

**4**

**AGENDA ITEM  
Planning & Zoning**

Meeting

2/1/2024

MEETING DATE

**TO:** Planning and Zoning Board Members

**DATE:** January 17, 2024

**FROM:** Trevor Steven, Planner

**PHONE:** 904 209-0587

**SUBJECT OR TITLE:** MINMOD 2023-21 Chase St. Augustine

**AGENDA TYPE:** Business Item, Ex Parte Communication, Report, Resolution

**PRESENTER:** Michael D. Miles, P.E

**BACKGROUND INFORMATION:**

Request for a Minor Modification to the Red Lobster PSD (ORD. 1993-13, as amended) to allow for the uses of Bank, Restaurant, or Professional/Business Office on the existing Restaurant parcel, specifically located at 100 State Road 312 W.

**SUGGESTED MOTION/RECOMMENDATION/ACTION:**

**APPROVE:** Motion to approve MINMOD 2023-21 Chase St. Augustine, based upon six (6) findings of fact and seven (7) conditions as provided in the Staff Report.

**DENY:** Motion to deny MINMOD 2023-21 Chase St. Augustine, based on five (5) findings of fact, as provided within the Staff report.



**Growth Management Department**  
Planning Division Report  
Application for Minor Modification  
MINMOD 2023-21 Chase St. Augustine

**To:** Planning and Zoning Agency

**From:** Trevor Steven, Planner

**Date:** January 22, 2024

**Subject:** **MINMOD 2023-21 Chase St. Augustine**, Request for a Minor Modification to the Red Lobster PSD (ORD. 1993-13, as amended) to allow for the uses of Bank, Restaurant, or Professional/Business Office on the existing Restaurant parcel.

**Applicant:** Michael D. Miles, P.E

**Owners:** Coltrane Real Estate Investments, LLC

**Hearing Dates:** Planning and Zoning Agency – February 1, 2024

**Commissioner District:** District 3

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## SUGGESTED MOTION/ACTION

**APPROVE:** Motion to approve MINMOD 2023-21 Chase St. Augustine based on six (6) findings of fact and subject to seven (7) conditions, as provided within the Staff Report

**DENY:** Motion to deny MINMOD 2023-21 Chase St. Augustine based on five (5) findings of fact, as provided within the Staff Report

