

19
ORDINANCE NUMBER: 2009-64

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM INDUSTRIAL WAREHOUSE (IW) 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.

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 revised PUD application, dated October 8, 2009 in addition to supporting documents and statements from the applicant **which are a part of Zoning File PUD 2009-03 Harwil Fixture Company**, 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 Services 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 2015 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 Community Commercial.
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

SECTION 2. Pursuant to this application File Number PUD 2009-03 Harwil Fixture Company PUD, 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 15th **DAY OF** December **2009.**

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

BY:

Ron Sanchez
Ron Sanchez, Chairman

RENDITION DATE

12/16/09

ATTEST: CHERYL STRICKLAND, CLERK

BY:

Wonne King
Deputy Clerk

EFFECTIVE DATE:

12/17/09

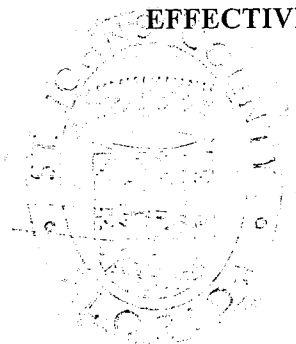


EXHIBIT A
Legal Description
Harwil Fixture Company

A PARCEL OF LAND IN SECTIONS 35 AND 99, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING ALL OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 217, PAGE 72, AND THE SOUTH PART OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 41 PAGE 460, PUBLIC RECORDS OF SAID COUNTY AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF GOVERNMENT LOT 9, OF SAID SECTION 35; THENCE SOUTHERLY ON THE WEST LINE OF SAID GOVERNMENT LOT 9, A DISTANCE OF 495 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 9, A DISTANCE OF 1,000 FEET TO THE SOUTHWEST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 41, PAGE 460; THENCE NORTH 00 DEGREES 39 MINUTES EAST, ON THE WEST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 41, PAGE 460, A DISTANCE OF 25.87 FEET; THENCE NORTH 83 DEGREES 18 MINUTES EAST 205.74 FEET; THENCE SOUTH 8 DEGREES 39 MINUTES EAST, ON THE WEST RIGHT-OF-WAY LINE OF LEWIS SPEEDWAY, 33 FEET WEST FROM AND PARALLEL WITH THE CENTER LINE OF SAID LEWIS SPEEDWAY, A DISTANCE OF 253.13 FEET; THENCE NORTH 89 DEGREES 17 MINUTES WEST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 217 PAGE 72, A DISTANCE OF 200 FEET; THENCE NORTH 8 DEGREES 39 MINUTES WEST, ON THE WEST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 217 PAGE 72, A DISTANCE OF 200 FEET; THENCE NORTH 89 DEGREES 17 MINUTES WEST, ON THE SOUTH LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 41, PAGE 460, A DISTANCE OF 12.64 FEET TO THE POINT OF BEGINNING.

Together with:

A PARCEL OF LAND IN SECTION 99, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF GOVERNMENT LOT 9, SECTION 35 OF SAID TOWNSHIP AND RANGE AT A POINT 495 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID GOVERNMENT LOT; THENCE SOUTH 00 DEGREES 39 MINUTES 00 SECONDS WEST ON SAID WEST LINE OF GOVERNMENT LOT 9, A DISTANCE OF 381.91 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 00 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID GOVERNMENT LOT 9, A DISTANCE OF 1270.49 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 89 DEGREES 17 MINUTES 00 SECONDS WEST, 272.49; THENCE NORTH 00 DEGREES 43 MINUTES 00 SECONDS EAST, 184.56 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 00 SECONDS EAST, ON THE SOUTH LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 217, PAGE 72 PUBLIC RECORDS OF SAID COUNTY ON THE WESTERLY EXTENSION OF THAT LINE 246.71 FEET; THENCE SOUTH 08 DEGREES 39 MINUTES 00 SECONDS EAST ON THE WEST RIGHT OF WAY LINE OF LEWIS SPEEDWAY, SAID WEST RIGHT OF WAY LINE BEING 33 FEET WEST FROM AND PARALLEL WITH THE CENTERLINE OF LEWIS SPEEDWAY, 150.50 FEET; THENCE SOUTHERLY ON THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 8-16A ON A CURVE CONCAVE EASTERLY WITH RADIUS OF 1154.33 FEET, SAID CURVE HAVING A CENTRAL ANGLE OF 01 DEGREES 47 MINUTES 30 SECONDS A CHORD BEARING OF SOUTH 01 DEGREES 16 MINUTES 50 SECONDS EAST AND AN ARC DISTANCE OF 36.10 FEET TO THE POINT OF BEGINNING.

EXHIBIT C
MASTER DEVELOPMENT PLAN TEXT
Harwil Fixture Company PUD

SECTION I – INTRODUCTION

Enclosed herein, please find an application for rezoning to Planned Unit Development (PUD) with accompanying documents as required by the St. Johns County Land Development Code. The application form is attached as Exhibit B. This petition is filed on behalf of the applicant: Louis Cici, Louis Cici, Inc., 3705 Old Lewis Speedway, St. Augustine, FL 32084

A. Location: The property to be rezoned consists of 2.20 acres, described by the Legal Description - Exhibit A. It is situated in east-central St. Johns County on Old Lewis Speedway at its intersection with Lewis Speedway (CR 16-A) and is currently zoned Industrial Warehouse (IW) and Residential, Single Family Three (RS-3). The site is shown on the Location Map, Exhibit E. It is within the Residential-B Land Use category on the Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan. This Planned Unit Development rezoning application is a companion to a Small Scale Comprehensive Plan Amendment request that seeks to change the current Land Use category to Community Commercial.

