

ORDINANCE NUMBER: 2013- 24

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM COMMERCIAL GENERAL (CG) AND RESIDENTIAL SINGLE FAMILY (RS-3) TO PLANNED UNIT DEVELOPMENT (PUD), PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

Public Records of
St. Johns County, FL
Clerk # 2013058213,
O.R. 3783 PG 314-326
08/29/2013 at 04:11 PM,
REC. \$53.00 SUR. \$59.00

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 March 15, 2013 in addition to supporting documents and statements from the applicant which are a part of Planning and Zoning File PUD 2013-01 500 State Road 16, as approved by the Board of County Commissioners, 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. Upon consideration of the application, supporting documents, statements from the applicant, correspondence received by the Growth Management Department, recommendation of the Planning and Zoning Agency, and comments from the staff and the general public at the public hearing, the Board of County Commissioners, finds as follows:

1. The request for Rezoning has been fully considered after public hearing with legal notice duly published as required by law.
2. The PUD is consistent with the goals, policies and objectives of the 2025 St. Johns County Comprehensive Plan, specifically Goal A.1 of the Land Use Element related to effectively managed growth, the provision of diverse living opportunities and the creation of a sound economic base.
3. The PUD is consistent with the Future Land Use Designation of Residential-C.
4. The PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit Developments.
5. The PUD 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.
6. The PUD 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.

7. The PUD would not adversely affect the orderly development of St. Johns County.
8. The PUD as proposed is consistent with Objective A.1.11 of the St. Johns County Comprehensive Plan as it relates to an efficient compact land use pattern.

SECTION 2. Pursuant to this application File Number **PUD 2013-01 500 State Road 16**, 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 Planning and Zoning Section of the St. Johns County Growth Management Department by the Director of Growth Management, or her designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 6 **DAY OF** August **2013.**

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

BY: _____

John H. Morris
John H. Morris, Chair

ATTEST: CHERYL STRICKLAND, CLERK

BY: _____

Cheryl Strickland
Deputy Clerk

RENDITION DATE

08/08/13

EFFECTIVE DATE

08/09/13



EXHIBIT "A"

Legal Description of the Property

LOTS 1 AND 2, BLOCK B OF LORDS ADDITION TO PONCE DE LEON HEIGHTS, AS PER PLAT THEREOF, RECORDED IN MAP BOOK 10, PAGES 86 AND 87 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. AND A PORTION OF LOTS 1 THROUGH 5, BLOCK 1 OF PINEBROOK, AS PER PLAT THEREOF, RECORDED IN MAP BOOK 4, PAGE 47 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. AND A PORTION OF LOT 4, BLOCK 11 OF THE PLAT OF SHEPARD CROSBY AS RECORDED IN MAP BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. BEING IN SECTIONS 2 AND 11, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE N.W. CORNER OF LOT 2, BLOCK B OF SAID LORDS ADDITION TO PONCE DE LEON HEIGHTS; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 2, N.88°50'10"E., A DISTANCE OF 119.94 FEET TO THE N.E. CORNER OF SAID LOT 2; THENCE DEPARTING SAID NORTH BOUNDARY; N.16°52'44"E., A DISTANCE OF 5.72 FEET TO THE S.W. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 208, PAGE 54 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 208, PAGE 54, N.88°55'06"E., A DISTANCE OF 144.94 FEET TO THE S.E. CORNER OF SAID LANDS AND A POINT ON THE WEST RIGHT OF WAY LINE OF COLLINS AVENUE (BEING 30 FEET WIDE); THENCE ALONG SAID WEST RIGHT OF WAY LINE, S.00°02'55"E., A DISTANCE OF 263.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 16 (BEING 200 FEET WIDE); THENCE DEPARTING THE WEST RIGHT OF WAY LINE OF COLLINS AVENUE, ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 16, N.83°09'57"W., A DISTANCE OF 165.54 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 5829.65 FEET, A CENTRAL ANGLE OF 00°50'52" AND A CHORD BEARING AND DISTANCE OF N.83°35'23"W., 86.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT OF WAY LINE, A DISTANCE OF 86.25 FEET TO THE EAST RIGHT OF WAY LINE OF LORD STREET (BEING 60 FEET WIDE); THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE COURSES: N.00°14'23"W., A DISTANCE OF 59.40 FEET; THENCE N.10°30'42"W., A DISTANCE OF 86.03 FEET; THENCE N.00°30'00"W., A DISTANCE OF 80.02 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1.45 ACRES, MORE OR LESS.

