructed from concrete with stucco overlay and a wood insert stating the name of the business enterprise currently located on the property. Under the PUD, signs may be allowed per sign provisions of the LDC at the time of permitting

There are underground utilities that serve the existing Project from property line. Florida Power and Light serve electricity, City of St. Augustine water and sewer, a stormwater run off pond is located at SE section of property. Access by vehicle or pedestrian from San Bartola Drive. There are no interconnecting access point to adjacent properties, or parks, open spaces or recreation facilities. There is a sidewalk in the front and left side of building, exterior light fixtures for safety, handicap ramp onto sidewalk, marked parking with access in and out of property. St. Johns County maintains fire protection and solid waste collection.

The amount of water and sewer use should not increase. Attached is copy of current average yearly use for water. The Utility provider shall stay the same, but usage amount is not applicable.

The type of soils and suitability is not applicable. This property is fully developed.

There are no upland forest or Wetlands on existing Project.

The property has existing landscaping around building with trees located throughout property on the front, both sides and back. This property shall be maintained by owner.

There is no need for temporary Uses at this time. The Use, location and duration of temporary uses shall be applied for when needed.

There are three (3) a.c. compressors located on the backside of the existing building (see site plan) , the power box and telephone box are located on the back of existing building, there is a set of stairs located on backside of existing building to second story, there is a fence on the N property line and a partial fence on the W property line for privacy. Setbacks on existing property are Front 15 ft., sides 5 ft, and back 10 ft.

The existing site was developed under the 1987 building and zoning regulations as required by St. Johns County Ordinance.

A phasing schedule will be as follows:

Start date upon BCC meeting and acceptance of zoning change Feb., 2000 and completion of interior modifications within one (1) year. The existing building and property is suitable for use with minor modifications interior.

This property is located at the northeast end of San Bartola Drive. It is within walking distance to the Flagler Hospital Complex, across the street from the St. Augustine Health

University and The Culinary Arts Institute. There are Doctors offices at the beginning of San Bartola Drive and a Medical Supply office adjacent to the Project. Considering the location and surroundings, this rezoning is being filed in order to sale this property. The existing zoning does not allow for professional and or medical use. The applicant is applying for a PUD since the property is located in a Mixed Use Corridor, where rezoning must be by planned development zoning.

This Projects purpose is to provide business and job opportunities within the allowable PUD uses as more particularly set forth above.

The applicant requests a waiver for section 5.03.03. There are no Natural Environment areas on property.

This Project does not have a Homeowners Association or Committee.

The applicant binds all successors and assigns in title to the commitments and conditions of the master development Plan.

The property is located wholly within the Mixed Use Future Land use designation.

Wherefore, the applicant respectfully request approval of this Planned Unit Development application.

MAP SHOWING SURVEY OF A parcel of land in the G.W. TRIPPILL GRANT, Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, and being more fully described as follows: Commencing at the Northwest Corner of St. Augustine South, Unit #1, as recorded in Mapbook 8, page 33, Public Records of said County, on the East right-of-way line of the 200 foot wide right-of-way for U.S. Highway No. 1; thence North 00° 08' East, along said East right-of-way line, a distance of 1990.24 feet to the point of intersection of said East right-of-way line with the South line of a 200 foot wide right-of-way for State Road #312; thence South 89° 52' East, along said right-of-way line, a distance of 1792.80 feet; thence South 00° 08' West, a distance of 635.00 feet to a point on the North line of a 60 foot wide road; thence South 89° 52' East, along said North line of road, a distance of 163.5 feet to the Point of Beginning; thence continuing South 89° 52' East, a distance of 163.5 feet to the West line of said 60 foot wide road; thence North 00° 08' East, along said West line of road, a distance of 140.00 feet; thence North 89° 52' West, a distance of 163.5 feet; thence South 00° 08' West, a distance of 140.00 feet to the Point of Beginning. Containing 0.32 acres, more or less.

I HEREBY CERTIFY that I have surveyed the lands as shown in the above caption and there are no encroachments to the best of my knowledge except as shown and this sketch is an accurate representation thereof. This survey complies with Section 472.021 FLORIDA STATUTES AND CHAPTER 21:11R-67VAC.

