

ORDINANCE NUMBER: 2014-57

Public Records of St. Johns County, FL
Clerk number: 2014072262
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Recording \$112.00

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM 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.

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 amended PUD application, dated October 30, 2012 in addition to supporting documents and statements from the applicant which are a part of Planning and Zoning File **PUD 2012-05 TRC West King Street**, 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-D.
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 is consistent with the St. Johns County Comprehensive Plan specifically Policy A.1.3.11 as it relates to compatibility of the project to the surrounding area.
6. 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.
7. 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.

8. The PUD would not adversely affect the orderly development of St. Johns County.
9. 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 2012-05**, 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. Notwithstanding any provision of this Ordinance, no portion of any use restriction, title condition, restriction, or covenant 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.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 2nd **DAY OF** December **2014.**

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

BY: _____

Priscilla L. Bennett, Chair

RENDITION DATE December 10, 2014

ATTEST: **CHERYL STRICKLAND, CLERK**

BY: _____

Wenae King
Deputy Clerk

EFFECTIVE DATE: December 10, 2014



EXHIBIT A

LEGAL DESCRIPTION:

A PORTION OF LOTS 3 & 6, BLOCK 64, AND LOTS 1 & 4, BLOCK 73, OF THE PLAT OF THE DANCY TRACT, ACCORDING TO THE OFFICIAL MAP OF NEW AUGUSTINE DATED JUNE 1918, RECORDED IN PLAT BOOK 1, PAGE 1 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, ST. JOHNS COUNTY, FLORIDA BEING IN SECTION 41, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE FOUND 6"X6" CONCRETE RIGHT OF WAY MONUMENT AT INTERSECTION OF THE NORTH RIGHT OF WAY OF LINE OF WEST KING STREET (BEING A 85 FOOT RIGHT OF WAY) AND THE SOUTHERLY BOUNDARY OF FDG RAIL HOLDINGS DEED AS DESCRIBED IN OFFICIAL RECORDS BOOK 3026, PAGE 778, OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARIES OF SAID LANDS, THE FOLLOWING FOUR COURSES; N.05°15'14"W., A DISTANCE OF 67.07 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY BOUNDARIES, N.70°08'59"E., A DISTANCE OF 206.16 FEET TO A POINT ON THE CENTERLINE OF NORTH ST. JOHNS STREET (BEING A 30 FOOT RIGHT OF WAY) (NOT OPEN); THENCE ALONG SAID CENTERLINE AND SOUTHERLY BOUNDARIES, N.05°48'51"W., A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID CENTERLINE AND CONTINUING ALONG SAID SOUTHERLY BOUNDARIES, N.84°11'09"E., A DISTANCE OF 194.62 FEET TO A POINT 15.00 FEET WESTERLY MEASURED AT RIGHT ANGLES TO THE EASTERLY BOUNDARY OF LOTS 6 AND 3, BLOCK 64 OF THE AFOREMENTIONED DANCY TRACT; THENCE DEPARTING SAID SOUTHERLY BOUNDARIES, ALONG A LINE 15.00 FEET WESTERLY MEASURED AT RIGHT ANGLES OF AND PARALLEL TO THE EASTERLY BOUNDARY OF LOTS 6 AND 3, BLOCK 64 OF THE AFOREMENTIONED DANCY TRACT, S.05°54'05"E., A DISTANCE OF 196.68 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF WEST KING STREET; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID RIGHT OF WAY LINE, N.87°57'15"W., A DISTANCE OF 399.33 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1.31 ACRES, MORE OR LESS.

