

ORDINANCE NUMBER: 2001 - 06

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.

P. U. D. OFF. REC.  
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BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

**SECTION 1.** That, as requested by Northeast Florida Development Company, Inc., on behalf of Eston L. Barkoskie, Jr. and Iris H. Barkoskie, the title owners of record in the application with supporting documents for the zoning change dated March 28, 2000, hereinafter known as the **PORTER PLACE 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 **PORTER PLACE PUD** application, dated March 28, 2000, and other supporting documents, which are a part of Zoning File R-PUD-00-026, 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 **PORTER PLACE PUD** shall commence within two (2) years of the effective date of this Ordinance, and shall complete within five (5) years of the effective date of this ordinance.

**SECTION 4.** Findings of Fact: that the need and justification for approval of the **PORTER PLACE 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 **PORTER PLACE 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 **PORTER PLACE 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 **PORTER PLACE 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 **PORTER PLACE PUD** meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
- e. The **PORTER PLACE 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 16th DAY OF JANUARY, 2001.

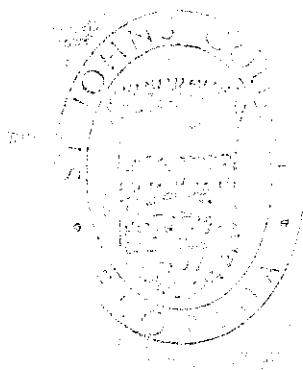
BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: CHERYL STRICKLAND, CLERK

BY: Cheryl Strickland  
Deputy Clerk

EFFECTIVE DATE: 01-22-01



**NORTHEAST FLORIDA DEVELOPMENT COMPANY, INC.  
PORTER PLACE PROFESSIONAL OFFICE PARK  
PONTE VEDRA BEACH, FLORIDA  
PLANNED UNIT DEVELOPMENT**

January 16, 2001

**P. U. D. OFF. REC.**  
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*Submitted on behalf of:*

NORTHEAST FLORIDA DEVELOPMENT COMPANY, INC.  
c/o Paul C. Porter  
Delivery: 11737 Central Parkway, Suite A  
Jacksonville, Florida 32224

And

Eston L. Jr. and Iris H. Barkoskie (*current owners*)  
1124 6<sup>th</sup> Ave N., Jacksonville Beach, Florida

**Authorized Agents for the Applicant**

Blake F. Deal III, Esquire  
Bartlett & Deal, P.A.  
50 Hwy A1A N., Suite 103  
Ponte Vedra Beach, Florida 32082  
(904) 285-5299

Sheri L. Kirkland, Project Manager  
Edwards Engineering, Inc.  
9550 Regency Square Boulevard, Suite 1118  
Jacksonville, Florida 32225

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**EXHIBIT A**  
**Legal Description**

A part of Section 46, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 46; THENCE RUN S 75DEG 17'25"W., ALONG THE NORTHERLY LINE OF SAID SECTION 46, A DISTANCE OF 682.85 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE 200 FOOT RIGHT OF WAY OF PROPOSED STATE ROAD A-1-A ALTERNATE AND THE POINT OF BEGINNING; THENCE CONTINUE S.75DEG17'25"W., A DISTANCE OF 313.53 FEET; THENCE RUN S.8DEG37'50"E., A DISTANCE OF 395.14 FEET; THENCE RUN N. 71DEG 22'10"E. A DISTANCE OF 527.55 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF PROPOSED STATE ROAD A-1-A ALTERNATE; THENCE RUN NORTHERLY ALONG SAID RIGHT OF WAY LINE, SAID RIGHT OF WAY LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 2010.08 FEET, A CHORD BEARING OF N.41DEG.39'54"W., AND A CHORD DISTANCE OF 236.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N.38DEG17'45"W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF PROPOSED STATE ROAD A-1-A ALTERNATE, A DISTANCE OF 159.58 FEET TO THE POINT OF BEGINNING. CONTAINING 3.61 ACRES MORE OR LESS.

# EXHIBIT B

## ST. JOHNS COUNTY PLANNING DEPARTMENT

4020 Lewis Speedway  
St. Augustine, FL 32095  
(904) 823-2470

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### APPLICATION FOR ZONING HEARING

Date: 04-28-00 File # PUD-00 02 Parent # \_\_\_\_\_ Receipt # \_\_\_\_\_

1. Project Name: Porter Place- Professional & Medical Office Park
2. Applicant's Name, Address and Phone #: Blake F. Deal III, Esquire, Bartlett & Deal, P.A. 50 Hwy A1A N., Suite 103, Ponte Vedra, FL 32082. (904) 285-5299  
Owner's Name, Address, & Phone #: Eston L. Barkoski Jr. and Iris Highsmith Barkoskie, 1124 6<sup>th</sup> Avenue North, Jacksonville Beach, FL 32250 (904) 249-4500.
3. Property Location: State Road A1A, approximately 1/4 mile north of Micker's Crossing, assigned by 911- 1102 A1A North, Ponte Vedra Beach, FL 32082.
4. Legal Description: SEE ATTACHED
5. Present Use of Property: Vacant Land
6. Parcel #: 068590-0000 8. Zoning: OR 9. Comp. Plan ML-4D
10. Section 46 11. Township 04 12. Range 29 13. TAZ \_\_\_\_\_
14. Requested Change: **REZONING FROM O.R. TO P.U.D.**
15. Reason change is requested: SEE ATTACHED
16. State of Facts for Requested Change: SEE ATTACHED
17. Concurrency Required: YES 18. Map Page # \_\_\_\_\_ 19. Road Segment \_\_\_\_\_
20. Size of Property: Approx. 3.6 acres NOTE: If the application is for a rezoning or major
21. Modification, please provide the name of the Utility Company servicing the proposed project:  
Intercoastal Utilities, Inc.
22. 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.
  - 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.

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): BLAKE F. DEAL III

Signature(s): 

ADDRESS & TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING

THIS APPLICATION: Name: Blake F. Deal III, Esquire Phone: 904-285-5299

Mailing Address: 50 Hwy A1A N., Suite 103, Ponte Vedra Beach, FL 32082

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## SECTION 1 INTRODUCTION AND APPLICATION

This Development Plan Narrative is a supplement to an application for rezoning to Planned Unit Development (PUD), along with accompanying documents as required by the St. Johns County Land Development Code. The application is filed on behalf of the applicant, Northeast Florida Development Company, Inc., Paul C. Porter, President (NFDC).