FIELD WORK: 02/09/87
SIGNED: 02/16/87
SCALE: 1" = 30'
JOB NO: 87-0184
RESERVED: 5/14/87
JOB NO: 87-0673

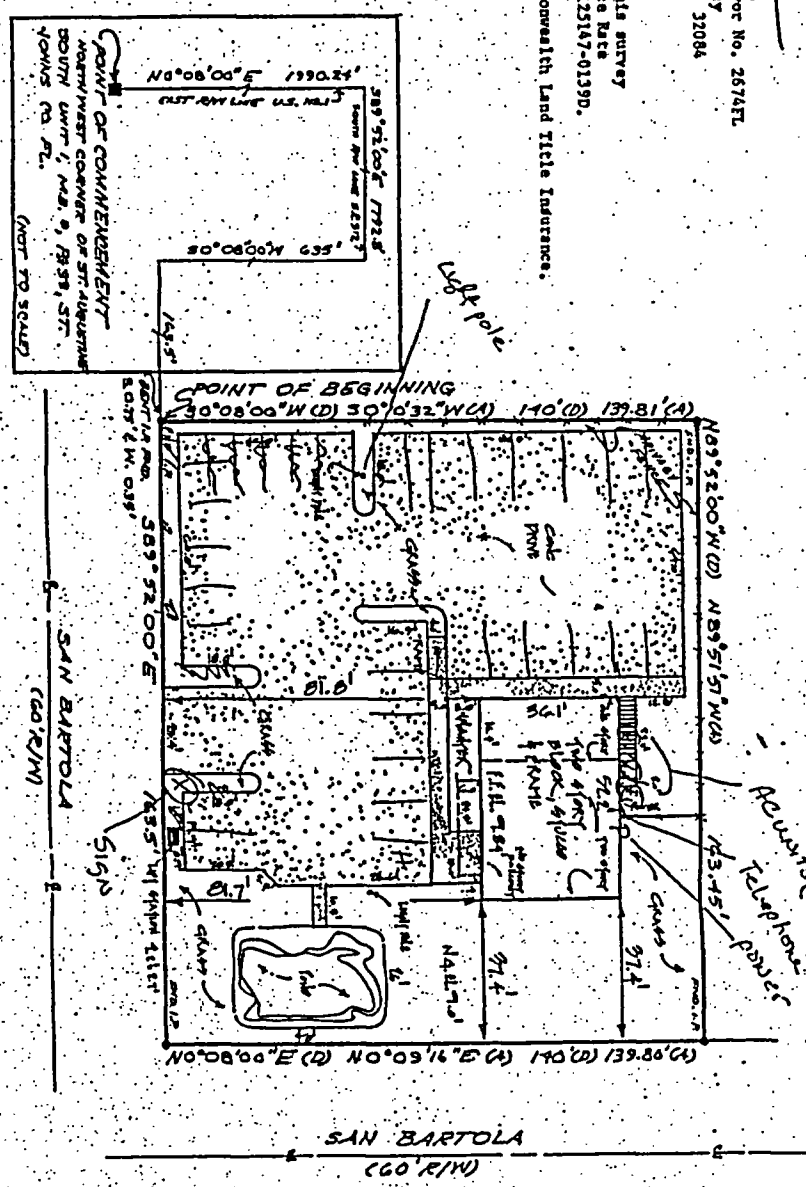
Paul L. Taylor, P.L.S.
 Registered Land Surveyor No. 2674FL
 133 South Dixie Highway
 St. Augustine, FL 32084
 1-904-828-1427

I HEREBY CERTIFY that the property as described on this survey lies in Flood Zone A7 according to the Flood Insurance Rate Map for St. Johns County, FL, Community Panel No. 125147-0139D.

This survey is certified to First Union Bank and Commonwealth Land Title Insurance.

FOR: St. John's County Board of Realtors

MASTER DEVELOPMENT PLAN MAP



REVISIONS: 1-24-87
 JOB NUMBER: 87-0184
 EVALUATION: LOCAL
 REVISIONS: 3-8-87
 JOB NUMBER: 87-0184

ALL SET ON HILL ON TOP OF REINFORCED CONCRETE FOUNDATION. ELEV. 12.41
 NATURAL GROUND ELEV. 9.45

NOTE:
 (C) = CIRCLED
 (A) = ACTUAL

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 **Linda Y. Murray**
who on oath says that she is an 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 **FILE # R-PUD-00-002**

9 SAN BARTOLA

in the Court, was published in said newspaper in the issues of

FEBRUARY 7, 2000

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, for a period of one year 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 **7TH** day of **JANUARY** 2000,

by *Linda Y. Murray* who is personally known to me
or who has produced **PERSONALLY KNOWN** as identification.