**TRC WEST KING STREET
PLANNED UNIT DEVELOPMENT**

November 20, 2012

Rehearing December 2, 2014

Team Roster

Owner:

Godkis, LLC
Phillip Godin, Managing Member
2700 N. Ponce de Leon Blvd.
St. Augustine, Florida 32084

Project Manager/Applicant:

Twin Rivers Capital, LLC
Stephen Pistorius
125-G Wappoo Creek Drive
Charleston, South Carolina 29412
(843) 722-9925

Civil Engineers, Land and Transportation Planning:

Zev Cohen & Associates, Inc.
Sam Hamilton, Kris Rowley
4475 US 1 South, Suite 601
Saint Augustine, Florida 32086
(904) 797-1610

Legal/Applicant:

Rogers Towers, P.A.
Ellen Avery-Smith
100 Whetstone Place, Suite 100
St. Augustine, Florida 32086
(904) 824-0879

**TRC WEST KING STREET
PLANNED UNIT DEVELOPMENT**

MASTER DEVELOPMENT PLAN TEXT

This is an application to rezone property located at 840 West King Street, St. Augustine, Florida from RS-3 (Residential Single-Family) 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 840 West King Street, St. Augustine, Florida 32084. This application also seeks approval of two (2) 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 Godkis, LLC (the “Owner”). Parcel identification numbers for the parcels subject to this application are 115790-0000, 111010-0001 and 115150-0000 (collectively, the “Property”). Legal descriptions of the Property are attached as Exhibit “A”.

The proposed development will include one retail building from which groceries, household items, health and beauty supplies and other consumer goods will be sold. The project is located within the West Augustine Community Revitalization Area and will be of great benefit to the West King Street 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 revitalize the West King Street 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 establishment of additional non-residential uses to provided services to the community. The store building will be adequately buffered from adjacent residential uses to make it consistent and compatible with surrounding properties. The design, character and architectural style of the building to be constructed on the Property will be compatible with the character of commercial buildings in the King Street area.

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

The Property includes approximately 1.3 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 1.3 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”).

- 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 8,000 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 and wine 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: 10 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 one (1) driveway that connects to West King Street. The location of the driveway is shown on the MDP. The Owner will construct the driveway and related turn lane as an off-site improvement within the West King Street right-of-way, as depicted on the MDP.
3. **Pedestrian Circulation:** Pedestrian circulation will be provided via an 8-foot-wide bicycle/pedestrian facility along the project frontage, 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.

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. The Applicant, County and City have entered into a Site Development Agreement related to the provision of central sewer service to the Property by a date certain. Water and sewer use will be as follows:

1. Water:

Commercial 0.1 gpd x 8,000 square feet = 800 gpd

2. Sewer:

Commercial 0.1 gpd x 8,000 square feet = 800 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.

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.

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 categories of Temperate Hardwood and Residential. A FLUCCS Map has been provided.

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.

A Cultural Resources Assessment Survey of the Property is enclosed with this application.

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 bounded on the west and north by an existing Florida East Coast Railway track, to the south by West King Street, and on the east by residences. A 10-foot natural/landscape buffer will be provided along the northern, western and southern property lines, and a 20-foot natural/landscape buffer will be provided along the eastern property line, all in conformance with LDC Section 6.06.04 and as depicted on the Master Development Plan. 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 West King Street 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.

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, 2017. 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 West King Street 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 revitalize the West King Street 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 establishment of additional non-residential uses to provided services to the community.

The County's Comprehensive Plan requires that commercial uses within Residential D future land use areas be zoned as PUD. Therefore, the Owner is requesting this rezoning from RS-3 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 Section 5.03.03.B.2 20-foot Commercial Setbacks from Rights-of-Way**

Because the Property is triangular in shape and is located between the Florida East Coast Railroad tracks to the north and West King Street to the south, it is not possible to place the proposed 8,000-square-foot store and related stormwater and parking facilities on the site without locating the parking area within 20 feet of West King Street. The Owner will provide a 10-foot

landscaped buffer between the parking area and West King Street, as depicted on the Master Development Plan.

2. **LDC Section 5.03.03.F Unified Sign Plan**

Because the Owner is seeking to develop only 8,000 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.

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 D.