The property sought to be rezoned consists of 3.61 acres as described by the legal description attached as Exhibit A (Property). The application form is attached as Exhibit B. The Property is situated in northeast St. Johns County on the west side of State Road A1A North, approximately one-fourth mile north of Mickler's Road. The Property is currently zoned OR (Open Rural) and is within the Residential-C Coastal Future Land Use category as designated by the 2015 Future Land Use Map, which became effective July 24, 2000. The Future Land Use designation for this property was divided between Residential-D Coastal and Commercial at the time this project was being designed and planned and at the time the application was filed on March 28, 2000. The location of the Property is indicated on the vicinity map attached as Exhibit E.

The Proof of Ownership is attached as Exhibit F. The Owner's Authorization is provided as Exhibit G. The applicant agrees that the Property shall be held, used and developed in accordance with the PUD Ordinance as adopted by the St. Johns Board of County Commissioners. An Agreement to Comply is provided as Exhibit H.

Except to the extent that they conflict with specific provisions of the PUD application and development plans approved pursuant to the ordinance approving this PUD application, all building codes, zoning ordinances 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 apply to the PUD development, except that modification to approved development plans by variance or special exception shall be prohibited.

## SECTION 2 PHYSICAL SITE CHARACTERISTICS

The property is located on the west side of State Road A1A North approximately one-fourth mile north of Mickler's Road and immediately to the North of the Mickler's Landing PSD (PSD 84-27), which is currently under construction. The site ranges in elevation from approximately five feet msl to approximately ten feet msl.

**SECTION 3  
INTENDED PLAN OF DEVELOPMENT**

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The development plan provides for the Property to be developed as a Professional Office Park consisting of two buildings, open areas, and buffer areas in accordance with the St. Johns County Land Development Code and the Ponte Vedra / Palm Valley Coastal Corridor Overlay District. The proposed uses for the development are those uses as defined by Article 12 of the Land Development Code under Office, Business and Professional, including, but not limited to Professional/Medical Office Use. This use is in conformance with the Residential-C Coastal land use designation in that the proposed use is a Neighborhood Commercial use as defined by Objective A.1.11.(c).1 of the Comprehensive Plan. Neighborhood Commercial uses may be permitted in the C-Residential Density Zone, provide such uses are of a size and scale compatible with the surrounding residential area and approved as a PUD.

The larger building will comprise approximately 20,568 sq. ft and the smaller building approximately 9,007 square feet, adding additional minor ancillary buildings such as lift station service, etc. the total building square footage for the project is anticipated to be approximately 29,575 square feet. A Master Development Plan Map is submitted with this application and designates the location of the buildings, buffer areas, parking spaces, retention, landscaping, signage, and other features of the proposed development. All vertical construction and signage will be completed in an exterior style and finish subject to approval of the Architectural Review Committee for the Ponte Vedra / Palm Valley Coastal Corridor Overlay District as established by Part 3.06 of the Land Development Code. The construction will be completed in a single phase.

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**EXHIBIT C**  
**MASTER DEVELOPMENT PLAN TEXT**

**A. Total Acreage.**

The total acreage of the project is 3.61 acres.

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**B. Total Wetlands Acreage.**

The total number of wetland acres included within the project is .95 acres, more or less.

**C. The total amount of Development area, including the total number of developable acres (including filled Wetlands) for each proposed land Use and the total number of Wetland acres to be preserved for each land Use. Each developable Parcel shall be limited to one Use Classification, as provided in Article II of this Code.**

The total number of developable acres is 2.67 acres more or less. No Wetlands are to be impacted by the proposed improvements.

**D. The total number of residential Dwelling Units and density of the Project, the projected population, and projected population of elementary and high school age children that may reside within the Project.**

There are no residential dwelling unit proposed.

**E. The total square footage and intensity of non-residential Development:**

The total building square footage is 29,575 square feet and the site intensity is 8,182.54 square feet per site acre.

**F. The residential and non-residential Structures, as measured from the property line, the minimum size of residential Lots, the number of parking spaces for residential and non-residential Uses, the use of Signs and signage to serve the Project and the maximum height of all structures:**

Two, two-story buildings are proposed for the site with the smaller building having a portion of the building that is one-story. The larger building comprises 20,568 square feet. The smaller building comprises 9,007 square feet and consists of a two-story portion, which is set back the required distance of 60' from the easterly property line, and an attached 1-story portion which is set back the required 40' from the easterly property line. The Easterly property line is also the westerly right-of-way of State Road A1A.

A ground-mounted monument sign not to exceed 32 square feet in advertising display area, which is visible from State Road A1A North, is planned adjacent to the project entrance. One additional ground-monument sign not to exceed 15 square feet in advertising display area is planned for each of the buildings as Building/Directory Signs. One wall-mounted sign, not to exceed 24 square feet, and visible from SR A1A is planned for the easterly portion of the smaller building and multiple wall signs not-visible from SR A1A are planned on the westerly faces of both buildings. All signage will be constructed in accordance with all applicable portions of the St. Johns County Land Development Code, including but not limited to Section 3.06 (Overlay District) and will meet the guidelines and approval criteria of the Overlay District Architectural Review Committee. The approximate locations and display square footage of the proposed ground-monument signs are depicted on the Master Development Plan Map. All signs shall not obstruct visibility for vehicular traffic. All sign area square footages shown on the Master Development Plan Map are for advertising display area and shall not include the base or decorative edging.

Maximum building heights will not exceed thirty-five (35) feet as required per applicable provisions of the St. Johns County Land Development Code.