MAP SERIES

**Location:** The subject property is located on the northwest corner of State Road 312 and US 1 S.

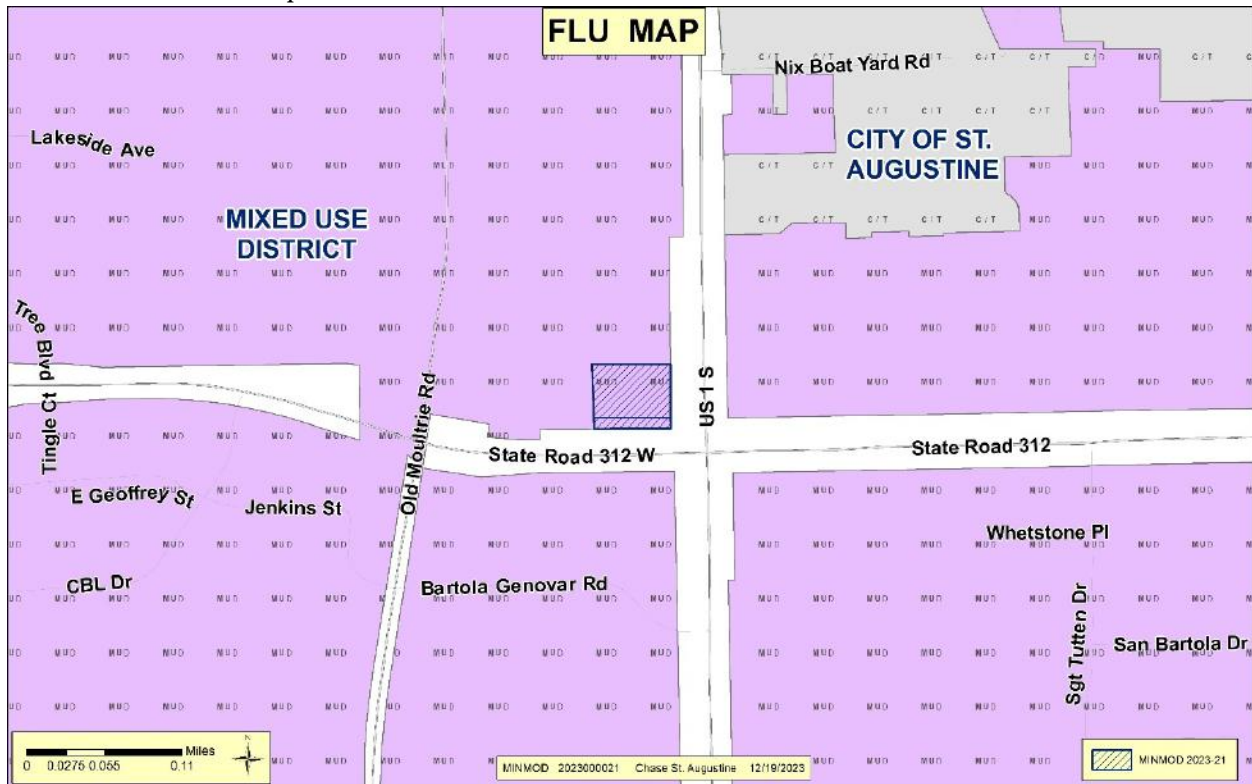


**Aerial Imagery:** The subject property is currently developed with a restaurant, which is currently not in use. The immediate area contains a variety of commercial uses.