ZONING
 PUD 1
 15150-0001, & 15150-0002
 SITE AREA: 2.51 ACRES
 DISTRICT USE: VACANT; SINGLE FAMILY RESIDENTIAL
 DISTRICT: ST. JOHNS COUNTY ZONING DISTRICT R-3
 PLANNED ZONING: PLANNED DEVELOPMENT

SITE DATA TABLE

MINIMUM FRONT YARD SETBACK (S)	20 FT.
MINIMUM REAR YARD SETBACK (M)	10 FT.
MINIMUM SIDE YARD SETBACK (S)	20 FT.
MINIMUM SIDE YARD SETBACK (M)	20 FT.
MAXIMUM BUILDING HEIGHT	35 FT.
MAXIMUM FLOOR AREA RATIO	50%
MAXIMUM LOT COVERAGE (BUILDING FOOTPRINT)	60%
MAXIMUM IMPERVIOUS SURFACE RATIO	65%
MAXIMUM OPEN SPACE	25%

LEGAL DESCRIPTION:

A PORTION OF LOTS 3 & 6, BLOCK "M", AND A PORTION OF LOTS 1, 4, & 6, BLOCK "P", OF THE PLAT OF THE DANCY TRACT, ACCORDING TO THE OFFICIAL MAP OF NEW AUGUSTINE DATED JUNE 10, 1930, RECORDED IN PLAT BOOK 1, PAGE 128, FILE IN THE OFFICE OF THE CLERK OF THE COUNTY, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF CENTERLINE OF NORTH ST. JOHNS STREET (BEING A 30 FOOT RIGHT OF WAY) AND THE NORTH RIGHT OF WAY LINE OF WEST KING STREET (BEING A 30 FOOT RIGHT OF WAY SAID RIGHT RIGHT) BEING A 8 1/2" IRON ROD AND CAP (L.I. 5091); THENCE ALONG THE NORTH RIGHT OF WAY LINE OF SAID WEST KING STREET, N. 87°57'13"W., 223.26 FEET TO THE WEST BOUNDARY OF SAID LOT 3, BLOCK "P", SAID POINT BEING A POINT OF 7/8" CONCRETE RIGHT OF WAY MONUMENT; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE SAID WEST BOUNDARY OF LOT 1, N. 62°18'14"W., 38.00 FEET TO THE NORTHEAST CORNER OF TRACT 1, PARCEL "A" OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 3088, PAGE 48 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING A POINT 3/8" IRON ROD AND CAP (L.I. 7654); THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID TRACT 1, PARCEL "A", S. 64°09'41"W., 113.14 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE FLOOD EAST COAST RAILROAD, AS PER SURVEY MAP, NORTHERN DIVISION, FLAGLER SYSTEM STATION 1953+23.7 TO STATION 2002+74.1, SAID POINT BEING A POINT 3/8" IRON ROD AND CAP (L.I. 7655); SAID POINT ALSO BEING ON A NON-TANGENT CURVE CONCRETE SOUTHWEST, HAVING A RADIUS OF 1852.96 FEET, A CENTRAL ANGLE OF 16°46'27", AND A CHORD BEARING AND DISTANCE OF N. 63°24'28"W., 542.85 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE, AND ARC OF SAID CURVE, A DISTANCE OF 94.59 FEET TO A POINT 1.00 FOOT WESTERLY KNOWN AS AT RIGHT ANGLES TO THE EASTERLY BOUNDARIES OF LOTS 3 AND 6, BLOCK "M" OF THE AFORESAID DANCY TRACT; SAID POINT BEING A 3/8" IRON ROD AND CAP (L.I. 5091); THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG A LINE 15.00 FEET WESTERLY MEASURED AT RIGHT ANGLES OF AND PARALLEL TO THE EASTERLY BOUNDARIES OF LOTS 3 AND 6, BLOCK "M" OF THE AFORESAID DANCY TRACT, S. 62°59'45"W., 29.36 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF WEST KING STREET; SAID POINT BEING A 3/8" IRON ROD AND CAP (L.I. 5091); THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID RIGHT OF WAY LINE, N. 84°07'15"W., A DISTANCE OF 186.77 FEET TO THE POINT OF BEGINNING.

