

ORDINANCE NUMBER: 2001 - 02

P.U.D. OFF. REC.
BOOK 0 PAGE 511

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM OR (OPEN RURAL) TO PUD (PLANNED UNIT DEVELOPMENT); 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 Curtis L. Hart, on behalf of Louie E. Williams, the title owner of record in the application with supporting documents for the zoning change dated June 01, 2000, hereinafter known as the **DUPREZ BUSINESS PARK SOUTH PUD** application, the zoning classification of lands described on attached Exhibit A is hereby changed from OR (Open Rural) to PUD (Planned Unit Development).

SECTION 2. That development of the lands within this Planned Unit Development shall proceed in accordance with the **DUPREZ BUSINESS PARK SOUTH PUD** application, dated March 28, 2000, and other supporting documents, which are a part of Zoning File R-PUD-00-022, and incorporated by reference into and made 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. That construction of the **DUPREZ BUSINESS PARK SOUTH PUD** shall commence within two (2) years of the effective date of this Ordinance.

SECTION 4. Findings of Fact: that the need and justification for approval of the **DUPREZ BUSINESS PARK SOUTH PUD** has been considered in accordance with the St. Johns County Comprehensive Plan and the St. Johns County Land Development Code and, whereby, it is found that:

- a. Development of the **DUPPREZ BUSINESS PARK SOUTH PUD** is consistent with the St. Johns County Comprehensive Plan, and therefore consistent with Section 5.03.02.A of the St. Johns County Land Development Code.
- b. The **DUPPREZ BUSINESS PARK SOUTH PUD** meets the General Standards of Section 5.03.02 of the St. Johns County Land Development Code with respect to (B) location; (C) minimum size; (D) compatibility, and (E) adequacy of facilities.
- c. The **DUPPREZ BUSINESS PARK SOUTH PUD** meets all requirements of applicable general zoning, subdivision and other regulations, except as may be otherwise approved under the authority of this Ordinance pursuant to Section 5.03.02.G.p. of the St. Johns County Land Development Code.
- d. The Master Development Plan Map and Text for the **DUPPREZ BUSINESS PARK SOUTH PUD** meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
- e. The **DUPPREZ BUSINESS PARK SOUTH PUD** meets all applicable Specific Standards of Section 5.03.03 of the St. Johns County Land Development Code.

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.

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 in a book kept and maintained by the by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

SECTION 8. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas maintained in the Zoning Section of the St. Johns County Growth Management Services Department by the Director of Growth Management Services, or his designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 9th DAY OF January 2001.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Mary F. Kohnke
Mary F. Kohnke, Chair

ATTEST: CHERYL STRICKLAND, CLERK
BY: Cheryl Strickland
Deputy Clerk

EFFECTIVE DATE: 01-17-01

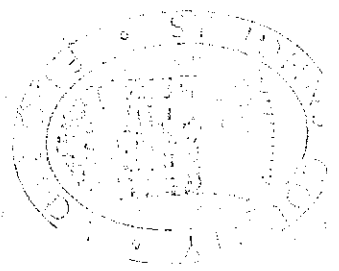


EXHIBIT "A"
LEGAL DESCRIPTION

DUPREZ BUSINESS PARK SOUTH PUD

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Being a part of Section 11, Township 5 South, Range 28 East, St. Johns County, Florida, and being described as follows: Start at the intersection of the South right of way line of a 66 foot public road known as the Palm Vally Road, being State Road #210, with the East right of way line of U.S. Highway #1; thence run South 40°48'10" East along said East right of way line of U.S. Highway #1, 392.62 feet to the point of beginning; thence continue to run South 40°48'10" East a distance of 200.00 feet; thence run North 46°10'37" East, 552.77 feet to the West right of way line of John Anderson Highway; thence run North 40°40'09" West along said West right of way line, 241.82 feet; thence run South 41°51'13" West, 555.54 feet to the Point of Beginning.