**G. The type and location of infrastructure needed to serve the Project, including at a minimum, drainage facilities, vehicle and pedestrian access to the Project, internal vehicle and pedestrian access within the Project, interconnectivity & access points to adjacent properties, park, open space and recreation facilities, types of active recreation that will be provided, the provision of water and Sewer, fire protection, and solid waste collection. Additional infrastructure requirements may be addressed based upon the character of location of the Project.**

The Stormwater Management Facility, a 0.36-acre pond will be provided to treat the storm water run-off for the proposed site. The site will surface drain to the Stormwater Management Facility. A driveway connected to the westerly right of way of State Road A- I -A will provide access to the site. Construction of a left hand turn land and acceleration lane are planned and are depicted on the Master Development Plan Map. The project entrance will have an entrance and exit lane and will contain a landscaped or natural vegetation island between the entrance and exit lanes. This island will contain no signage or structures. Future four-laning of State Road A1A is planned, and when SRA1A is widened, the project entrance will be relocated/redesigned as necessary and at the expense of the property owner(s). Adequate parking is proposed in accordance with the rules and regulations of St. Johns County, Florida. Pedestrian sidewalks have been provided around the proposed buildings as depicted on the Master Development Plan Map. A sidewalk shall be provided from the site to State Road A1A. There are no adjacent properties to where inter-connective access points would be applicable. Potable water for the site will be provided through a connection to an existing 12" water main in the westerly right of way line of State Road A-1-A. An onsite lift station is proposed and will be located along the easterly portion of the property, about 1/3 of the A1A frontage distance south of the northeastern property corner. The lift station will be set back from the easterly property line approximately 27', which exceeds the required 20' landscape buffer setback. The lift station will connect to an existing 10" force main also lying in the westerly right of way line of State Road A- I -A. Fire protection for the site is a proposed fire hydrant to be located in the right of way of S.R. A1A near the entrance drive as shown on the Master Development Plan Map. Solid waste collection shall be

handled by a dumpster(s) which shall be placed at an interior location within the site so as not to create a noise nuisance to surrounding residential uses. located at the northwestern corner of the parking lot. These items are depicted on the Master Development Plan Map. All uses within the project shall be served by central water and sewer. All electrical, telephone and cable lines will be installed underground on the site. Electricity will be provided by Jacksonville Beach Electric. Streetlights will be placed along one or both sides of the entry street and in the parking lot so as to provide adequate lighting at night for vision and security. Development shall comply with the overlay district regulations contained in Section 3.06. of the St. Johns County Land Development Code as amended from time to time, as well as other applicable regulations. Metal Halide Luminaire lights shall be utilized for any pole-mounted site lighting, and pole-mounted lighting along the north side of the property shall not exceed ten (10) feet in height. Because the property is located at an elevation 10 to 20 feet below that of the dune structure maximum elevations on the areas of the beach nearest the property, light from the site lighting shall comply with all requirements of Section 4.01.09 of the St. Johns County Land Development Code. The adjacent residential community to the west will be buffered from the project by an opaque landscaping buffer of a minimum thickness of approximately 75 feet, and thus light pollution problems are not expected.

**H. The amount of water and Sewer use, based upon the projected population, and the public Utility Providers, if applicable:**

The estimated water and wastewater capacity for the site is based on an 89-person calculation. The average daily flow for potable water is 2,225 GPD with a peak rate of 4.6 GPM. The wastewater flow average is 2,225 GPD with a peak rate of 3.9 GPM. Water and sewer service shall be provided by Intercoastal Utilities, Inc.

**I. The type of underlying soils and its suitability for Development of the proposed Project:**

The subsurface soil profile generally consists 12-24 inches of top soil sand including silt and roots, with underlying very loose to dense sand and sand with shell fragments to approximately 25 feet below the existing ground surface.

The subsurface conditions at the site are favorable for support of the proposed structures on a conventional shallow foundation system. The maximum allowable net soil bearing pressure should not exceed 2,500 psf. Anticipated settlements will be one inch or less.

**J. The type and extent of upland forest and Wetlands on the site using the Level III classification of the Florida Land Use Cover and Classification System (FLUCCS). The location of upland forest and Wetland vegetation is included on the Master Development Plan Map submitted concurrently herewith.**

One main wetland community characterized as inland ponds and sloughs (616) is found on the property. Dominant vegetation includes Carolina Willow (*Salix Caroliniana*), Red Maple (*Acer Rubrum*), Wax Myrtle (*Myrica Cerifera*), Canna Lily (*Canna Spp.*), Pennywort (*Hydrocotyle Umbellata*), Rushes (*Junous Spp.*), Sedges (*Cyperus Spp.*), and Day-flower (*Commelina Diffusa*). On-site uplands are characterized as Temperate Hardwoods (425). Dominant vegetation

includes Live Oak (*Quercus Virginiana*), Cabbage Palm (*Sabal Palmetto*), Magnolia (*Magnolia Grandiflora*), Blackberry (*Rubus Spp.*), and Yaupon Holly (*Ilex Vomitoria*).

**K. The type and extent of buffering, landscaping, Tree removal and Tree protection, and buffering between adjacent Uses as needed to aesthetically screen Uses and provide privacy:**

The 25-foot wetland buffer and setback, consistent with the requirements of Section 4.01.06 of the Land Development Code, is provided where wetlands have been determined along the westerly property line and the southwesterly quadrant of the site as shown on the Master Development Plan Map. A 20-foot landscape buffer is proposed along the westerly right of way of State Road A1A North and 10-foot landscape buffers are proposed along the side yards (north and south). Along the northerly property line an additional 10' vegetative buffer will be maintained between the 10' landscape buffer and the beginning of the parking lot. This buffer will contain viburnum, or similar species planted to a height of 12' along the westerly portion of the northerly property line and 8' along the easterly portion of the northerly property line. The demarcation line between the 8' and 12' high viburnum or similar species is shown on the Master Development Plan Map. A 20-foot landscape buffer is required for the rear yard, however, due to the preserved wetlands, approximately 70-foot of buffer will be provided.

The property is densely covered by various trees as described in Paragraph "J" above, making tree removal necessary and unavoidable in the areas of the proposed development as depicted on the Master Development Plan Map. It should be noted that every effort will be made to preserve trees when possible, especially those trees which are protected. The trees to be saved will be protected by using approved tree barricades during the construction, making every endeavor to assure their survival. Every effort will be made to utilize existing trees/foliage for interior landscaping by preserving their natural state, where feasible, in those areas. Tree removal, tree protection, and tree re-planting will be accomplished in accordance with Article IV of the St. Johns County Land Development Code. Tree islands each 100 feet and double-tree islands (as required) will be provided in compliance with Article IV of the Land Development Code. The project shall comply with all land clearing and tree protection requirements of Article IV of the St. Johns County Land Development Code, as amended from time to time.

A minimum of 5% of the parking area will be landscaped, as shown on the Master Development Plan Map and in accordance with Section 3.06.03(H)(2)(A) of the St. Johns County Land Development Code.

The project shall comply with all applicable provisions of Section 4.01.05 and Section 4.01.14 of the St. Johns County Land Development Code.