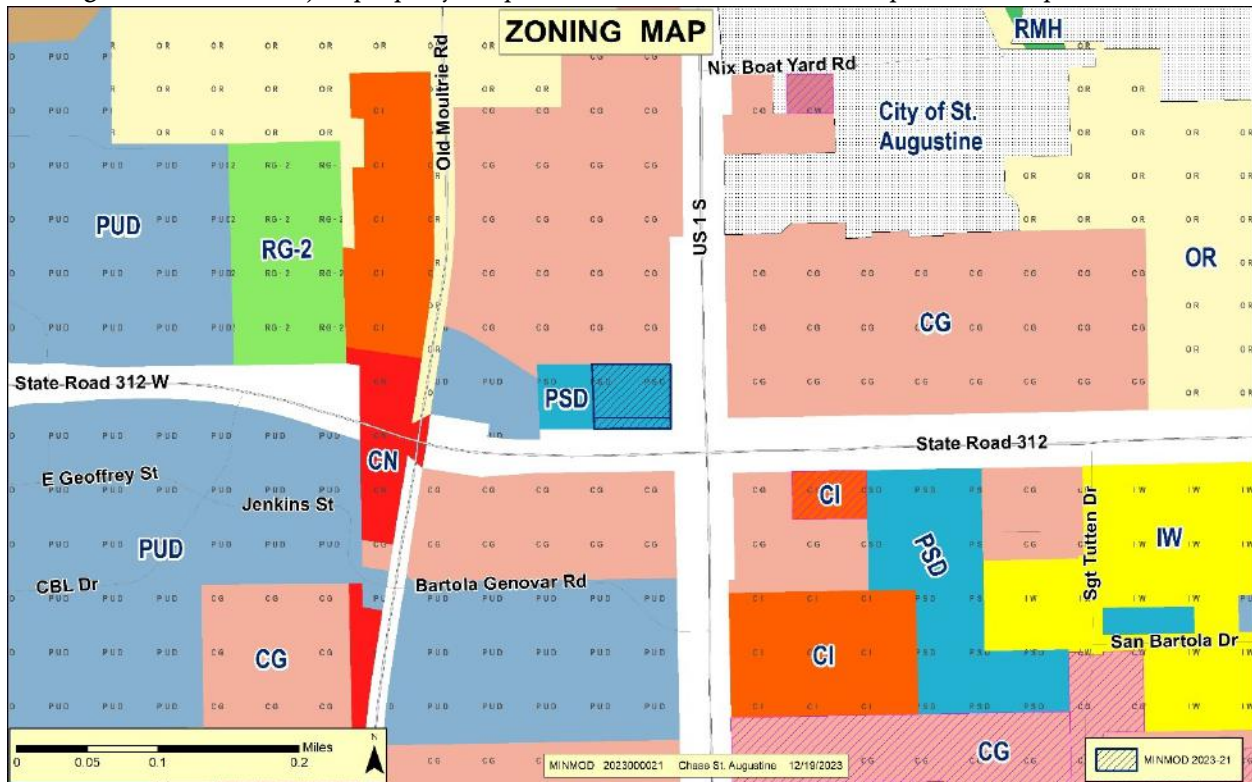




**Future Land Use:** The subject property and the immediate area are designated Mixed Use District (MD) on the Future Land Use Map.



**Zoning District:** The subject property is a part of the Red Lobster Planned Special Development (PSD).





## APPLICABLE REGULATIONS

### **Sec. 5.03.09 PSDs Approved Prior to the Effective Date of this Code**

Projects that were approved as Planned Special Developments (PSDs) prior to the effective date of this Code shall be allowed to continue development in conformance with the ordinance creating the PSD. Small Adjustments and Minor Modifications to PSDs shall be made in accordance with the same criteria and procedures established for changes in Planned Unit Developments (PUDs) as provided in Section 5.03.05. A Major Modification to a prior approved PSD, pursuant to the criteria contained in Section 5.03.05 for Major Modification to a PUD, shall constitute a rezoning, and such PSD shall be rezoned to PUD and conform to the PUD standards of this Code.

### **LDC, Section 5.03.05 Changes in Approved Planned Unit Developments**

Changes to approved PUDs may be made in one of three (3) ways: Small Adjustments, Minor Modifications and Major Modifications. The County Administrator is authorized to approve Small Adjustments in the approved plans of PUD districts, as long as they are in harmony with the originally approved PUD district, but shall not have the power to approve changes that constitute a Minor Modification or a Major Modification.

A Minor Modification shall require approval by the Planning and Zoning Agency pursuant to the requirements of Section 9.06.04 of this Code. A Major Modification shall require approval of the Board of County Commissioners and shall be handled in the same manner as the original approval pursuant to Section 9.06.04 of this Code.

### **B. Minor Modifications**

Unless otherwise determined to be a Small Adjustment, the Planning and Zoning Agency may approve Minor Modifications to approved PUDs, under the authority of these provisions, on application by the original Applicant or successors in interest, upon making a finding that all of the following conditions are met:

1. The changes are in accordance with all applicable regulations currently in effect including the St. Johns County Comprehensive Plan and the PUD regulations of this Code;
2. The changes do not reduce the number of parking spaces below that which is required by the Uses within the PUD by more than two percent (2%), unless a further reduction is demonstrated through a joint use parking study;
3. The changes do not relocate categories of Uses from one Parcel or Phase to a different Parcel or Phase.
4. The changes do not reduce the amount of open space/recreation area by more than five percent (5%), or result in any substantial change in the location of open space/recreation area;
5. The changes do not change the location, number, or type of pedestrian or vehicular accesses;
6. The changes do not increase the density or intensity of Use by more than two thousand (2,000) square feet of usable floor area, ten (10) Dwelling Units, or five percent (5%) in the amount of outside land area devoted to sales, displays, or demonstrations over the entire PUD. In no case shall the overall intensity or density be increased over the maximum allowed by the PUD district in the Master Development Plan or the Comprehensive Plan;
7. The changes do not increase the Structure height;
8. The changes do not decrease the required Yards within the entire PUD by more than ten percent (10%). Decreases of required Yards by more than ten percent (10%) for individual residential Lots within a PUD may be approved as a Minor Modification. Such Minor Modification shall be subject to the notice requirements and criteria as a Zoning Variance;



9. The changes do not increase the area allocated to any land Use type, except open space/recreation area, by more than ten percent (10%);
10. The changes do not increase the traffic generation by more than five percent (5%);
11. The changes do not change the location of specific land Use(s) by more than ten percent (10%) of the total land area of the specific land Use(s); and
12. The changes are not determined to be a Major Modification under the provisions of this Section.