Also described as:

Being a part of Section 11, Township 5 South, Range 28 East, St. Johns County, Florida, and being described as follows: start at the intersection of the South right of way line of a 66 foot public road known as the Palm Vally Road, being State Road #210, with the East right of way line of U.S. Highway #1, thence run South 40°48'10" East along said East right of way line of U.S. Highway #1, 392.62 feet to the point of beginning; thence North 41°51'13" East, a distance of 555.54 to the Westerly right of way line of John Anderson (Old Dixie) Highway, thence South 40°40'09" East, along said right of way, a distance of 241.91 feet; thence South 46°10'37" West, a distance of 551.18 feet to the Easterly right of way line of U.S. Highway #1, thence North 40°48'10" West, along said right of way line, a distance of 200.00 feet to the Point of Beginning.
Containing 2.79 acres, more or less.

Notes:

Bearings based on the Northerly right of way line of Phillips Highway as being S 40°48'10" E.

Benchmark: nail in West side wood power pole 25' + East of centerline, of state Road 210 posted elevation = 66.81'

FLOOD ZONE INFORMATION:

The property shown hereon appears to lie in Flood Zone "C" as well as can be determined from the "Flood Insurance Rate Map" community panel number 125147 0095D, revised September 18, 1985 for St. Johns County, Florida.

EXHIBIT B

St. Johns County Planning Department
4020 Lewis Speedway
St. Augustine, FL 32095
(904) 823-2480

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APPLICATION FOR PLANNING/ZONING HEARING

Date 06-01-00 File # EPUD-00-022 Parent # _____ Receipt # _____

1. Project Name Duprez Business Park South

2. Applicant's Name, Address, and Phone # Curtis L. Hart, 600 Wharfside Way, Jacksonville 32207
904-346-3456, Fax 904-346-3575

3. Owner's Name, Address, and Phone # Loide Williams 4160 Southside Blvd., Jacksonville 32216

4. Property Location 11940 US 1 North

5. Legal Description Attached

6. Present Use of Property Metal Building, Unoccupied

7. Parcel # 023750-0020 8. Zoning OR 9. Comp Plan Mixed Use

10. Section 11 11. Township 5 South 12. Range 28 East

13. Requested Change TO a PUD for a Business Park, Retail and warehouse uses

14. Minor or Major Modification, what Ordinance or Resolution Number is being modified? No

15. Reason Change is Requested Property is in a projected mixed use and the owner would like to develop the property now.

16. Statement of Facts for Requested Change Projected is projected for this use.

17. Concurrence Required 18. Map Page # 3C/11 19. Size of Property 2.79 acres

20. Utility Provider _____

21. Attach the following to application:

- a. List of adjacent property owners within 300 feet showing name, address and brief 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. Two envelopes are needed if the application requires two public hearings. The order of the envelopes must match the order in which the names appear on the list.
- b. Proof of ownership (deed or certificate by lawyer or abstract company or title company that verifies record owner as above). If the applicant is not the owner, a letter of authorization from the owner(s) for applicant to represent the owner for all purposes related to this application.
- c. Legal description
- d. Tax Assessment map showing location of property
- e. Site Plan (if applicable)
- f. Application Fee
- g. If rezoning to PUD/RSD, additional information must be submitted under rezoning guidelines.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:
Signature of all owners or authorized person if letter of authorization is attached:

Printed or typed name(s): Curtis L. Hart, Agent Daniela Druvy Taylor White
 Signature(s): [Handwritten Signature] [Handwritten Signature]
 ADDRESS & TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE 346067
 REGARDING THIS APPLICATION: Name: Curtis L. Hart Phone: 904-346-3456
 Mailing Address: 600 Wharfside Way, Jacksonville 32207 Fax: 904-346-3575 346851

EXHIBIT C

OWNER'S AUTHORIZATION

FOR AGENT

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Curtis HART is hereby authorized to act on behalf of

Louie E Williams III, 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 Concurrency

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 the application is made in good faith and that my informant or contained herein is accurate and complete to the best of my knowledge and belief