B. Surrounding Uses: The subject property is located within an established corridor, which includes a variety of commercial and residential uses along a major collector roadway. Along Lewis Speedway, there are many “cottage industry” type businesses, including a printing company and office buildings along Lewis Speedway, and the St. Johns County Courthouse Complex further east along Lewis Speedway (CR 16-A) at US Highway One as well as Sebastian Middle School, St. Augustine High School and a commercial shopping plaza and offices to the west along Lewis Speedway (CR 16-A) towards State Road 16). Along Old Lewis Speedway, there are a number of other businesses, including a hair salon, a landscape company and a septic tank company. Surrounding properties consist of a single-family house to the north that was recently re-zoned from Industrial Warehouse (IW) to Residential, Single Family (RS-3). To the west is a condominium development, New Plantation Point Condo, which is zoned Planned Special Development (PSD). Located to the south is Plantation Point Drive, which serves as access to New Plantation Point Condo development and other property zoned Residential, Single Family (RS-3). To the east is Old Lewis Speedway and Lewis Speedway, across these roads exist single-family houses zoned Open Rural (OR) and Residential, Single Family (RS-2). Further, surrounding the property is a mixture of commercial businesses, single and multi-family residential development, county facilities and schools.

C. Ownership: The subject property is owned by Louis Cici, Louis Cici, Inc., as shown by the Proof of Ownership (deed) attached as Exhibit G. Said property owner has authorized Karen M. Taylor to act on his behalf and file the application for seeking the rezoning change indicated. Authorization is attached as Exhibit F. Adjacent property owners for notification purposes are included as Exhibit H.

SECTION II – SITE DEVELOPMENT CRITERIA

A. Project Description: The real property to be considered for rezoning consists of two (2) parcels totaling 2.20 acres with approximately 443 feet of frontage along Old Lewis Speedway and Lewis Speedway (CR 16-A). The site contains a one-story 13,363 +/- square foot structure, which has been used for general business purposes (a custom cabinetry business) on the northern parcel fronting Old Lewis Speedway and one (1) residential structure (a single-family house) on the southern parcel which fronts on Lewis Speedway (CR 16-A). The property is currently zoned Industrial Warehouse (IW) (north parcel) and Residential, Single Family Three (RS-3) (south parcel) and the applicant is requesting a zoning change to Planned Unit Development (PUD) to allow for the development of the site for the continued use and expansion of the cabinetry type activities and the addition of other uses. The 2.20 acres of land contains a small area of isolated wetlands. The site has been cleared and developed for the use of the cabinet business (circa 1973) and house (circa 1965) over the years. The development will be known as **Harwil Fixture Company Planned Unit Development (Harwil Fixture Company PUD)**.

The Master Development Plan Map (MDP Map) - Exhibit D, indicates the general layout of the site for construction of the cabinetry business's future expansion of up 13,020 square feet of general business and office uses; specifically a custom cabinetry business with office and indoor storage. The complex will have one (1) access point on Old Lewis Speedway, generally located where one (1) of the three (3) driveways currently exists, to service the existing components of the project. It will be constructed in accordance with all County "driveway" Standards and will provide turn-around space on the site. At this time, specifics with regard to architectural elevations and finishes are not known. Because the site will be used for the cabinetry business, the buildings will have roll up garage doors and the facades of each building will be finished with stucco or siding or similar materials in order to "blend" with the surrounding area and minimize the expansions potential impact. Interconnectivity is provided via the new ingress/egress driveway on Old Lewis Speedway to the east, however, no connectivity will be provided to Plantation Point Drive to the south, due to it's residential nature. Interconnectivity is not feasible to the north or west, as to the north is a single-family house and to the west is the stormwater treatment facility for the Plantation Point development.

The site plan provides a design that provides for production productivity and sales exposure, with buffering and screening provided by the building placement as well as buffering and screening to meet LDC standards. Combined, they will provide buffering and transitional zones to address compatibility with current, and future adjacent land uses. The project is planned for construction in one (1) phase, with overall construction plans being filed and permits obtained for the entire development at one time. All buffers and landscaping will be maintained and installed within requirements set forth in the LDC.

B. Development Size: There are a total of 2.20 acres of property.

C. Wetlands: The site contains a small area of jurisdictional wetlands, along the furthest western boundary, which is less than one half acre in size (approximately 0.17 acres) and is to remain undisturbed. However, should final engineering plans dictate all or a portion of this

wetland is filled, proper agency permits will be provided to the County prior to construction plan approval.

D. Development Area: The project will use 2.03 acres of developable (upland) property while preserving the 0.17 acres of isolated wetlands on site.

E. Residential Use: There will be no residential land uses in this PUD.

F. Non-Residential Development: Non-residential development will consist of up to 26,383 square feet (13,363 square feet existing buildings to include office and design center and up to 13,020 square feet of proposed expansion) of community commercial uses to accommodate the cabinetry business.

G. Site Development Criteria:

1. Building Area: The total ground area to be occupied by buildings and structures shall not exceed fifty percent (50%). Total building area shall not exceed 26,383 total square feet. The total impervious surface area shall not exceed seventy percent (70%).