#### **Sec. 10.04.06 Variances Made Part of a PUD**

##### B. PUD Modification

1. Variances to the criteria contained in Section 10.04.02 or to criteria in a PUD that serves the same purpose and effect as those provisions in Section 10.04.02 affecting an individual Lot or Parcel within an approved PUD shall be processed as a Minor Modification to the PUD in accordance with Section 5.03.05. Such requests for modification affecting an individual Lot shall demonstrate a hardship as required for a Zoning Variance.

### **DEPARTMENTAL REVIEW**

The Planning and Zoning Division has routed this request to all appropriate reviewing departments. There are no open comments.

#### **Office of the County Attorney Review:**

Applicant bears the burden of demonstrating with competent substantial evidence that a) the required conditions of LDC Section 5.03.05.B are met; b) that the request is not incompatible with the surrounding area; and c) that the changes are otherwise consistent with the Master Development Plan.

Project approved by OCA to proceed as a MINMOD in conformance with Sec.5.03.09 PSDs Approved Prior to the Effective Date of this Code. PSD does not need to be updated to a PUD. Applicant needs to acknowledge that it is not altering any commitments from the PSD to its neighboring property other than the use of the applicant's parcel. Applicant is not seeking to add uses to the PSD only add the other previously allowable uses under the PSD to be performed on the Applicant's parcel.

#### **Technical Division Review:**

Applicant is made aware that a site access analysis may be required prior to Construction Plan depending on proposed uses and the associated trip generation to determine if improvements are needed within the immediate impact area to provide for safe and efficient access to the proposed development. The applicant is encouraged to seek cross access easements with adjacent properties where feasible.

In the case that the Minor Modification is approved by the Planning and Zoning Agency, all future site engineering, drainage and required infrastructure improvements will be reviewed pursuant to the established Development Review Process to ensure that the development has met all applicable Federal, State, and local regulations. No construction will be authorized prior to compliance with all applicable regulations and permits.

#### **Transportation Division Review:**

Based on a preliminary trip generation, Staff finds that a bank generates a lower number of daily trips than the previous use of a casual restaurant.

**Planning and Zoning Division Review:**

The applicant is requesting a Minor Modification to the Red Lobster Planned Special Development (PSD) (ORD. 1993-13, as amended) to allow for the uses of Bank, Restaurant, and/or Professional/Business Office on the existing Restaurant parcel. A restaurant has existed since the mid-1990s, but is now closed. The site is proposed to be redeveloped, with the intention of a bank being built on half of the subject property, and the remainder to remain vacant for a potential future business.

Ordinance 1993-13, as amended, was originally approved for the subject property to be developed with a restaurant, and left the vacant parcel to the west to remain undeveloped until a separate Major Modification application was submitted for it. The restaurant on the subject property (eastern parcel) was constructed in 1993. In 1997, a Major Modification was approved for the western parcel with the intention of utilizing the property for a bank and associated professional and business office uses. This request was approved in 1997 (Ord. 1997-9), and the bank was built in 1999. The PSD has since remained unchanged and unaltered.

The applicant now desires to redevelop the restaurant parcel for Bank/Office type uses; however, the restaurant use will also still be allowed moving forward, with the exception that restaurants with drive-throughs are not allowed. Banks are a common use in the area, with several being located within the vicinity of the subject property, including within the same PSD directly adjacent to the west of the subject parcel. In addition, the SR 312 and US 1 corridors are developed with various non-residential uses, resulting in the proposed minor modification allowing for uses that are consistent with the area.

The full design standards for redevelopment can be found in **Application and Supporting Documents**.