BY: 
Signature of Owner(s)

Signature of Owner(s)

Louie E Williams III

Print Name(s)

193 South Roscoe Blvd.

Address

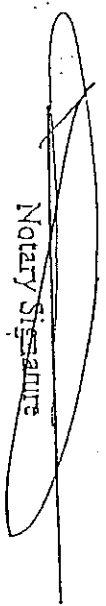
Porte Vedra Beach Fla 32080

904 646-5888
Telephone Number

State of Florida
County of Duval

Signed and sworn to before me on 1st day of April 2008
by Louie E Williams III

Identification Presented: Duval License
Oath taken: Yes No


Notary Signature

My commission expires: James W Butler

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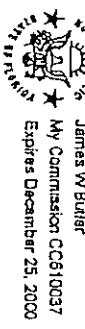


Exhibit D

Master Development Plan Text Duprez Business Park South PUD

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The DUPREZ Business Park South PUD consist of 2.79 acres, located on the east side of Highway U.S. 1 North approximately 375 feet south of CR 210 East (Palm Valley Road). The legal description is included as Exhibit A to the Ordinance. Location is shown on Exhibit E, Master Development Plan Map.

- a. The total number of acres included within the project is two and 79/100 (2.79) acres.
- b. There are no wetlands located within the proposed project.
- c. The project is located within the Mixed Use District and would allow the project to be constructed with a maximum of 65% impervious surface coverage.
- d. There are no residential dwelling units within the project.
- e. The proposed development will consist of a maximum of 33,350 square feet of commercial uses allowable under the Neighborhood Business and Commercial Uses, General Business and Commercial Uses, Office and Professional Services and Light Industrial Use. The Commercial Retail uses shall be subject to Article 3.06 of the Land Development Code:
 - 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, interior decorator, photographic studio, dance or music studio, reducing salon or gymnasium, 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.

- c. Medical and dental offices and clinics.
- d. Professional and business offices.
- e. Bank and financial institutions, travel agencies, employment offices, and similar establishments with drive-thru services allowed.
- f. Retail outlets for sale of home furnishings and appliances (including repair incidental to sales), office equipment, furniture, hardware and similar uses.
- g. Sale of alcoholic beverages.
- h. Drive-in restaurants.
- j. Retail plant nurseries.

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 than 30 percent of floor space may be devoted to storage.
- b. Products sold only at retail.

- f. The minimum building setbacks will be measured from the vertical surfaces of the buildings and will be as follows:

Building Setbacks in the area designated as Retail within the overlay are as follows:

- Front Yard: 30 feet from Highway U.S. 1 right of way
- Side Yard: 20 feet from property line, with a minimum separation of 20 feet between buildings
- Front Buffer: 20 feet from Highway U.S. 1 right of way
- Side Buffer: 10 feet from property line

Building Setbacks for the Light Industrial Uses which are in controlled by the overlay district:

- Front Yard: 20 feet from John Anderson (Old Dixie) Highway
- Side Yard: 10 feet from the property line, with a minimum separation of 20 feet between buildings

Front Buffer: 15 feet from John Anderson (Old Dixie) Highway

Side Buffer: 5 feet from property line, with a minimum separation of 20 feet between buildings

The parking requirement for the development shall be in conformance with the St. Johns County Land Development Code Article VI, Part 06.05 and Section 03.06.08 regarding 5 foot sidewalk with a 3 foot vegetative buffer. Final layout shall be determined at the time of Final Site Plan and Construction Plan approval.

Adequate lighting shall be provided if off-street parking or loading facilities are to be used at night. The lighting shall be designed and installed to minimize glare on adjacent property. The parking area illumination shall be confined to the parking area, not extending beyond the property line. Bulbs shall be concealed from adjacent properties.

Within the PUD there may be erected a main sign to identify the business 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 Article III, Section 3.06.09(c) of the St. Johns County Land Development Code. Temporary signage may be utilized and will be shown on the construction plans. Exact size and design of the signage shall be depicted within individual site plans and construction plans as each parcel develops. Signs may be landscaped and lighted. The maximum height of the signs will be twelve (12) feet.