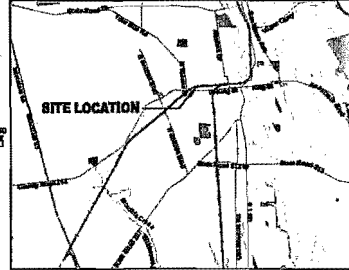
LEGEND

- (15) 8' x 18' PARALLEL SPACES
- (2) 12' x 20' HANDICAP PARKING SPACES
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- DETECTABLE WARNING SURFACE

PARKING TABLE

1 SPACE PER 500 SF	15
8,000 SF / 500 SF*	
16 SPACES TOTAL REQUIRED BY LDC	
TOTAL SPACES PROVIDED (INCLUDING 2 HANDICAP)	28

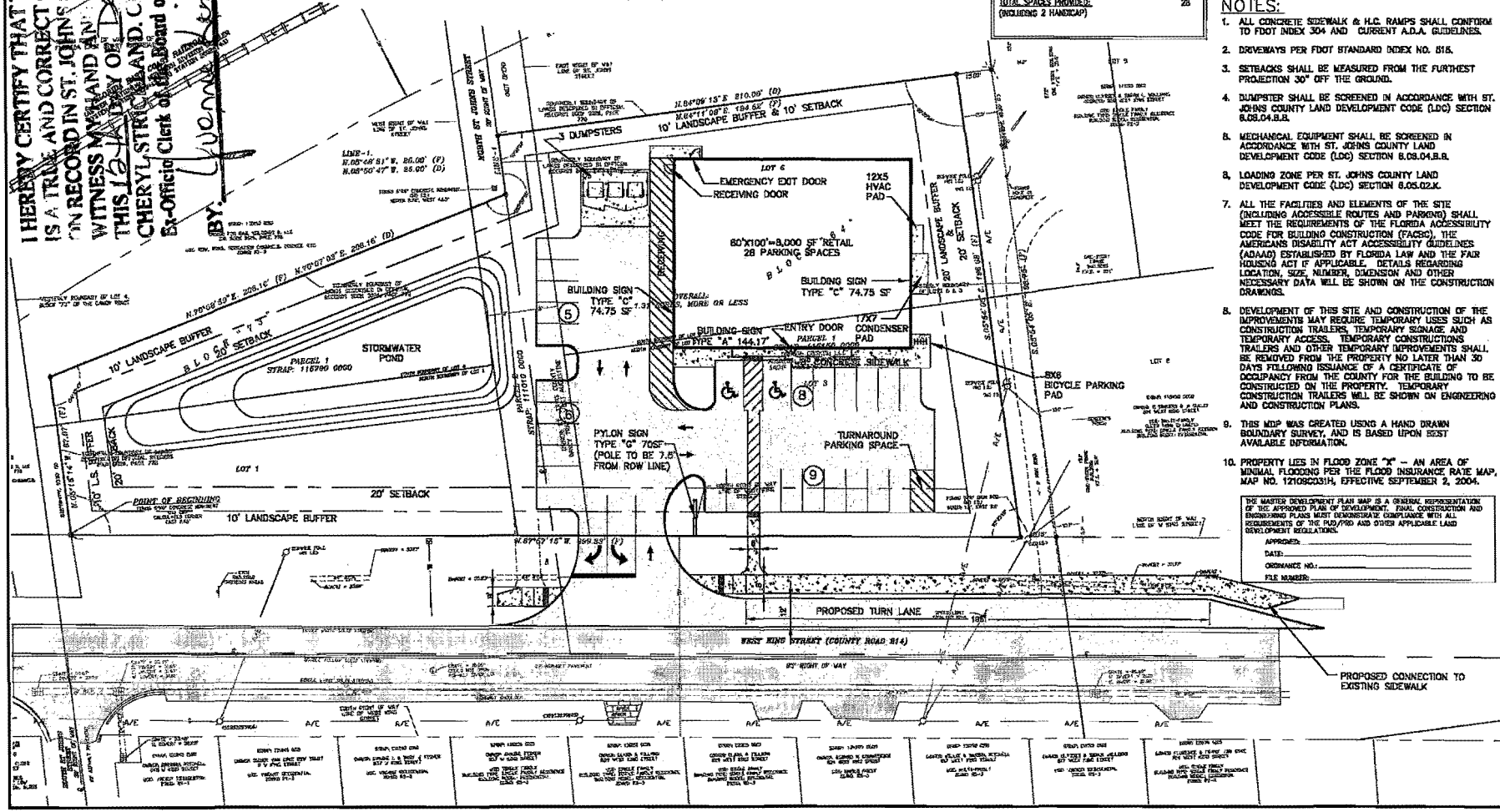
VICINITY MAP



NOTES:

1. ALL CONCRETE SIDEWALK & H.C. RAMPS SHALL CONFORM TO FOOT INDEX 304 AND CURRENT A.D.A. GUIDELINES.
2. DRIVEWAYS PER FOOT STANDARD BOX NO. 818.
3. SETBACKS SHALL BE MEASURED FROM THE FURTHEST PROJECTION 30" OFF THE GROUND.
4. DUMPSTER SHALL BE SCREENED IN ACCORDANCE WITH ST. JOHNS COUNTY LAND DEVELOPMENT CODE (LDC) SECTION 6.08.04.B.B.
5. MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH ST. JOHNS COUNTY LAND DEVELOPMENT CODE (LDC) SECTION 6.08.04.B.B.
6. LOADING ZONE PER ST. JOHNS COUNTY LAND DEVELOPMENT CODE (LDC) SECTION 6.05.02.K.