2. Permitted Uses: The development will be constructed in an orderly manner, allow the following uses, which are consistent with the Community Commercial Land Use and allowable uses within the Commercial General (CG) zoning district, as well as those Uses allowable by Special Use as listed in the LDC, as derived from the definitions within the St. Johns County Land Development Code, as limited below:

- a. **Permitted Uses in accordance with LDC Section 2.02.01.D – Neighborhood Business and Commercial:** general business: commercial, vocational, business or trade schools; service businesses such as blueprint, printing, catering, travel agencies, mail and package services: Professional Offices, and government branch offices, schools for the performing or fine arts and for martial arts.
- b. **Permitted Uses in accordance with LDC Section 2.02.01E – General Business and Commercial:** small appliance repair shops, cabinet shops, upholstery, employment services, general offices.
- c. **Permitted Uses in accordance with LDC Section 2.02.01.C – Cultural/Institutional:** Libraries, galleries, and museums; schools with conventional academic curriculum.

Twenty-four (24) hour business activities as listed above, as well as any delivery, shipping, and outdoor activities, will not be allowed, with operations limited to between 6:00 am to 8:00 pm. However, office or support uses associated with the business activities or other operations, will not be subject to such limitations, but will be subject to all other relevant Code requirements.

3. Setbacks: Setbacks shall be measured in accordance with the requirements within the Land Development Code as follows:

a. North: Buildings, parking and/or storage areas adjacent to residential uses will maintain a minimum setback of twenty (20) feet in compliance with LDC Section 5.03.03.B.2. However, the existing buildings, shall have a setback of a minimum of five (5) feet. Please refer to the waiver request in Paragraph T of this text.

b. East: Twenty (20) feet for buildings, parking and/or storage areas adjacent to road rights-of-way in compliance with LDC Section 5.03.03.B.2.

c. South: Twenty (20) feet for buildings, parking and/or storage areas adjacent to residential uses in compliance with LDC Section 5.03.03.B.2.

d. West: Buildings, parking and/or storage areas adjacent to residential uses will maintain a minimum setback of twenty (20) feet in compliance with LDC Section 5.03.03.B.2. However, the existing building shall be setback a minimum of eight (8) feet and one of the new buildings, the one immediately south of the existing building (Building "B"), shall be setback a minimum of ten (10) feet, due the necessary alignment. Please refer to the waiver request in Paragraph T of this text.

4. Building Height: Buildings shall not exceed thirty-five (35) feet in height.

5. Parking: Parking is generally indicated on the MDP Map, Exhibit D. Parking spaces will be provided in conformance with the St. Johns County Land Development Code regulations applicable at the time of permitting, based upon specific parking requirement established for the Use within Article VI of the LDC and in accordance with the requested waiver in Section T. Waivers / Variances / Deviations, of this document. Parking lots and parking space layout will conform to the current applicable County standards and regulations and handicapped spaces will be provided and appropriately marked. In addition, a loading area is provided fronting the parking area as shown in the general location as required by Section 5.03.02.G of the LDC and may be modified to accommodate compliance with parking requirements of Article VI of the LDC. Any modifications to parking will be subject to Section 5.03.05.

Accessible parking spaces will be in compliance with the Florida Accessibility Code for Building Construction (FACBC) Section 11-4.1.2. All pedestrian accessible routes shall meet the requirements of the Florida Accessibility Code for Building Construction (FACBC) and the Americans Disability Act Accessibility Guidelines (ADAAG) established by Florida law and 28 CFR Part 36.

6. Signage: All signs will be consistent in style and architecturally related to the building design. Signs will conform to the current St. Johns County Land Development Code, Section 7.02.00 On-site Sign Provisions as follows:

a. Two (2) ground signs, consistent with Section 7.02.00 shall be allowed; one (1) at each entrance along Old Lewis Speedway in the general locations shown on the Master Development Plan Map, Exhibit D. Both signs may be major identification signs, or one (1) of the signs may provide for a listing of the businesses and services within the development. Dimensions shall be twelve (12) feet in height, one hundred (100) square feet of display area per sign, per side, to be consistent with those allowable within the Land Development Code specifically those found within Section 7.02.01.A. The signs may be single or double faced and may be illuminated (internally or externally lit) and landscaped consistent with the restrictions within the LDC. The signs shall be placed in a sign tract if they are to serve more than one specific business.

b. Building storefront signs which face Old Lewis Speedway/Lewis Speedway (CR 16-A) shall be allowed at one (1) square foot per linear foot of frontage for each unit, not to exceed one hundred (100) square feet of advertising display area. In addition, the development may have directional signs that will not exceed three (3) square feet in size and two (2) directory signs.

c. Temporary signage may be provided for "for sale" or "lease" and information signs in compliance with Section 7.03.01 of the LDC.

H. Infrastructure:

1. **Stormwater:** Stormwater will be retained/detained on the western portion of the site within the designated area shown on the Master Development Plan Map, Exhibit D. The drainage structures and facilities will be designed and constructed in compliance with the St. Johns County Land Development Code in effect at the time of submittal, with the retention/detention area in combination with the piping sized to accommodate the retention/detention requirements for the entire site.

2. **Vehicular Access / Interconnectivity:** One (1) twenty-four (24) foot wide entrance/exit driveway shall be allowed on Old Lewis Speedway, as shown on the Master Development Plan Map, Exhibit D. The driveway will enter the site perpendicular to the roadway, with the associated parking centrally located on the site as indicated on the Master Development Plan Map, Exhibit D. The driveway and connection will be designed and permitted in accordance with current County standards and requirements and the applicant will provide any required improvements.