**L. The use, location and duration of temporary Uses, including Construction trailers, sales units, model homes and temporary signage related to Construction of the Project.**

During the period of construction, a maximum of two (2) construction trailers and associated structures will be maintained on the site as and in conjunction with a construction office. "Associated Structures" shall be defined as those structures incident to the construction of the project such as temporary bathroom facilities, construction dumpsters, and storage trailers (1

maximum) containing construction materials for the project. The use, location, number, and size of such facilities will be in accordance with generally accepted construction industry practices for a development of this nature and shall not exceed any limits as set forth herein. There shall be a maximum of one construction entrance. Temporary signage shall include one thirty-two (32) square foot maximum sign providing information on the project to be located along the westerly property line (set back 20') One (1) thirty-two (32) square foot construction sign shall also be located along the westerly property line. One (1) sixteen (16) square foot sign saying "No Dumping" shall be located on the property and two (2) sixteen (16) square foot signs reading "POSTED- NO TRESPASSING" shall be located on the property with one at the construction entrance and one located along the westerly property line near the other signs. The location of all signs is depicted on the master development plan map. All temporary signage shall comply in full with Part 3.06.00 of the Ponte Vedra/Palm Valley Overlay District Regulations and will be removed prior to final occupancy permitting by St. Johns County. Temporary construction entrances, trailers, and temporary signs are depicted on the Master Development Plan Map.

**M. The use and location of Accessory Uses for residential and non-residential Structures, including Guest Houses, AC units and related heating/cooling units, setbacks, swimming pools, fencing and similar Uses.**

The location of the proposed lift station, air conditioning units, dumpsters, fencing, and setbacks are designated on the Master Development Plan Map. All such accessory structures shall be shielded by fencing and landscaping in accordance with the Overlay District Ordinance requirements. Furthermore, dumpster(s) which shall be placed at an interior location within the site so as not to create a noise nuisance to surrounding residential uses.

**N. A phasing schedule, including at a minimum, the amount of residential and non-residential Development to be completed within a specified phase, a specific commencement date, a definition of commencement of the project, and a specific completion date.**

The project development shall proceed in a single phase. "Commencement of Construction" shall be defined as the procurement of the first permit required for construction of the improvements. For example, if the first permit required for construction is a Land Clearing Permit, then commencement shall be deemed to have occurred upon Developer's receipt of said permit. Completion shall occur within five (5) years of the effective date of this ordinance and shall be defined as issuance of a final Certificate of Occupancy

**O. The projected impact of the Project upon St. Johns County, an explanation of the Project's benefit to the County, as compared to existing zoning or other zoning district, and justification of the Project:**

The project will impact only the northeasterly portions of St. Johns County by providing additional professional office space primarily to the Ponte Vedra Beach area. A majority of the tenants are forecasted to be persons who already live in the greater Ponte Vedra Beach area and the proposed development thus encourages development of an integrated home/workplace environment. The proposed development will integrate the need for professional office space in

the southern Ponte Vedra corridor, which has virtually no developable area remaining for such use. The property is bordered to the north by a retention area, to the west by the Seaside residential community, to the east by State Road A1A North, and to the south by another professional office park currently under development (Mickler's Landing). Professional office space is permitted and contemplated in this location by the Comprehensive Plan, and would be a more compatible use with the adjacent properties than many of the allowed uses under the existing OR zoning. The Professional Office park contemplated in this PUD would service the Seaside, Crossroads, Ocean's Edge, Magnolia Hammock, River Marsh, and Sawmill Lakes communities as well as the many non-PUD/PSD homes and businesses in the Southern Ponte Vedra area. This PUD meets the general and specific standards, and the review criteria of PUD Districts as contained in Article V, Part 5.03.00 of the St. Johns County Land Development Code Ordinance 99-51.

The project is located within a "Coastal Residential D" future land use category as depicted on the Future Land Use Map of the adopted St. Johns County Comprehensive Plan. The proposed Professional Office use meets the definition of "Neighborhood Commercial and Community Commercial uses, approved pursuant to a PUD application" as set forth in section 1(a)(iii) of the Comprehensive Plan, and pursuant to the Comprehensive Plan definition as set forth on Page AA2-6 of the Comprehensive Plan under "Neighborhood Commercial". The textual appendix to the future land use element 1.A.(III) Residential Permitted Uses (Page AA1-2) States that "Neighborhood commercial and community commercial uses are permitted ... on a scale suited to the residential developments to be served..." The proposed commercial uses are on a scale suited to the residential developments to be served in as follows:

The proposed commercial uses include professional office and medical office. These offices shall include, but not be limited to offices such as doctor's offices, accounting/CPA offices, Law offices, realty offices, secretarial or data processing offices, and administrative offices for retail or other businesses having their stores or retail business operations located elsewhere. The far southern end of Ponte Vedra (where this project is located) is currently almost completely lacking in office space for these and other office uses. Mickler's Road leads to County Road 210, which is a distance of approximately 3.5 miles away, where several large residential developments including Plantation Oaks and Sawmill Lakes exist- as well as the residences located along Roscoe Blvd. on the intra-coastal waterway. To the south of the project numerous homes are located along the ocean and non-ocean sides of SR A1A. This project will be the closest office space available to residential developments such as Ocean Oaks and Seaside at Ponte Vedra, as well as residences located on the ocean and non-ocean side of the southern portion of Ponte Vedra Boulevard. The large number of individuals residing in these areas have a neighborhood/community need for the types of office space and the services that will be provided in those offices.

Central water and sewer is employed, which meets requirement 1(a)(ii)(c) of the Comprehensive Plan, and all existing wetland areas are to be preserved. The wetlands preservation shall be documented by a conservation easement or deed restriction in acceptable form to St. Johns County, to be executed and filed of record simultaneously with promulgation of the order approving this PUD application. The project has a development intensity of 8,170 square feet per acre, which is well below the Comprehensive Plan limit of 12,000 sq. ft. per acre. The impervious surface ratio will be 65%, which is within the 70% limit as set forth in Exhibit "A", Page AA1-16 of the Comprehensive Plan.

The following is a brief comparison of the proposed PUD against the applicable specific standards of PUD Districts contained in Section 5.03.03.