The impervious area shall not exceed 65 percent and the commercial buildings shall not exceed 35 feet in height.

- g. The PUD will be under the direction, regulation and review of a unified controlled property owners association for each Parcel so as to keep development consistent, controllable and compatible. 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 easements will be recorded between Owners, if necessary. No common areas are to be dedicated to St. Johns County.

All street right-of-ways shall be private. The stormwater management facility and all common areas shall be operated and maintained by a future Property Owners Association with covenants, and restrictions approved and recorded in the Public Records of St. Johns County. The development will be required to construct a Stormwater Management System to meet the requirements of the St. Johns County Land Development Code, St. Johns River Water Management District (SJRWMD) and Florida Department of Transportation (FDOT) if a drainage connection permit

is required. Operation and maintenance of the stormwater management system will be by a Master Association which will receive contribution from all parcel owners to defray cost pursuant to a recorded Master Declaration of Covenants and Restrictions. Each phase of development will be responsible to meet the requirements of Landscaping and Tree Protection per the St. Johns County Land Development Code and the additional landscaping requirements of the Master Declaration.

The PUD will be served by a maximum of two (2) ingress and egress driveways one (1) located on US 1 North and one (1) located off of Johns Anderson (Old Dixie) Highway. The driveway connection onto U.S.1 North shall comply with Florida Department of Transportation (FDOT) Requirements and Regulations. Turn lanes will be provided to the site if required by FDOT requirement. A 5' sidewalk will be constructed within the commercial areas as each phase is developed as well as a sidewalk between the commercial uses. This will provide safe and convenient pedestrian access via sidewalks within the PUD. A 4' sidewalk will also be provided along Old Dixie Highway.

Fire protection shall be provided in accordance with the St. Johns County Fire Department regulations and the St. Johns County Land Development Code. All utilities within the PUD, including telephone, power, cable television and sewer and water main lines will be installed underground. The signed and sealed construction plans shall show the location and design of the storm sewer facilities serving the property and the grading and topography of the site. The storm sewer facility shall comply with all the St. Johns County Land Development Code and all other applicable federal and state permitting requirements and shall facilitate the proper drainage of storm water and prevent erosion and the formation of dust.

All utilities within the PUD, including telephone, power, cable television and sewer and water main lines will be installed underground. The signed and sealed construction plans shall show the location and design of the storm sewer facilities serving the property and the grading and topography of the site. The storm sewer facility shall comply with all the St. Johns County Land Development Code and all other applicable federal and state permitting requirements and shall facilitate the proper drainage of storm water and prevent erosion and the formation of dust.

Dumpster pads will be located within the development for solid waste collection and will be fenced by a six (6) foot high opaque fence per Section 2.02.04(15).

- h. Central water and sewer utilities shall be provided for the development by St. Johns County Utility Department. The projected amount water usage will be approximately for this PUD will be 2,250 and the projected sewer usage will be approximately 2,250

gallons per day.

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- i. Predominate soils on the site, as determined by the SCS Soil Survey of St. Johns County, are St. Johns fine sand, Myakka fine sand, depressional and Wesconnett fine sand. The soils are described as being nearly level, poorly drained and very poorly drained sandy soils.
- j. The site vacant property containing no jurisdictional wetlands.
- k. The project's land clearing and landscaping shall comply with the Article VI, Part 06.06 St. Johns County Land Development Code and will comply with Article III, Section 3.06.06 buffer and Section 3.06.10 landscaping. There will be a 20' buffer provided along U.S. 1 North and John Anderson (Old Dixie) Highway and a 10' buffer provided along the side property line which will meet the requirements of Section 3.06.06(b).
- l. The development of the PUD and construction of the improvements will require temporary uses such as construction trailers, sales offices, temporary signage, or temporary access. Construction trailer and/or sales offices will not be placed on the site until St. Johns County has approved the Engineering Construction Plans. The developer of the PUD will have the right to have each building finalized and a Certificate of Occupancy issued as each building is complete, providing adequate parking and drainage has been completed.
- m. There are no accessory uses associated with the Project.
- n. Projected phasing is shown below. Commencement is defined as an approved and recorded Master Development Plan, and Completion is defined as approval of construction plans by St. Johns Growth Management Services Department. Specific development phasing will be incorporated in the site plan and final construction plans.