**CORRESPONDENCE/PHONE CALLS**

At the time of writing this staff report, Staff has not received any correspondence or phone calls regarding this request.

**ACTION**

Staff provides six (6) Findings of Fact and seven (7) conditions to support a motion to approve the Minor Modification request, and five (5) Findings of Fact to support the motion to deny the Minor Modification request. These findings may be subject to other competent substantial evidence received at the quasi-judicial public hearing.

**ATTACHMENTS**

1. Draft Resolution
2. Application and Supporting Documents



**FINDINGS OF FACT**  
**MINMOD 2023-21 Chase St. Augustine**

| <b>APPROVE</b>   | <b>DENY</b>   |
|--|---|
| 1. The request for this Minor Modification has been fully considered after public hearing with legal notice duly published as required by law. | 1. The request for this Minor Modification has been fully considered after public hearing with legal notice duly published as required by law.                                |
| 2. The Minor Modification is in compliance with Land Development Code Sections 5.03.05.B, which provides criteria for Minor Modifications.     | 2. The Minor Modification is not in compliance with Land Development Code, Section 5.03.05, 10.04.06.B., & 10.04.02, which provides criteria for Minor Modifications to PSDs. |
| 3. The proposed Minor Modification is not contrary to the public interest and is not in conflict with the surrounding development.             | 3. The proposed Minor Modification is contrary to the public interest and is in conflict with the surrounding development.  |
| 4. The request is consistent with applicable portions of the St. Johns County Comprehensive Plan.  | 4. The request is not consistent with applicable portions of the St. Johns County Comprehensive Plan.   |
| 5. The request is not in conflict with the Mixed Use District Future Land Use.   | 5. The request is in conflict with the Mixed Use District Future Land Use.  |
| 6. The applicant, at the public hearing, has stated no objections to the proposed conditions.  |   |

**ATTACHMENT 1**  
**RECORDED DOCUMENTS SECTION**

**BEGIN DOCUMENTS  
TO BE RECORDED**

RESOLUTION NUMBER 2024-\_\_\_\_\_

**RESOLUTION OF THE PLANNING AND ZONING AGENCY OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA APPROVING A MINOR MODIFICATION TO THE RED LOBSTER PLANNED SPECIAL DEVELOPMENT (PSD); ORDINANCE NO. 1993-13, AS AMENDED.**

**BE IT RESOLVED BY THE PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY, FLORIDA:**

**SECTION 1.** Pursuant to the request by Michael Miles, the Authorized Agent for the subject property, The Red Lobster PSD (Ordinance 1993-13, as amended) is hereby modified as set forth in application File Number **MINMOD 2023-21 Chase St. Augustine**, as more generally described below:

Allowing for the uses of Bank, Restaurant, or Professional/Business Office on the existing Restaurant parcel, including the sale of alcoholic beverages, as described within the attached legal description, Exhibit "A", Master Development Plan Text, Exhibit "B" and the site plan, Exhibit "C".

**SECTION 2. Findings of Fact:** Having considered the application, along with supporting documents, the Staff Report prepared on January 22, 2024, statements by the applicant, and all evidence presented during public hearing, the Agency finds as follows:

1. The request for this Minor Modification has been fully considered after public hearing with legal notice duly published as required by law.
2. The Minor Modification is in compliance with Land Development Code Sections 5.03.05.B, which provides criteria for Minor Modifications.
3. The proposed Minor Modification is not contrary to the public interest and is not in conflict with the surrounding development.
4. The request is consistent with applicable portions of the St. Johns County Comprehensive Plan.
5. The request is not in conflict with the Mixed Use District Future Land Use designation.
6. The applicant, at the public hearing, has stated no objections to the proposed conditions.