- **Minimum of 25 percent open space-** Over 58% of the proposed PUD is designated for open space including wetland and upland preservation, landscaping buffers, interior landscaping, and stormwater detention.
- **Minimum of ten percent preservation of Significant Natural Communities Habitat-** The proposed PUD does not contain any Significant Natural Communities Habitat as defined in Article 12 of the County Land Development Code. However, significant wetland and upland habitat on the site will be preserved. Over 26% of the site will contain preserved wetlands, and over 12% of the site will contain preserved uplands adjoining the preserved wetlands that together form a contiguous block of preserved habitat.
- **Minimum 5 percent conservation of upland natural vegetation, not including Significant Natural Communities Habitat-** Over 22% of the site will be conserved for upland natural vegetation within the upland preservation areas, interior landscaped areas, and the perimeter buffers.
- **Ten (10) foot natural/landscaped buffer along the Project property lines -** Due to the applicability of the Ponte Vedra Overlay District Regulations, buffers in excess of 10 feet are provided along all sides of the property. Along the westerly property line, the buffer is in excess of 75 feet at its narrowest point. Along the northerly property line, the 10-foot buffer is maintained with an additional 10' viburnum landscaped buffer to the edge of the parking lot. Along the easterly property line, the landscape buffer is a minimum of 20 foot and in the southerly portions of the easterly property line, the buffer is in excess of 90 feet. Along the southerly boundary line, a minimum 10-foot buffer is maintained in the area of the parking lot, and in the easterly portions of the southerly boundary line, the buffer exceeds 60 feet. A large triangular shaped buffer area is maintained in the southeastern portion of the property between the stormwater retention pond, SR A1A, and the southerly lot line. This area measures approximately 180 feet x 270 feet x 270 feet.
- **Twenty (20) foot setback for Buildings, parking and/or storage areas along property lines adjacent to road right-of-way and adjacent to residential uses-** In accordance with A1A Overlay District Requirements, the building setback from SR A1A is 40 feet for the 1 story portion of the smaller building, and 60 feet for the two-story portion of the smaller building. The minimum building setback along the westerly property line (which is adjacent to the Seaside Residential Community) is 75 feet.
- **Transportation**
  - **Internal Roadway and pedestrian connections between uses-** The project is a single-use development, and as such does not have a direct need for inter-connectivity between differing uses.
  - **Interconnectivity with adjacent properties (where desirable)-** interconnectivity between the adjacent use to the west (residential) is thought to be *undesirable*, and therefore will be prevented by construction and/or maintenance of the westerly boundary fencing. Interconnectivity between the development and the similar use to the south of the property (office park) is not considered to be desirable and is not planned.

In summary, the proposed PUD is consistent with the Comprehensive Plan and meets the standards and criteria of the Land Development Code for rezoning to PUD, including those standards as set forth in Section 3.06- Ponte Vedra / Palm Valley Overlay District of the Land Development Code. The project is compatible with the surrounding uses of residential and office park in that it will provide needed professional office space for neighborhood/community commercial use. The project is also innovative in that it (a) preserves all existing wetlands, (b) exceeds the minimum open space requirement by 33%, (c) preserves a wetland and contiguous preserved upland habitat comprising 38% of the total site area, (d) exceeds the required upland natural vegetation preservation by 17%, (e) and exceeds the required perimeter landscaping buffers and building setbacks by substantial margins along the majority of the site perimeter. The proposed PUD will be more compatible with surrounding uses than many of the allowed uses under the existing zoning, and will have less of an impact and be more compatible with the neighboring residential areas than the previously permitted use for an elder care facility.

**P. A description of any waivers, Variances, or deviations from this Code included in the application and justification for such waivers, Variances, or deviations.**

The 25-foot buffer, as required by Section 4.01.06.B.1 of the Land Development Code, may be reduced to the extent depicted on the Master Development Plan Map, Exhibit D, page 2 of 2.

**Q. A statement, and agreement to comply, binding all successors and assigns in title to the commitments and conditions of the Master Development Plan.**

All successors in title to the Property shall be bound to the conditions of the approved PUD.

**R. When the subject property is designated as more than one Future Land Use designation on the Comprehensive Plan Future Land Use Map, a map shall be provided depicting the boundaries between the designations and provide the total upland and Wetland acres for each land Use designation.**

The subject property is designated as only one land use category, which is C-Residential Coastal.

NORTHEAST FLORIDA DEVELOPMENT COMPANY, INC.

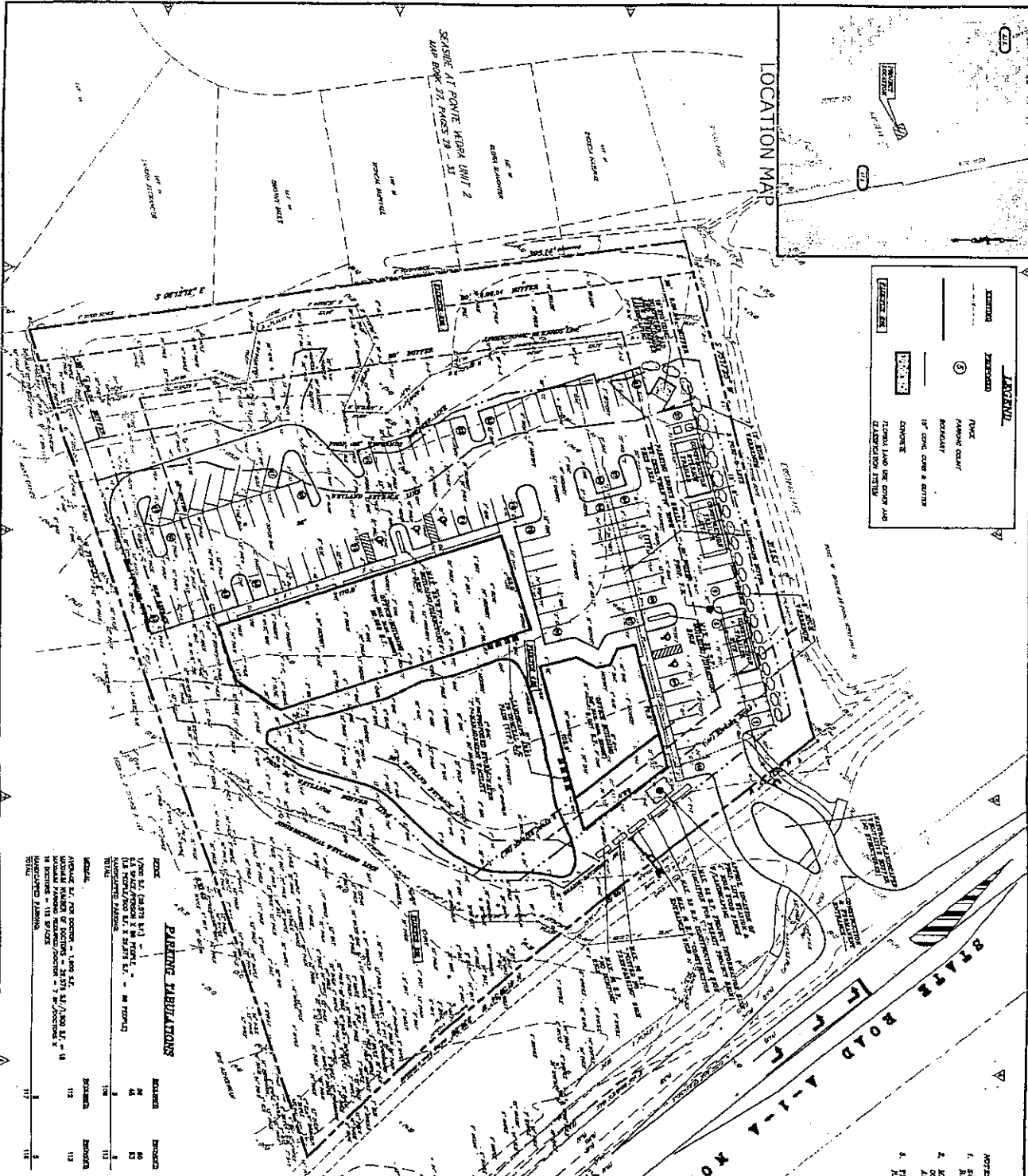
By:   
PAUL C. PORTER,  
Its President



LOCATION MAP

**LEGEND**

- EXISTING
- PROPOSED
- TOOK
- PAVED COURT
- PAVEMENT
- 1" CONC. CURB & GUTTER
- CONCRETE
- FORMAL LAND USE ZONING AND REGULATORY LIMITS



- NOTES**
- SOME LUMBERING STAKES REMOVED AFTER 90 FEET MAX. MARK INDICATED IN ORDER TO SAVE EXISTING TREES.
  - MINOR REVISIONS OF STRUCTURES AND PARKING MARK ACCORD TO THE COMMENTS OF THE PRESERVATION, PROVIDED ALL SHOWN ON THIS AND STRIKES ARE MAINTAINED.
  - THE SEWER SINK LOCATIONS DEPEND ON THE MAP REPRESENTATION AND TENDENCY SINK LOCATIONS.

ORDINANCE BOOK 26 PAGE 590

EXHIBIT D  
 182

**PARKING TABULATIONS**

ZONE	REQUIREMENT	PROVIDED
1/2000 (S. 1/4) - 1/2000	1/2000	112
1/2000 (S. 1/4) - 1/2000	1/2000	112
1/2000 (S. 1/4) - 1/2000	1/2000	112

**DEVELOPMENT INFORMATION**

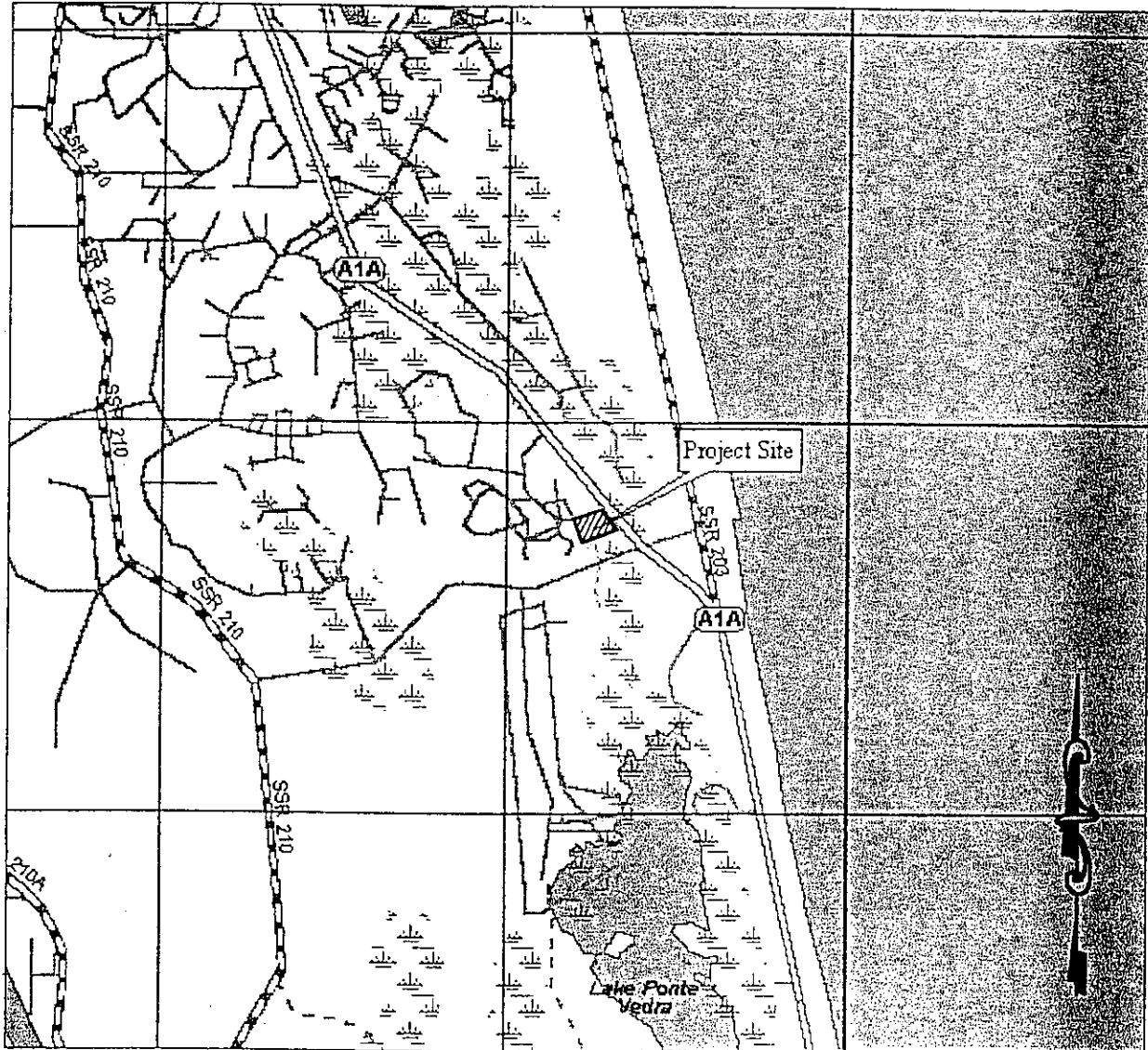
ITEM	REQUIREMENT	PROVIDED
1. TOTAL AREA	1.000 AC.	1.000 AC.
2. TOTAL DEVELOPABLE AREA	1.000 AC.	1.000 AC.
3. TOTAL IMPAVED AREA	1.000 AC.	1.000 AC.
4. TOTAL PAVED AREA	1.000 AC.	1.000 AC.
5. TOTAL CONCRETE AREA	1.000 AC.	1.000 AC.
6. TOTAL ASPHALT AREA	1.000 AC.	1.000 AC.
7. TOTAL GRAVEL AREA	1.000 AC.	1.000 AC.
8. TOTAL SAND AREA	1.000 AC.	1.000 AC.
9. TOTAL DIRT AREA	1.000 AC.	1.000 AC.
10. TOTAL OTHER AREA	1.000 AC.	1.000 AC.

