



**GROWTH MANAGEMENT DEPARTMENT STAFF REPORT**  
**PALM VALLEY OVERLAY DISTRICT**  
**November 6, 2023 Public Meeting**  
**ARCCC 2023-13 Recovery Keys Treatment Center Wood Deck**

**To:** Architectural Review Committee  
**Staff:** Brandon Tirado, Planner  
**Date:** October 26, 2023

**Applicant:** Jeremy Mirabile  
1301 Plantation Island Dr., Suite 2018  
St. Augustine FL, 32080

**Location:** 1030 A1A N  
**FLUM:** Commercial  
**Zoning:** PUD (Sawgrass PUD)

**Applicable Standards:** Ordinance 1973-08, as amended, [Ordinance 2008-10](#)  
[St. Johns County Land Development Code, Section 3.06](#)

**Summary of Request:** Applicant is Requesting design approval to build a new outdoor wood deck with covered gazebo, with associated lighting, on the rear of the existing Recovery Keys Treatment Center located at 1030 A1A N., which is a part of the Sawgrass PUD. The subject property has recently received approval, January 2023, for an outdoor patio area, fencing and other elements via ARCCC 2022-19 (The Final Order for ARCCC 2022-19 can be found within the supporting documents of this application). The applicant has confirmed they will be providing physical color/material samples for the Board to review at the hearing.

The applicant proposed a new wooden deck that will be approximately 1,767 square feet. The gazebo is 10'-3" x 10'-3" with a total height of 12'-6" to the peak of the roof. The 42" high guardrail will be metal to match the fence surrounding the patio area on the front of the building. Suspended festoon lighting will cover the wood deck.

#### **Staff Review**

**Planning Division:** The Recovery Keys property is located west of A1A North, just north of the Ponte Vedra Concert Hall. The location of the proposed wooden deck is indicated on the site plan provided below:

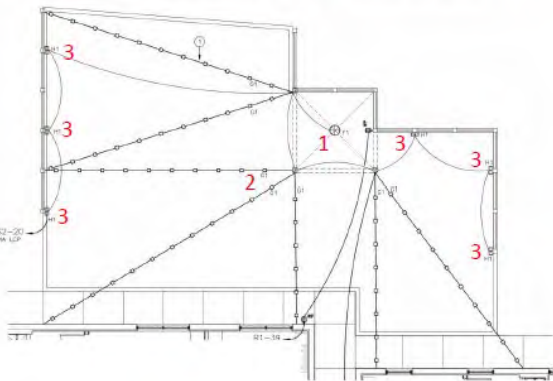


The proposed colors and materials of the wooden deck with covered gazebo and associated lighting appear to be consistent with LDC Section 3.06.11 Architectural Design Standards, and 3.06.12 Design Elements and Materials. The proposed design and colors appear subdued and in harmony with the overall expectations of the Palm Valley Overlay District.

The proposed fence elements appear to follow LDC Section 3.06.07 for fences and walls. The maximum allowed fence height in the rear and side yard for properties in a commercial zoning district is 6 feet.

The Lighting Criteria set forth in LDC Section 3.06.13 states that the maximum allowed height for lighting is 20', with a maximum illumination level of 0.30 foot-candles at ground level at the lot line. The applicant ensures the proposed site lighting for the gazebo will be consistent with these requirements.

Stained wood deck, posts and gazebo. Black aluminum guardrail with vertical pickets to match site fencing. Gazebo roof to match existing building. Height of walking surface of new deck and gazebo to align with height of existing sidewalk at back of building. Deck is elevated to extend over depressed area of existing dry retention pond.



1 Gazebo Lighting: Brownlee, Penny-OD, Outdoor Pendant, Typical for 1, Bronze



2 Festoon Lighting: Targetti, Duralamp LED, 24" O.C., Black cable, White bulbs, Optional shade available



3 Post Lighting: Hydrel, HSL11, 36" AFF, Typical for 6, Black



**Applicable Standards:**

LDC Section 3.06.04 – Development Standards and Criteria

A.5: Exterior lighting for safety and security shall be kept to a minimum consistent with reasonable safety requirements of the particular business or Structure. Safety and security lights, other than low-wattage lights or ground-area lights, shall not be directly visible from adjacent residential properties. See additional lighting criteria in 3.06.13. Lighting criteria for the protection of marine turtles and their hatchlings defined in Section 4.01.09 shall be followed accordingly. The use of solar power should be explored to supply electricity to fixtures.

LDC Section 3.06.07 – Fences and Walls

A. Within the Palm Valley Overlay District the maximum allowable height for fences or walls, including posts/columns, gates, lights, etc. outside Building restriction lines shall have a maximum height of four (4) feet except:

1. On rear Lot lines which coincide with the right-of-way line of any Palm Valley Overlay District Delineated Roadway, the maximum height may be eight (8) feet.
2. For property adjacent to a borrow pit or drainage pond, the maximum height may be six (6) feet.
3. Properties in a commercial zoning district are allowed fences only in the Rear and Side Yard with a maximum height of six (6) feet and a maximum height of any posts/columns, gates, lights, etc. of eight (8) feet, except as provided in Section 3.06.06.A.4.

LDC Section 3.06.11 – Architectural Design Standards

The pleasing and compatible relationship of architecture along Palm Valley Overlay District Delineated Roadways is of important public concern. The architectural design of Structures and their materials and colors must be visually harmonious with the overall appearance, history and cultural heritage of St. Johns County, and also with natural Land forms and existing vegetation. Compatibility with existing adjacent Structures and other approved Development Plans must also be considered. The intent of these standards is not to restrain diversity or innovative architecture, but to reduce incompatible and adverse impacts, and to insure an aesthetically pleasing environment. To accomplish this, the following standards shall apply to the review of proposed Buildings, renovations, and related site improvements.

LDC Section 3.06.12 – Design Elements and Materials

The following specific design criteria shall apply to Development regulated under the conditions of the Palm Valley Overlay District:

- D. Exterior colors of paints and stains shall be nature-blending with no more than three (3) colors per Building, excluding roof color. The ARC may allow up to two (2) additional colors for building accents (e.g. trim, awnings, columns, and shutters). Semi-transparent stains are recommended for application on natural wood finishes. All exterior color hues shall be subdued, consistent and compatible with those on existing adjacent properties as well as those throughout the Palm Valley Overlay District.

LDC Section 3.06.13 – Lighting Criteria

Architectural lighting shall be recessed under roof overhangs or generated from a concealed light source, or low-level light fixtures. Site lighting shall be of low-intensity, shall be of white light which does not distort colors and shall not spill over into adjoining properties, roadways or in any way interfere with the vision of oncoming motorists. Specifically, lighting shall be downward facing full cut-off, no higher than twenty (20) feet and shall have a maximum illumination level of 0.30 foot-candles at ground level at the lot line.

Staff review shows there are no open comments on this application. A Pre-application Meeting was not held with the Planning Division. This item has been continued from the 9/27/23 and 10/18/23 PVARC Hearing due to a lack of quorum. Attached for consideration are:

- Application
- Owners Authorization
- Site Plan
- Renderings
- Colors and Materials Details
- Ord. 2008-10

**CORRESPONDENCE**

Staff has not received any phone calls or letters regarding the proposal as of the writing of this Staff Report.

**SUGGESTED ACTION TO APPROVE**

The Design Review Board may consider a motion to approve **ARCCC 2023-13 Recovery Keys Treatment Center Wood Deck**, as described within the application, provided:

1. The request complies with the St. Johns County Land Development Code relating to design standards and is consistent with the intent and purpose of the Palm Valley Zoning and Overlay Regulations.

**SUGGESTED ACTION TO DENY**

The Design Review Board may consider a motion to deny **ARCCC 2023-13 Recovery Keys Treatment Center Wood Deck**, provided:

1. The request does not comply with the St. Johns County Land Development Code; the proposed design standards are not compatible with the purpose and intent of the Palm Valley Zoning and Overlay Regulations.



**Application for Overlay District Review**  
 Growth Management Department  
 Planning and Zoning Section  
 4040 Lewis Speedway, St. Augustine, FL 32084  
 Phone: 904.209.0675; Fax: 904.209-0576

Date  Overlay District  Property ID No (Strap)

Applicant  Phone Number   
 Address  Fax Number   
 City  State  Zip Code  E-mail

Project Name

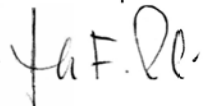
Project Address & Location

Type of Review  Commercial Use  Multi-family Use  Other:   
*Check all that apply*  
 The Project Involves  New Building  Changes to an existing Building  Exterior Repainting  Signage (Individual)  
*Check all that apply*  
 Unified Sign Plan  Fences / Walls  Parking / Lighting  Landscaping / Buffers  
 Other:

Describe Project and work proposed to be done (Provide additional information by attachment as needed)

This project is located within the Sawgrass PUD, Ordinance 1973-08, as amended.  
 The applicant is creating a new outdoor wood deck with covered gazebo on the rear of the existing Recovery Keys Treatment Center. The new wood deck is approximately 1,767 square feet. The gazebo is 10'-3" x 10'-3" with a total height of 12'-6" to the peak of the roof. The 42" high guardrail will be metal to match the fence surrounding the patio area on the front of the building. Suspended festoon lighting will cover the wood deck.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:  
 Signature of owner or person authorized to represent this application:

Signed By 

Printed or typed name(s)

Contact Information of person to receive all correspondence if different than applicant:

Phone Number   Fax Number   
 E-mail   
 Postal Address  Name   
 City  State  Zip Code

Please notify the Planning and Zoning Section at 904.209.0675 if you need any special assistance or accommodations to attend the meeting or if you have any questions concerning this application.

Please list any applications currently under review or recently approved which may assist in the review of this application including the name of the PUD/PRD:



Owner's Authorization Form

John Pauli, AIA is hereby authorized TO ACT ON BEHALF OF

Recovery Support PVB LLC the owners(s) of those lands described within the attached application, and as described in the attached deed or other such proof of ownership as may be required, in applying to St. Johns County, Florida, for an application related to a development Permit or other action pursuant to a: application for: Overlay District Review

By signing, I affirm that all legal owners(s), as listed on the Recorded Warranty Deed on file with the St. Johns County Clerk of Courts or otherwise stated ( Deed ), have been notified of the Overlay District Review  
(Identify what document)

I further understand incomplete or false information provided on this form may lead to revocation of permits, termination of development activity.

Signature of Owner

JM

Print Name

Jeremy Micabile, Manager

Signature of Owner

\_\_\_\_\_

Print Name

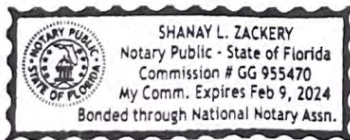
\_\_\_\_\_

Telephone Number

904 551-1394

STATE OF FLORIDA  
COUNTY OF DUVAL

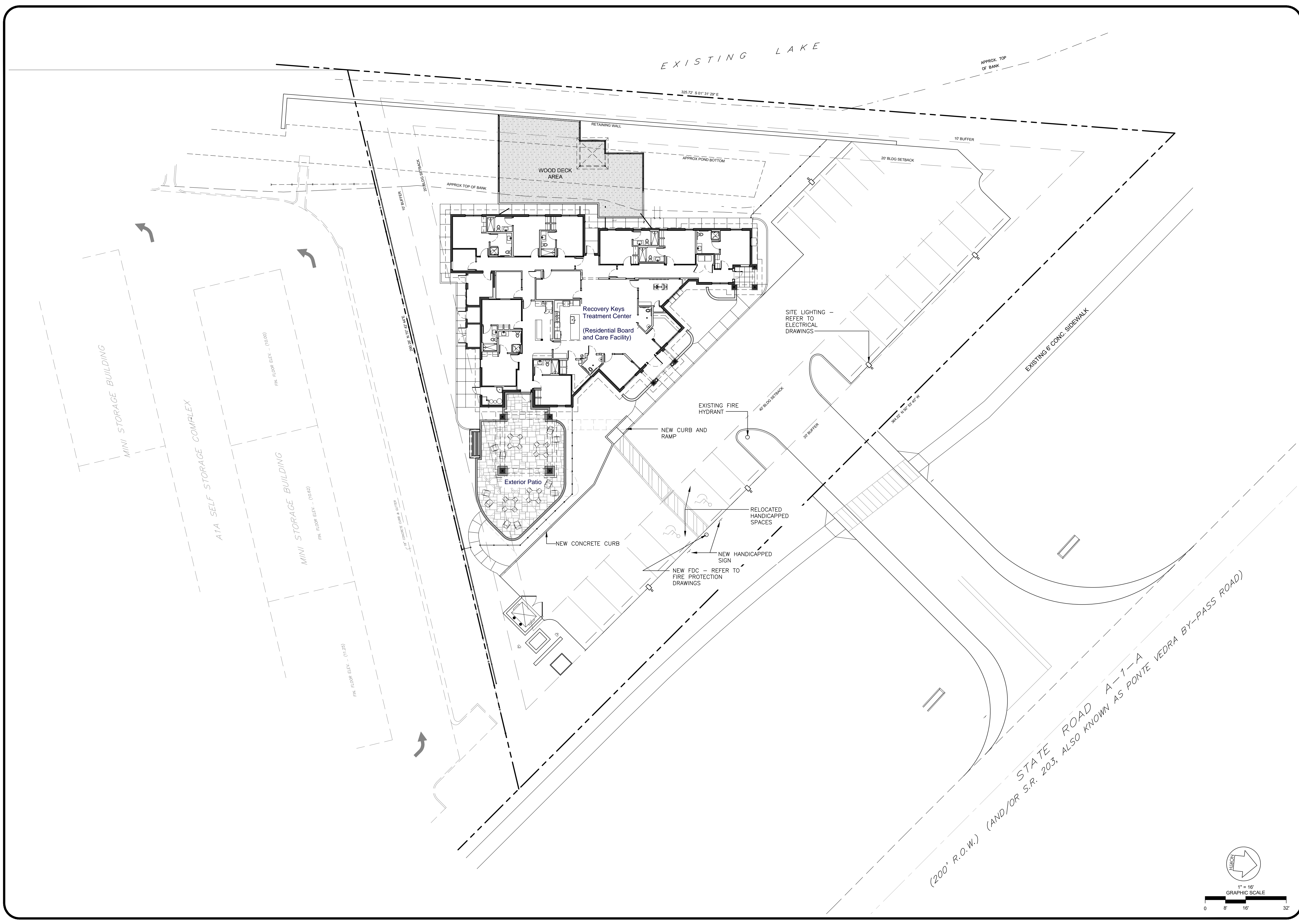
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14th day of August, 2023, by Jeremy Micabile as authorized representative for Recovery Support PVB



Shanay L. Zackery  
Notary Public, State of Florida  
Name: SHANAY L. ZACKERY  
My Commission Expires: Feb 9, 2024  
My Commission Number is: GG 955470

Personally Known  OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_



REVISIONS

| NO. | DATE | DESCRIPTION | NAME |
|-----|------|-------------|------|
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THIS DRAWING IS AN INSTRUMENT OF SERVICE AND THE PROPERTY OF BASHAM & LUCAS DESIGN GROUP AND SHALL REMAIN THEIR PROPERTY. THE USE OF THE DRAWING IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE.