<u>PHASE</u>	<u>YEARS</u>	<u>USE</u>
1	2000-2001	5,300 square feet of Light Industrial Uses
2	2001-2003	10,000 square feet of General Business/Commercial
3	2003-2005	18,050 square feet of Light Industrial Uses

Development will proceed only after obtaining an extension of Certificate of Concurrency or a new Certificate of Concurrency is obtained.

- o. The Duprez Business Park South PUD will be a comprehensively planned, mixed use development, consistent with the Comprehensive Plan designation of Mixed Use District. The proposed development located on US 1 North, will provide office and commercial uses that will benefit the residents in this area. The proposed development is consistent with other commercial development within St. Johns County. 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.

In addition, the planning and design of the Duprez Business Park South 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 St. Johns County Land Development Code; 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 St. Johns County Land Development Code; and
- Provide for an efficient use of land, resulting in smaller networks of utilities and streets and thereby lower development costs; and
- Provide an opportunity for new approaches to ownership; and
- Provide an environment of stable character compatible with surrounding commercial areas; and
- Retain property values over the years.

- p. The project is projected to meet the requirements of the St. Johns County Land Development Code in effect at the time of PUD approval and no waivers, variances or deviations are being sought in this application.

9. The developer of the Duprez Business Park South 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 Development Plan Map for the Duprez Business Park South 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.

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.

18. The proposed property lies within a area designated as Mixed Use District on the Future Land Use Map. Attached as Exhibit E, shows the boundaries between the designations and provides the total upland and wetland acres for each land use designation.

