

ORDINANCE NUMBER: 2015-73

Public Records of St. Johns County, FL
Clerk number: 2015078087
BK: 4123 PG: 719
12/14/2015 10:57 AM
Recording \$44.00

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO THE GRAHAM AND COMPANY DISTRIBUTION PROJECT PLANNED UNIT DEVELOPMENT, ORDINANCE NO. 2007-05, AS AMENDED; MAKING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

WHEREAS, the development of the lands within this Major Modification shall proceed in accordance with the application, dated July 29, 2015 in addition to supporting documents and statements from the applicant **which are a part of Zoning File MAJMOD 2015-11 Graham and Company Distribution Project PUD**, for a Major Modification to the Graham and Company Distribution Project PUD, Ordinance Number 2007-05, as amended and 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. That development of lands within the Graham and Company Distribution Project PUD, described in the attached Exhibit A, shall proceed in accordance with Ordinance Number 2007-05, as amended, including the Application for Major Modification and attached hereto and made a part hereof as Exhibit B.

SECTION 2. That the need and justification for modification of the Graham and Company Distribution Project PUD, Ordinance Number 2007-05, as amended, has been considered in accordance with Section 5.03.05.C of the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby:

1. The request for a Major Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. As modified, the Graham and Company Distribution Project PUD is consistent with the goals, objectives and policies of the 2025 St. Johns County Comprehensive Plan.
3. As modified, the Graham and Company Distribution Project PUD is consistent with Part 5.03.05.C of the St. Johns County Land Development Code, which provides conditions for Major Modifications to approved PUDs.
4. As modified, the Graham and Company Distribution Project PUD is consistent with Part 5.03.00 of the St. Johns County Land Development Code, which provides standards for Planned Unit

Developments and with the General Standards of Section 5.03.02 with respect to (B) location; (C) minimum size, (D) compatibility, and (E) adequacy of facilities.

5. The Master Development Plan Map and Text for the Graham and Company Distribution Project PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Graham and Company Distribution Project PUD does not adversely affect the orderly development of St. Johns County and is compatible and consistent with the development trends of the surrounding area.

SECTION 3. That all other provisions of Ordinance 2007-05, as amended, not in conflict with the provision of this Ordinance shall remain in full force and effect.

SECTION 4. Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or special use shall be prohibited except where allowed by the Land Development Code. 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 conditions, restriction or covenant shall be deemed waived or varied by any provision herein.

SECTION 5. That the terms of this modification to the Graham and Company Distribution Project PUD shall take effect immediately upon receipt of this Ordinance by the Secretary of State.

SECTION 6. This ordinance shall be recorded in a book kept and maintained by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in accordance with Section 125.68, Florida Statutes.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 15th DAY OF December 2015.

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

BY: [Signature]
Jeb S. Smith, Chairman

REVISION DATE December 3, 2015

ATTEST: HUNTER S. CONRAD, CLERK

BY: [Signature]
Deputy Clerk



EFFECTIVE DATE: December 4, 2015

Exhibit A

LEGAL DESCRIPTION

Warehouse P.U.D.

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1" IRON PIPE (NO I.D.) ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY NO. 95 MARKING THE BEGINNING OF THE WESTERLY RIGHT-OF-WAY LINE FOR THE LIMITED ACCESS RAMP TO STATE ROAD NO. 207, SAID POINT BEING 150 FEET LEFT OF CENTERLINE SURVEY STATION 7902+84.30 AS SHOWN ON THE RIGHT-OF-WAY MAP FOR SECTION 78080-2405, STATE ROAD NO. 9 (I-95), SHEET 7 OF 16, APPROVED 4-23-84; THENCE S12°03' 41"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 595.19 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE S11°57' 22"E FOR 61.85 FEET TO A 1" IRON PIPE (NO I.D.); THENCE S84°19' 25"W FOR 207.92 FEET TO A 4"x4" CONCRETE MONUMENT (NO I.D.); THENCE S05°15' 21"E FOR 865.54 FEET TO A 5/8" REBAR & CAP (NO I.D.); THENCE S36°34' 55"W FOR 372.43 FEET TO A 5/8" REBAR & CAP (NO I.D.); THENCE S53°16' 59"E FOR 199.89 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207; THENCE S36°38'52"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 158.37 FEET; THENCE N 53°21'08" W FOR 377.85 FEET; THENCE N 30°17'44" W FOR 224.27 FEET; THENCE S 88°59'14" W FOR 172.56 FEET; THENCE S 09°21'30" W FOR 595.70 FEET; THENCE S 13°34'31" W FOR 193.05 FEET; THENCE S 88°59'14" W FOR 353.45 FEET; THENCE N 00°31'30" E FOR 34.84 FEET TO A 4"x4" CONCRETE MONUMENT (LB 4921); THENCE N01°16'40"W FOR 465.04 FEET TO A 4"x4" CONCRETE MONUMENT (LB 4921); THENCE S80°43'09"E FOR 6.53 FEET TO A 4"x4" CONCRETE MONUMENT FOUND (LB 4921); THENCE N00°13'13"W FOR 638.42 FEET A 4"x4" CONCRETE MONUMENT FOUND (LB 4921); THENCE N07°20' 27"W FOR 195.06 FEET TO A 5/8" REBAR & CAP (LB 6979); THENCE N00°34'20"W FOR 796.98 FEET TO A 5/8" REBAR & CAP (LB 6792); THENCE N89°39'15"E FOR 289.17 FEET TO A 5/8" REBAR & CAP (LB 6792); THENCE S12° 35' 05"E FOR 451.21 FEET TO A 5/8" REBAR & CAP (LB 6792); THENCE N84°12' 50"E FOR 727.30 FEET TO A 5/8" REBAR & CAP (LB 6792); THENCE N70°29'07"E FOR 257.03 FEET TO A 5/8" REBAR & CAP (LB 6792); THENCE N84°12' 50"E FOR 61.37 FEET TO A 5/8" REBAR & CAP (LB 6792) AND THE POINT OF BEGINNING.