500 STATE ROAD 16 PLANNED UNIT DEVELOPMENT

MASTER DEVELOPMENT PLAN TEXT

This is an application to rezone property located at 500 State Road 16, St. Augustine, Florida from RS-3 (Residential Single-Family) and Commercial General (CG) to Planned Unit Development ("PUD"). The application includes the information required by the St. Johns County Land Development Code (the "Code" or "LDC") regarding compliance with Section 5.03.02.G and requests the approval of certain waivers from provisions of the Land Development Code for the proposed commercial development.

- a. A description related to the design, character and architectural style or theme of the Project, which demonstrates an innovative, unified, cohesive and compatible plan of development for all uses included in the Project. Mixed Use PUDs that contain different uses or several development parcels must also demonstrate consistency in design and character and plan of development.*

This application seeks approval of PUD zoning for property located at 500 State Road 16, St. Augustine, Florida 32084. This application also seeks approval of three (3) waivers from provisions of the Land Development Code necessary to accomplish the commercial development proposed herein.

The owner of the property subject to this application is Paul W. Burnett, Jr., as Trustee of the Burnett Residual Trust (the "Owner"). Parcel identification numbers for the parcels subject to this application are 083992 0010, 088880 0000, 084000 0000 and 084010 0000 (collectively, the "Property"). Legal descriptions of the Property are attached as Exhibit "A".

The proposed development will include one (1) retail building from which groceries, household items, health and beauty supplies and other consumer goods will be sold. The project is located just west of the City of St. Augustine and will be of great benefit to the community, where many residents do not own cars and currently have to ride the bus or bicycles to grocery and other retail stores miles from their homes. St. Johns County has emphasized the need to add business to this area to make the community a safer, healthier place to live. This business will provide a place for residents to shop for day-to-day essentials, including food, and may serve as a catalyst for development of vacant parcels or redevelopment of underutilized properties in the area. The store building will be adequately buffered from adjacent residential uses to the north to make it consistent and compatible with surrounding properties. Properties to the south and east have primarily commercial uses. The design, character and architectural style of the building to be constructed on the Property will be compatible with the character and architectural design of commercial buildings in the State Road 16 area.

- b. The total number of acres included within the Project as requested in the application.*

The Property includes approximately 1.45 acres.

- c. *The total number of wetland acres included within the Project as requested in the application.*

There are no wetlands located within the Property.

- d. *The total amount of development area, including the total number of developable acres (including filled wetlands) for each proposed 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 the Code.*

There are 1.45 developable acres within the Property. The Property will be developed with retail uses, in compliance with this PUD text and the Master Development Plan ("MDP") attached hereto as Exhibit "B".

- e. *The total number of residential dwelling units and density of the Project, proposed density bonuses, the projected population, and projected population of school age children that may reside within the Project.*

The project will not include residential dwelling units.

- f. *The total square footage and intensity of non-residential development.*

The project will include one (1) building of a maximum 8,320 square feet. Uses of the Property may include General Business and Commercial Uses such as retail good stores; neighborhood Convenience Stores with or without gas pumps; grocery stores, specialty food stores and supermarkets; service businesses; personal services; Restaurants; and general offices. The sale of beer for off-site consumption shall be permitted. The Property may not include the following uses: bowling alleys, billiards and pool parlors, spas, gyms and health clubs; Recreational vehicle/boat storage; Community Marinas or Marinas; and golf driving ranges.

- g. *The residential and non-residential structure setbacks, 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, including sign height, size and type, such as wall, ground or monument, pylon, etc., street lights or other required outdoor lighting within the Project, and the maximum height of all structures.*

1. *Setbacks:* Front: 20 feet
Rear: 20 feet
Side: 20 feet

2. *Building height:* Buildings shall not exceed 35 feet in height.

3. *Minimum lot size:* 22,500 square feet

4. *Parking:* The project will provide parking in conformance with LDC Section 6.05.02.E.