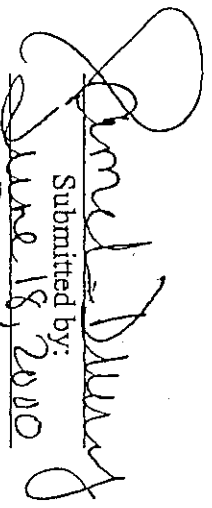
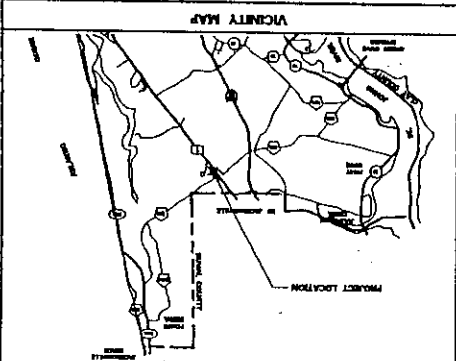
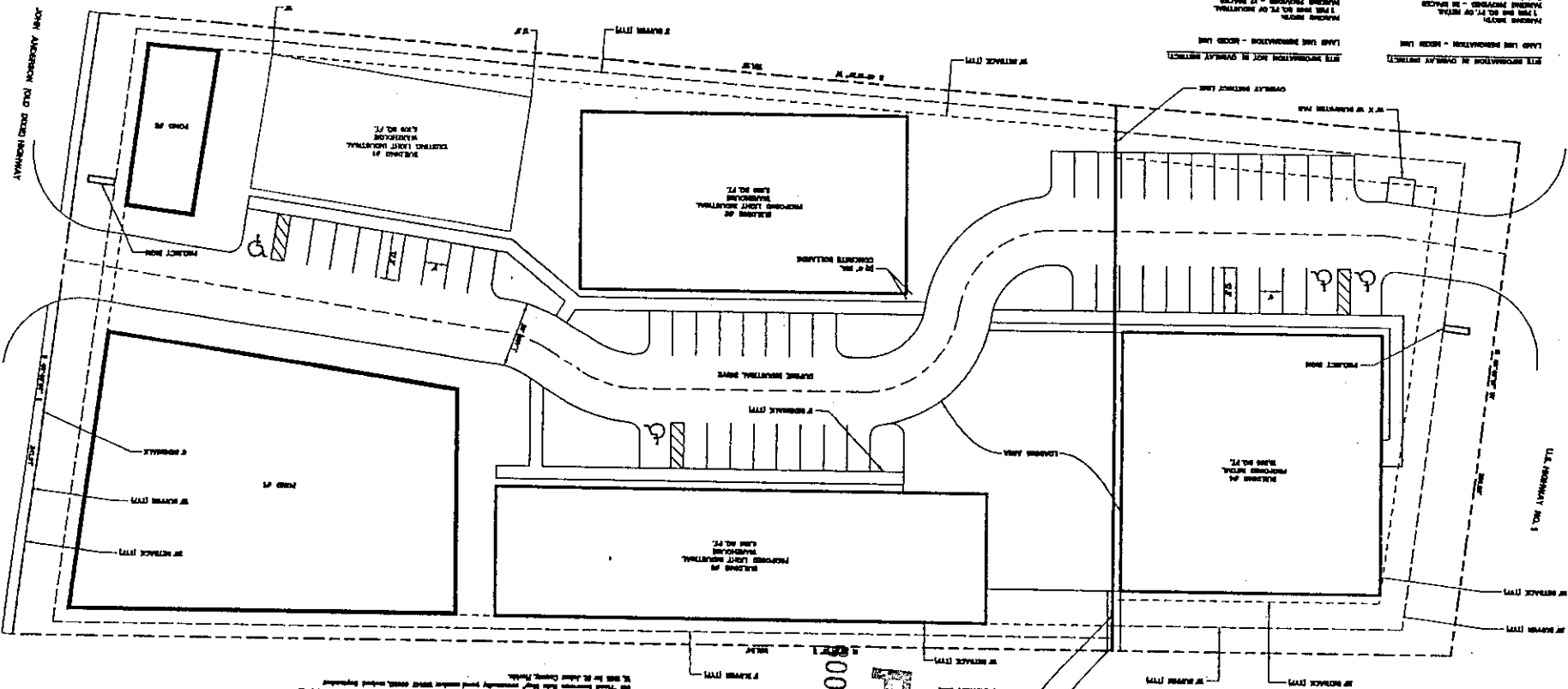

Submitted by:
June 18, 2000
Date

Exhibit E

THIS INFORMATION IS OWNED BY THE CITY OF JACKSONVILLE AND IS LOANED TO YOU BY THE CITY OF JACKSONVILLE. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. VIOLATION OF THIS NOTICE IS A VIOLATION OF THE CITY OF JACKSONVILLE ORDINANCES AND IS SUBJECT TO PENALTY.

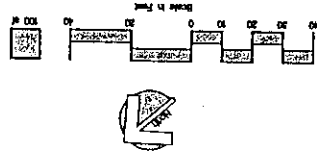


PLANNING BOARD MEETING NOTICE

Notice is hereby given that the Planning Board will meet on the 15th day of April, 2000, at 7:00 p.m. in the Board Room, 1000 Municipal Center, Jacksonville, Florida. The agenda for this meeting includes the following items:

1. Approval of the agenda.
2. Report of the City Manager.
3. Report of the City Attorney.
4. Report of the City Engineer.
5. Report of the City Planning Director.
6. Report of the City Public Works Director.
7. Report of the City Parks and Recreation Director.
8. Report of the City Cultural Affairs Director.
9. Report of the City Economic Development Director.
10. Report of the City Housing and Community Development Director.
11. Report of the City Public Safety Director.
12. Report of the City Information Technology Director.
13. Report of the City Office of Intergovernmental Affairs.
14. Report of the City Office of Intergovernmental Affairs.
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BOOK 0 OFF. REC. 544



TOYOR & WATKINS, INC.
CONSULTING ARCHITECTS ENGINEERS
1000 UNIVERSITY BLVD., SUITE 1000
JACKSONVILLE, FLORIDA 32202
TEL: 904-766-1111
FAX: 904-766-1112

ST. Johns County, Florida
ORDINANCE NO. 00-00

MASTER DEVELOPMENT PLAN EXHIBIT "B"

DATE: APRIL 2000
SCALE: AS SHOWN
DRAWN BY: J. MONROE
CHECKED BY: J. MONROE

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THE ST. AUGUSTINE RECORD

COPY OF ADVE

PUBLISHED EVERY MORNING 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 **R PUD 00 022**

DUPREZ BUSINESS PARK

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

DECEMBER 22, 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 **22ND** day of **DECEMBER** 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)

(Seal)

Zoe Ann Moss

NOTICE OF A PROPOSED REZONING
NOTICE IS HEREBY GIVEN that a public hearing will be held on the 9th day of January 2001, at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Administration Building, 4030 Lewis Speedway (County Road 14-A) and US 1 North, St. Augustine, Florida, to consider rezoning of land from Open Rural (OR) to Planned Unit Development (PUD). The development will consist of 33,350 square feet of General Commercial, Neighborhood Business and Commercial users, Professional Office and Light Industrial uses. The subject property is located at 11940 US 1 North more particularly described as follows:

EXHIBIT A
BEING A PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS: SECTION 11 OF THE SOUTH HALF OF WAY LINE OF A FOOT PUBLIC ROAD KNOWN AS THE PALM VALLEY ROAD BEING STATE ROAD #210 WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #1 THENCE RUN SOUTH 40 DEGREES 48'10" EAST ALONG SAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #1, 372.62 FEET TO THE POINT OF BEGINNING; TO THENCE CONTINUE TO RUN SOUTH 40 DEGREES 48'10" EAST A DISTANCE OF 200.00 FEET; THENCE RUN NORTH 46 DEGREES 10'37" EAST, 552.77 FEET TO THE WEST RIGHT OF WAY LINE OF JOHN ANDERSON HIGHWAY; THENCE RUN NORTH 40 DEGREES 40'09" WEST ALONG SAID WEST RIGHT OF WAY LINE, 241.82 FEET; THENCE RUN SOUTH 41 DEGREES 51'13" WEST, 555.54 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:
BEING A PART OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS: START AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 66 FOOT PUBLIC ROAD KNOWN AS OLD PALM VALLEY ROAD #210 WITH THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #1 THENCE RUN SOUTH 40 DEGREES 48'10" EAST ALONG SAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY #1, 372.62 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41 DEGREES 51'13" EAST A DISTANCE OF 555.54 TO THE WESTERLY RIGHT OF WAY LINE OF JOHN ANDERSON (OLD DIXIE) HIGHWAY; THENCE SOUTH 40 DEGREES 40'09" EAST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 241.91 FEET; THENCE SOUTH 46 DEGREES 10'37" WEST, A DISTANCE OF 551.18 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY #1 THENCE NORTH 40 DEGREES 40'09" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.79 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 hearings, 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 a special accommodations or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 823-3500 or at the County

Administrative Building:
4020 Lewis Parkway, St. Augustine, Florida, 32085.
For hearing impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of this meeting.

If a person desires to appeal any decision made with respect to any matter herein, 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.

It is requested that all interested parties contact the County Clerk's Office for further information and participate in the meeting.

This matter is subject to court imposed quasi-judicial rules of procedure. Interested parties should first 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 writing communication care of St. Johns County Planning Department, O. Dennis 249 St. Augustine, Florida, 32085.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY,
FLORIDA**
BY: MARY F. KAHKA, Chair
FILE NUMBER: R-PUD-00-022, DUPREZ BUSINESS PARK
L 3004 Dec 22, 2000