

ORDINANCE NUMBER: 2003-51

P.U.D. OFF. REC.
BOOK R PAGE 328

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM (RS-3) RESIDENTIAL, SINGLE FAMILY TO PUD (PLANNED UNIT DEVELOPMENT); 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:

WHEREAS, The development of the lands within this Planned Unit Development shall proceed in accordance with the PUD application, dated January 16, 2003, in addition to supporting documents and statements from the applicant which are a part of Zoning File 2002-17, 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 1. Findings of Fact: that the need and justification for approval of the **LEDUC PROPERTY 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:

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The proposed project is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan, specifically including but not limited to, Goal A.1 and Objective A.1.9.
3. The proposed project is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
4. The proposed project meets the standards and criteria of Part 5.03.02 of the Land Development Code with respect to (B) location, (C) minimum size, (D) compatibility, and (E) adequacy of facilities.
5. The proposed project meets all requirements of applicable general zoning, subdivision and other regulations except as may be approved pursuant to Sections 5.03.02(G)1.t and 5.03.02.(F).of the Land Development Code.
6. The proposed project would not adversely affect the orderly development of St. Johns County.

SECTION 2. Pursuant to this application File Number 2002-17 the zoning classification of the lands described within the legal description, Exhibit "A",

is hereby changed to PUD

SECTION 3. To the extent they do not conflict with the specific provisions of this PUD Ordinance, all provisions of the Land Development Code as such may be amended from time to time shall be applicable to this development; except (a) that modification to this PUD by variance or special use shall be prohibited except where allowed by the Land Development Code; and except (b) to the degree that the development may qualify for vested rights in accordance with applicable ordinances and laws. Notwithstanding any provision of this ordinance, no portion of any impact fee ordinance, concurrency provision, building code, Comprehensive Plan or any non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein.

SECTION 4. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 5. This Ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of the Court of St. Johns County in accordance with Section 125.68, Florida Statutes.

SECTION 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas maintained in the Zoning Division 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 27th DAY OF May 2003.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: James E. Bryant
James E. Bryant
Chairman

RENDITION DATE 05/28/03

ATTEST: CHERYL STRICKLAND, CLERK

BY: Wonne King
Deputy Clerk

EFFECTIVE DATE: May 29, 2003

P.U.D. OFF. REC.
BOOK R PAGE 330 Exhibit A

APPLICATION NUMBER: PREAPP 2002000007

**PROJECT NAME: LEDUC PROPERTIES STATE ROAD 16
APPLICANT: HENRY N. LEDUC**

LEGAL DESCRIPTION:

**LOTS 1,2,3,4,5,6,7,8,9 AND THE SOUTH 1/2 LOT 10
BLOCK 1 PONCE DE LEON HIEGHTS AS RECORDED
IN MAP BOOK 3 PAGE 73 PUBLIC RECORDS OF
SAINT JOHNS COUNTY, FLORIDA.**



Engineers

Contractors

Designers

P.U.D. TEXT FOR LEDUC PROPERTIES

SUBMITTED TO:
DEVELOPMENT REVIEW COMMITTEE
ST. JOHNS COUNTY, FLORIDA
NOVEMBER 16, 2002

P.U.D. OFF. REC.
BOOK R PAGE 331

PREPARED FOR:
HENRY LEDUC
121 CREEKSIDE DRIVE
ST. AUGUSTINE, FLORIDA 32086

PREPARED BY:
FREEMAN DESIGN GROUP, INC.
409 EAST DUVAL ST. SUITE #3
LAKE CITY, FL. 32055
CERT. OF AUTHORIZATION # 00008701

TABLE OF CONTENTS

SHEETS

1-4
5-15

DESCRIPTION

P.U.D. TEXT
APPENDIX
a) Flood insurance rate map
b) Platt map
c) Survey
d) Aerial Photo
e) Soils map
f) Letter of availability
g) Application for rezoning

16

Master Development Map

RECEIVED
NOV 19 2002
ST. JOHNS COUNTY
PLANNING DEPARTMENT

a. PROJECT DESCRIPTION

The PUD will consist of two commercial buildings located on the north side of S.R. 16 between FIRST and SECOND streets. Both buildings will be single story masonry structures with a Mediterranean style design and stucco exterior. A residential neighborhood borders the PUD on the east, north, and west and S.R. 16 borders the south. Both structures will be quality family restaurants serving alcoholic beverages. One restaurant will have a pickup window for take out orders. Distance requirements will be met in accordance with LDC Section 2.03.02.

b. LAND SIZE

The total acreage of the project is 1.22 acres.

c. WETLANDS

None of the property is located on wetlands.

d. TOTAL DEVELOPMENT AREA

The total 1.22 acres will be developed for this PUD.

e. NUMBER OF RESIDENTIAL UNITS

None of the property shall be used for residential development.

f. NON RESIDENTIAL DEVELOPMENT

Two commercial buildings will be located on this property. Both will be 2,520 square feet for a total of 5,040 square feet of building area.

g. SETBACKS, PARKING AND SIGNAGE

Both buildings will be quality family restaurants. A total of 59 parking spaces will be provided for the two businesses. Parking calculations can be found on the MDP. The maximum building height shall be 20 feet for all structures. The setbacks for this project are as follows:

- Front - 20 feet
- Sides - 20 feet
- Rear - 10 feet.

Signage for the buildings will be located in compliance with LDC. The height shall be limited to 20 feet and the width shall be limited to 10 feet. In addition, fascia signs, directional signs and other signage as per LDC part 7.02.00 on premise signs and part 7.03.00 special use signs will be allowed.

h. INFRASTRUCTURE

On site retention will provide drainage as required by the LDC. A new driveway in compliance with FDOT standards will provide access to S.R. 16 between FIRST and SECOND streets. An application for concurrency determination and a Land Development Traffic Assessment (LDTA) will be submitted to the Transportation Planning Section for Review. The type of concurrency review required is "major" based on the number of peak hour trips generated. The project will comply with the LDC. First and Second Streets are paved roads with drainage ditches along the shoulders which prevents pedestrian or bicycle traffic to the site from the adjacent residential neighborhood. The project is located in fire protection class 5 and served by fire stations 12 and 14. A fire hydrant shall be located in compliance with LDC. The project will be designed and built in compliance with the LDC 6.03 fire protection. Solid waste collection will be contracted with the local franchise (BFI). They will provide dumpsters and will be picked up on a regular basis. Electric to both locations will be provided underground by Florida Power and Light. The utility service provider shall be the city of St. Augustine utilities.

i. WATER AND SEWER

Water is available from NORTH FIRST STREET. Flow is 8,600 gpd (172 full service restaurants seats @ 50gpd per seat.) The city will provide water service by a 1" tap, meter and reduced pressure backflow preventor for each building on NORTH FIRST STREET. Sewer service is not available but can be provided by a force main extension to the southeast corner of the property. The city will provide a 2" force main tap. The city will design, permit, construct and clear this force main extension. The property owner will provide, install, and maintain a grinder pump to enter the city's force main. The owner will provide, install and maintain a grease interceptor. The city must review and approve shop drawings or specifications of this grease interceptor prior to installation. Upgrades to this grease interceptor may be necessary in the future if the menu changes, or if the interceptor fails to adequately protect the city sewer system.

j. SOIL TYPE

SCS maps indicate the soil as type 53 – Immokalee-Urban land complex. Potential for community development is medium. Seasonal high water tables is within 10 inches of the surface during period of high rainfall. Building sites and roadbeds should be elevated with fill material to increase the depth to the water table.

k. UPLAND FOREST AND WETLAND

The property is currently cleared of any trees and is a grass field. The most recent aerial photo, dated Feb. 1998, indicates trees on the property but the land has since been completely cleared and is now a grass field. An aerial photo has been included as directed by Tony Cabbage instead of the FLUCCS map due to the small size of the property. The surrounding properties are covered with pine trees and palmetto.

L. SIGNIFICANT NATURAL COMMUNITIES HABITAT

There is no significant natural communities habitat as defined by the LDC.

m. HISTORIC RESOURCES

There is no identification of known or observed historic resources as defined by the LDC. The property is currently an open field with no structures of any kind located anywhere on the property. A reconnaissance study shall be conducted in accordance with LDC Section 3.01.05.B.1.

n. LANDSCAPING

A final landscape plan in compliance with the LDC will be submitted with the construction drawings. The type and extent of buffering shall be in compliance with the LDC. The property currently has no trees or plants.

o. SPECIAL DISTRICTS

The PUD is not located in a special district as defined by Article III of the LDC.

p. TEMPORARY USES

Temporary construction trailers and associated signage, if used, will be located on the subject property and will not be located within required buffers per section 7.02.01 LDC. The trailer and signs will be in place for the duration of construction. All temporary sign will be in compliance with the LDC.

q. ACCESSORY USES

A/C units will be located on the roof of both structures and shall be screened in accordance with the LDC. The dumpsters will be located on a concrete pad along the north edge of the parking lot and screened in accordance with the LDC.

r. PHASING SCHEDULE

Commencement of the development shall be defined as the approval of construction plans and the completion shall be defined as approval of as-built drawings. The project will be completed within (5) years of the commencement date. The project will be constructed and completed in one (1) phase. (The project will be completed in (1) one phase. The duration from commencement to completion is estimated to take 5 years.)

s. PROJECTED IMPACT

This project will provide quality family dining for the residences in the area. Increased development in the area, particularly directly across S.R. 16, will benefit by having a family restaurant within close proximity. The PUD will increase property values in the surrounding areas and generate more tax revenue. Minimizing the height of the buildings and signage to 20 feet will reduce the impact of a commercial business being located adjacent to residential property.

t. VARIANCES

The PUD does not require any waivers, variances, or deviations from the LDC.

u. STATEMENT TO COMPLY

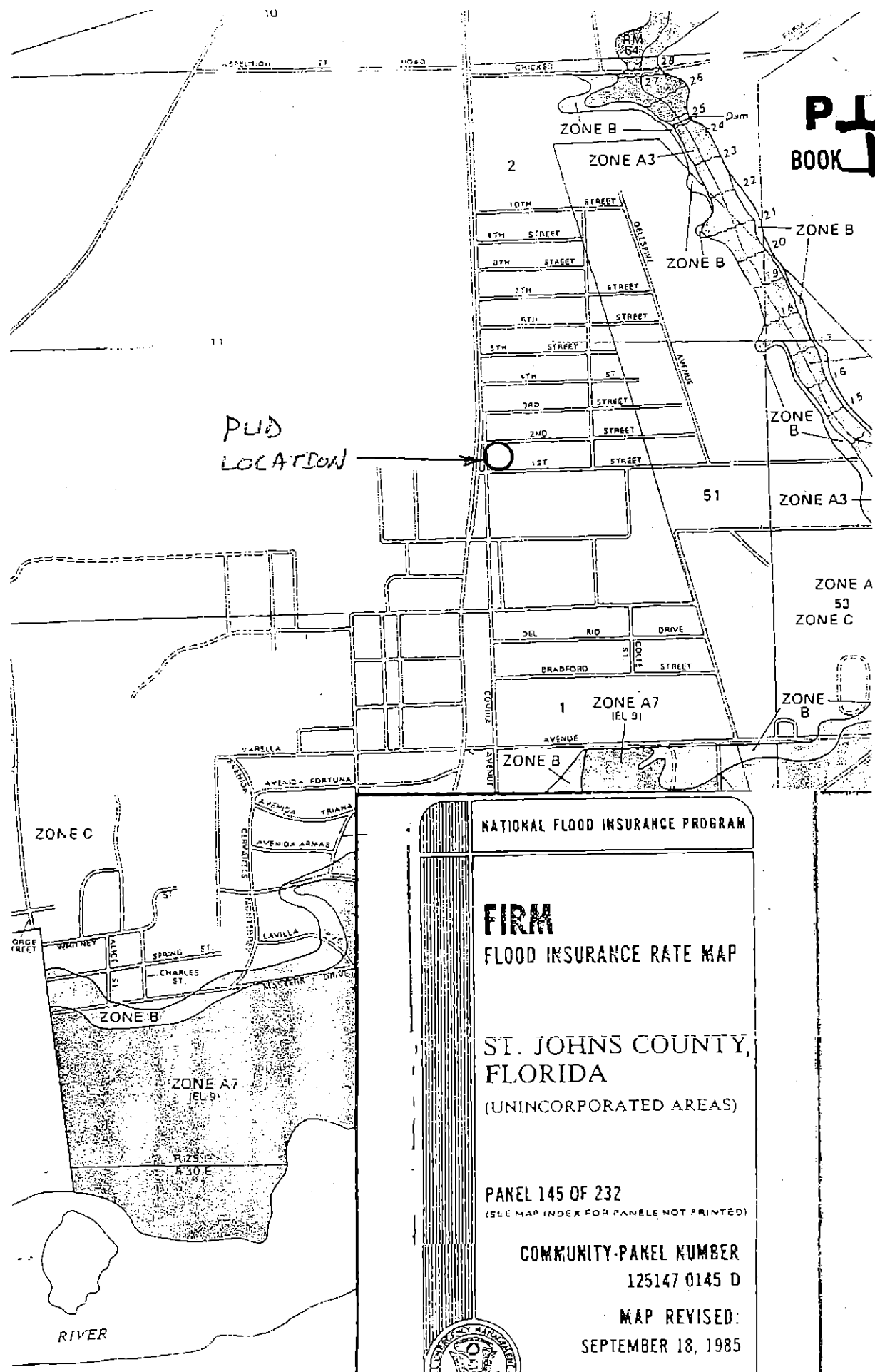
All successors to the property shall agree to comply with commitments and conditions of the Master Development Plan and shall be in compliance with the LDC.

v. MULTIPLE LAND USE DESIGNATIONS

The PUD only has one designated land use therefore a map indicating boundaries between land use designations is not required.

P.U.D. OFF. REC
BOOK **R** PAGE **336**

PUD
LOCATION



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

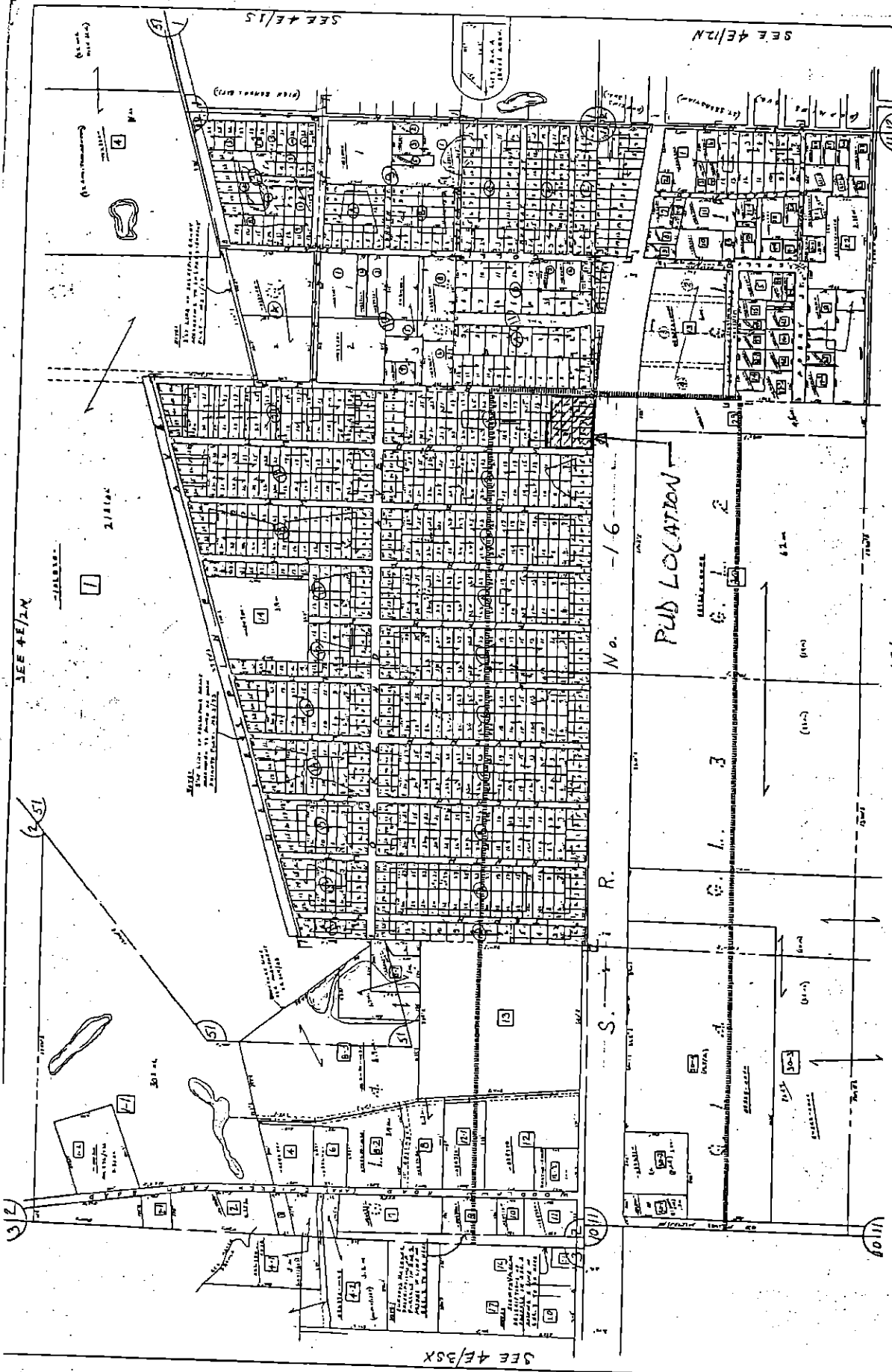
ST. JOHNS COUNTY,
FLORIDA
(UNINCORPORATED AREAS)

PANEL 145 OF 232
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
125147 0145 D

MAP REVISED:
SEPTEMBER 18, 1985





OFFICIAL AERIAL PHOTO #1378

SECTION 211.51 75 29E 4E 25

ST. JOHNS COUNTY, FLORIDA
 OFFICE OF COUNTY ENGINEER

SEE 4E/11

293

SEE 51, 52, DELAWARE CREDIT

SEE 4E/11

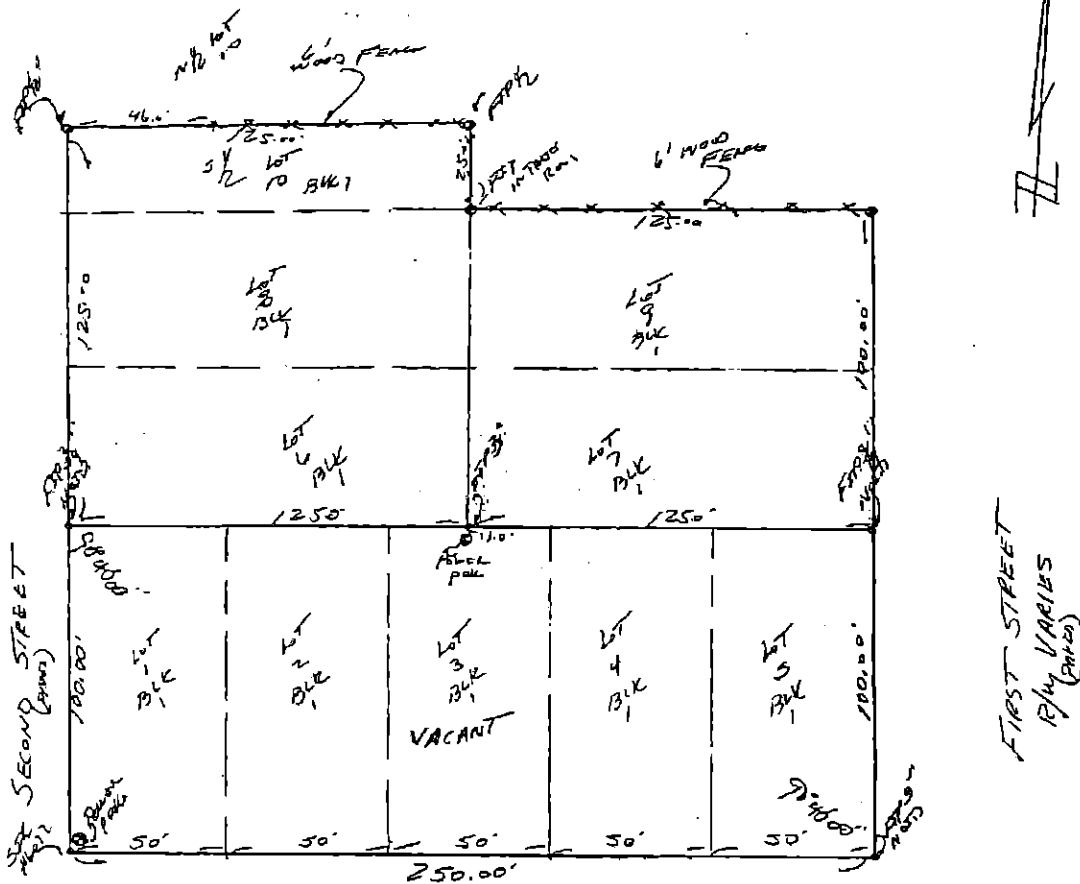
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MAP SHOWING SURVEY OF

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and the South 1/2 Lot 10
Block 1 Ponce De Leon Heights as recorded in Map
Book 3 page 73 public records of St Johns County,
Florida.

CERTIFIED TO: HENRY LEDUC

P. U. D. OFF. REC
BOOK R PAGE 338



5.R. No. 16
(P. U. D.)

LEGEND:

- F.I.P. - FOUND IRON PIPE/PIN
- F.I.R. - FOUND IRON ROD
- S.I.R. - SET IRON ROD (L.B. 1072) 3/8"
- F.C.M. - FOUND CONCRETE MONUMENT
- S.C.M. - SET CONCRETE MONUMENT
- CONC. - CONCRETE
- I.O. - SURVEYOR'S IDENTIFICATION MARK
- R/W - RIGHT OF WAY
- C - CENTERLINE
- R - RADIUS
- CD - CHORD DISTANCE
- L - ARC LENGTH
- CB - CHORD BEARING
- T.B.M. - TEMPORARY BENCH MARK
- B.M. - BENCH MARK
- P.O.C. - POINT OF COMMENCEMENT
- P.O.B. - POINT OF BEGINNING
- P.C. - POINT OF CURVE
- P.T. - POINT OF TANGENCY
- P.C.C. - POINT OF CONVEX CURVATURE
- P.R.C. - POINT OF REVERSE CURVATURE
- P.I. - POINT OF INTERSECTION
- ELEV./EL. - ELEVATION
- N.C.V.D. - NATIONAL GEODEIC VERTICAL DATUM
- F.F. - FINISHED FLOOR ELEVATION
- O.R. - OFFICIAL RECORDS BOOK
- N.T.S. - NOT TO SCALE
- (D) - DEED MEASUREMENT
- (M) - FIELD MEASUREMENT
- (P) - PLAT MEASUREMENT
- BLK. - BLOCK
- P.R.M. - PERMANENT REFERENCE MONUMENT
- P.C.P. - PERMANENT CONTROL POINT
- (TYP) - TYPICAL