Interconnectivity is provided via new ingress/egress driveway on Old Lewis Speedway to the east. However, interconnectivity is not feasible to the north or west or south to Plantation Point Drive, as to the north is a single-family house and interconnectivity to the west and south is not desirable because of the adjacent multi-family developments and it's stormwater treatment facility location.

3. Sidewalks/Pedestrian Access: There is an existing sidewalk along Lewis Speedway (CR 16-A). A four (4') foot wide internal sidewalk will be provided within the development along the building fronts, connecting to the parking areas and the external sidewalks on Lewis Speedway (CR 16-A).

4. Fencing: The applicant has installed and will complete a six (6) foot high wood fence meeting the requirements of LDC screening adjacent to a single-family use adjacent to the existing building on the north and the entire west project boundaries (excluding the wetlands). Additional fencing will be provided for screening purposes. This fence may be of such materials (treated chain link, masonry, wooden, PVC) or a combination of fencing and landscaping located along the entire perimeter to provide adequate buffering and screening.

5. Utilities: All electrical and telephone lines will be installed underground per LDC Section 5.03.03.H.7. Florida Power and Light Company will provide electrical power.

6. Lighting: The applicant will provide lighting that minimizes impacts to the surrounding community and is shielded from the adjacent residential properties, while providing for recognition of the business and the safety of its customers. The lighting plan will be in compliance with the requirements of the Land Development Code Section 5.03.05.H.6.

7. Solid Waste: Solid waste will be handled by the licensed franchisee in the area. All trash and solid waste for the development will be collected at dumpster location indicated on the Master Development Plan Map, Exhibit D. All dumpsters will be placed upon an accessible concrete pad and will be screened from view in accordance with Section 6.06.04.C.8 of the LDC and Ordinance 2009-2.

8. Potable Water/Sanitary Sewer: Central potable water and sanitary sewer service will be provided by the City of St. Augustine Utility Department.

9. Fire Protection: The applicant will comply with the requirements of the St. Johns County Fire Services as outlined within Section 6.03.00 of the Land Development Code, including installation of fire hydrants and meeting flow requirements.

10. Open Space: A minimum of 0.55 acres of open space and green space will be preserved for this plan, constituting twenty-five (25%) percent of the site, as indicated on the Master Development Plan Map, Exhibit D. This open space is provided by the landscaped areas, green spaces and perimeter buffers as required by the LDC and will provide buffering to maintain the scenic qualities desired for Plantation Point Drive, Old Lewis Speedway and Lewis Speedway (CR 16-A) and provide visual privacy and separation from the adjacent uses. The site will provide for a minimum five (5%) percent conservation of upland natural vegetation on site. This will occur within the perimeter and zoning use buffers and will be further delineated on future construction plans.

11. Hours of Operation: Twenty-four (24) hour business activities as may listed above,

as well as any delivery, shipping, and outdoor activities, will not be allowed, with operations limited to between 6:00 am to 8:00 pm. However, office or support uses associated with the business activities or other operations, will not be subject to such limitations, but will be subject to all other relevant Code requirements. All activities on site will conform to the County noise ordinance 96-57, as amended and limited to the times addressed above.

I. Potable Water/Sanitary Sewer: Central potable water and sanitary sewer service will be provided by the City of St. Augustine Utility Department via existing lines located along Lewis Speedway (CR 16-A). The site is anticipated to utilize 2,748 gpd of both potable water and sanitary sewer service based on 10 gpd per 100 square feet of gross floor area.

J. Topography and Soils: The property is located on the northwest side of Old Lewis Speedway/Lewis Speedway (CR 16-A) and the north side of Plantation Point Drive. It is located within Flood Zone X of the Federal Emergency Management Agency (FEMA) Flood Zone Map per panel number 12109C0311H.

The Soil Survey for St. Johns County prepared by the U.S. Department of Agriculture, Soil Conservation Service, identifies two (2) soil types on the site: 3 Myakka fine sand and 11 Smyrna fine sand.

1. **3 Myakka fine sand:** This soil type occurs in the flatwoods and was formed by marine deposits of sandy material. The seasonal high water table is at a depth of less than 10 inches for 1 to 4 months of the year and at a depth of more than 40 inches during the drier seasons. Permeability is rapid. Vegetation includes longleaf pine, slash pine, sawpalmetto, running oak, inkberry, and waxmyrtle. Native grasses include pineland threeawn, bottlebrush threeawn, chalky bluestem, creeping bluestem, lopsided indiagrass, and low panicum. The community development potential is medium.
2. **11 Smyrna fine sand:** This soil type is a poorly drained nearly level soil on broad areas in the flatwoods. The seasonal high water table is at a depth of less than 10 inches for 1 to 4 months, and it recedes to a depth of 10 to 40 inches for more than 6 months in most years. Permeability is rapid. Available water capacity is very low to low. The natural vegetation includes longleaf and slash pine, sawpalmetto, inkberry, waxmyrtle, running oak, pineland threeawn, dwarf huckleberry, and panicum. Potential for community development is medium.

K. Site Vegetation and Habitat: Natural Resource Consultants, LLC conducted an environmental site assessment of the above-referenced site located in St. Johns County, Florida. The site consists of a custom cabinetry business and a single-family house in east-central St. Johns County. Habitats and land use/cover were classified according to the Florida Department of Transportation's Florida Land Use, Cover and Forms Classification System (FLUCFCS, 1999) and consist of:

1. **Industrial (FLUCFCS 150):** Land use where manufacturing, assembly or processing of materials and products are accomplished. Specifically the location of the Harwil

Fixture Company facility.

2. **Low-Density Residential (FLUCFCS 110):** Single-family residential units with a density of less than two dwelling units per acre. Specifically, contains one single-family residence.
3. **Wetland Forested Mix (FLUCFCS 630):** This community has a mixed canopy of conifers and hardwoods; slash pine (*Pinus elliottii*), dahoon holly (*Ilex cassine*), loblolly bay (*Gordonia lasianthus*), red maple (*Acer rubrum*) and sweetgum (*Liquidambar styraciflua*). The understory and groundcover is vegetated with fetterbush (*Lyonia lucida*), wax myrtle (*Myrica cerifera*), and Virginia chain fern (*Woodwardia virginica*).

L. Significant Natural Communities Habitat and Listed Species: While in the field, Natural Resource Consultants, LLC evaluated the site for evidence of utilization by FWC and FWS listed species, or the presence of their critical habitat. No endangered, threatened or SSC or their habitats were observed during the site review and the likelihood of any occurring is low. NRC, LLC also evaluated the site for existence of protected plant species and none were observed.

M. Historic Resources: The project area falls within a “High” probability zone for archaeological sites based upon the county's Archaeological Site Probability Model Map. An archaeological survey and study has been conducted by Environmental Services, Inc. and submitted in accordance with LDC Section 3.01.05.B.1. The completed study has been sent directly to the St. Johns County Planning Division, Historic Resources, for review. Approval of the study by the county and a letter stating the determination of final action will be expected prior to the BCC public hearing. The applicant understands that a development permit and/or construction plans cannot be approved without this requirement being fulfilled.

N. Buffers: In accordance with the current St. Johns County Land Development Code, a ten (10) foot landscaped perimeter buffer will be provided, which will be around the project perimeter as shown on the Master Development Plan Map, Exhibit D. The intent is to maintain any existing tree cover and natural vegetation but plans are to augment the buffer with native/natural vegetation and meet the desired screening and performance standards. In addition, existing buffers will remain natural, where possible, with additional planting and/or new planting in “sparse” locations added to achieve at least a 70% opacity within a year, with planting of species that will grow at least as tall or taller than the building. This includes the south and west buffers along the existing residential property, which includes significant vegetation, which will be maintained, but augmented as needed to meet or exceed the “B” screening standard.

Land clearing plans will be submitted for the drives, building areas and drainage facilities with the Construction Plans. Clearing will be allowed by permit through the County. The development will conform to all land clearing and tree credit/replacement requirements outlined within the Land Development Code, effective at the time of permitting. All buffers will be left natural but may be augmented and landscaped with native vegetation if desired.

O. Special Districts: The project is not located within any Special Districts as defined by

Article III of the LDC.

P. Temporary Uses: There may be a temporary construction trailer located on the property until construction is complete. Parking shall be provided for such use in temporary, but defined unpaved lots, within the area nearby per the requirements of the Land Development Code Part 2.02.04(10). On-Site Construction signage may be provided in accordance with Part 7.03.01(b) of the Land Development Code, including temporary signage relative to the future project that may not exceed thirty-two (32) square feet. In addition, temporary sales and/or lease, contractor signs, etc. are allowed with each sign not exceeding six (6) square feet. Temporary construction trailer shall be removed within thirty (30) days of the issuance of a final certificate of occupancy for the development. Non-residential Special Uses shall be permitted as defined by LDC Section 2.02.05.

Q. Accessory Uses: Standard office, commercial and planned districts accessory uses will be allowed per the Land Development Code, provided such uses and structures are of a nature customarily incidental and clearly subordinate to the permitted or principal use of structure and shall include those allowable per the provisions of LDC Part 2.02.04.C.

R. Phasing: The **Harwil Fixture Company PUD** shall be developed in one (1) phase, with the infrastructure for the 26,400 square feet (total square feet is 13,363 square feet existing plus 13,037 square feet expansion) to be permitted one (1) time. However, the infrastructure and/or buildings may be developed within sub-phases, provided concurrency has been met and all County and State construction permits have been obtained.

Commencement shall occur within three (3) years of approval of this PUD and shall be defined as approval of construction plans by the St. Johns County Development Services Department and completion will occur within five (5) years of commencement and shall be defined as the installation of all infrastructure and approval of as-builts. Development will obtain a FDEP construction permit and FDEP certification of completion will be applied as permitted for construction.

S. Project Impact: The property will be located within the Community Commercial Land Use area of the 2015 St. Johns County Comprehensive Plan. This PUD is a companion to a request for a Small Scale Comprehensive Plan Amendment from Residential-B to Community Commercial Land Use category, which allows for commercial uses as provided for within the Land Development Code, including those as included within the application. Although the land use change would allow for more intensive commercial development, the community service use for the storage and business, as stipulated within the PUD, is located within a “cottage” business commercial corridor and near to other busy commercial uses (St. Johns County Government complex). As such, the project will be compatible with the overall emerging commercial development character needed to serve the area. This limited area is suited to this type of development as it is in close proximity to a neighborhood of a large number of residential homes located within planned developments. The limited size (2.20 acres) of the site is providing for up to 26,400 (26,383) square feet of development, which is in compliance with the Comprehensive Plan, which permits up to 12,000 square feet per acre.

The project will not create “strip development.” The LDC does not define the term, strip development but it is generally applied to long linear structures located on property fronting on road arterials that provide direct access for automobiles. While the shape of this parcel resembles the configuration typically used for strip development, the structures will be laid out in such a way that will jog the visual plane by off setting the buildings position along the road as displayed on the MDP Map, Exhibit D. The project will provide adequate transition areas between the adjacent uses and its proposed uses by providing and meeting the buffering and screening elements which the LDC requires. The site contains a ten (10) foot wide vegetative perimeter buffer (as required by Section 5.03.05.A.4) that will be augmented to enhance opacity and meet the screening and buffering requirements of the LDC. The location has excellent access to major roadways and transportation corridors including Lewis Speedway (CR 16-A), US 1 and SR 16.

The design of the project combined with the provisions for buffering and transitional space from other development in the area will provide open space and green space, including landscaping. The site design will provide for the vehicular uses areas to be situated within the interior, away from outside roads or development but easily accessible to those local roads. The project will be served by central utilities to be provided by the City of St. Augustine Utility Department. The applicant believes that the proposed Planned Unit Development will be of benefit to the future occupants of the project and to the residents of St. Johns County, in that it will further the stated goals and objectives of the County Comprehensive Plan and provide for a more desirable environment than could be accomplished through traditional zoning.

T. Waivers / Variances / Deviations: The applicant requests the following deviation to specific requirements of the Land Development Code as follows:

1. **Unified Sign Plan:** A waiver from the LDC Section 7.00.02.B.2 requirement to provide a separate Unified Sign Plan as the architecture and aesthetics of the project are not known at this time. The requirements for the types, sizes, height and location of the signs have been provided within Section II.G.6 of this PUD text, Exhibit C, and shown on the MDP Map, Exhibit D, where appropriate, to provide staff with the necessary guidelines to review and approve the signs. The applicant does not desire to waive the ability to have the site considered a single premise.
2. **Commercial Setbacks:** The applicant hereby requests a waiver from LDC, Section 5.03.03.B.2 requirement to provide a minimum of twenty (20) feet for buildings, parking and/or storage areas along property lines adjacent to road rights-of-way and adjacent to residential uses in specific locations. The applicant desires to maintain the existing facilities, which were permitted under the old zoning regulations, but do not meet the current required setbacks along the western, northern and/or eastern project boundaries in some way. Although the following waivers reduce the setbacks, the applicant will meet and in the case of the north and west boundaries, exceed the LDC screening standards required of Section 6.06.04 where possible, along all boundaries to provide adequate buffering between land uses.
 - a. The northern boundary of this property is adjacent to a single-family house where the building and parking currently falls within the twenty (20) foot

setback. The building has existed in this manor for many years, which is adjacent to an existing home, which was recently rezoned from Industrial Warehouse (IW) to Residential, Single Family Three (RS-3) with the owner being aware of the existing building and uses. As mentioned, the applicant desires to maintain the existing facilities and feels that the compatibility has been and can continue to be maintained, with the landscaping and fencing already in place. This boundary will provide a standard “B” screening standard, which will include fencing and canopy trees.

- b. The western boundary of this property is adjacent to a multi-family Planned Special Development (PSD) and the structure falls within the twenty (20) foot setback and in order to align operations between the buildings, the new “central building” (Building B) will also need to encroach upon the buffer, but will be able to maintain the ten (10) foot perimeter buffer. This portion of the site is adjacent to the adjacent developments stormwater facility, not any residential uses and the applicant feels that appropriate landscaping and fencing can maintain the existing compatibility. This boundary, excluding the preserved wetlands, will provide a standard “B” screening standard, which will include fencing and canopy trees.

- 3. **Project Perimeter Buffer:** The applicant hereby requests a waiver from LDC Section 5.03.03.A.4, which requires a minimum ten (10) foot natural/landscaped project perimeter buffer containing no development. The waiver is requested to allow an existing building to continue to exist in a portion of the perimeter buffer located along the northern boundary. As stated previously, this building has existed in this manor for a number of years and therefore the applicant requests the ability to maintain use of this building within the perimeter buffer but not be expanded any further than as it currently exists.
- 4. **Parking standards:** Parking lots and parking space layout will conform to the current applicable County standards and regulations and handicapped spaces will be provided and appropriately marked. However, to accommodate loading areas for the business, the applicant is requesting to provide for less than the one (1) space per 500 foot requirement for “business, commercial or personal service establishments” listed within the LDC for the current use. The cabinetry business utilizes a large amount of their space for different materials storage and finished cabinetry “curing” which do not equate to employees or customers. The existing site plan indicates 37 parking spaces, which generously accommodates the fifteen (15) existing employees (that could increase up to 20) and the retail sales and office space for cabinetry customers to be included in the refurbishing of the existing building. Should the use change and any other business accommodate the space, the the applicant can (and will) replace the loading areas with additional parking spaces to meet the LDC requirements. Any modifications to parking will be subject to Section 5.03.05.

No other waivers, variances or deviations from the Land Development Code or other land development regulation within this PUD, however, the applicant may request small adjustments,

minor and major modifications to the PUD in accordance with the standards set forth for Planned Unit Developments within the LDC.

U. Ownership / Agreement to Comply: The **Harwil Fixture Company PUD** will be constructed, owned and operated by the applicant. The applicant, its successors and/or assigns shall be responsible for all improvements made to the site and shall maintain the site in a clean and orderly manner in accordance with all provisions of this PUD and conditions included with the adopting ordinance. All facilities are to remain private and will not be dedicated to St. Johns County.

The applicant 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 applicant 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 regarding said PUD specifically outlined as follows:

"To the extent that they do not conflict with the unique specific and detailed provisions of this approved 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; 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 ordinance, building code, comprehensive plan or any other non Land Development Code ordinance or regulation shall be deemed waived or varied by any provision herein."

The site shall be maintained in a clean and orderly manner in accordance with all provisions of this PUD and conditions included within the adopting Ordinance.

V. Future Land Use Designation: The property will, after the appropriate land use change, be located wholly within a Community Commercial Land Use designation on the 2015 Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan.

SECTION III – SUMMARY AND CONCLUSIONS

The need and justification for approval of the **Harwil Fixture Company PUD** has been considered in accordance with the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, whereby, it is found that:

A. Consistency with Comprehensive Plan: Development of the subject project is consistent with the St. Johns County Comprehensive Plan as it is proposed to be located within a "Community Commercial" designation on the FLUM which allows the type of development envisioned within the PUD and further described within the text under Goal A.1 as follows:

"To effectively manage growth and development by designating areas of anticipated future development which satisfy demand where feasible, in a cost-efficient and

environmentally acceptable manner. Encourage / accommodate land uses which make St. Johns County a viable community. Creating a sound economic base and offering diverse opportunities for a wide variety of living, working, shopping and leisure activities, while minimizing adverse impact on the natural environment."

It is consistent with Objective A.1.2 Control of Urban Sprawl, in that the project does not constitute leapfrog development nor is it strip development. It sets a standard for commercial business development requests within a commercial area within the County, that are uses located adjacent to residential areas. In addition, the development is consistent with the Comprehensive Plan as embodied in Objective A.1.3, Surrounding Land Use, as the project includes uses allowable within the County Comprehensive Plan and land development regulations although the uses have been restricted to maintain only office and business uses, which are compatible with the surrounding properties. It is consistent with Policy A.1.3.12 Compatibility, whereas the property provides buffers to adjacent land uses and along the major roadways and Policies A.1.3.6, A.1.3.9, A.1.3.11, and A.1.11.2 and limits the scale and scope of these uses.

The project conforms to Objective A.1.11, Provision of Efficient, Compact Development and Policy A.1.11.1(c)(2), Commercial that provides for office and business uses intended to serve the surrounding community with a larger market area than Neighborhood Commercial, but of a sub-regional nature, category approved pursuant to the PUD regulations of the Land Development Code. Therefore, the request is consistent with and furthers the objectives and policies of the Comprehensive Plan.

B. Location: The project will, after the appropriate land use change, be located wholly within a Community Commercial Land Use designation on the 2015 Future Land Use Map (FLUM) of the St. Johns County Comprehensive Plan. Therefore, the project will conform to the requirements for location as stipulated within the Land Development Code.

C. Minimum Size: The area encompassed by this project is greater than the minimum size criteria for development under the criteria established within Section 6 of the Land Development Code.

D. Compatibility: The proposed uses are compatible with the area and the overall community and meet the criteria established within Objective A.1.3 Surrounding Land Use, which provides that "When a rezoning is considered, the County shall ensure compatibility of adjacent and surrounding land uses. Land uses, as defined in Chapter 163, Part II, Florida Statutes (Growth Management Act), include but are not limited to permitted uses, structures and activities allowed within the land use category or implementing zoning district. Compatibility means a condition in which land uses can co-exist over time such that no use is unduly negatively impacted by another use." Since, the County must determine whether the request is compatible, it is important to note that the surrounding uses do meet the criteria within the previous Objective, within Policy A.1.3.12, which states that "A rezoning request may be approved only upon determination that the application and evidence presented establish that all the proposed permitted uses are compatible with conforming land uses located on adjacent properties"

Adjacent land uses are characterized as historically maintaining "cottage" commercial business

in conjunction with scattered medium density single and multi-family residences and has become a more suburbanized residential area with commercial activities located at local crossroads and intersections.

This property is located at a major localized intersection, which already contains similar uses. It is an ideal location to serve the area, which has a mixture of large developing residential, planned communities (Northridge Lakes PUD and Heritage Park PUD) to the west and widely scattered residential located along Lewis Speedway (CR 16-A) and US 1 to the north, east and south. The immediately surrounding land uses are a single-family house to the north zoned Residential, Single Family Three (RS-3) with a Residential-B land use designation and the west and south sides are used for the Plantation Point multi-family development. The other surrounding zonings include Open Rural (OR) and Residential, Single Family Two (RS-2) located across Old Lewis Speedway and Lewis Speedway (CR 16-A) to the north and east. It will be substantially “buffered” from the residential community by provision of the perimeter buffer and compliance with the screening standards set forth in the LDC.

The proposed use of the property is compatible with the area and the uses on the adjacent properties and is in conformance with the criteria established within the Comprehensive Plan whereby: the permitted uses will not have an unreasonable incompatible impact on the contiguous and surrounding area; the proposed traffic flow for the permitted uses will not have an unreasonable impact on the contiguous or surrounding areas or an unreasonable impact on the wear and tear of any public roadway; the proposed permitted uses will not cause a public nuisance; and the proposed permitted uses, structures and activities within the PUD are allowable within the Community Commercial Future Land Use designation. The proposed rezoning will not change the existing and allowable land uses, their impact to the surrounding area, the traffic flow for the site, or provide for any activities constituting a public nuisance. Development will conform to the current Land Development Code standards.

The project, when developed in accordance with the conditions stipulated within the application and imposed by the Ordinance, will conform to the current Land Development Code standards, will not adversely affect the orderly development of St. Johns County as embodied in the St. Johns County Land Development Code and the St. Johns County Comprehensive Plan, as the proposal is in conformance with the Plan and its goals and objectives. It will not adversely affect the health, safety and welfare of the residents or visitors to the area, nor be detrimental to the natural environment or the development of adjacent properties or the neighborhood.

E. Adequacy of Public Facilities: The subject property and future project is served by a major transportation system, central utilities and will provide the adequate stormwater and drainage facilities needed to mitigate any off-site drainage impacts. The PUD will proceed under a Certificate of Concurrency consistent with Objective A.1.2 Control of Urban Sprawl, specifically Policy A.1.2.1 which states “The County shall only issue development orders or development permits consistent with the provision of the County’s Concurrency Management System, as provided in Objective J.1.5”. It should be noted that the Land Development Code provides that properties can be rezoned only upon receipt of a Certificate for at least one-third of the developments projected traffic, which will be complied with by the applicant.

F. Relation to PUD Regulations: The subject project meets all applicable requirements of Section 5.03.00 Planned Unit Development districts, as well as general zoning, subdivision and other regulations except as may be waived pursuant to Subsection 5.03.02 (F) of the Land Development Code.

G. Master Development Plan: The Master Development Plan Text and Map for this project meet all requirements of Section 5.03.02 (G) of the Land Development Code.

This PUD provides for strict regulation and maintenance of the project to provide the County assurance of an attractive and beneficial asset. The project has available and adequate public facilities and services are available to support it. When developed in accordance with the conditions stipulated in the PUD application, the PUD will contain the type of uses compatible with the emerging development patterns of the area, will be compatible with the desired future development of the area, and will be consistent with the St. Johns County Comprehensive Plan and all County requirements and guidelines.

THE ST. AUGUSTINE RECORD

COPY OF ADVERTISEMENT

SJC DEVELOPMENT REVIEW
ATTN: NANCY WALES
4040 LEWIS SPEEDWAY
SAINT AUGUSTINE FL 32084

Ref.#: L4129-9
P.O.#: HARWILFIXT

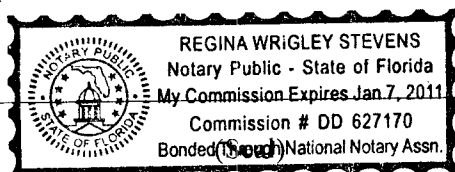
PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **ULINDA E. VERSTRAATE**
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 2009-03 - HARWIL FIXTURES**
was published in said newspaper on **11/30/2009**

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 1st day of Dec 2009
by Ulinda E Verstraate who is personally known to me
or who has produced as identification



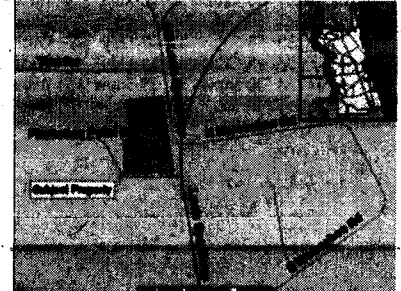
Regina Wrigley Stevens
(Signature of Notary Public)

NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, December 15, 2009 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 issue a decision on

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF INDUSTRIAL WAREHOUSE (IW) AND RESIDENTIAL-3 (RS-3) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

The subject property is located on the west side of the Old Lewis Speedway and Lewis Speedway Intersection, directly north of Plantation Point Drive, within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined 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.

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 San Sebastian View, St. Augustine, Florida, 32085. 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. 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 Division, 4040 Lewis Speedway, St. Augustine, Florida, 32085.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
RON SANCHEZ, CHAIRMAN
FILE NUMBER: PUD 2009-03 Harwil Fixtures
L4129-9 Nov 30, 2009**



FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

STATE LIBRARY AND ARCHIVES OF FLORIDA

KURT S. BROWNING
Secretary of State

December 17, 2009

Ms. Cheryl Strickland
Clerk of the Circuit Court
St. Johns County
4010 Lewis Speedway
St. Augustine, Florida 32084-8637

2009 DEC 22 AM 8:41
CLERK OF CIRCUIT COURT
ST. JOHNS COUNTY FL

FILED

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 letter dated December 16, 2009 and certified copies of St. Johns County Ordinance Nos. 2009-59 through 2009-66, which were filed in this office on December 17, 2009.

Sincerely,

Liz Cloud
Program Administrator

LC/srd

DIRECTOR'S OFFICE

R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
850.245.6600 • FAX: 850.245.6735 • TDD: 850.922.4085 • <http://dlis.dos.state.fl.us>

COMMUNITY DEVELOPMENT
850.245.6600 • FAX: 850.245.6643

STATE LIBRARY OF FLORIDA
850.245.6600 • FAX: 850.245.6744

STATE ARCHIVES OF FLORIDA
850.245.6700 • FAX: 850.488.4894

LEGISLATIVE LIBRARY SERVICE
850.488.2812 • FAX: 850.488.9879

RECORDS MANAGEMENT SERVICES
850.245.6750 • FAX: 850.245.6795

ADMINISTRATIVE CODE AND WEEKLY
850.245.6270 • FAX: 850.245.6282