5. **Signage:** Project signage will comply with Article VII of the Code. Ground signs shall be constructed in the locations depicted on the Master Development Plan.
 6. **Lighting:** Project lighting will comply with the provisions of the Code.
- h. 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, potential new or expanded thoroughfare or right-of-way location, 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 or location of the Project*
1. **Drainage:** A stormwater management system shall be constructed and maintained by the Owner, its successors and assigns. The stormwater management system will be constructed in accordance with the requirements of St. Johns County and the St. Johns River Water Management District.
 2. **Site Access:** Vehicular access to the Property is proposed as two (2) driveways that connect to Lord Street and South Collins Avenue. The locations of the driveways are shown on the MDP. The Owner will construct the driveways and related off-site improvements within the adjacent rights-of-way, as depicted on the MDP. The Owner will dedicate 25 feet of right-of-way along a section of Collins Avenue, in the location depicted on the MDP, in order to bring the road to Minor Collector standards. The Owner will install a "Do Not Block Intersection" sign at the project exit onto Collins Avenue.
 3. **Pedestrian Circulation:** Pedestrian circulation will be provided via an existing sidewalk along the project frontage and via new sidewalks to be constructed along Lord Street and Collins Avenue to the project site, as depicted on the MDP. The Owner will install bicycle parking facilities in accordance with LDC Section 6.05.02.M. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36. Bicycle parking facilities will be provided pursuant to LDC section 6.05.02.M.
 4. **Fire Protection:** Fire protection will be provided in accordance with LDC Section 6.03.00. Locations of fire hydrants will be shown on construction plans.
 5. **Solid Waste Collection:** Solid waste collection will be provided by a County-contracted waste collection company.
 6. **Open Space:** A minimum of 25 percent of the Property will be designated as open space. A minimum of 5 percent of the natural vegetation on the Property will be preserved, pursuant to LDC Section 5.03.03.A.3.

7. **Utilities.** The project will provide underground utilities, pursuant to LDC Section 5.03.06.H.7.

- i. ***The amount of water and sewer use, based upon the projected population, and the public utility providers, if applicable.***

Water and sewer service will be obtained from the City of St. Augustine via a central utility system. Water and sewer use will be as follows:

1. **Water:**

Commercial 0.1 gpd x 8,320 square feet = 832 gpd

2. **Sewer:**

Commercial 0.1 gpd x 8,320 square feet = 832 gpd

The on-site water and sewer systems will be public. All utility construction projects are subject to the current construction standards within the Manual of Water, Wastewater, and Reuse Design Standards & Specifications at the time of review. All development shall meet the requirements stated in the Letter of Availability as accepted by the Transportation Planning division. Any landscaping trees shall be placed at a minimum of 7.5 feet away from the centerline of pipeline to the centerline of the trees. All water wells and septic systems within the Property shall be abandoned consistent with requirements of the Florida Administrative Code prior to approval of construction plans.

- j. ***The type of underlying soils and their suitability of development of the proposed Project.***

The predominant soil type on this site, as determined by the SCS Soil Survey of St. Johns County, is Immokalee-Urban Land Complex. Construction of this facility is feasible and will be completed in accordance with standard engineering practices for the region. A Soils Map is included as **Exhibit "C"**.

- k. ***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). A map depicting the location of upland forest and wetland vegetation shall be provided with the application.***

The site includes FLUCCS category of Residential. A FLUCCS Map is included as **Exhibit "D"**.

- l. ***The type and extent of any Significant Natural Communities Habitat as defined by the Code. Listed Species information including locations, densities and extent of habitat.***

There is no Significant Natural Communities Habitat on the Property. There are no Listed Species on the site.

- m. Identification of known or observed Historic Resources as defined by the Code, including any sites listed within the State Division of Historical Resources Master Site File or the St. Johns County Historic Resources Inventory. In such cases, the requirements of Part 3.01.00 of the Code shall apply.*

There are no known or observed Historic Resources on the Property.

- n. The type and extent of buffering, landscaping, tree removal, tree protection and buffering between adjacent uses as needed to aesthetically screen uses and provide privacy.*