PORTER PLACE  
 PROFESSIONAL OFFICE & MEDICAL PARK  
 1102 1/4 NORTH, PONTE VEDRA, FLORIDA  
 MASTER DEVELOPMENT PLAN MAP

**EDWARDS ENGINEERING**

SCALE: 1" = 30'	6/24/00 REVISIONS PER ST. JOHN'S COUNTY REVIEW COMMENTS
DESIGNED BY S. KIRKLAND	05/01/00 Revisions per St. Johns County review comments
DRAWN BY M. CRIBB	05/30/00 Revisions per St. Johns County review comments
CHECKED BY S. EDWARDS	
DATE: DECEMBER 1999	
PROJECT NO. 99031.00	REVISIONS





### EXHIBIT E - VICINITY MAP

**PORTER PLACE**  
Ponte Vedra Beach, Florida

SHEET 1 OF 1

**E** DWARDS  
**E** NGINEERING

SCALE AS NOTED	
DESIGNED BY N/A	
DRAWN BY N/A	
CHECKED BY S. KIRKLAND	
DATE DECEMBER 1999	
PROJECT NO. 99034.00	REVISIONS

645 MAYPORT ROAD SUITE 4E ATLANTIC BEACH, FLORIDA 32233

EXHIBIT F - Proof of Ownership

18500

REC 71 PAGE 475

Printed for Lawyers' Title Guaranty Fund, Orlando, Florida

Warranty Deed

(STATUTORY FORM - SECTION 689.02 F.S.)

This Indenture, Made this 13th day of May 1965 Between  
Lois Henson Barkoskie, a widow  
of the County of St. Johns State of Florida grantor, and  
Eston L. Barkoskie, Jr. and Tris Highsmith Barkoskie, his wife, as  
tenants by the entirety  
whose post office address is RFD, Ponte Vedra Beach, Florida  
of the County of St. Johns State of Florida grantee.

Witnesseth, That said grantor, for and in consideration of the sum of  
TEN AND NO/100 (\$10.00) Dollars,

and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby  
acknowledged; has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the fol-  
lowing described land, situate, lying and being in St. Johns County, Florida, to-wit:

A part of Section 46, Township 4 South, Range 29 East, St. Johns  
County, Florida, more particularly described as follows: For a point of  
reference commence at the northeast corner of said Section 46; thence run  
S. 75° 17' 25" W. along the northerly line of said Section 46, a distance of  
682.85 feet to the southwesterly right of way line of the 200 foot right  
of way of proposed State Road 11A Alternate, and the point of beginning;  
thence continue S. 75° 17' 25" W. a distance of 313.53 feet; thence run S.  
89° 37' 50" E. a distance of 395.14 feet; thence run N. 71° 22' 10" E. a dis-  
tance of 527.55 feet to said southwesterly right of way line of proposed  
State Road 11A Alternate; thence run northerly along said right of way  
line, said right of way line being a curve to the right having a radius of  
2010.08 feet, a chord bearing of N. 41° 39' 54" W. and a chord distance of  
236.28 feet to the point of tangency of said curve; thence run N. 38° 17'  
45" W. along said southeasterly right of way line of proposed State Road  
11A Alternate, a distance of 159.58 feet to the point of beginning. Con-  
taining 3.61 acres, more or less.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims  
of all persons whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

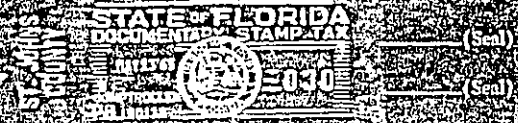
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

*Frank D. Uehlein*

*Lois Henson Barkoskie* (Seal)

*Mary B. Uehlein*

(Seal)



STATE OF FLORIDA  
COUNTY OF ST. JOHNS  
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally  
appeared  
Lois Henson Barkoskie, a widow

to me known to be the person described in and who executed the foregoing instrument and acknowledged before  
me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 13th day of May  
1965

*Mary B. Uehlein*  
Notary Public

My commission expires September 24, 1965 the State of Florida at Large

FILED AND RECORDED IN  
PUBLIC RECORDS OF  
ST. JOHNS COUNTY, FLA.

MAY 13 11 52 AM '65

CLERK OF CIRCUIT COURT  
ST. JOHNS COUNTY, FLA.

### EXHIBIT G - Owner's Authorization

BARTLETT ; DEAL, P.A.; FOR AGENT  
EDWARDS ENGINEERING and

PAUL C. PORTER are is hereby authorized to act on behalf of  
ESTEN L<sup>JR</sup> and

IRIS H. Barkoskie, 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 information contained herein is accurate and complete to the best of my knowledge and belief.