7. ALL THE FACILITIES AND ELEMENTS OF THE SITE (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION (FACCS), THE AMERICAN DISABILITY ACT ACCESSIBILITY GUIDELINES (ADA) ESTABLISHED BY FLORIDA LAW AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE, NUMBER, DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION DRAWINGS.
8. DEVELOPMENT OF THIS SITE AND CONSTRUCTION OF THE IMPROVEMENTS MAY REQUIRE TEMPORARY USES SUCH AS CONSTRUCTION TRAILERS, TEMPORARY STORAGE AND TEMPORARY ACCESS. TEMPORARY CONSTRUCTION TRAILERS AND OTHER TEMPORARY IMPROVEMENTS SHALL BE REMOVED FROM THE PROPERTY NO LATER THAN 30 DAYS FOLLOWING ISSUANCE OF A CERTIFICATE OF OCCUPANCY FROM THE COUNTY FOR THE BUILDING TO BE CONSTRUCTED ON THE PROPERTY. TEMPORARY CONSTRUCTION TRAILERS WILL BE SHOWN ON ENGINEERING AND CONSTRUCTION PLANS.
9. THIS MDP WAS CREATED USING A HAND DRAWN BOUNDARY SURVEY, AND IS BASED UPON BEST AVAILABLE INFORMATION.
10. PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF ANNUAL FLOODING PER THE FLOOD INSURANCE RATE MAP, MAP NO. 12108C0314, EFFECTIVE SEPTEMBER 2, 2004.