**SECTION 3. CONDITIONS:** The approval described in Section 1 is subject to the following conditions:

1. Approval of the Minor Modification will be transferable and will run with title to the property.
2. Approval of the Minor Modification does not release the project from compliance with all relevant requirements of the St. Johns County Land Development Code, Comprehensive Land Use Plan and any other Agency having jurisdiction.
3. Approval pursuant to the site plan labeled as Exhibit C submitted by applicant and made a part of this application.
4. This approval of the Minor Modification may be revoked by the County Administrator or designee, at his/her sole discretion, upon a determination of violation of the conditions set forth herein or a violation of any Federal, State, or Local law or regulation. Appeals of decisions by the County Administrator may be appealed to the Board of County Commissioners.
5. Minor Modification shall commence within one (1) year of the signing of the Resolution. Failure to commence within the prescribed time shall render the Resolution invalid and all rights granted herein shall be come null and void. Commencement shall be viewed as the approval of this Resolution.
6. The approval requested within this application is limited to the requested relief from the specific



provisions of the PSD and Land Development Code. Approval of this request shall not operate as approval or waiver of any other provision of the PSD, Land Development Code or Comprehensive Plan. Representations and depictions within the application materials shall assist Staff in the interpretation of the requested relief but shall not operate as approval of, or as a determination of compliance with, any other provision of the PSD, Land Development Code or Comprehensive Plan.

7. The application, supporting documents, conditions and limitations offered within the application and at the public hearing by the applicant (or representative) will be incorporated herein and shall become part of the Resolution, except as may be modified by preceding conditions and limitations.

**SECTION 4.** All other commitments contained within Ordinance 1993-13, as amended, shall remain in effect, except as modified above. Furthermore, to the extent they do not conflict with the unique specific and detailed provisions of this PSD 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 PSD 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 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.

**SECTION 5.** This Resolution shall take effect upon adoption.

**SECTION 6.** This decision may be appealed to the St. Johns County Board of County Commissioners within thirty (30) days of the signing of this Resolution, pursuant to Section 9.07.03 of the Land Development Code. 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.

**PASSED AND ADOPTED BY THE PLANNING AND ZONING AGENCY OF ST. JOHNS COUNTY, FLORIDA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2024.**

**BY:** \_\_\_\_\_  
**CHAIR**

**ATTEST:**

**BY:** \_\_\_\_\_  
**CLERK**

**EFFECTIVE DATE:** \_\_\_\_\_

## Minor Modification of Planned Special Development

On behalf of Raymond F. Coltrane (deceased), c/o Theresa W. Coltrane, Trustee, the owner of the property subject to this application (the “**Applicant**”), a Minor Modification is requested to St. Johns County Ordinance Nos. 93-13 and 97-9 to allow for changes in the permitted uses within the approved Planned Special Development (“**PSD**”) for parcels located at the northwest corner of the intersection of State Road 312 and U.S. Highway 1. The Applicant owns the property located at 100 State Road 312, which has St. Johns County Parcel Identification No. 135030-0000 (the “**Property**”).

The Property and the adjacent parcel located at 120 State Road 312 (Parcel Identification No. 135035-0000, owned by Center State Bank, or the “**Bank Parcel**”) have future land use designations of Mixed Use District and are included in the PSD ordinances referenced in the paragraph above. The Applicant’s Property is approved in the PSD for a restaurant use, while the Bank Parcel is approved for bank use, with professional offices. The Applicant would like to add the uses of bank and professional offices to the permitted uses of the Property. No changes to the PSD are proposed for the Bank Parcel.

Both the Property and the Bank Parcel are developed. This PSD Minor Modification application allows for the redevelopment of the Applicant’s Property. This application does not add any uses to the PSD and will only allow permitted uses under the existing PSD to be developed on the Property.

This PSD text seeks to amend and restate the PSD to add two permitted uses to the Applicant’s Property and memorialize the existing permitted uses and other details of Ordinance Nos. 93-13 and 97-9. PSD Ordinance No. 93-13 allowed for the construction of a Red Lobster restaurant, associated required parking, an entrance driveway on State Road 312 (“**SR 312**”), signage and a stormwater retention area designed to accommodate the Property and the Bank Parcel. PSD Ordinance No. 97-09 provided for parameters associated with the Bank Parcel for development of a bank, as well as associated professional and business offices.