BY: [Signature]  
Signature of Owner(s)

IRIS H. Barkoskie  
Signature of Owner(s)

ESTON L. BARKOSKIE, JR.  
IRIS HIGHSMITH BARKOSKIE  
Print Name(s)

1124 6th AVENUE NORTH  
Address

JACKSONVILLE, FL 32250

(704) 249-4500  
Telephone Number

State of Florida  
County of Duval

Signed and sworn to before me on 1 day of February, 1992000  
by ESTON L. JR and IRIS H. Barkoskie

Identification Presented: DRIVERS LICENSE  
Oath taken:  Yes  No

[Signature]  
Notary Signature

My commission expires:



Gerard L Tighe  
MY COMMISSION # CC693534 EXPIRES  
November 2, 2001  
BONDED THRU TROY FAIN INSURANCE, INC.

KAKOM\_OWAGENT.W7D

**EXHIBIT H - Agreement to Comply**

**AGREEMENT TO COMPLY**

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

**NORTHEAST FLORIDA DEVELOPMENT COMPANY, INC.**

**A Florida Corporation**

By: 

**Paul C. Porter**

**Its President**

Date: 04-28-00

THE ST. AUGUSTINE RECORD

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 FILE# R PUD 00 026

PORTER PLACE

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

NOVEMBER 13, 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 13TH day of NOVEMBER 2000,

by [Signature] who is personally known to me or who has produced PERSONALLY KNOWN as identification.

[Signature of Notary Public]



Zoe Ann Moss MY COMMISSION # C0641814 EXPIRES August 22, 2001 BONDED THROUGH [Seal] IN INSURANCE, INC.

Zoe Ann Moss

COPY OF ADVERTISEMENT

NOTICE OF A PROPOSED REZONING NOTICE IS HEREBY GIVEN that a public hearing will be held on the 28th day of November, at 1:30 p.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US1 North, St. Augustine, Florida, to consider a request to rezone 3.61 acres from OR (Open Rural) to PUD (Planned Unit Development) to allow up to 29,575 square feet of Neighborhood Commercial development limited to Professional Office uses. Proposed to be located at 1102 State Road A1A North and more particularly described as follows:

Exhibit "A" A part of Section 46, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 46; THENCE RUN S 75 DEG 17'25"W., ALONG THE NORTHERLY LINE OF SAID SECTION 46, A DISTANCE OF 682.85 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE 200 FOOT RIGHT OF WAY OF PROPOSED STATE ROAD A-1-A ALTERNATE AND THE POINT OF BEGINNING; THENCE CONTINUE S. 75 DEG 17'25"W., A DISTANCE OF 313.53 FEET; THENCE RUN S. 8 DEG 37'50"E., A DISTANCE OF 395.14 FEET; THENCE RUN N. 71 DEG 22'10"E. A DISTANCE OF 527.55 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF PROPOSED STATE ROAD A-1-A ALTERNATE; THENCE RUN NORTHERLY ALONG SAID RIGHT OF WAY LINE, SAID RIGHT OF WAY LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 2010.08 FEET, A CHORD BEARING OF N. 41 DEG. 39'54"W., AND A CHORD DISTANCE OF 236.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N.38 DEG 17'45"W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF PROPOSED STATE ROAD A-1-A ALTERNATE, A DISTANCE OF 159.58 FEET TO THE POINT OF BEGINNING. CONTAINING 3.61 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 a special accommodations or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095. For hearing impaired individuals: Florida Relay: 1-800-955-8770, no later than 5 days prior to the date of this meeting.

If a person decides to appeal any decision made 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.

It is anticipated that one or more St. Johns County Commissioners may attend and participate in the 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 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 249, St. Augustine, Florida 32095.

BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA By Jim Bryant, Its Chairman FILE NUMBER: R-PUD-00-026, Porter Place L3073 Nov. 13, 2000

cont to 01-16-01

# THE ST. AUGUSTINE RECORD

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 SPECIAL MEETING

in the matter of **R PUD 00 026**

## PORTER PLACE

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

**DECEMBER 30, 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 3<sup>RD</sup> day of **JANUARY** 2001

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

Zoe Ann Moss  
MY COMMISSION # 0064-314 EXPIRES  
August 22, 2001  
BONDED THROUGH TROY FARM INSURANCE, INC.



*Zoe Ann Moss*  
(Signature of Notary Public)

(Seal)

Zoe Ann Moss

COPY OF AD

NOTICE OF SPECIAL MEETING FOR A PROPOSED REZONING NOTICE IS HEREBY GIVEN that a public hearing will be held on the 16th day of January, 2001, at 3:00 p.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and US1 North, St. Augustine, Florida, to consider a request to rezone 3.61 acres from OR (Open Rural) to PUD (Planned Unit Development) to allow up to 29,575 square feet of Neighborhood Commercial development limited to Professional Office uses, proposed to be located at 1102 State Road 11A North and more particularly described as follows:

**EXHIBIT "A"**  
A part of Section 46, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:  
**FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 46; THENCE RUN S 75 DEG 17'25"W., ALONG THE NORTHERLY LINE OF SAID SECTION 46, A DISTANCE OF 682.85 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE 200 FOOT RIGHT OF WAY OF PROPOSED STATE ROAD A-1-A ALTERNATE AND THE POINT OF BEGINNING; THENCE CONTINUE S.75 DEG 17'25"W., A DISTANCE OF 313.53 FEET; THENCE RUN S.8 DEG 37'50"E., A DISTANCE OF 395.14 FEET; THENCE RUN N. 71 DEG 22'10"E. A DISTANCE OF 527.55 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE OF PROPOSED STATE ROAD A-1-A ALTERNATE; THENCE RUN NORTHERLY ALONG SAID RIGHT OF WAY LINE, SAID RIGHT OF WAY LINE BEING A CURVE TO THE RIGHT HAVING A RADIUS OF 2010.08 FEET, A CHORD BEARING OF N.41 DEG. 39'54"W., AND A CHORD DISTANCE OF 236.28 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE RUN N.38 DEG 17'45"W. ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF PROPOSED STATE ROAD A-1-A ALTERNATE, A DISTANCE OF 159.58 FEET TO THE POINT OF BEGINNING, CONTAINING 3.61 ACRES MORE OR LESS.**

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If it is anticipated that one or more St. Johns County Commissioners may attend and participate in the meeting.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32095.

**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY,  
FLORIDA**  
By Mary F. Kohler,  
Its Chair  
FILE NUMBER:  
R-PUD-00-026, Porter Place  
L3456 Dec. 30, 2000

ORDINANCE BOOK 26 PAGE 597