**RECOVERY KEYS**  
**TREATMENT CENTER**  
 Ponte Vedra Beach, FL  
**OVERALL SITE PLAN**

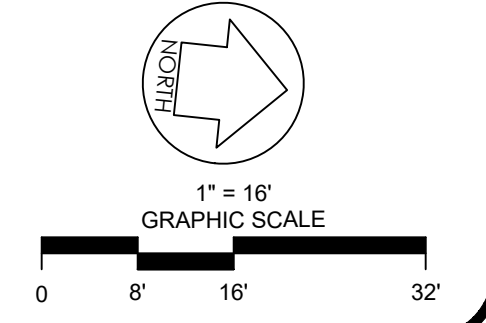


**BASHAM & LUCAS**  
 DESIGN GROUP, INC.  
 7645 GATE PARKWAY SUITE 101  
 JACKSONVILLE, FLORIDA 32256  
 (904) 731-2323 • bashamlucas.com  
 LN: AR0016514 • LA6666906

DRAWN BY: JFP  
 CHECKED BY: MTL  
 DATE: 3-2-2023  
 JOB NO.: 22-65A

SP1.1

REVISION 2

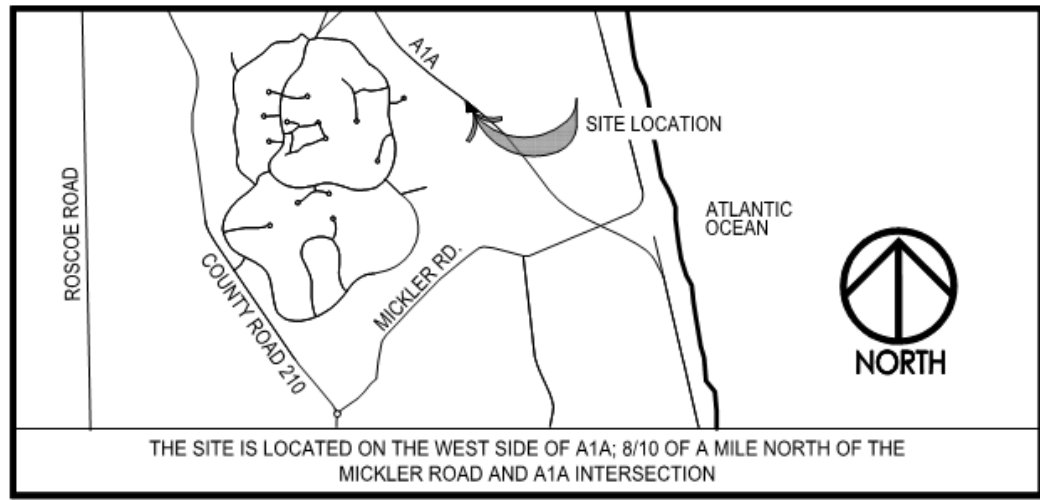
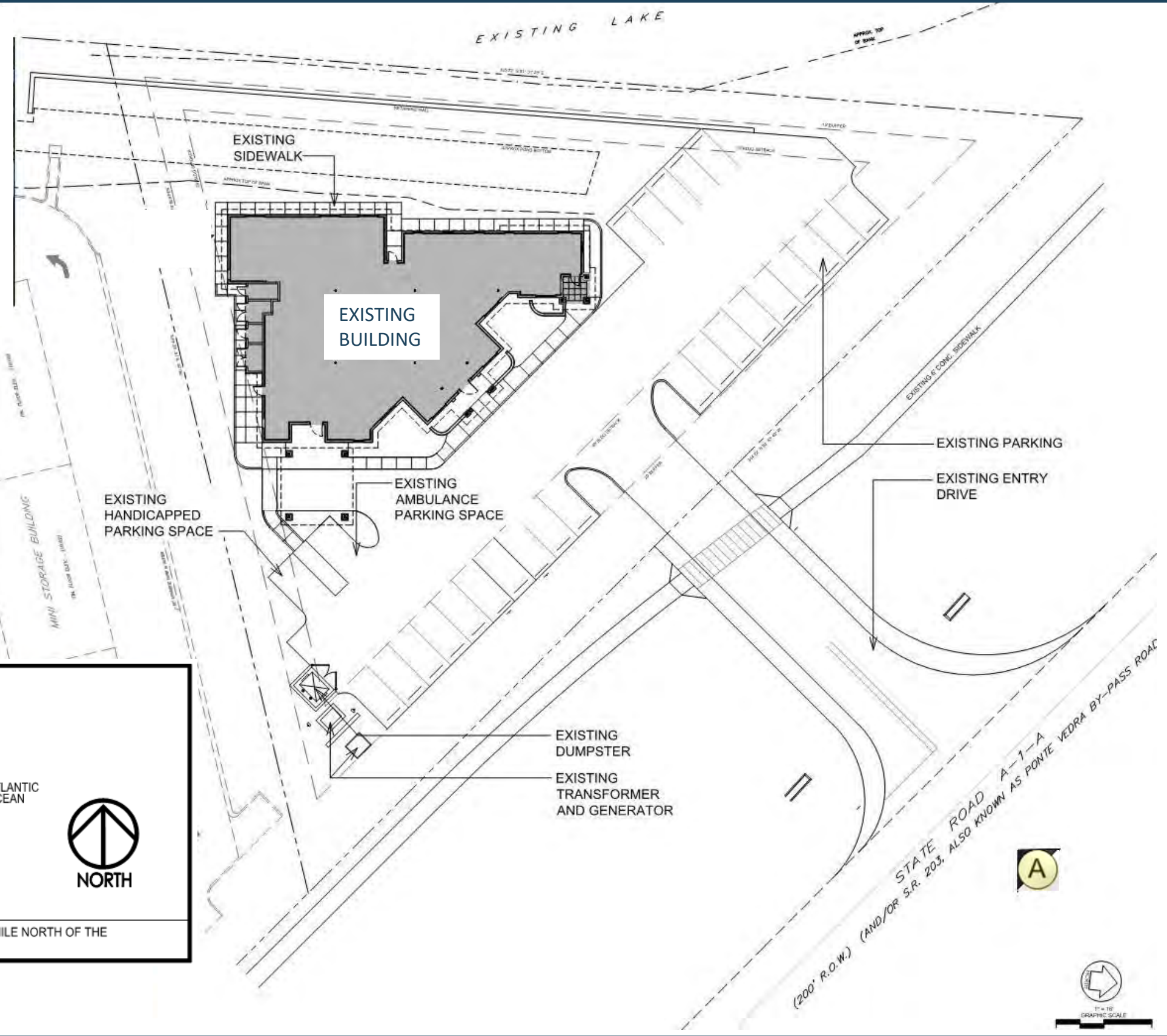




# RECOVERYKEYS

**1030 A1A North Ponte Vedra Veach, Florida**

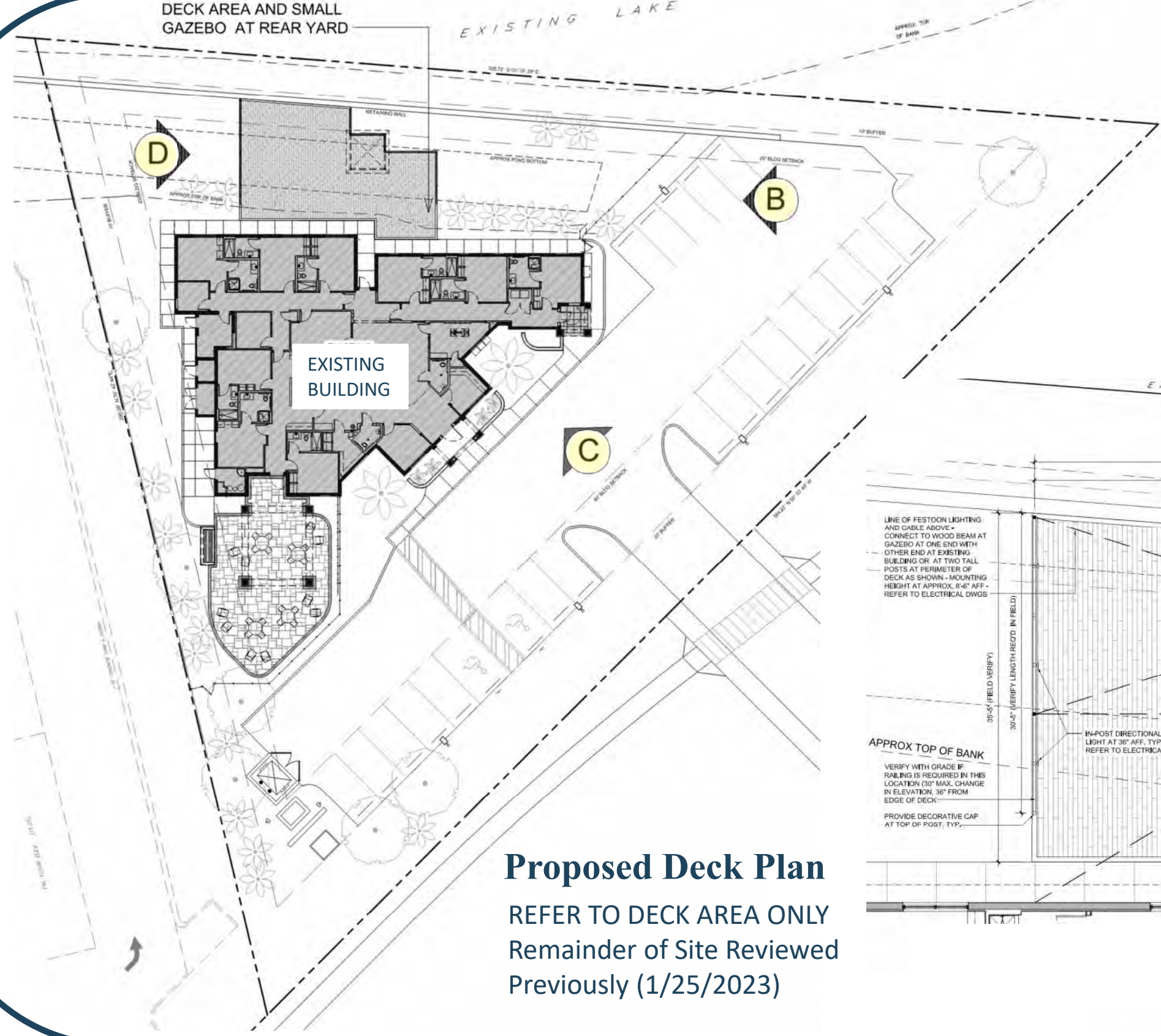
# Existing Site Plan



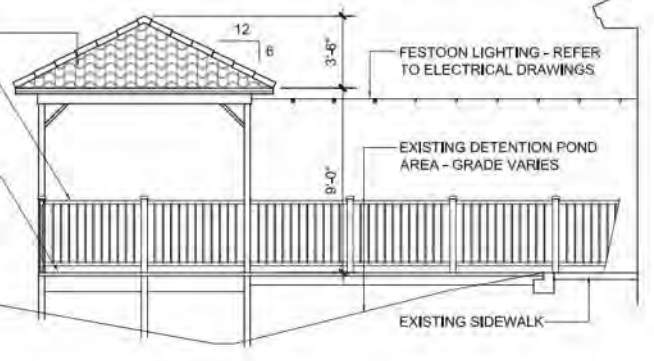


DECK AREA AND SMALL GAZEBO AT REAR YARD

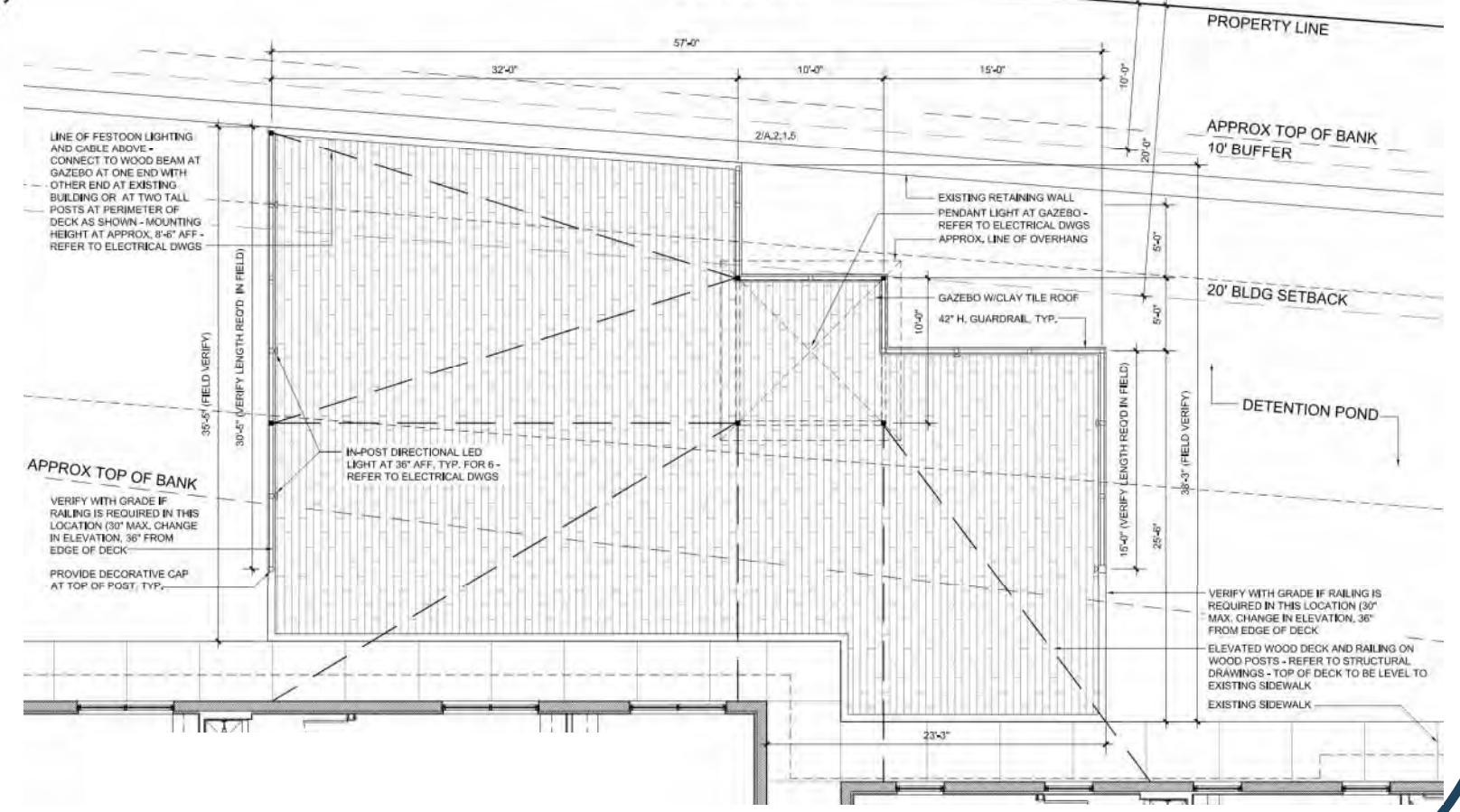
EXISTING LAKE



GAZEBO W/CLAY TILE ROOF  
 42" H. GUARDRAIL, TYP.  
 ELEVATED WOOD DECK AND RAILING ON WOOD POSTS - REFER TO STRUCTURAL DRAWINGS - TOP OF DECK TO BE LEVEL TO EXISTING SIDEWALK  
 EXISTING RETAINING WALL



**Proposed Deck Plan**  
 REFER TO DECK AREA ONLY  
 Remainder of Site Reviewed  
 Previously (1/25/2023)





B – View at Back Yard



A – View from A1A



D – View at Back Yard

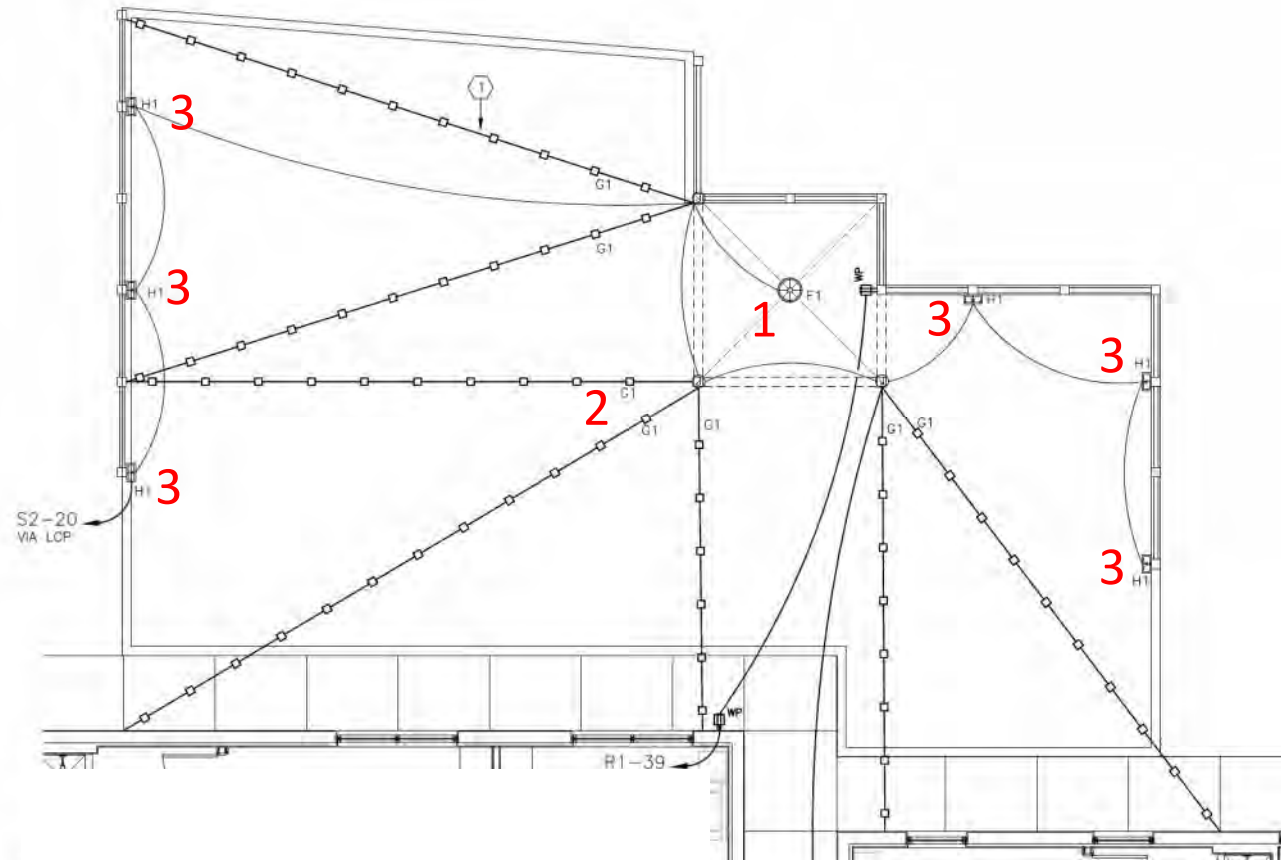


C – View of Existing Front Elevation

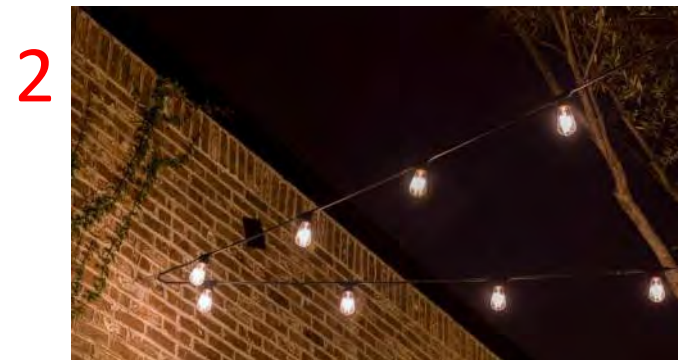
## Existing Conditions

REFER TO DECK AREA ONLY  
Remainder of Site Reviewed  
Previously (1/25/2023)

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Gazebo Lighting: Brownlee, Penny-OD, Outdoor Pendant, Typical for 1, Bronze

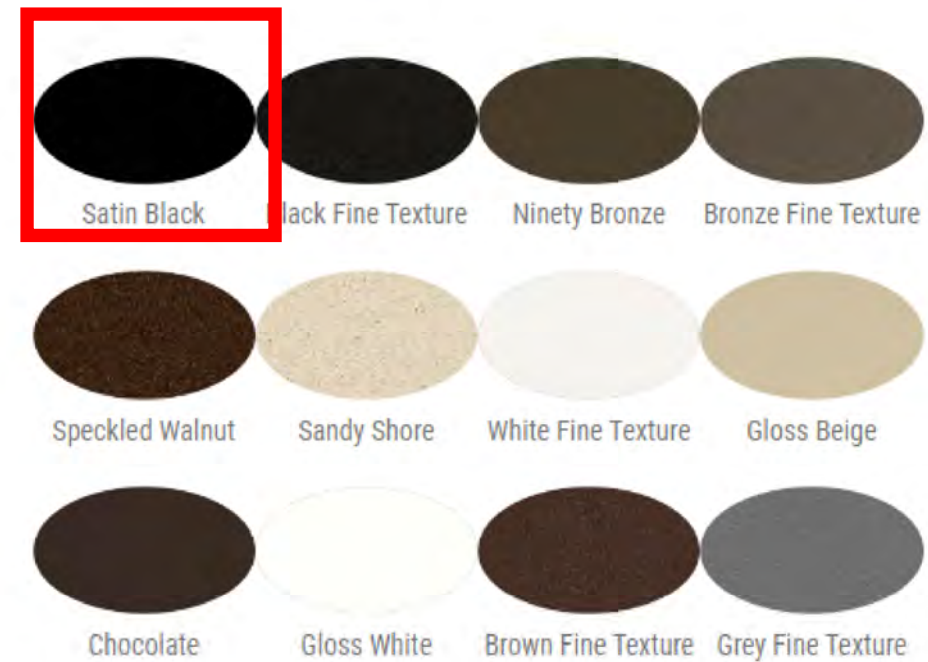
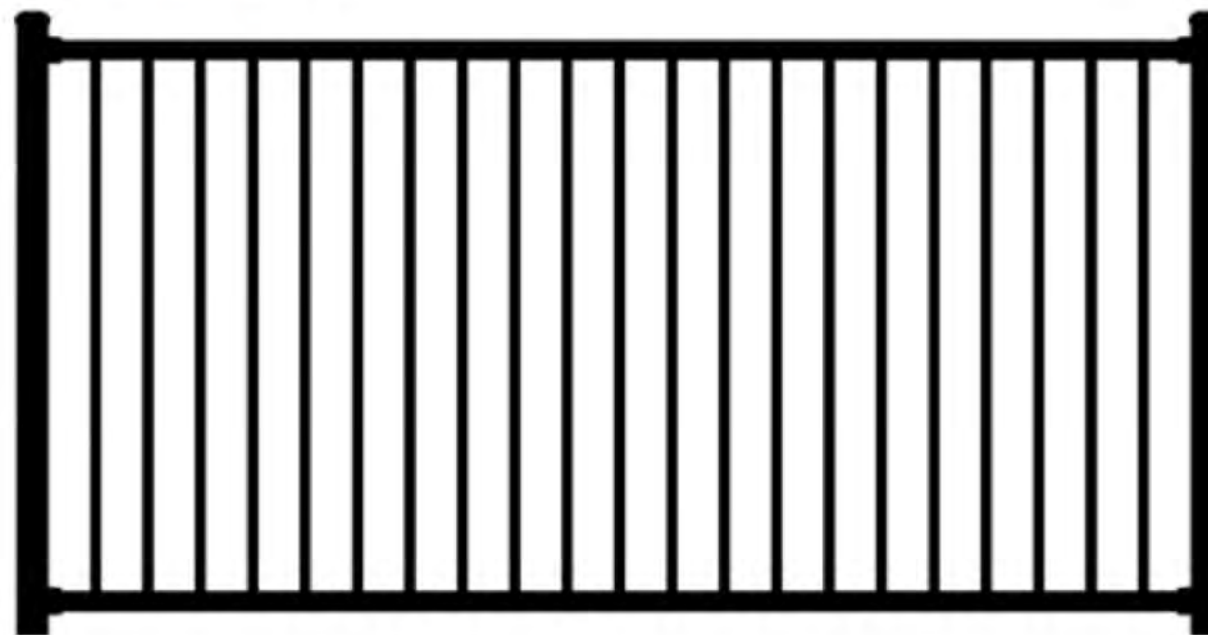


Festoon Lighting: Targetti, Duralamp LED, 24" O.C., Black cable, White bulbs, Optional shade available



Post Lighting: Hydrel, HSL11, 36" AFF, Typical for 6, Black

REGIS #4220



Digger Specialties, Inc.  
4'-0" Picket Fence - Regis No. 4220



**SHERWIN-WILLIAMS.**

## STAIN COLOR DETAILS



**SW 3006 SAND CASTLE**

Exterior Solid Stain

**RGB VALUE**

R: 171

G: 154

B: 136

**LRV**

34

**HEXADECIMAL VALUE**

AB9A88

Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color chip, color card, or painted sample.



**ORDER OF THE ST. JOHNS COUNTY, FLORIDA**  
**ARCHITECTURAL REVIEW COMMITTEE**  
**OF THE PALM VALLEY OVERLAY DISTRICT**

Jeremy Mirabile  
1301 Plantation Island Drive S  
Suite 201  
St. Augustine, FL 32080

FILE NUMBER: ARCCC 2022-019 Recovery Keys Treatment Center  
ADDRESS: 1030 A1A North  
DATE OF HEARING: January 25, 2023

**ORDER GRANTING APPROVAL**

The above referenced application for design approval for a new outdoor patio area, a perimeter fence, parking lot lighting, and other associated site improvements as seen in the attached drawings were considered by the Architectural Review Committee (ARC) in a public hearing.

**FINDINGS OF FACT**

Having considered the application, supporting documents, statements made by the Applicant and Staff, and all evidence presented during the public hearing, the Committee made the following Findings of Fact:

1. **The request is consistent with Section 3.06 of the St. Johns County Land Development Code.**

NOW THEREFORE, based on said Findings of Fact, the Board hereby approves this application as submitted.

This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Order, pursuant to Section 9.07.04 of the Land Development Code. Deed Restrictions, if any, are not affected by the actions of the ARC or this Order.

All applicable state or federal permits must be obtained before commencement of the development. Issuance of a development permit or development order by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

DATED THIS 30 DAY OF January, 2023.

**ARC FOR THE PALM VALLEY OVERLAY DISTRICT WITHIN ST. JOHNS COUNTY, FLORIDA:**

BY: Alisa McCallie  
Chair/Vice Chair

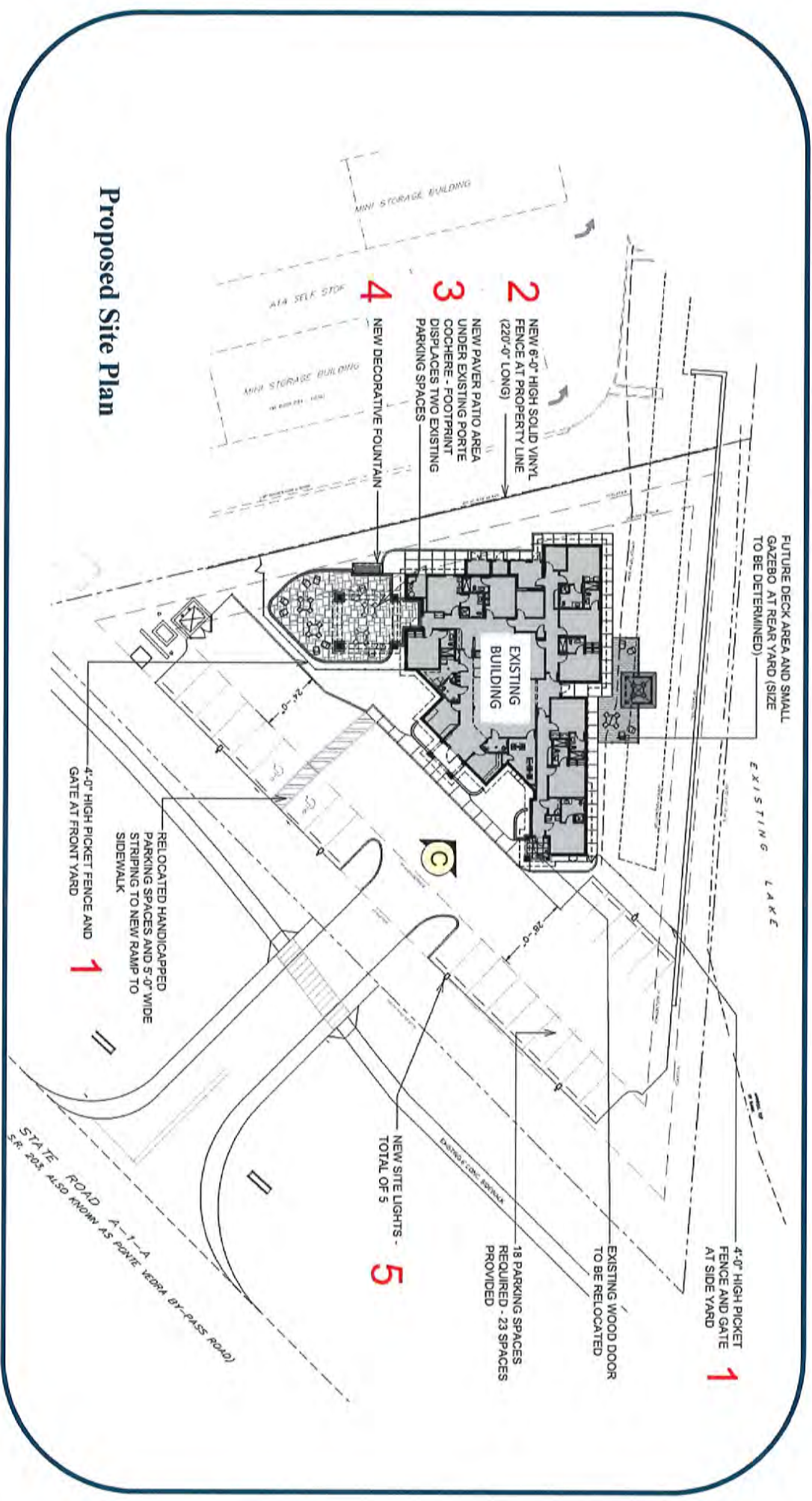
The undersigned Clerk of the ARC certifies that the above Order is a true and correct copy of the Order adopted by said Committee as the same appears in the record of the Committee Minutes.

BY: Sloane Stephens  
Clerk: Sloane Stephens, Planner

ATTACHMENTS: Stamped Approved Drawings

**OVERLAY  
APPROVED DRAWINGS**

File # ARCC 2022-19  
 Date 1/25/23  
 Staff Initial SA



**Proposed Site Plan**

- 2** NEW 6'-0" HIGH SOLID VINYL FENCE AT PROPERTY LINE (220'-0" LONG)
- 3** NEW PAVER PATIO AREA UNDER EXISTING PORTE COCHERE - FOOTPRINT DISPLACES TWO EXISTING PARKING SPACES
- 4** NEW DECORATIVE FOUNTAIN

- 1** 4'-0" HIGH PICKET FENCE AND GATE AT FRONT YARD
- RELOCATED HANDICAPPED PARKING SPACES AND 5'-0" WIDE STRIPING TO NEW RAMP TO SIDEWALK

- 5** NEW SITE LIGHTS - TOTAL OF 5

- 1** 4'-0" HIGH PICKET FENCE AND GATE AT SIDE YARD

EXISTING WOOD DOOR TO BE RELOCATED

18 PARKING SPACES REQUIRED - 23 SPACES PROVIDED

FUTURE DECK AREA AND SMALL GAZEBO AT REAR YARD (SIZE TO BE DETERMINED)

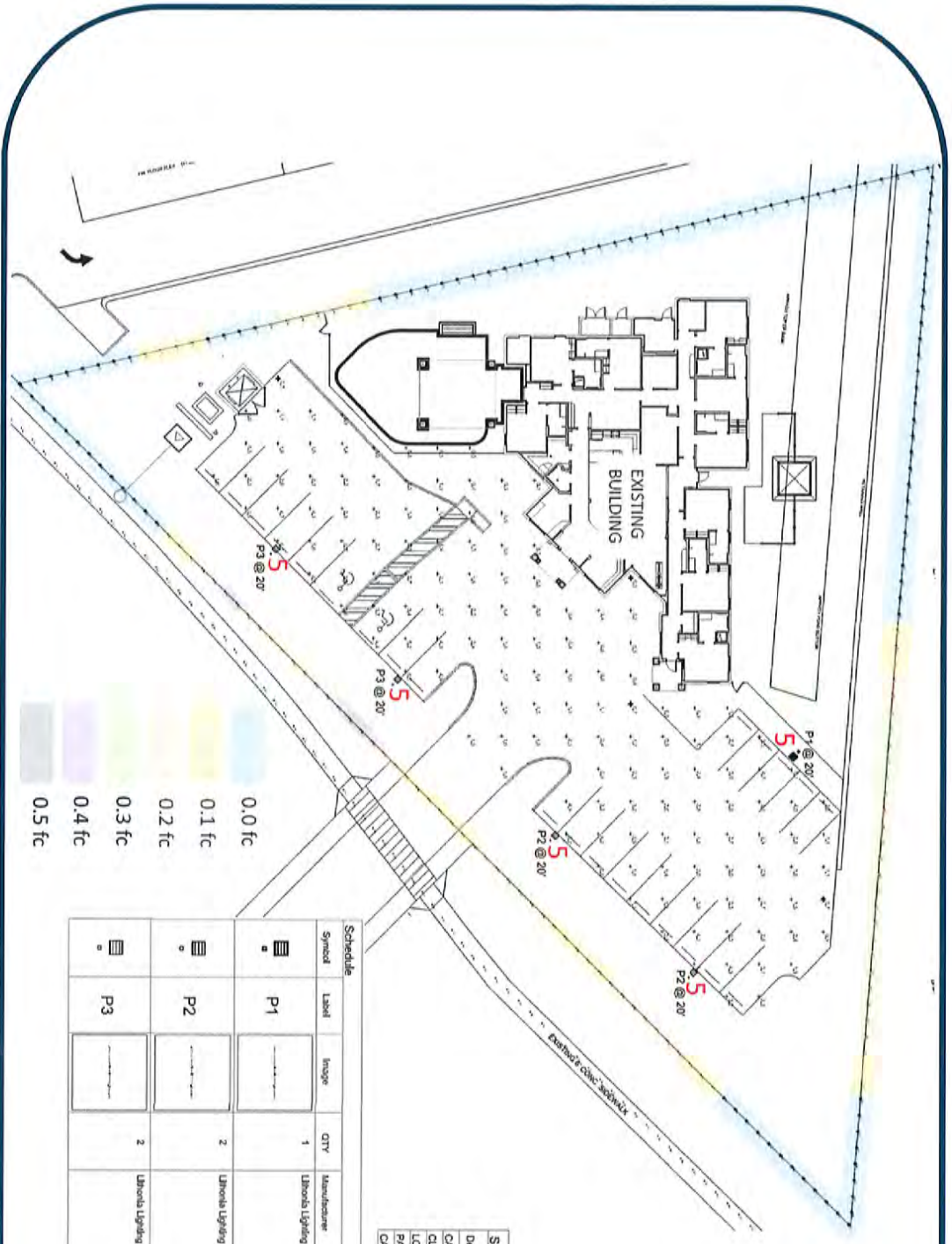
EXISTING LAKE

DRAINAGE CANAL

STATE ROAD A-1-A  
 (SR. 202 ALSO KNOWN AS ROUTE 1200A BY-PASS ROAD)

# OVERLAY APPROVED DRAWINGS

File # ARCC 2022-19  
 Date 1/25/27  
 Staff Initial SS



| Symbol | Label | Image | QTY | Manufacturer       | Catalog             | Description   | Height  |
|--------|-------|-------|-----|--------------------|---------------------|---|---------|
|        | P1    |       | 1   | Ultralite Lighting | RSTX LED P2 40W R4S | RSTX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R4S Distribution                 | 72.967  |
|        | P2    |       | 2   | Ultralite Lighting | RSTX LED P2 40W R4S | RSTX Area Fixture Size 1 P2 Lumen Package 4000K CCT Type R4S Distribution with EGS Shield | 72.967  |
|        | P3    |       | 2   | Ultralite Lighting | RSTX LED P3 40W R4  | RSTX Area Fixture Size 1 P3 Lumen Package 4000K CCT Type R4 Distribution with EGS Shield  | 109.442 |

| Statistics               |        |        |        |        |         |         |  |
|--------------------------|--------|--------|--------|--------|---------|---------|--|
| Description              | Symbol | Avg    | Max    | Min    | Max/min | Avg/min |  |
| CALC LINE NEAR MONUMENTS | +      | 0.0 fc | 0.0 fc | 0.0 fc | N/A     | N/A     |  |
| CLOSE TO BUILDING        | -      | 0.5 fc | 1.7 fc | 0.0 fc | N/A     | N/A     |  |
| LOT LINE                 | -      | 0.1 fc | 0.5 fc | 0.0 fc | N/A     | N/A     |  |
| PARKING LOT              | -      | 2.8 fc | 6.5 fc | 0.7 fc | 9.3:1   | 3.7:1   |  |
| CALC LINE AT SIDE WALK   | -      | 0.0 fc | 0.0 fc | 0.0 fc | N/A     | N/A     |  |

## Photometric Site Plan



Simoes & Roedel, LLC

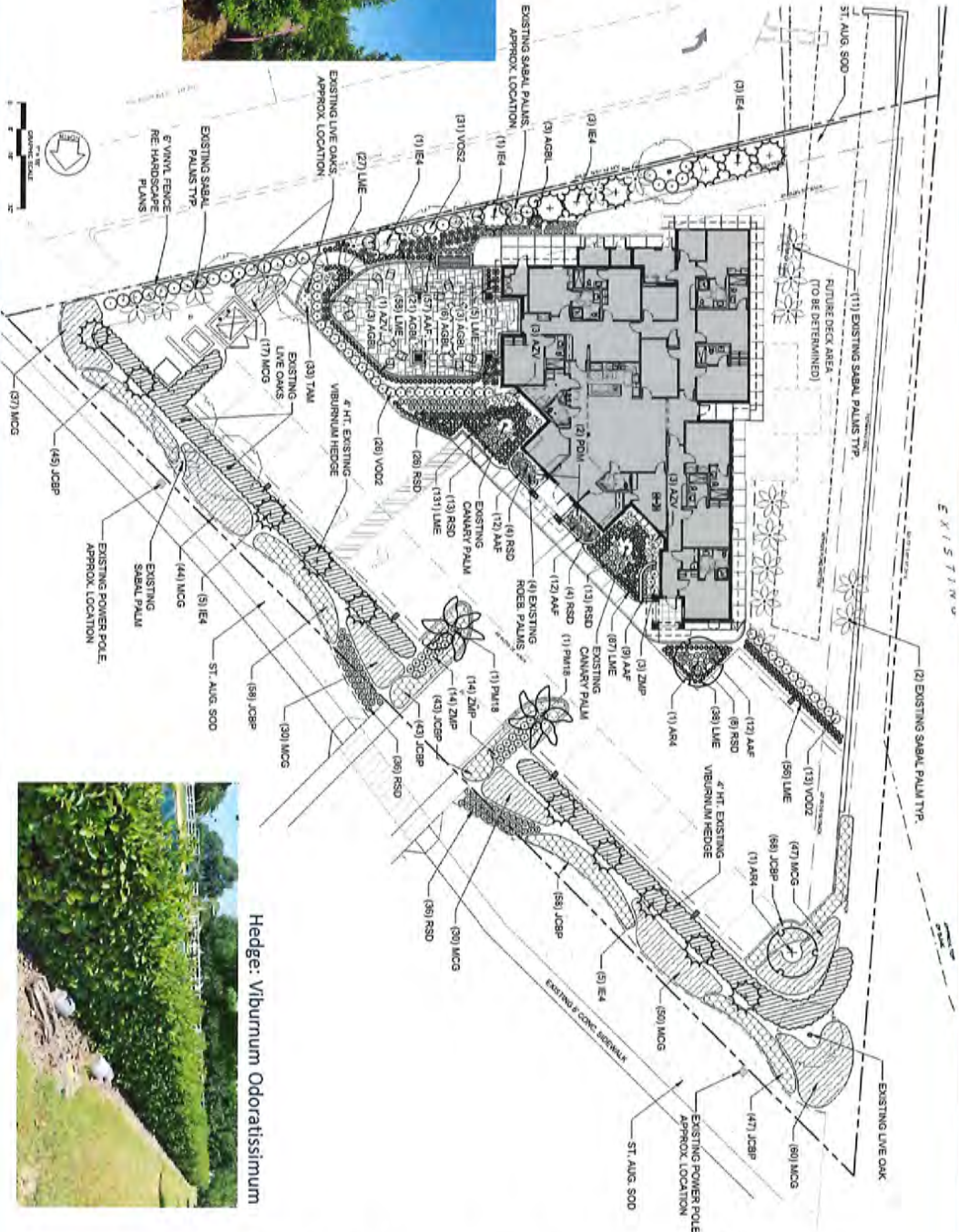


**OVERLAY  
APPROVED DRAWINGS**

File # ARCC 2022-19  
 Date 1/25/23  
 Staff Initial JS



Eagleston Holly



Hedge: *Viburnum Odoratissimum*

**PLANT KEY**

| TREES        | CODE   | COMMON NAME                   |
|--------------|--------|-------------------------------|
|              | AK4    | Road Maple                    |
|              | IE4    | Eagleston Holly               |
|              | PA18   | Date Palm                     |
| SHRUBS       | CODE   | COMMON NAME                   |
|              | AAF    | Fossil Fern                   |
|              | AGBL   | Blue Lily of the Nile         |
|              | AZY    | Variiegated Sweet Ginger      |
|              | LME    | Emerald Goddess Linopse       |
|              | PO4    | Maki Podocarpus               |
|              | RSD    | Rose                          |
|              | VOSZ   | Sweet Viburnum                |
|              | VOCZ   | Dwarf Walker's Viburnum       |
|              | ZAP    | Coccoloba                     |
| SERIES AREAS | CODE   | COMMON NAME                   |
|              | JCBP   | Blue Pacific Juniper          |
|              | MCG    | Pink Mandy                    |
|              | TAM    | Marina Masternia              |
| SOO/SEED     | CODE   | COMMON NAME                   |
|              | SDD-SA | FLORATANI St. Augustine Grass |

**OVERLAY  
APPROVED DRAWINGS**

File # ARCC 2022-19  
Date 1/25/23  
Staff Initial SS

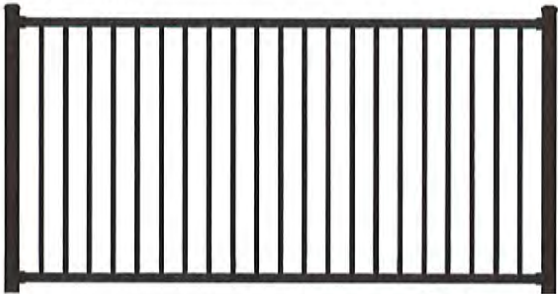


CertainTeed  
Chesterfield with Certagrain Texture

**OVERLAY  
APPROVED DRAWINGS**

**File #** ARCC 2023-19  
**Date** 1/25/23  
**Staff Initial** JS

REGIS #4220



Digger Specialties, Inc.  
4'-0" Picket Fence - Regis No. 4220

**OVERLAY  
APPROVED DRAWINGS**

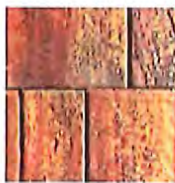
File # ARCC 2022-19  
 Date 1/25/23  
 Staff Initial SS

## STONEHURST PAVERS

The muted sophistication and dimensions of Stonehurst compliments a diverse range of hardscape installations, regardless of size and complexity. The natural slate stone finish of these premium pavers adds an elegant, upscale character to your home.

[PRODUCT SPECS](#)   [COLORS](#)   [PATTERNS](#)   [DATA SHEETS](#)

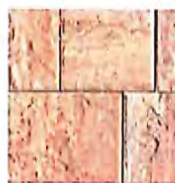
### STANDARD COLORS



**AUTUMN BLEND**  
Blend: White Blend



**GLACIER**  
Blend: White



**SAND DUNE**  
Blend: White



**SIERRA**  
Blend: White

Tremron  
 Stonehurst Pavers  
 Random Running Bond Pattern



# RSX1 LED Area Luminaire



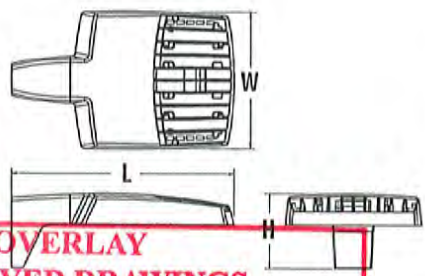
|                |           |
|----------------|-----------|
| Catalog Number |           |
| Notes          |           |
| Type           | TYPE - P1 |

# 5

For the full key schedule visit the page for all attributes and details.

## Specifications

|                            |   |
|----------------------------|---|
| EPA (ft <sup>2</sup> @0°): | 0.57 ft <sup>2</sup> (0.05 m <sup>2</sup> )   |
| Length:                    | 21.8" (55.4 cm) (SPA mount)                   |
| Width:                     | 13.3" (33.8 cm)                               |
| Height:                    | 3.0" (7.6 cm) Main Body<br>7.2" (18.4 cm) Arm |
| Weight: (SPA mount):       | 22.0 lbs (10.0 kg)                            |



OVERLAY APPROVED DRAWINGS

File # ARCC 2022-19

Date 1/25/23

Staff Initial SS

## Introduction

The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID luminaires.

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available.

## Ordering Information

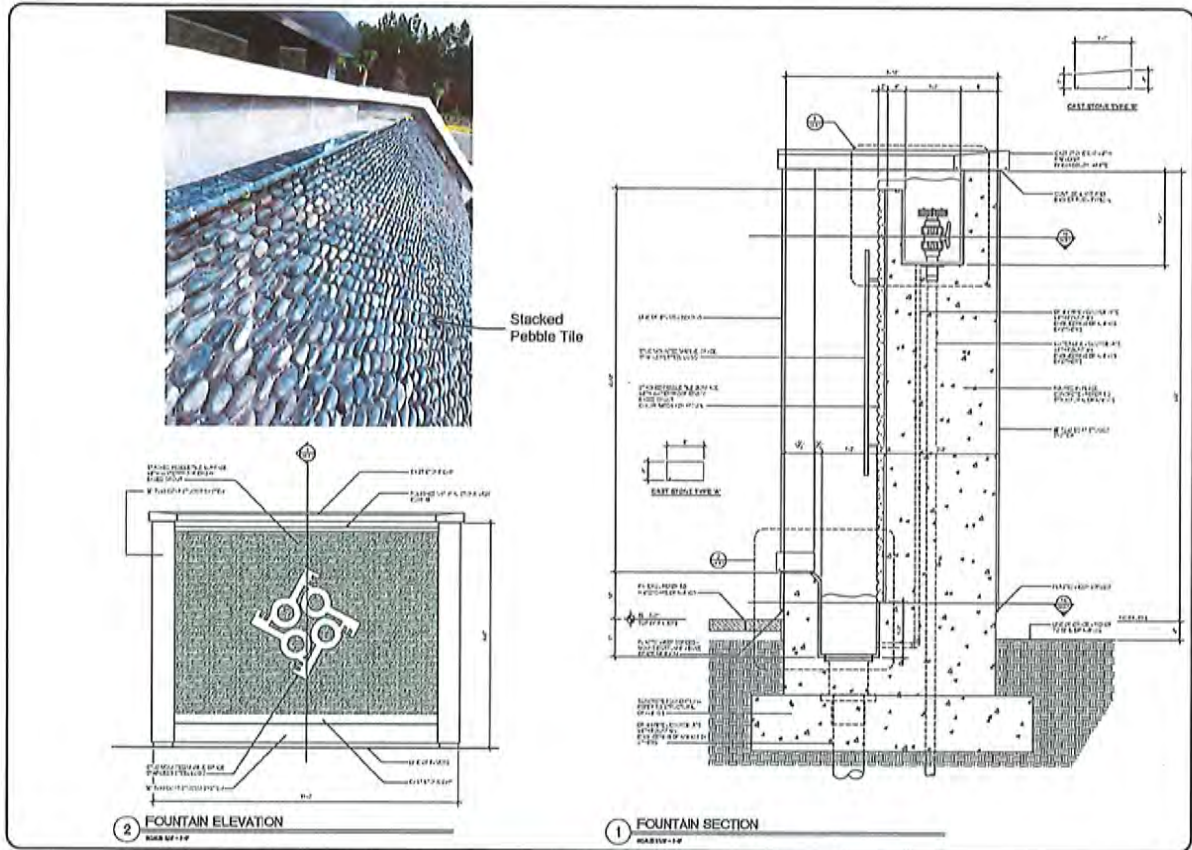
**EXAMPLE:** RSX1 LED P4 40K R3 MVOLT SPA DDBXD

### RSX1 LED

| Series   | Performance Package | Color Temperature | Distribution                              | Voltage                                     | Mounting   |
|----------|---------------------|-------------------|---|---|--|
| RSX1 LED | P1                  | 30K 3000K         | R2 Type 2 Wide                            | MVOLT (120V-277V) <sup>2</sup>              | SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°)                                  |
|          | P2                  | 40K 4000K         | R3 Type 3 Wide                            | HVOLT (347V-480V) <sup>3</sup>              | RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) |
|          | P3                  | 50K 5000K         | R3S Type 3 Short                          | XVOLT (277V-480V) <sup>4</sup>              | MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon)  |
|          | P4                  |                   | R4 Type 4 Wide                            | (use specific voltage for options as noted) | IS Adjustable slipfitter (fits 2-3/8" OD tenon) <sup>6</sup>   |
|          |                     |                   | R4S Type 4 Short                          | 120 <sup>3</sup> 277 <sup>3</sup>           | WBA Wall bracket <sup>1</sup>  |
|          |                     |                   | R5 Type 5 Wide <sup>1</sup>               | 208 <sup>3</sup> 347 <sup>3</sup>           | WBASC Wall bracket with surface conduit box  |
|          |                     |                   | R5S Type 5 Short <sup>1</sup>             | 240 <sup>3</sup> 480 <sup>3</sup>           | AASP Adjustable tilt arm square pole mounting <sup>4</sup>   |
|          |                     |                   | AFR Automotive Front Row                  |   | AARP Adjustable tilt arm round pole mounting <sup>4</sup>  |
|          |                     |                   | AFRR90 Automotive Front Row Right Rotated |   | AAWB Adjustable tilt arm with wall bracket <sup>4</sup>  |
|          |                     |                   | AFRL90 Automotive Front Row Left Rotated  |   | AAWSC Adjustable tilt arm wall bracket and surface conduit box <sup>4</sup>  |

## Options

| Options  |  | Finish   |
|--|--|--|
| <b>Shipped Installed</b><br>HS House-side shield <sup>7</sup><br>PE Photocontrol, button style <sup>8,9</sup><br>PEX Photocontrol external threaded, adjustable <sup>8,10</sup><br>PER7 Seven-wire twist-lock receptacle only (no controls) <sup>8,11,12,13</sup><br>CE34 Conduit entry 3/4" NPT (Qty 2)<br>SF Single fuse (120, 277, 347) <sup>5</sup><br>DF Double fuse (208, 240, 480) <sup>5</sup><br>SPD20KV 20KV Surge pack (10KV standard)<br>FAO Field adjustable output <sup>8,11</sup><br>DMG 0-10V dimming extend out back of housing for external control (control ordered separate) <sup>8,11</sup> |  | DDBXD Dark Bronze<br>DBLXD Black<br>DNAXD Natural Aluminum<br>DWHXD White<br>DDBTXD Textured Dark Bronze<br>DBLTXD Textured Black<br>DNATXD Textured Natural Aluminum<br>DWHGXD Textured White |
| <b>Shipped Installed</b><br>*Standalone and Networked Sensors/Controls (factory default settings, see table page 9)<br>NLTAR2 nLight AIR generation 2 <sup>13,14,15</sup><br>PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAR2) <sup>13,15,16</sup><br>BAA Buy American(n) Act Compliant<br><br>*Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage pattern is affected when luminaire is tilted.   |  |  |
| <b>Shipped Separately (requires some field assembly)</b><br>EGS External glare shield <sup>7</sup><br>EGFV External glare full visor (360° around light aperture) <sup>7</sup><br>BS Bird spikes <sup>17</sup>   |  |  |



| NO. | DATE | DESCRIPTION |
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RECOVERY KEYS  
TREATMENT CENTER  
Pump Station, South, TX  
FOUNTAIN DETAILS

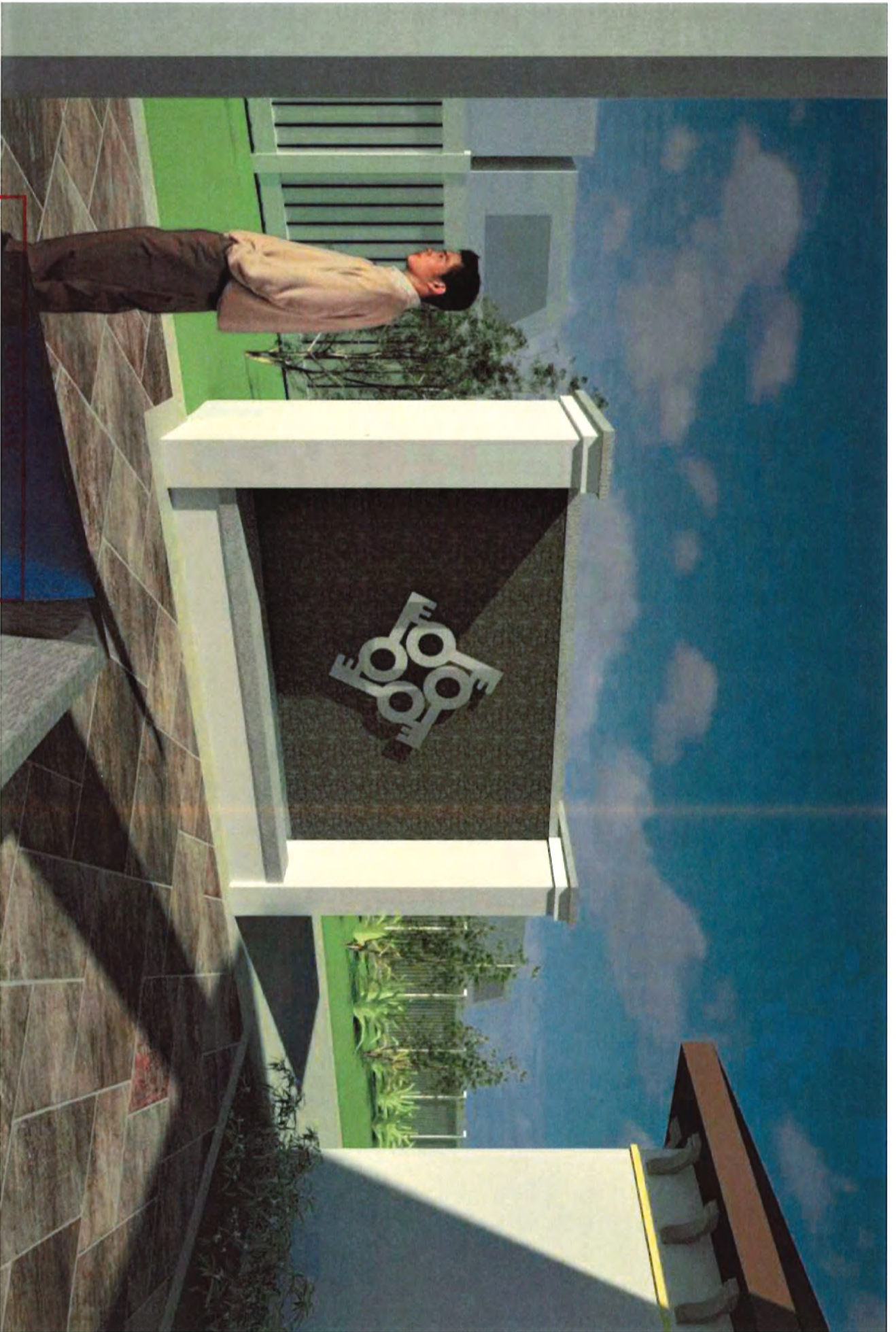


NOT FOR  
CONTRACT 1999

4

**OVERLAY  
APPROVED DRAWINGS**

File # ARCC 2022-19  
 Date 1/25/23  
 Staff Initial SS



**APPROVED DRAWINGS**

**BASHAM**

**& JUCAS**

**DESIGN GROUP, INC.**

ARCC 2022-19

1/25/23

SR

RECOVERY KEYS TREATMENT CENTER

GR-17-HIC AT OUTDOOR FOUNTAIN - 11 JANUARY 2023



7645 GATE PARKWAY SUITE 100  
JACKSONVILLE, FL 32216  
(904) 57-2525 | [www.bashamjucas.com](http://www.bashamjucas.com)  
L.N. A1000110314 L-1000009700



OVERLAY

APPROVED DRAWINGS

BASHAM  
& LUCAS

DESIGN GROUP, INC.

345 GATE PARKWAY SUITE 101  
SARASOTA, FL 34236  
941.311.2323 • basham@b-l.com

ARCC 2022-19  
1/25/23

SL

RECOVERY KEYS TREATMENT CENTER

GRAPHIC AT OUTDOOR FOUNTAIN - 11 JANUARY 2023



INC. AR0016514 • LA66669706



15

ORDINANCE NUMBER: 2008- 10

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MAJOR MODIFICATION TO SAWGRASS PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE NUMBER 1973-08 MAKING FINDINGS OF FACT; REQUIRING RECORDATION; AND PROVIDING FOR AN EFFECTIVE DATE.

Public Records of St. Johns County, FL Clerk # 2008016724, O.R. 3059 PG 1770-1784 03/24/2008 at 03:59 PM, REC. \$61.00 SUR. \$68.00

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

WHEREAS Ponte Vedra Medspa., the owners of lands described herein, and incorporated by reference as Exhibit "A" (legal description), through agent Matt Phillips, filed an application, incorporated by reference as File Number MAJMOD 2007-26 for a Major Modification to the Sawgrass PUD Ordinance 1973-08, dated September 20, 2007, as described hereinafter, and after required notice was published, a public hearing was held on the 4th day of March, 2008, at 9:00AM on said application.

SECTION 1. That development of lands within the Sawgrass PUD shall proceed in accordance with Ordinance 1973-08, including the Application for Major Modification dated September 20, 2007 and attached hereto and made a part hereof.

SECTION 2. That the need and justification for modification of Sawgrass PUD 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 Sawgrass PUD is consistent with the goals, policies and objectives of the 2015 St. Johns County Comprehensive Plan.
3. As modified, the Sawgrass 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 Sawgrass 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 Sawgrass PUD meet all requirements of Section 5.03.02.G of the St. Johns County Land Development Code.
6. As modified, the Sawgrass 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.

*For Let - Y. King  
M+R*

**SECTION 3.** That all other provisions of Ordinance 1973-08, not in conflict with the provisions 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 the 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.

**SECTION 5.** That the terms of this modification to the Sawgrass PUD shall take effect immediately upon receipt of the 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** 4th **DAY OF** March **2008.**

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

BY: Thomas (Tom) Manuel

Thomas (Tom) Manuel  
Chairman

RENDITION DATE 03/07/08

ATTEST: **CHERYL STRICKLAND, CLERK**

BY: Cheryl Strickland

Deputy Clerk

EFFECTIVE  
DATE: March 10, 2008

## EXHIBIT "A"

A PORTION OF GOVERNMENT LOT 9, SECTION 10, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTHWESTERLY OF STATE ROAD NO. A-1-A (ALSO KNOWN AS PONTE VEDRA BYPASS ROAD) A 200 FOOT RIGHT OF WAY AS ESTABLISHED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78001-2501) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. A-1-A, WITH THE LINE DIVIDING SAID SECTION 10, AND SECTION 45, TOWNSHIP 4 SOUTH, RANGE 29 EAST, THENCE NORTH 50 DEGREES 53 MINUTES 48 SECONDS WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 355.31 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 50 DEGREES 53 MINUTES 48 SECONDS WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 364.22 FEET TO A POINT SITUATE IN THE WEST LINE OF SAID GOVERNMENT LOT 9; THENCE SOUTH 01 DEGREE 31 MINUTES 29 SECONDS EAST ALONG SAID WESTERLY LINE A DISTANCE OF 325.72 FEET; THENCE NORTH 70 DEGREES 42 MINUTES 44 SECONDS EAST, A DISTANCE OF 290.26 FEET TO THE POINT OF BEGINNING.

**ASPC MEDICAL OFFICE BUILDING  
PONTE VEDRA, FLORIDA  
MODIFICATIONS TO A PLANNED UNIT DEVELOPMENT**

October 2, 2007  
Revised November 16, 2007

REVISED MASTER DEVELOPMENT PLAN TEXT

*Submitted on behalf of:*

ASPC, INC.  
1030 A-1-A North  
Ponte Vedra Beach, Florida 32083

*Current owner*

Authorized agents for the Applicant

Matthew J. Phillips, P.E.  
Fleming Island Engineering, P.A.  
1524 Smith Street, Suite 101  
Orange Park, Florida 32073  
(904) 278-1121  
Fax (904) 278-1021

**EXHIBIT "D"**

**APSC MEDICAL OFFICE BUILDING  
PONTE VEDRA, FL  
PLANNED UNIT DEVELOPMENT**

October 8, 2001

**MASTER DEVELOPMENT PLAN TEXT**

*Submitted on behalf of:*

**APSC, INC.**

539 Canal Blvd.  
Ponte Vedra Beach, FL 32082  
*current owner*

**Authorized Agents for the Applicant**

Blake F. Deal III, Esquire  
Bartlett & Deal, P.A.  
135 Professional Drive, Suite 101  
Ponte Vedra, FL 32082  
(904) 285-5299  
Fax (904) 285-1640

William B. Cranford, P.E.  
Prosser-Hallock Engineering  
8101 Philips Highway  
Jacksonville, FL 32256-7547  
(904) 739-3655  
Fax (904) 730-3413

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| <b>EXHIBIT "B"</b> | Application Form              |
| <b>EXHIBIT "C"</b> | Master Development Plan Map   |
| <b>EXHIBIT "D"</b> | Text Narrative                |
| <b>EXHIBIT "E"</b> | Agreement to Comply           |

## SECTION 1 INTRODUCTION AND APPLICATION

This Development Plan Narrative is a supplement to an application for a major modification to the Sawgrass PUD as recorded in Ordinances 73-8 of the Public Records of St. Johns County, Florida, along with accompanying documents as required by the St. Johns County Zoning Ordinance. The application, list of property owners within three hundred (300'), and Proof of Ownership are attached as Attachment "1", "1.1", and "1.2" respectively. The application is filed on behalf of the applicant, APSC, INC., hereinafter referred to as "APSC" or as "the Applicant".

The property which is the subject of this Major Modification to PUD consists of 1.0335 acres as shown by the legal description attached as Exhibit "A" ("Property"). The Property is situated in Northeast St. Johns County on the west side of State Road A1A, approximately half way between Plantation Drive and Seaside Circle. An address has not been assigned to the property by St. Johns County's 911 Department. The Property is currently zoned PUD and is designated as Commercial on the Future Land Use Map of the St. Johns County Comprehensive Plan. The property occupies a portion of the site designated in the approved Master Plan for the Sawgrass PUD as designated "Commercial". In accordance with the Sawgrass PUD, this parcel may be used for all uses permitted and allowable by exception within the Commercial General Zoning Classification of the St. Johns County Land Development Code, as amended. The location of the Property is indicated on the vicinity map attached as Attachment "2". **The specific reason that this application for Major Modification is required is that the proposed development specifies access directly from S.R. A-1-A, which is not provided for in Ordinance 73-8 PUD as it currently exists. In all other respects, the proposed development conforms fully to the requirements of PUD 73-8 and no other changes other than the access to this parcel from SR A1A are being made to the subject PUD.**

The Owner's Authorization is attached as Attachment "3".

The applicant agrees that the Property shall be held, used and developed in accordance with the PUD Ordinance as adopted by the St. Johns Board of County Commissioners, and as modified by this Major Modification Application, if approved. An Agreement to Comply is attached as Attachment "4".

Except to the extent that they conflict with specific provisions of this application and development plans approved pursuant to the ordinance approving the PUD, as modified by this application for a major modification thereto, all building codes, zoning ordinances 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 apply to the proposed development, except that modification to approved development plans by variance or special exception shall be prohibited.

## SECTION 2 PHYSICAL SITE CHARACTERISTICS

The property is located on the west side of State Road A-1-A approximately midway between Plantation Drive and Seaside Circle. The site topography is approximately level with elevations ranging from 5 feet MSL to 11 feet MSL.

**SECTION 3  
INTENDED PLAN OF DEVELOPMENT**

The development plan provides for the Property to be developed as a single building with associated parking, landscaping, open areas, and buffer areas in accordance with the A1A Overlay District Regulations as embodied in the St. Johns County Land Development Code. The proposed use of the development are those uses as currently permitted in the applicable PUD, including, but not limited to Medical Office, Dentist Office, Legal Services/Lawyer, retail banking, and financial services office. This use is in conformance with the Commercial land use designation of the property in the St. Johns County Comprehensive Plan. The building will comprise 6,000 sq. ft. A master development plan map is submitted in conjunction with this application and designates the location of the buildings, buffer areas, parking spaces, retention, landscaping, signage, and other features of the proposed development. All vertical construction and signage will be completed in an exterior style and finish meeting the approval guidelines, and subject to approval, of and by the Overlay District Architectural Review Committee. The construction will be completed in one phase.

**A. Total Acreage.**

The total acreage of the project is 1.0335 acres.

**B. Total Wetlands Acreage.**

There are no jurisdictional wetlands on the site.

**C. The total amount of Development area, including the total number of developable acres (including filled Wetlands) for each proposed land 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 11 of this Code.**

The total number of developable acres is 1.0335 acres more or less. No Wetlands are to be impacted by the proposed improvements.

**D. The total square footage and intensity of non-residential Development:**

The total building square footage is 6,000 square feet and the site intensity is 5,805.51 square feet per site acre.

**E. The residential and non-residential Structures, 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 and the maximum height of all structures:**

One single-story buildings is proposed for the site having a floor area of 6,000 square feet. The most easterly portion of the building is set back approximately 87' from the easterly property line/westerly right of way line of State Road A-1-A. The total number of regular parking spaces required and provided for the proposed site is 24 spaces, which is inclusive of 1 required handicapped space (this is also inclusive of one space specified "No Parking- reserved for ambulance").

A ground-monument sign not to exceed 32 square feet in advertising display area which is visible from SR A1A is planned approximately 65' north 84' northwest of the centerline of the entry drive, and approximately 5' west southwest of the easterly northeasterly property line. Three wall-mounted signs visible from SR A1A are planned for the easterly three building facades. All signage will be constructed in accordance with all applicable portions of the St. Johns County Land Development Code, including but not limited to Section 3.06 (Overlay District) and will meet the guidelines and approval criteria of the Overlay District Architectural Review Committee. The approximate locations and display square footage of the proposed ground-monument signs are depicted on the Development Plan Map. All signs shall not obstruct visibility for vehicular traffic. All sign area square footages shown on the Master Development Plan Map are for advertising display area and shall not include the base or decorative edging.

Maximum building heights will not exceed thirty-five (35) feet as required per applicable provisions of the St. Johns County Land Development Code.

**F. 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, 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 of location of the Project.**

The adjacent development to the south of the proposed development was approved subject to that PUD recorded In Book I, Page 684 of the Public Records of St. Johns County, Florida. The permitting for this development and the other portions of the PUD developed adjacent to the subject property with the St. Johns River Water Management District and St. Johns County included the subject site for drainage and stormwater treatment purposes. As such, the subject property is included in those permits which allow the proposed development to utilize the existing stormwater retention facility located along the northernmost 48' of the property. This facility will treat the storm water run-off for the proposed site. The site will surface drain to the Stormwater Management Facility. A driveway connected to the westerly right of way of State Road A- I -A will provide access to the site. Adequate parking is proposed in accordance with the rules and regulations of St. Johns County, Florida. Pedestrian sidewalks have been provided around the proposed buildings as depicted on the Site Map. Pedestrian access to the sidewalk along the westerly side of S.R. A1A is provided via the parking lot and entrance drive. There are no adjacent properties to where inter-connective access points would be applicable. Potable water for the site will be provided through a connection to an existing 12" water main in the westerly right of way line of State Road A-I-A. The on-site sewer lines will gravity drain to an existing 6" sanitary sewer tap and manhole located in the extreme southwesterly portion of the property. Fire protection for the site is a proposed fire hydrant to be located in the right of way of S.R. A- I -A on the north side of the entrance drive as shown on the Master Development Plan Map. Solid waste collection shall be handled by a proposed dumpster located at the end of the southerly parking row. These items are depicted on the Site Map. All uses within the project shall be served by central water and sewer. All electrical, telephone and cable lines will be installed underground on the site. Electricity will be provide by Jacksonville Beach Electric. Streetlights will be placed along one or both sides of the entry street and in the parking lot so as to provide adequate lighting at night for vision and security. Development shall comply with the



overlay district regulations contained in Section 3.06.13 of the St. Johns County Land Development Code as amended from time to time, as well as other applicable regulations.

**G. The amount of water and Sewer use, based upon the projected population, and the public Utility Providers, if applicable:** The estimated water and wastewater capacity for the site is based on a 12-person calculation. The average daily flow for potable water is 715 GPD with a peak rate of 1788 GPD. The wastewater flow average is 650 GPD with a peak rate of 1625 GPD. Water and sewer service shall be provided by Intercoastal Utilities, Inc.

**H. The type of underlying soils and its suitability for Development of the proposed Project:** The subsurface soil profile generally consists of Myakka fine sand to a depth of at least 80 inches, said sand being classified in accordance with the Soil Conservation Service classification methods.

The subsurface conditions at the site are favorable for support of the proposed structures on a conventional shallow foundation system. The maximum allowable net soil bearing pressure should not exceed 2,500 psf. Anticipated settlements will be one inch or less.

**I. 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). The location of upland forest and Wetland vegetation is included on the Master Development Plan Map submitted concurrently herewith.**

No wetland communities are located on the property. The site is currently 90% covered in a cultivated grass, probably Bahia. The remaining 10% is a scrub-type uplands with palmetto and other transitional shrub intermixed with an occasional small immature slash pine. This 10% is located on the perimeter of the property with the grassed areas covering the interior. Cultivated palm trees have been recently planted along the perimeter of the property just inside the property line. In FLUCCS code terms, the property could be described as 90% - 191 "Undeveloped Land within Urban Areas" and 10% - 320 "Shrub and Brushland".

**J. The type and extent of buffering, landscaping, Tree removal and Tree protection, and buffering between adjacent Uses as needed to aesthetically screen Uses and provide privacy:**

A 20' landscape buffer is proposed along the westerly right of way of S.R. A-1-A and a 10' landscape buffers is proposed along the southerly side yard. The northerly side yard includes the existing stormwater retention facility which contains vegetation on both sides of the banks and constitutes a total buffer distance of approximately 50' from the northerly property line, along the majority of this line. This buffer will be reduced to a minimum of 10' along a small portion of the northerly property line in order to accommodate a proposed parking lot addition. The site is triangular in shape and thus has no "rear yard". The minimum buffer along the rear of the building is located at the southwesterly corner of the patio area in the rear of the building and is approximately 13 feet in width. To the west of this point the buffer increases to a maximum of approximately 65' measuring from the midpoint of the patio (measuring north to south along the westerly extent of the patio) to the extreme westerly point of the property.

The property contains very little tree coverage in that it was cleared in association with the development of the property immediately to the south of the subject property. An existing line

of sabal palms planted along the southerly property line and along the southerly bank of the existing stormwater treatment facility will be maintained, as well as an existing pine tree located to the north of the proposed entrance drive and two groups of sabal palms which are located along the easterly property line with one group being approximately 120' North of the proposed entry drive centerline and the other group being approximately 90' South of said centerline. These trees are all listed as "exempt" under the tree protection provisions of the St. Johns County Land Development Code and thus require non specific protection measures during development, although it is planned to protect them using approved tree barricades during the construction, making every endeavor to assure their survival. Tree removal, tree protection, and tree re-planting will be accomplished in accordance with Article IV, page 14 (and other applicable pages) of the St. Johns County Land Development Code. The proposed additional tree and other landscaping plantings together with planting details are shown on Page 2 of the Master Development Plan Map. The project shall comply with all land clearing and tree protection requirements of Article IV of the St. Johns County Land Development Code, as amended from time to time.

A minimum of eight (8) feet buffer will be provided between all buildings and the parking areas in compliance with Section 3.06.08(A)(1) of the St. Johns County Land Development Code as shown on the Final Development Plan Map.

A minimum of 5% of the parking area will be landscaped, as shown on the Final Development Plan Map and in accordance with Section 3.06.03(H)(2)(A) of the St. Johns County Land Development Code.

The project shall comply with all applicable provisions of Section 4.01.05 and Section 4.01.14 of the St. Johns County Land Development Code.

**K. The use, location and duration of temporary Uses, including Construction trailers, sales units, model homes and temporary signage related to Construction of the Project.**

During the period of construction, a maximum of two (2) construction trailers and associated structures will be maintained on the site as and in conjunction with a construction office. "Associated Structures" shall be defined as those structures incident to the construction of the project such as temporary bathroom facilities, construction dumpsters, and storage trailers (1 maximum) containing construction materials for the project. The use, location, number, and size of such facilities will be in accordance with generally accepted construction industry practices for a development of this nature and shall not exceed any limits as set forth herein. There shall be a maximum of one construction entrance which is planned to be congruent with the proposed permanent entrance drive. Temporary signage shall include one thirty-two (32) square foot maximum sign providing information on the project to be located adjacent to the construction entrance drive. One (1) thirty-two (32) square foot construction sign shall also be located in the adjacent to the entrance drive. One (1) sixteen (16) square foot sign saying "No Dumping" shall be located on the property and one (1) sixteen (16) square foot sign reading "POSTED- NO TRESPASSING" shall be located on the property adjacent to the construction entrance. All temporary signage shall comply in full with Part 3.06.00 of the Ponte Vedra/Palm Valley Overlay District Regulations and will be removed prior to final occupancy permitting by St. Johns County.

**L. The use and location of Accessory Uses for residential and non-residential Structures, including Guest Houses, AC units and related heating/cooling units, setbacks, swimming pools, fencing and similar Uses.**

The location of the air conditioning units, dumpsters, fencing, and setbacks are designated on the Development Plan Map. All such accessory structures shall be shielded by fencing and landscaping in accordance with the A1A Overlay District Ordinance requirements.

**M. A phasing schedule, including at a minimum, the amount of residential and non-residential Development to be completed within a specified phase, a specific commencement date, a definition of commencement of the project, and a specific completion date.**

The project development shall proceed in one phase. Phase I of the development shall commence within five years of the filing of the order approving this PUD application. Phase I shall be completed within ten (10) years of the filing date of the order approving this PUD application. "Commencement of Construction" shall be defined as the procurement of the first permit required for construction of the improvements in that phase. For example, if the first permit required for construction of Phase I is a Land Clearing Permit, then commencement shall be deemed to have occurred upon Developer's receipt of said permit.

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

The project will impact only the Northeasterly portions of St. Johns County by providing additional commercial space primarily to the Ponte Vedra Beach area. All tenants are forecasted to be individuals who are already living in the greater Ponte Vedra Beach area and the proposed development thus encourages development of an integrated home/workplace environment. The proposed development will integrate the need for commercial space in the southern Ponte Vedra corridor, which has virtually no developable area remaining for such use. The property is bordered to the North by a retention area, to the West by Plantation Circle and the associated residential development as provided in the Sawgrass PUD, to the East by SR A1A, and to the South by the A1A Self Storage Facility. All proposed uses are contemplated by, and approved under the current PUD Zoning, and remain unchanged. All such uses are contemplated in this location by the Comprehensive Plan, and are compatible with the adjacent properties. The building contemplated in this PUD modification would service the Seaside, Crossroads, Ocean's Edge, Magnolia Hammock, River Marsh, and Sawmill Lakes communities as well as the many non-PUD/PSD homes and businesses in the Southern Ponte Vedra area. This PUD major modification application meets the general and specific standards, and the review criteria of PUD Districts as contained in Article V, Part 5.03.00 of the St. Johns County Land Development Code Ordinance 99-51.

The project is located within a "Commercial" future land use category as depicted on the Future Land Use Map of the adopted St. Johns County Comprehensive Plan. The proposed uses all meet the definition of "Commercial uses" as set forth in section A.1.11.1(c) of the Comprehensive Plan.

Central water and sewer is employed, which also meets the requirements of the Comprehensive Plan. The project has a development intensity of 5,805.51 sq.ft. per acre, which is well below the Comprehensive Plan limit of 12,000 sq. ft. per acre. The impervious surface ratio will be ~~43.2%~~ 46.1%, which is within the 70% limit as set forth in Exhibit "A", Page AA1-16 of the Comprehensive Plan.

The following is a brief comparison of the proposed PUD against the applicable specific standards of PUD Districts contained in Section 5.03.03.

**Minimum of 25 percent open space-** Over ~~56%~~ 53% of the proposed PUD is designated for open space including upland preservation, landscaping buffers, interior landscaping, and stormwater detention.

**Minimum of ten percent preservation of Significant Natural Communities Habitat-** The proposed PUD does not contain any Significant Natural Communities Habitat as defined in Article 12 of the County Land Development Code. However, significant upland habitat on the site will be preserved.

**Minimum 5 percent conservation of upland natural vegetation, not including Significant Natural Communities Habitat-** Over ~~15%~~ 11% of the site will be conserved for upland natural vegetation within the upland preservation areas, interior landscaped areas, and the perimeter buffers.

**Ten (10) foot natural/landscaped buffer along the Project property lines-** Due to the applicability of the Ponte Vedra Overlay District Regulations, buffers in excess of 10 feet are provided along all sides of the property. Along the southerly property line, the buffer ranges from 13' to 65'. Along the northerly property line, a buffer which includes the existing sabal palms, the stormwater detention facility and a planting of a continuous line of evergreen trees (one every 15') to form a continuous hedge in excess of 6' in height form the required 20' landscaping buffer next to the adjacent residentially zoned property to the North, plus an additional 30' across the stormwater detention facility. Along the easterly property line, the landscape buffer is a minimum of 20'.

**Twenty (20) foot setback for Buildings, parking and/or storage areas along property lines adjacent to road right-of-way and adjacent to residential uses-** In accordance with A1A Overlay District Requirements, the building setback from SR A1A is in excess of 85' feet, which vastly exceeds the applicable requirement for 1 story buildings. The minimum building setback along the northerly property line (which is adjacent to a large lake which borders the Plantation Community) is 50 feet.

#### **Transportation-**

**Internal Roadway and pedestrian connections between uses-** The project is a single-use development, and as such does not have a direct need for inter-connectivity between differing uses.

**Interconnectivity with adjacent properties (where desirable)-** interconnectivity is provided via the sidewalk located in the westerly right of way of State Road A1A.

In summary, the proposed PUD major modification is consistent with the Comprehensive Plan and meets the standards and criteria of the Land Development Code for the applicable PUD,

including those standards as set forth in Section 3.06- Ponte Vedra Overlay District of the Land Development Code. The project is compatible with the surrounding uses of residential and office park in that it will provide needed professional office space for neighborhood/community commercial use. The project is also innovative in that it (a) utilizes existing stormwater detention, (b) exceeds the minimum open space requirement, (c) preserves significant upland areas and provides over 56% coverage with green space preservation over the total site area, and (d) exceeds the required perimeter landscaping buffers and building setbacks by substantial margins along the entire site perimeter. The proposed project will be more compatible with surrounding uses than many of the allowed uses under the existing zoning..

**O. Variances**

None.

**P. Successors in Title.**

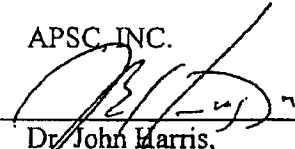
All successors in title to the Property shall be bound to the conditions of the approved PUD.

**Q. Multiple Land Uses.**

The subject development shall contain only those uses, and number of uses, as permitted within the applicable existing PUD Zoning.

APSC, INC.

By:

  
\_\_\_\_\_  
Dr. John Harris,  
Its President

**Exhibit "E"**  
**AGREEMENT TO COMPLY**

**AGREEMENT TO COMPLY**

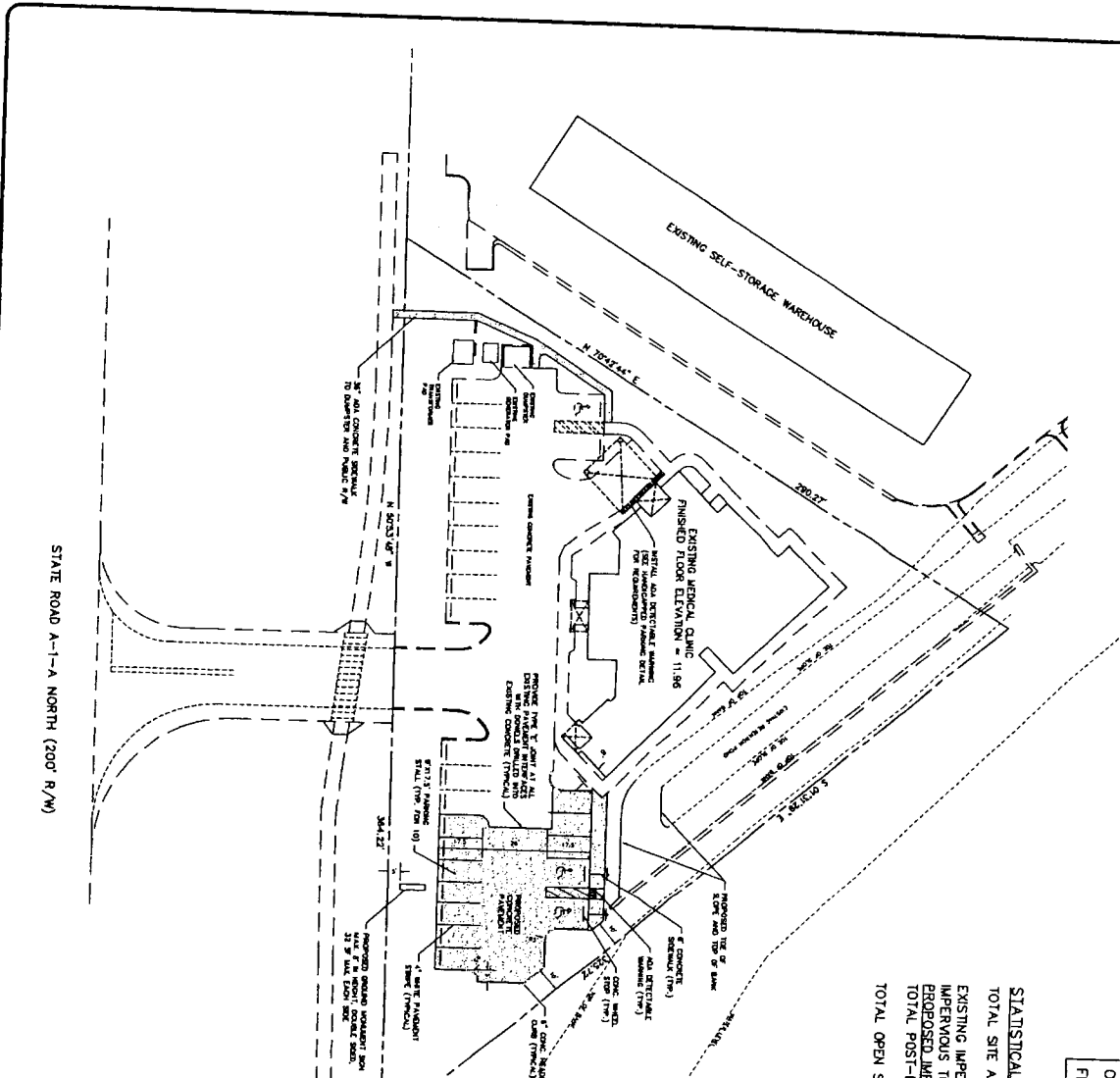
We, the undersigned, do hereby agree to proceed with the Planned Unit Development in accordance with all written information, drawings, attachments and exhibits attached hereto and with such conditions and safeguards as may be set forth by the Board of County Commissioners of St. Johns County, Florida, in such ordinance. In addition, we agree to bind all successors in title to any of the commitments made in this Application or the ordinance adopting the Planned Unit Development.

**APSC, INC.**  
**A Florida Corporation**

By: \_\_\_\_\_

  
**John B. Harris, M.D.**  
**Its President**

Date: \_\_\_\_\_



STATE ROAD A-1-A NORTH (200' R/W)

**STATISTICAL SUMMARY**

|                            |                    |
|----------------------------|--------------------|
| TOTAL SITE AREA:           | 45,019 SF (1,002') |
| EXISTING IMPERVIOUS AREA:  | 17,200 SF (38.2%)  |
| IMPERVIOUS TO BE REMOVED:  | 315 SF (0.7%)      |
| PROPOSED IMPERVIOUS AREA:  | 1,876 SF (4.2%)    |
| TOTAL POST-DEVELOPED IMP.: | 20,761 SF (46.1%)  |
| TOTAL OPEN SPACE:          | 24,258 SF (53.9%)  |

The Master Development Plan No. 12 is a required component of the approved plan of development. This subdivision is in compliance with the provisions of the Florida Statutes and other applicable laws and regulations.

APPROVED: \_\_\_\_\_

DATE: \_\_\_\_\_

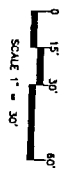
ORDINANCE NUMBER: \_\_\_\_\_

FILE NUMBER: \_\_\_\_\_

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS RECORDED IN ST. JOHNS COUNTY RECORDS. WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF March 2008.

CHERYL STRICKLAND, CLERK  
 Ex-Officio Clerk of the Board of County Commissioners

BY: *Louenne King*



|      |          |                |                    |
|------|----------|----------------|--------------------|
| C100 |          | DATE: 03/14/08 |                    |
| REV. | DATE     | BY             | DESCRIPTION        |
| B    | 11/20/07 | MLP            | REVISED S/C REVIEW |
| A    | 11/20/07 | MLP            | REVISED S/C REVIEW |
| A    | 11/20/07 | MLP            | REVISED S/C REVIEW |
| A    | 11/20/07 | MLP            | S/C REVIEW         |

MASTER DEVELOPMENT PLAN

APSC MEDICAL OFFICE

**FLEMING ISLAND ENGINEERING**

1824 SMITH STREET, SUITE 101, ORANGE PARK, FL 32073  
 PHONE: (904) 278-1121 FAX: (904) 278-1021

# The St. Augustine Record

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **SARAH SELFRIDGE**  
who on oath says that she is an Accounting Clerk of the St. Augustine Record,  
a daily newspaper published at St. Augustine in St. Johns County, Florida:  
that the attached copy of advertisement, being a **NOTICE OF HEARING**  
in the matter of **MAJOR MODIFICATION 07-26/MEDSPA**

was published in said newspaper **FEBRUARY 18, 2008.**

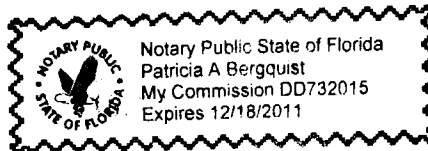
Affiant further says that the St. Augustine Record is a newspaper published  
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper  
heretofore been continuously published in said St. Johns County, Florida, each  
day and has been entered as second class mail matter at the post office in the  
City of St. Augustine, in said St. Johns County, for a period of one year preceding  
the first publication of the copy of advertisement; and affiant further says that  
he 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 **18th day of FEBRUARY 2008.**

by *Sarah Selfridge* who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification.

*Patricia A Bergquist*

(Signature of Notary Public)  
PATRICIA A BERGQUIST

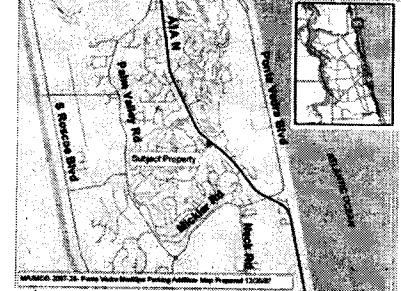


(Seal)

## C1 NOTICE OF A PROPOSED REZONING

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, March 4, 2008 at 9:00 a.m. by the St. Johns County Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, for a major modification to add 10 parking spaces by filling a portion of the existing dry pond. Items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property is located West side of A1A North, South of Plantation Drive, North of Mickler Road 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.

**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, 4020 Lewis Speedway, 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 with 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  
THOMAS MANUEL, CHAIRMAN  
FILE NUMBER: MAJMOD 2007-26  
Ponte Vedra MedSpa  
L433-8 Feb 18, 2008