1. Buffering and Screening: The Property is bounded on the east and west by commercial/businesses, to the south by State Road 16, and on the north by residences. A 20-foot landscaped buffer, with required screening, will be provided along the northern property line; a 10-foot natural/landscape buffer will be provided along the western property line; and a 20-foot natural/landscape buffer will be provided along the southern property line, all in conformance with LDC Section 6.06.04 and as depicted on the Master Development Plan. An eight (8)-foot buffer will be provided along the eastern property line, adjacent to the right-of-way being dedicated for Collins Avenue, as depicted on the Master Development Plan. Perimeter buffers along the southern, western and northern property boundaries that do not contain existing landscaping will be planted with native canopy trees and shrubs, as depicted on the Landscape Buffer drawing attached as **Exhibit "E"**. At the time of planting, canopy trees will be a minimum of 10 feet in height and 2.0 inches caliper. A six (6) foot landscaped buffer will be provided between vehicular use areas and any property lines. An eight (8) foot landscaped buffer is required between vehicular use areas and road rights-of-way. These landscaped buffers must contain a continuous shrub line at a minimum of 24 inches in height when planted with maximum three (3) foot spacing. In the event of incompatible land uses, screening for external, adjacent uses will be provided in accordance with LDC Section 6.06.04. Open storage, solid waste storage and mechanical equipment shall be screened, pursuant to LDC Section 6.06.04. Also, storage doors or open bays shall not be visible from State Road 16 or from residential uses unless buffered.

- 2. Landscape Criteria:* Landscaping will be provided in accordance with Part 6.06.00 of the Land Development Code. The project will incorporate Low Impact Development Design Standards, with specific Low Impact Development Principles determined at the time of Construction Plan approval. Tree removal and protection will be performed in accordance with LDC Sections 4.01.05 and 6.06.00.

- o. PUDs located in Special Districts as defined by Article III of this Code shall include a statement identifying the particular Special District and referencing the requirements to comply with the provisions of such Special District.*

The Property is not located in a Special District.

- p. The use, location and duration of temporary uses, including construction trailers, sales units, model homes and temporary signage related to construction of the Project.*

Development of the site and construction of the improvements will require temporary uses such as construction trailers, temporary signage and temporary access. The location of these uses will be depicted on construction plans. Temporary construction trailers will be removed no later than 30 days following the issuance of a certificate of occupancy for the building to be constructed on the Property. The Property also may include the temporary uses set forth in LDC Section 2.02.05 and will be properly permitted pursuant thereto.

- q. The use and location of Accessory Uses for residential and non-residential structures, including guest houses, A/C units and related heating/cooling units, setbacks, swimming pools, fencing and similar uses.*

Air conditioning units and similar equipment will be located on the building top or in a screened utility area on the ground in close proximity to the building. All mechanical equipment shall be screened per LDC Section 6.06.04.

- r. A phasing schedule, which shall include the amount of residential and non-residential development to be completed within a specified phase; a specific commencement term with a definition of commencement, and a specific completion term with a definition of completion. Phasing of the PUD may be obtained by:....(2) the provision of number of residential units or non-residential square footage that comprise a phase and the provision of specific development conditions related to the specific phase (e.g. prior to the platting of one hundred (100) dwelling units, a park shall be provided). The phasing schedule shall also provide for a PUD Progress Report as required by Section 5.03.07.*

The project will be developed in one (1) phase. Phase 1 will commence upon approval of construction plans by St. Johns County, but in no event shall commencement occur later than December 31, 2016. Completion of Phase 1 shall be defined as approval of as-builts by the County. Completion of Phase 1 shall be within five (5) years of commencement.

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

The proposed retail development will be of great benefit to the area of the County west of the City of St. Augustine, where many residents do not own cars and currently have to ride the bus or bicycles to grocery and other retail stores miles from their homes. St. Johns County has emphasized the need to revitalize the area to make the community a safer, healthier place to live. This business will provide a place for residents to shop for day-to-day essentials, including food, and may serve as an anchor for the development of vacant land and redevelopment of underutilized commercial properties in the area.

The County's Comprehensive Plan requires that commercial uses within Residential C future land use areas be zoned as PUD. Therefore, the Owner is requesting this rezoning from RS-3 and CG to PUD. The proposed retail use of the Property is of a size and scale compatible with the surrounding residential area, pursuant to Comprehensive Plan Future Land Use Policy A1.11.1(h).

- t. Description of any requested waivers from the strict provisions of the Land Development Code to allow for innovative design techniques and alternative development patterns through the PUD zoning process. An explanation of the benefits arising from the application of flexible standards and criteria of the Code shall be provided to justify the need for such waivers.*

The Owner is requesting the following waivers from the provisions of the Land Development Code:

1. LDC Sections 5.03.03.A.4 and 5.03.03.B.2 Perimeter Buffers and Parking Area Setbacks

Because the Owner is dedicating right-of-way for the widening of Collins Avenue and provision of a public sidewalk within the right-of-way, it is not possible for the Owner to also provide the required perimeter buffer required by LDC Section 5.03.03.A.4 or the 20-foot setback from parking, storage areas and buildings along rights-of-way required by LDC Section 5.03.03.B.2 on the east side of the Property. The Owner will provide the required buffers and setbacks along the southern, western and northern property lines.