Zoe Ann Moss
(Signature of Notary Public)



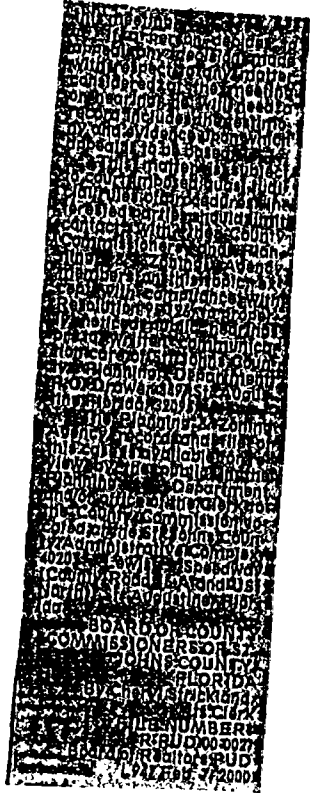
Zoe Ann Moss
MY COMMISSION # CC641014 EXPIRES
August 22, 2001
BONDED THRU TROY FAIN INSURANCE, INC.

Zoe Ann Moss

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COPY OF

NOTICE OF REZONING...
NOTICE OF REZONING...
GIVEN...
County of St. Johns, Florida...
at its regular meeting on...
the 22nd day of February...
2000 at 1:30 p.m. in the...
County Auditorium Building...
Administration Building...
4020 Lewis Speedway...
County Road 30 East...
St. Augustine, Florida...
will consider passage of the following Ordinance:
ORDINANCE NUMBER...
AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT ZONING OF INDUSTRIAL WAREHOUSE (IW) TO PLANNED UNIT DEVELOPMENT (PUD) PROVIDING FINDINGS OF FACT, PROVIDING A SAVINGS CLAUSE, REQUIRING RECORDED AND PROVIDING AN EFFECTIVE DATE...
The Applicant, St. Augustine Board of Realtors, Inc., Board Location, San Bartola within Section 11 Township, South, Range 30, East, St. Johns County, Florida, a parcel of land in the G.W. Perall Grant, Section 11, Township 7, South, Range 30, East, St. Johns County, Florida, and being more fully described as follows:
Commencing at the Northwest corner of St. Augustine, South, Unit #1, as recorded in Map Book 8, Page 33, public records of said county, on the East Right of Way line of the 200 foot width right of way for U.S. Highway #1, thence North 00°08' east, along said East Right of Way Line, a distance of 1990.24 feet to the point of intersection of said East Right of Way Line with the South line of a 200 foot wide Right of Way for State Road #312, thence South 89°52' East, along said South Right of Way line a distance of 1729.80 feet, thence South 00°08' West, a distance of 635.00 feet to the point on the North line of a 60 foot wide road, thence South 89°52' East, along said North line of road, a distance of 163.5 feet to the point of beginning, thence continuing South 89°52' East, a distance of 163.5 feet to the West line of said 60 foot wide road, thence North 00°08' East, along said West line of road, a distance of 140.00 feet, thence North 89°52' West, a distance of 163.5 feet, thence South 00°08' West, a distance of 140.00 feet to the point of beginning. Containing 0.52 acres, more or less.
The application for rezoning is maintained in the Growth Management Services, Planning Division, County Administration Building, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing, and all interested parties shall be granted an opportunity to be heard at said public hearing.
NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact David Holstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095. For hearing impaired individuals: Telecommunications Device for the Deaf (TDD): 823-2501 or Florida Relay: 1-800-955-8770, no later than 5:00 p.m. on the date of...



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DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
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
MEMBER OF THE FLORIDA CABINET



HISTORIC PRESERVATION BOARDS
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

FLORIDA DEPARTMENT OF STATE
Katherine Harris
Secretary of State
DIVISION OF ELECTIONS

February 28, 2000

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

Attention: Patricia DeGrande, Deputy Clerk
Minutes and Records Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter dated February 24, 2000 and copies of St. Johns County Ordinance Nos. 2000-11 through 2000-14, which were filed in this office on February 28, 2000.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mp

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BUREAU OF ADMINISTRATIVE CODE
The Elliot Building • 401 South Monroe Street • Tallahassee, Florida 32399-0250 • (850) 488-8427
FAX: (850) 488-7869 • WWW Address: <http://www.dos.state.fl.us> • E-Mail: election@mail.dos.state.fl.us

CHERYL STRICKLAND
CLERK COUNTY COMMISSION
ST. JOHNS COUNTY FL

00 MAR -2 PH 3: 17

FILED