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY AS A RECORD IN ST. JOHNS COUNTY, FLORIDA.
 WITNESS MY HAND AND SEAL OF OFFICE THIS 12th DAY OF DECEMBER 2004.
 CHERYL STRICKLAND, CLERK
 Ex-Officio Clerk of the Board of County Commissioners



ZEV COHEN ARCHITECTS
 1001 W. KING STREET, SUITE 100
 ST. AUGUSTINE, FLORIDA 32084
 (904) 286-1111
 WWW.ZEVCOHEN.COM

REVISIONS

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TRC WEST KING STREET
PLANNED UNIT DEVELOPMENT
PUD SITE PLAN

ZEV COHEN ARCHITECTS
 PROJECT NO. 0404
 SHEET NO. 001
 DATE: 12/12/04
 ORDINANCE NO.:
 FILE NUMBER:

FILE LOCATION

SCALE: 1/8" = 1'-0"
SHEET: PUD 1

THE ST. AUGUSTINE RECORD

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

Ref.#: L2958-14
P.O.#: TRC W KING

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 HALEY COOK
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 REZONIN
In the matter of PUD 2012-05 - TRC W KING ST - HG NOV 6
was published in said newspaper on 10/22/2014

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 newsp
heretofore has been continuously published in said St. Johns County, Flori
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 OCT 22 2014
day of
by Haley Cook who is personally known to me
or who has produced as identification

(Signature of Notary Public)



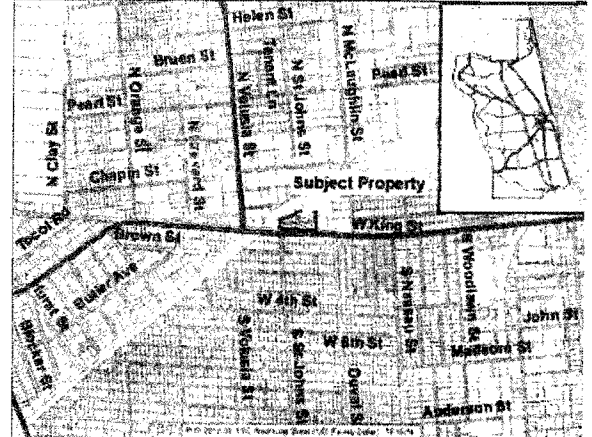
(Seal)

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on 11/6/2014 at
1:30 p.m. by Planning and Zoning Agency and 12/2/14 at 9:00 a.m. by the
Board of County Commissioners in the County Auditorium, located in the
County Administration Building of 500 San Sebastian View, St. Augustine,
Florida 32084 to consider a request to rezone property from Residential
Single Family (RS-3) to Planned Unit Development to allow 8,000 sq ft of
commercial development.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA,
REZONING LANDS AS DESCRIBED HEREINAFTER FROM 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 on North side of West King St, east of railroad tracks
between S. St. Johns and Duvall St



This file and the proposed ordinance are maintained in the Planning and Zoning
Section of the Growth Management Department located at the St. Johns
County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084
and may be inspected by interested parties prior to said public hearing.
Items not heard by 6 pm shall automatically be continued until 9 am the
following day, unless otherwise directed by the Board.

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

If a person decides to appeal any decision made with respect to any matter
considered at such meeting or hearing, he or she will need a record of the
proceedings, and for such purpose, he or she may need to ensure that a verbatim
record of the proceedings is made, which record includes the testimony and
evidence upon which the appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedure.
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 SJC Planning and Zoning Section, 4040
Lewis Speedway, St. Augustine, Florida, 32084.

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) 209-0650 or at the County Administration Building, 500
Sebastian View, St. Augustine, Florida, 32084. Hearing impaired persons,
call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the
meeting.

PLANNING AND ZONING AGENCY BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ST. JOHNS COUNTY, FLORIDA
DICK WILLIAMS, CHAIR JOHN H MORRIS, CHAIR
FILE NUMBER: PUD-2012000005
PROJECT NAME: TRC West King Street PUD (Family Dollar)
L2958-14 Oct 22, 2014



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

December 10, 2014

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

Attention: Ms. Yvonne King, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2014-57, which was filed in this office on December 10, 2014.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

2014 DEC 11 AM 8:12
Office of the Secretary of State
12/11/14