2. LDC Section 5.03.03.F Unified Sign Plan

Because the Owner is seeking to develop only 8,320 square feet of commercial space on the Property, it will not need extensive project signage. Thus, the Owner requests that it not be required to prepare a Unified Sign Plan for the project. All signage within the Property will comply with the other applicable provisions of LDC Article VII.

3. LDC Section 6.04.05.B.1 Location of Commercial Connection

Because of the shallow depth of the Property and related site design requirements, the Owner cannot move the site entry drive on Collins Avenue any further to the north, to align with McCullough Street. Thus, the Owner requests a waiver to allow the Collins Avenue driveway to be offset less than 100 feet from McCullough Street.

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

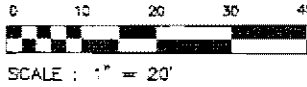
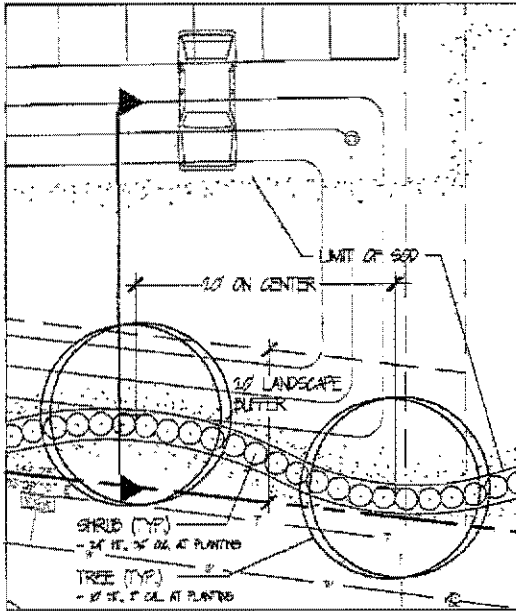
The Owner, on behalf of itself and its successors and assigns, hereby agrees and stipulates to proceed with the proposed development in accordance with the PUD ordinance for this application as adopted by the St. Johns County Board of County Commissioners. The Owner also agrees to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners with respect to this PUD application.

- v. 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*

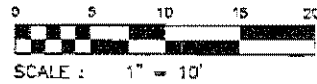
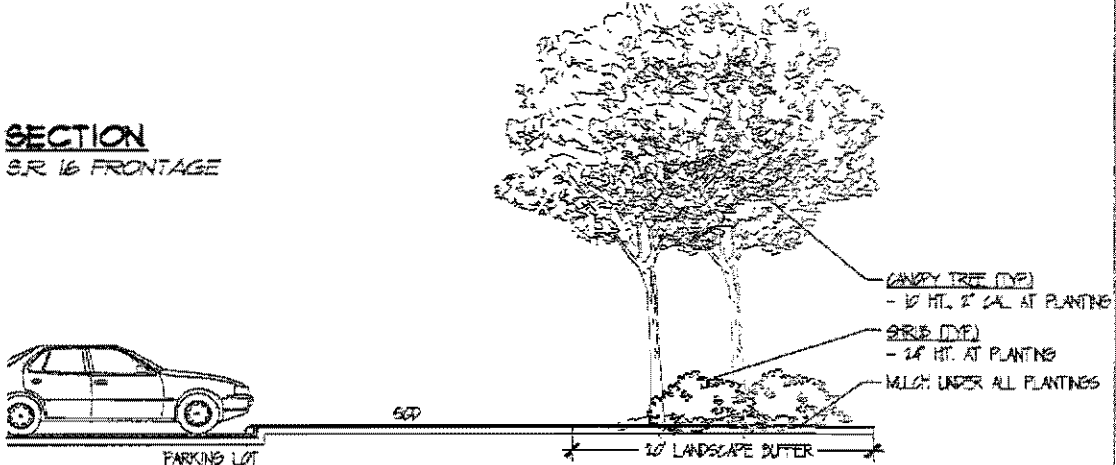
boundaries between the designations and provide the total upland and wetland acres for each Land Use designation.

The Future Land Use Map designation of the Property is Residential C.

PLAN
S.R. 16 FRONTAGE



SECTION
S.R. 16 FRONTAGE



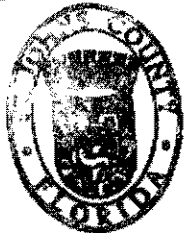
ZEV COHEN & ASSOCIATES, INC.
 300 Interchange Blvd., Ormond Beach, Florida, 32174
 SUITE C (385) 677-2482 FAX 677-2505
 ENGINEERS (E9 4516) PLANNERS LANDSCAPE ARCHITECTS (LA 522)

© COPYRIGHT BY ZEV COHEN & ASSOCIATES INC.

TITLE: LANDSCAPE BUFFER EXHIBIT		SHEET 1 of 1
PROJECT: 500 STATE ROAD 16 PUD		
Project No.: 62019	FILE LOCATION: 62019LA	
By: AWA	DATE: 04/08/13	REFERENCE SHEET: BAS1

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPROVED ON RECORD BY ST. JOHNS COUNTY, FLORIDA. WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF August 2013. CHERYL STRICKLAND, CLERK. Ex-Officio Clerk of the Board of County Commissioners

By: Yvonne King D.C.



THE ST. AUGUSTINE RECORD

ROGERS TOWERS
ATTN TINA BENTLEY
1301 RIVERPLACE BLVD STE 1500
JACKSONVILLE FL 32207

Ref.#: L2157-13
P.O.#: HG 08-06

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **STEVEN SMITH**
who on oath says that he/she is an Employee 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 REZONING**

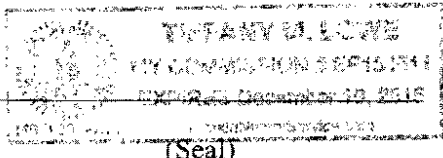
In the matter of **PUD 2013-01 - 500 SR 16 - HG AUGUST 6, 2013**

was published in said newspaper on **07/22/2013**

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 has 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
he/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 _____ day of _____
by St. Smith who is personally known to me
or who has produced as identification

Kiffany M. Zoua
(Signature of Notary Public)

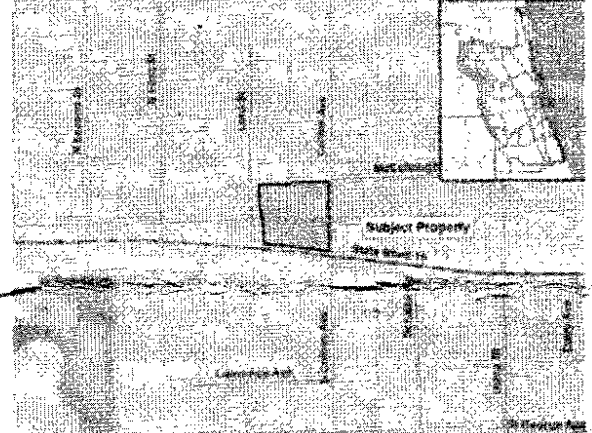


NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on **Tuesday, August 6, 2013 at 9:00 a.m.** by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida, to consider a request to rezone from Commercial General (CG) and Residential Single Family (RS-3) to Planned Unit Development (PUD) to allow for construction of a commercial/retail store of 8,320 square feet.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM COMMERCIAL GENERAL (CG) AND RESIDENTIAL SINGLE FAMILY (RS-3) TO PLANNED UNIT DEVELOPMENT (PUD), PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located on 500 State Road 16 within St. Johns County, Florida.



This file is maintained in the Planning & Zoning Section of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearing.

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

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 the County's ADA Coordinator at (904) 209-0450 or at the County Administration Building, 500 San Sebastian View, 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 or she 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. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning & Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

BOARD OF COUNTY COMMISSIONERS
JOHN H. MORRIS, CHAIR
FILE NUMBER: PUD 2013-01 500 State Road 16
L2157-13 Jul 22, 2013



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

August 9, 2013

Ms. Cheryl Strickland
Secretary
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

2013 AUG 15 PM 2:56
SECTION 125.66
Y.F.L.

Attention: Ms. Yvonne King, Minutes and Records Division

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your letter dated August 8, 2013 and certified copies of Ordinance Nos. 2013-23 and 2013-24, which were filed in this office on August 9, 2013.

Sincerely,

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

Liz Cloud
Program Administrator

LC/elr