SAID PARCEL OF LAND SITUATE, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA, CONTAINING 39.995 ACRES OF LAND MORE OR LESS.

ATTACHMENT

2. Exhibit B - MDP Text

Exhibit B

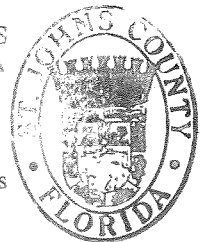
Proposed Major Modification to Extend Phasing and Buildout

Graham and Company Distribution Project PUD

r. Phasing Schedule

A 203,320 square foot warehouse building has previously been constructed. The remaining entitlements in this PUD shall be developed in one, ten (10) year phase commencing with effective date of the approval of this major modification. Completion shall be within ten (10) years of commencement. Completion shall be defined as County approval of as-builts for the horizontal infrastructure.

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 11th DAY OF December 20 15
ST. JOHNS COUNTY CLERK OF COURT
Ex-Officio Clerk of the Board of County Commissioners



BY: Yvonne King D.C.

THE ST. AUGUSTINE RECORD

ENGLAND THIMS & MILLER INC
14775 OLD SAINT AUGUSTINE RD
JACKSONVILLE FL 32258

Ref.#: L2950-15
P.O.#: GRAHAM&CO

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 Nicole Corriveau
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 HEARING**
In the matter of **MAJMOD 2015-011 - GRAHAM & CO DIST PROJECT**
was published in said newspaper on **10/21/2015**

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 OCT 21 2015

by [Signature]
or who has produced as identification

who is personally known to me
ERIC DAMIEN MCBRIDE
MY COMMISSION # FF925198
EXPIRES October 07, 2019
FloridaNotaryService.com
(407) 388-0153

(Signature of Notary Public)

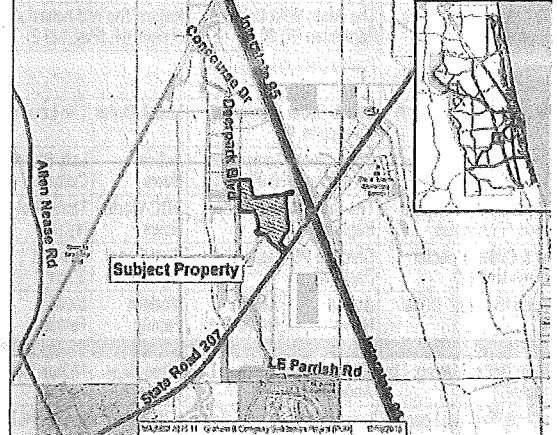
(Seal)

NOTICE OF A PROPOSED MAJOR MODIFICATION

NOTICE IS HEREBY GIVEN that the Planning and Zoning Agency on
Thursday, 11/5/2015 at 1:30 p.m. and the St. Johns County Board of County
Commissioners on Tuesday, 12/1/2015 at 9:00 a.m., will each hold public hear-
ings in the County Auditorium, located in the County Administration Building
at 500 San Sebastian View, St. Augustine, Florida 32084 to consider a
Request modification to extend phasing to one ten-year phase to allow for
build out.

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA,
APPROVING A MAJOR MODIFICATION TO THE GRAHAM AND COM-
PANY DISTRIBUTION PROJECT PLANNED UNIT DEVELOPMENT,
ORDINANCE NO. 2007-05, AS AMENDED; MAKING FINDINGS OF FACT;
PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION; AND
PROVIDING AN EFFECTIVE DATE.

The subject property is West of I-95, north of SR 207 and east of Deep Park
Blvd.



This file and the proposed ordinance are maintained in the Planning and Zon-
ing 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 fol-
lowing 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 ver-
batim record of the proceedings is made, which record includes the testi-
mony 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 Commis-
sioners 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 inter-
preter 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 COMMIS-
ST. JOHNS COUNTY, FLORIDA SIONERS
DICK WILLIAMS, CHAIR ST. JOHNS COUNTY, FLORIDA
PRISCILLA L. BENNETT, CHAIR

FILE NUMBER: MAJMOD-2015000011, Graham and Company Distribution
Project
L2950-15 Oct 21, 2015



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

December 4, 2015

FILED Dec. 4, 2015
ST. JOHNS COUNTY
CLERK OF COURT
BY: Yvonne King
DEPUTY CLERK

Honorable Hunter S. Conrad
Clerk of Court
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

Attention: Ms. Yvonne King, Deputy Clerk

Dear Mr. Conrad:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2015-73, which was filed in this office on December 4, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb