

**ORDINANCE NO. 2013-02**

**AN ORDINANCE OF THE TOWN OF GLEN ST. MARY REZONING APPROXIMATELY 0.88 ACRES ON U.S. HIGHWAY 90 BETWEEN NORTH STODDARD AVENUE AND NORTH LINCOLN AVENUE (BLOCK 23, LOTS 7, 8, 9, AND 10), AS DESCRIBED HEREIN, FROM COMMERCIAL GENERAL (GC) TO PLANNED UNIT DEVELOPMENT (PUD), TO PERMIT COMMERCIAL USES, AS DESCRIBED IN THE APPROVED WRITTEN DESCRIPTION AND SITE PLAN; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town Council of the Town of Glen St. Mary, the owner of approximately 0.88 acres of certain real property, as more particularly described in Exhibit "A" attached hereto and incorporated by this reference ("Subject Property"), has applied for a rezoning and reclassification of that property from General Commercial (GC) to Planned Unit Development (PUD), as described in Section 1 below; and.

**WHEREAS**, the Town Council of the Town of Glen St. Mary, acting as the Local Planning Agency, has considered the application and has rendered an advisory opinion; and

**WHEREAS**, the Town Council of the Town of Glen St. Mary held a public hearing on this proposed amendment with public notice having been provided, pursuant to Section 163.3184, *Florida Statutes* and considered all oral and written comments received during public hearing; and

**WHEREAS**, the Town Council finds that such rezoning is: (1) consistent with the Comprehensive Plan; (2) furthers the goals, objectives and policies of the Comprehensive Plan; and (3) is not in conflict with any portion of the Town's land use regulations; and

**WHEREAS**, the Town Council finds that the proposed rezoning does not adversely affect the orderly development of the Town as embodied in the Land Development Code; will not adversely affect the health and safety of residents in the area; will not be detrimental to the natural environment or to the use or development of the adjacent properties in the general neighborhood; and will accomplish the objectives and meet the standards of the Land Development Code; now therefore

**BE IT ORDAINED** by the Town Council of the Town of Glen St. Mary, Florida:

**SECTION 1: Property Rezoned.** The Subject Property is hereby rezoned and reclassified from General Commercial (GC) to Planned Unit Development (PUD), as shown and described in the approved site plan dated March 19, 2013 and written description dated March 19, 2013. The PUD district for the Subject Property shall generally permit commercial uses, as more specifically shown and described in the approved site plan and written description, both attached hereto as Exhibit "B".



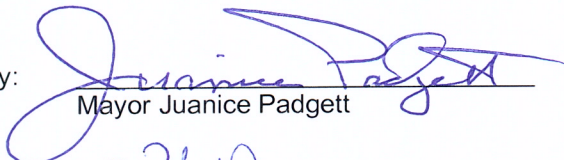
**SECTION 2: Owner and Description.** The Subject Property is owned by the Town of Glen St. Mary, Florida.

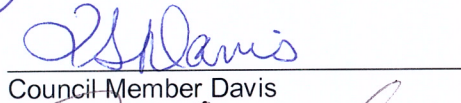
**SECTION 3: Effective Date.** The adoption of this ordinance shall be deemed a quasi-judicial action of the Town Council and shall become effective upon signature by the Mayor and Town Council.

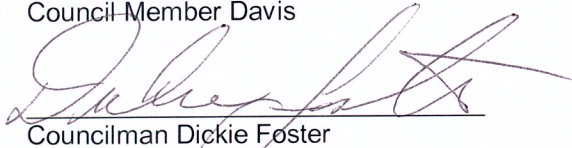
PASSED ON THE FIRST READING, MARCH 19, 2013

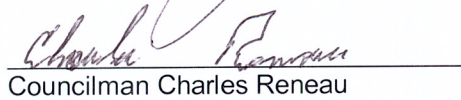
PASSED AND ADOPTED ON THE SECOND AND FINAL READING, MAY 21, 2013

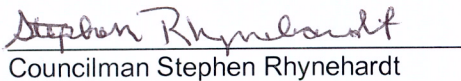
TOWN COUNCIL, GLEN ST. MARY, FLORIDA

By:   
Mayor Juanice Padgett

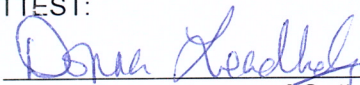
  
Council Member Davis

  
Councilman Dickie Foster

  
Councilman Charles Reneau

  
Councilman Stephen Rhynehardt

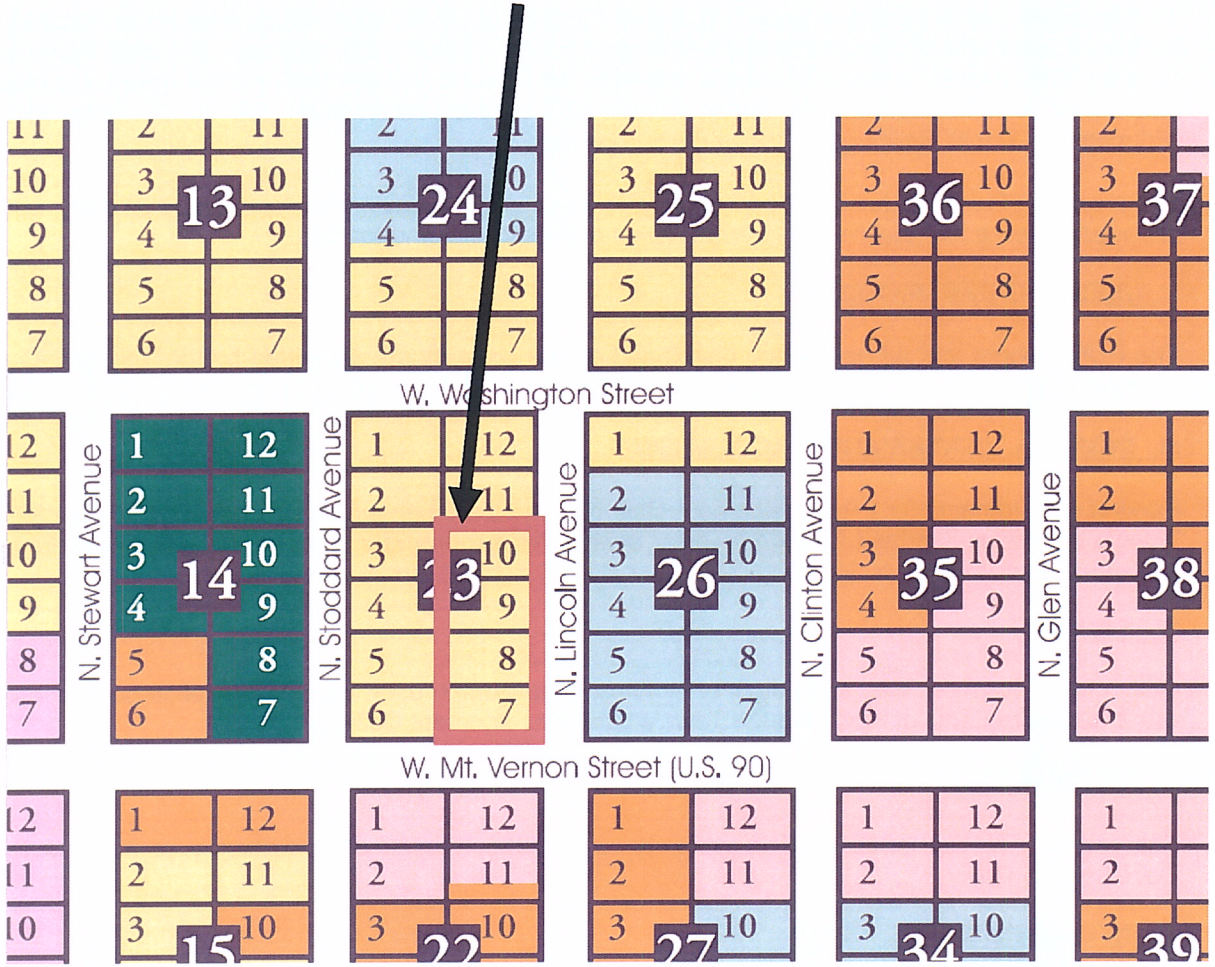
ATTEST:

I, , Town Clerk, do hereby certify that the Ordinance attached hereto is a true and correct copy of Ordinance No. 2013-02 adopted by the Town Council of the Town of Glen St. Mary, Florida on May 21, 2013.



# EXHIBIT "A"

Block 23, Lots 7, 8, 9, and 10





## **EXHIBIT "B"**

### **PUD Written Description**

**MAY 21, 2013**

#### **I. SUMMARY DESCRIPTION**

The Applicant seeks to rezone Lots 7, 8, 9 and 10 of Block 23 (approximately 0.88 acres) located in the northwest quadrant of the intersection of Mount Vernon Street (U.S. Highway 90) and North Lincoln Avenue. The property is currently vacant, classified as General Commercial on the Future Land Use Map, and zoned is GC. Surrounding zoning include GC to the south, west, and north, along with EPG (Educational, Public Building and Grounds) to the east.

The proposed Planned Unit Development (PUD) would allow the owner to develop the property with uses intended to serve the general commercial needs of the citizens and tourists.

#### **II. USES AND RESTRICTIONS**

The PUD insures that all uses to be developed on the property are permitted by the Town's GC zoning category.

#### **III. INGRESS, EGRESS AND CIRCULATION**

Parking requirements for this development shall be consistent with the requirements of Section 3.5 of the Town's Land Development Code. Vehicular access for the property shall be by way of entrance off of Mount Vernon Street (U.S. Highway 90) and or North Lincoln Avenue.

#### **IV. SIGNS**

The number, location, size and height of signage to be located upon the property shall be in accordance with the requirements of Part IV of the Town's Land Development Code.

#### **V. LANDSCAPING**

The property will be landscaped in accordance with the requirements of Part V of the Town's Land Development Code.

#### **VI. INFRASTRUCTURE**

Stormwater retention shall meet the requirements of the Town of Glen St. Mary and all other state or local agencies with jurisdiction including the St. Johns River Water Management District.

Essential services including water, sewer, gas, telephone, radio and electric as needed to serve the PUD development shall be allowed on the property. Potable water and sanitary sewer services is available to the property and shall be provided by the Town of Glen St. Mary.

#### **VII. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT**

The proposed project allows for development consistent with the general vicinity and existing development. The project design is in harmony with the general purpose and intent of the Town of Glen St. Mary Comprehensive Plan and Land Development Code. The proposed project will be beneficial to the surrounding neighborhood and community. The PUD will be beneficial to the surrounding neighborhood and community.

The PUD is more efficient than would be possible through strict application of the Land Development Code. It is compatible with the surrounding land uses and will improve the characteristics of the surrounding area. It promotes the purposes of the Town of Glen St. Mary Comprehensive Plan.

#### **VI. WETLANDS**

The property is currently undeveloped and contains no jurisdictional wetlands.