NOTES:

- According to the Federal Emergency Management Agency FIRM Map No. 125172-018CD effective 3-1-85 the property described hereon appears to lie in Zone C
- Base of bearing structure. FIELD ANGLES AS SHOWN
- Encroachments as shown hereon are only those above ground, visible subjects observed by the surveyor.
- No underground structures, utilities or foundations were located or determined by this survey.
- This survey does not reflect or determine ownership.

JOB NO	DATE	F.B.	PAGE	REVISIONS
1099-1193	7-1-99	475	2	
ADDED LOTS 6-7-8-9 (S. 1/2 LOT 10)	6-19-00			00-0917

SCALE: 1" = 50'

MINIMUM BOOK 3 PAGE 339
DEVINO

Not valid without the signature and the original of a Florida Licensed surveyor or_mapper. Additions or deletions to survey map or reports by other than the signing party is prohibited without written consent of the signing party or parties.



P.U.D. OFF. REC.
BOOK **R** PAGE **339**

PROJECT LOCATION

SCALE	1" = 200'	SECTION
PHOTO DATE	FEB. 1998	

ORDINANCE BOOK 31 PAGE 830 ST. JOHNS COUNTY





SOIL MAP

St. Johns County, Florida

P. U. D. OFF. REC.
BOOK R PAGE 341

These soils are not assigned to a capability subclass or given a woodland ordination symbol.

52—Durbin muck, frequently flooded. This is a very poorly drained, nearly level soil in narrow estuaries and broad tidal basins near the Atlantic Ocean and Inland Waterway. Individual areas of this soil are narrow and elongated and range from 15 to 500 acres. Slopes are less than 1 percent.

Typically, the surface layer is very dark grayish brown muck about 6 inches thick. Between depths of 6 and 59 inches is very dark gray and black muck. The substratum is very dark grayish brown fine sand and extends to a depth of 80 inches or more.

Included in mapping are small areas of Moutrie, Pelicer, and Tisonja soils. Also included are small areas of soils similar to this Durbin soil, except they have a muck layer only 20 to 35 inches thick. Total included soils make up about 10 percent of any area mapped.

This soil is continuously saturated. It is flooded daily by normal high tides. During high tides salty water 6 to 24 inches deep stands above the soil surface.

Permeability is rapid throughout. Available water capacity is very high in the organic layer and moderate in the sandy substratum. The organic matter content is high. Natural fertility is high, but is limited by high salt and sulfur content.

This Durbin soil has natural vegetation that includes seashore saltgrass, needlegrass rush, smooth cordgrass, bushy sea-oxeye, glasswort, and bigleaf sumpweed.

This soil has very low potential for vegetable crops, improved pasture, or pine trees. It is flooded daily by fluctuating tide levels. The high salt content and extreme wetness permit only the most salt- and water-tolerant plants to grow. The high sulfur content makes this soil extremely acid when dry. Its location in low, concave tidal basins makes reclamation difficult. Water control could be accomplished only by diking and pumping.

Potential for community development is very low. The hazard of flooding, excessive soil wetness, and low strength make this soil unsuitable for construction of buildings or local roads and streets. Overcoming these limitations is impractical.

Areas of this Durbin soil provide important wildlife habitat. The native vegetation and fauna are important links in the food chain for many sport and commercial finfish and shellfish.

This Durbin soil is in capability subclass VIIIw. It is not assigned a woodland ordination symbol.

53—Immokalee-Urban land complex. This map unit consists of poorly drained, nearly level Immokalee soils and Urban land. Individual areas of this map unit range from 50 to 650 acres in size and contain from 40 to 80 percent Immokalee soils and 30 to 40 percent Urban land. The areas of Immokalee soils and the areas of

Urban land are so mixed or are so small that they could not be shown separately at the scale used for mapping.

Typically, Immokalee soils have a surface layer that is very dark gray fine sand about 6 inches thick. The subsurface layer is fine sand, which extends to a depth of 37 inches. The upper 5 inches of the soil material is gray. The next 26 inches is light gray, and the lower 17 inches is mottled with very dark gray, dark gray, and dark grayish brown. The subsoil consists of very dark gray fine sand about 14 inches thick. Below that is dark grayish brown fine sand.

Urban land consists mainly of streets, sidewalks, parking lots, buildings, and other structures which obscure or alter the soils to such a degree that identification of the soil is not feasible.

Included in mapping are small areas of Cassia, Myakka, Smyrna, Ona, Pomello, Poltsburg, and Tavares soils, of which Myakka soils are the most extensive. Also included are a few small areas where Urban land makes up as much as 60 percent of the unit.

Immokalee soils have a seasonal high water table at a depth of less than 10 inches. Available water capacity is low in the surface layer, very low in the subsurface layer, and moderate in the subsoil. Permeability is rapid in the surface and subsurface layers and moderate in the subsoil. Organic matter content and natural fertility are low.

Present land use prevents the use of these soils for growing cultivated crops, pasture, or commercial trees. The Immokalee soils, or the open part of this unit, are used for lawns, parks, playgrounds, cemeteries, or open space. These soils have medium potential for growing lawn grasses and ornamental shrubs. For maintaining lawns in good condition, regular applications of fertilizer are needed. Also, water control measures are needed to supply water during droughty periods and to quickly remove excess surface water during periods of high rainfall.

Potential for community development is medium. Immokalee soils are limited by excessive wetness caused by a seasonal high water table that is within 10 inches of the surface during periods of high rainfall. Where adequate water outlets are available, a water control system is needed to increase the depth to the water table to about 2 1/2 feet. If outlets are not available, building sites and roadbeds should be elevated with fill material to increase the depth to the water table. Potential for septic tank absorption fields is medium. If Immokalee soils were used as a site for septic tank absorption fields, about 4 feet of fill material would be needed to raise the field above the high water table.

These soils are not assigned to a capability subclass or given a woodland ordination symbol.

~~**54—Astatula-Urban land complex.** This map unit consists of nearly level to sloping, excessively drained Astatula soils on broad upland ridges and Urban land.~~



City of St. Augustine



St. Augustine, Florida

Utilities

November 16, 2001

Henry N. LeDuc
11 D Street
St. Augustine, Florida 32080

P. U. D. OFF. REC.
BOOK **R** PAGE **342**

RE: LETTER OF AVAILABILITY
Project: Commercial Buildings
Project Address: 560 and 584 State Road 16

Dear Mr. LeDuc:

This letter is in response to your application for City utility service. This review and these comments are made without benefit of plans for your project, and are therefore considered preliminary. The City must approve final project plans prior to accepting any payment for utility connection charges. The City must approve any changes to these project plans in advance.

Water service is available from N First Street.

Sewer service is not available. However, sewer service could be provided by a forcemain extension to the southeast corner of the property.

Please plan ahead. It may take as long as 12 months following payment of the connection charges to provide service due to design, permitting, materials availability and scheduling of construction.

This determination of availability and these connection charges are valid for a period of 1 year from the date of this letter.

Flow is 8,600 gpd [172 full service restaurant seats @ 50 gpd per seat].

The City will provide water service by a 1" tap, meter and reduced pressure backflow preventer for each building on N First Street.

The City will provide sewer service by a 2" forcemain tap in the vicinity of the southeast corner of your property. A sewer forcemain extension is required to provide service to

your property. The City will design, permit, construct and clear this forcemain extension. You will need to provide, install and maintain a grinder pump to enter the City's force main. Upgrades to this grinder pump may be necessary in the future if downstream conditions change. Such upgrades will not be the responsibility of the City.

You will need to provide, install and maintain a grease interceptor. The City must review and approve shop drawings or specifications of this grease interceptor prior to installation. Upgrades to this grease interceptor may be necessary in the future if your menu changes, or if the interceptor fails to adequately protect the City sewer system. Such upgrades are not the responsibility of the City.

Connection charges are as indicated below.

	Water	Sewer	Total
Tapping Fee	\$750.00	\$500.00	
Treatment Plant Fee	\$15,480.00	\$25,026.00	
T & D Fee	\$10,320.00	\$10,750.00	
Forcemain Extension	\$0.00	\$4,000.00	
Backflow Preventers	\$700.00	\$0.00	
Permits	\$160.00	\$160.00	
TOTAL	\$27,410.00	\$40,436.00	\$67,846.00

This letter is not a commitment for utility service. You obtain a commitment for utility service by paying connection charges.

The utility connection charges quoted in this letter do not include account deposits. The City must receive the account deposit prior to activating the account. Information related to account deposits is available from the City Financial Services Department (825-1037) upon request.

You may pay the connection charges either: [1] in person at the Utilities Department - Lobby B - 4th Floor - City Hall - 75 King Street; OR [2] by mailing a check to Utilities Department - PO Box 210 - St. Augustine, Florida 32085-0210. Please make checks payable to the City of St. Augustine. Clearly write the words "UTILITY CONNECTION CHARGES" and the Project Address on the check.

Henry N. LeDuc
November 16, 2001
Page 3

P. U. D. OFF. REC.
BOOK R PAGE 344

If you have any questions concerning your application or this letter, please call our office at 825-1040.

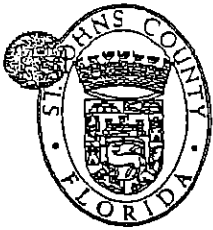
Sincerely,



John E. Preuss
Utilities Development Coordinator

JEP: jep

Xc: William B. Harriss, City Manager
John P. Regan, P. E., Director of Utilities
Utilities Files



ST. JOHNS COUNTY

P.U.D. OFF. REC. BOOK R PAGE 345

Application For Rezoning

FROM RS3 TO COMMERCIAL PUD

DATE JANUARY 16, 2002

PROJECT NAME: LEDUC PROPERTIES ST ROAD 16

OWNER/APPLICANT: HENRY N LEDUC

ADDRESS: 11 D STREET

ST AUGUSTINE BEACH, FL 32080

PHONE: 904-471-7798

FAX: 904-461-6679

ENGINEERING FIRM: FREEMAN DESIGN GROUP

(If Applicable)

ADDRESS: 409 EAST DUVAL ST

LAKE CITY FL 32055

PHONE: 386-758-4209

FAX: 386-758-4209

CONTACT PERSON: HENRY N LEDUC

PLANNER:

ADDRESS:

PHONE:

FAX:

PROPERTY APPRAISERS PARCELNO. 0848000000, 0848100000, 0848200000,

0848200070

SECTION: 2 TOWNSHIP: 7 RANGE: 79

CENSUS TRACT: 209 PROPERTY APPRAISERS MAP SHEET: 4E2S

LOCATION: SR 16 1-2 ST

911 ADDRESS (IF KNOWN) 560 SR 16, 584 SR 16

CITY ST AUGUSTINE STATE FL ZIP CODE

TAZ 29 MAJOR ACCESS SR 16

OVERLAY DISTRICT? NO IF YES, WHICH ONE

March 22, 2001

10-5

ZONE CLASS RS3 COMP. PLAN DSGN RES C

PRESENT USE OF PROPERTY: VACANT

WATER/SEWER: CITY OF ST AUGUSTINE

P.U.D. OFF. REC.
BOOK R PAGE 346

WHO WILL MAINTAIN ROADS (IF A SUBDIVISION) N/A

WHO WILL MAINTAIN DRAINAGE: N/A

TYPE OF DEVELOPMENT: COMMERCIAL *pub*

ACRES: 1.1 NUMBER OF LOTS/ UNITS: _____ SQ. FOOTAGE 2530
(SIZE OF PROPERTY) (IF SUBDIVISION) (OF EACH BUILDING)

ACRES TO BE CLEARED: 0 1/4 MILE INCREMENTS OF ROADWAY: _____

IS THE PROJECT WITHIN THE COASTAL BUILDING ZONE? YES _____ NO X

IS THE PROJECT SEAWARD OF CCCL? YES _____ NO X

PROJECT NARRATIVE (ADDITIONAL SHEETS MAY BE ATTACHED):

SITE DATA

NET DRAINAGE AREA	SQUARE FEET	ACRES	X TOTAL
BUILDINGS	53,025.00 SF	1.206 Ac.	100.00 %
SEALWALKS	5,040.00 SF	0.1157 Ac.	9.49 %
ASPHALT PAVING	1,276.00 SF	0.0292 Ac.	2.28 %
CONCRETE DRIVEWAY PAD	28,076.84 SF	0.6414 Ac.	52.85 %
BUFFER/RETENTION AREA	288.00 SF	0.0066 Ac.	0.54 %
TOTAL IMPROVEMENTS	103,707.84 SF	0.2309 Ac.	18.93 %
TOTAL PERVIOUS	34,630.84 SF	0.7950 Ac.	65.19 %
TOTAL PERVIOUS	18,591.16 SF	0.4248 Ac.	31.01 %

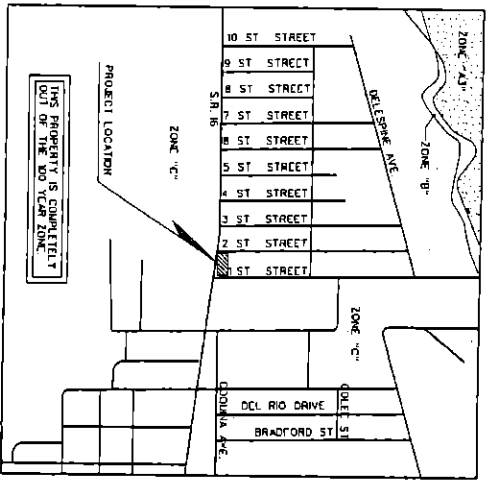
TRAFFIC DATA
NUMBER OF PEAK HOUR TRIPS SHALL BE REQUESTED FROM
AGENCY CONCERNED IN ACCORDANCE WITH LOC

PARKING CALCULATIONS

RESTAURANT
DINING AREA - 2520 SF / 2 - 1000 SF
SEATING - 1600 SF / 15 SEAT PER PERSON - 84 SEATS
PARKING SPACES - 84 SEATS / 1.0 EMPLOYEES/2 - 26
TOTAL PARKING FOR 2 RESTAURANTS - 2 X 26 - 52
PARKING PROVIDED
STANDARD PARKING - 55 SPACES
HANDICAP PARKING - 4 SPACES

NOTES:

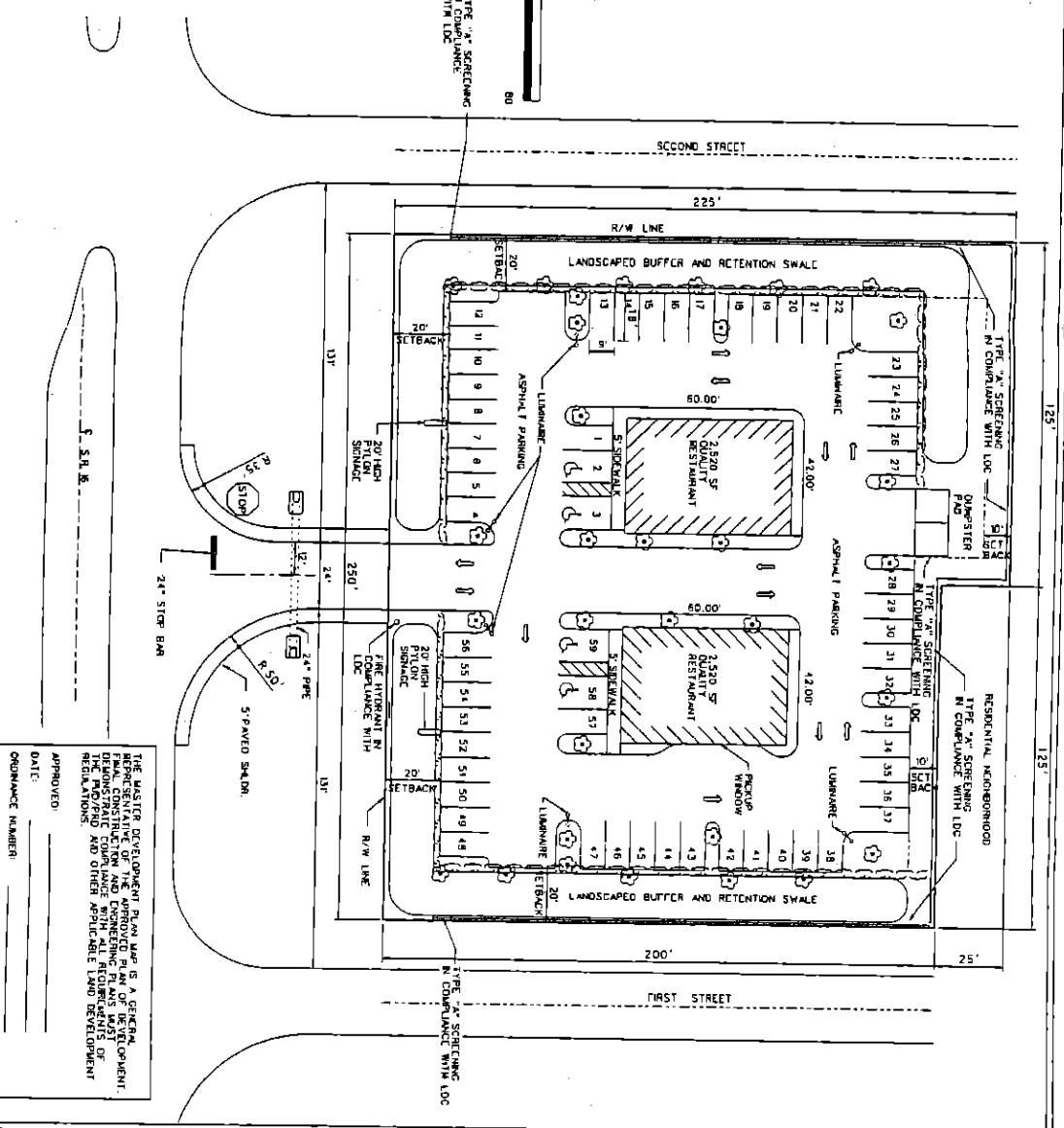
OWNER AND SCREENING OF MECHANICAL EQUIPMENT AND
DAMPERS SHALL BE IN COMPLIANCE WITH LOC
A COMPLETE LANDSCAPE PLAN IN COMPLIANCE WITH LOC
PLANS BE SUBMITTED AS PART OF THE FINAL CONSTRUCTION
NO WETLANDS ARE LOCATED IN THIS PROJECT.
TEMPORARY CONSTRUCTION TRAILERS AND TEMPORARY
STORAGE ARE TO BE LOCATED IN THE CORNER OF THE
CONSTRUCTION PLANS



SITE LOCATION MAP

MASTER DEVELOPMENT PLAN

SCALE: 1" = 10'-0"



APPROVED: _____ DATE: _____
ORDINANCE NUMBER: _____
FILE NUMBER: _____

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL
STATEMENT OF THE PROJECT'S INTENTIONS AND IS NOT
A FINAL CONSTRUCTION AND ENGINEERING PLAN. THE
DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL
NECESSARY PERMITS AND FOR OBTAINING ALL APPLICABLE
REGULATIONS AND OTHER APPLICABLE LAND DEVELOPMENT
REGULATIONS.

PROPERTY DESCRIPTION:
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 AND THE SOUTH 1/4 LOT 10,
BLOCK 1, PHASE 1B, LION HEIGHTS AS RECORDED IN MAP
NO. 2000, PAGE 151 PUBLIC RECORDS OF ST. JOHNS COUNTY,
FLORIDA.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY FL

03 SEP 24 AM 11:5

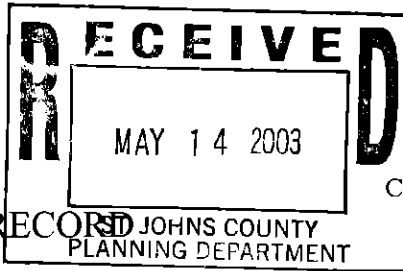
CHERYL STRICKLAND
CLERK OF COURTS

I HEREBY CERTIFY THAT THIS DOCUMENT
IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA
WITNESS MY HAND AND OFFICIAL SEAL
THIS 27th DAY OF September 20 03
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners

BY: *Cheryl Strickland* D.C.

Freeman Design Group
409 EAST DUVAL STREET
SUITE 100
LAKE CITY, FL 32005
(386) 758-4200

LEDUC PROPERTIES



COPY OF ADVERTISEMENT

THE ST. AUGUSTINE RECORD ST. JOHNS COUNTY PLANNING DEPARTMENT

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 # PUD 2002-17

LEDUC PROPERTY 580 STATE ROAD 16

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

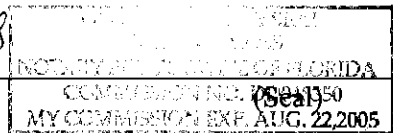
MAY 12, 2003

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.

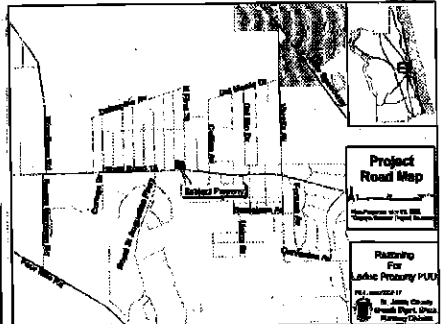
Sworn to and subscribed before me this 12TH day of MAY 2003

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

(Signature of Notary Public) Zoe Ann Moss



NOTICE OF A PROPOSED REZONING NOTICE IS HEREBY GIVEN that a public hearing will be held on the Tuesday, May 27, 2003 at 1:30 p.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider an ordinance to rezone lands from RS-3 (Residential Single Family) to PUD (Planned Unit Development). The subject property is located at 580 State Road 16 within St. Johns County Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to 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 Haislead, ADA Coordinator, at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32084. For hearing impaired individuals, call Florida Relay Service at 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.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the Board of County Commissioners or the Planning and 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, 32085.

BOARD OF COUNTY COMMISSIONERS ST. JOHNS COUNTY, FLORIDA JAMES E. BRYANT, CHAIRMAN FILE NUMBER: PUD 2002-17 Leduc Property L1033-3 May 12, 2003