The applicant requests a Minor Modification of the PSD only for the Applicant’s Property for the following:

1. Uses: Allowing for a maximum of 9,000 square feet of bank, restaurant and professional and business offices.
2. The sale of alcoholic beverages in any restaurant on the Property will be permitted to continue (the restaurant on the Property has served alcoholic beverages since 1993), and a waiver from the distance requirements in St. Johns County Land Development Code (the “**Code**” or “**LDC**”) Section 2.03.02 is granted at this location.
3. All permitted uses on the Property will provide parking in conformance with applicable provisions of LDC Section 6.05.02 and Table 6.17.

As previously stated, no other aspects of the approved development will change, and all other conditions for development of the site will remain the same as previously approved. The proposed Master Development Plan Map (the “**MDP**”) for the Property and the Bank Parcel is attached as **Exhibit “C”**.

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## **DEVELOPMENT STANDARDS:**

The development parameters listed below will apply to the Property and the Bank Parcel (with no changes being proposed to the development parameters for the Bank Parcel). The development parameters are a restatement of those approved in the existing PSD and change only the allowable uses on the Property and not on the Bank Parcel. If any applicable development standard for the Property is not set forth below, the applicable Code provision will apply.

1. Permitted Uses:
  - a. Property: Maximum of 9,000 square feet of bank, restaurant (without drive-through service) and professional office uses.
  - b. Bank Parcel: Maximum of 9,000 square feet of bank and professional office uses.
  - c. Both the Property and Bank Parcel banks shall be allowed to have drive-thru teller lanes.
2. Maximum building height: 35 feet
3. Building setbacks: Front: 10 feet; Side 10 feet; Rear 10 feet
4. Minimum lot width: N/A
5. Minimum lot area: N/A
6. Maximum lot coverage by buildings: N/A
7. Maximum impervious surface ratio: 75 percent
8. Maximum floor area ratio: 70 percent
9. Signage: Project signage currently includes one (1) identification (pole) sign that is a maximum of 50 square feet per side, with a maximum height of 25 feet. Future ground signs shall be permitted, in conformance with LDC Section 7.02.04.C. Sign locations are depicted on the MDP, **Exhibit "C"**. Building signage shall be permitted, pursuant to LDC Section 7.02.04.C. All project signage may be lighted.
10. Parking: On-site parking areas shall comply with applicable requirements of LDC Section 6.05.02 and Table 6.17.
11. Stormwater: Stormwater for the Property and the Bank Parcel shall be provided in the existing retention pond, in the location depicted on the MDP, **Exhibit "C"**.
12. Other development parameters: Except as expressly set forth in this PSD text, development of the Property and the Bank Parcel shall comply with applicable Code provisions.

**WAIVERS:**

**LDC Section 2.03.02 Alcoholic Beverages**

The Applicant seeks a waiver from this provision of the Code to allow the services of alcoholic beverages to continue on the Property, consistent with the St. Johns County Alcoholic Beverage Ordinance (Ord. 1990-48), as may be amended, and governed by the St. Johns County Sale or Service to Persons Under Twenty-One Ordinance (Ord. 2011-46), as may be amended. A restaurant has existing on the site for approximately 30 years, and such establishment has served alcoholic beverages. The Applicant would like to continue such service.





**END DOCUMENTS  
TO BE RECORDED**

**ATTACHMENT 2**  
**APPLICATION AND SUPPORTING**  
**DOCUMENTS**





St. Johns County Growth Management Department

Application for: Minor Modification of PSD

Date: 11/07/2023 Property Tax ID No: 1350300000

Project Name: Chase St. Augustine

Property Owner(s): Coltrane Real Estate Investments LLC Phone Number: 513-470-7162

Address: 2820 Bear Island Pointe Fax Number:

City: Winter Park State: FL Zip Code: 32792 e-mail: jriley@legfund.com

Are there any owners not listed? [ ] No [ ] Yes If yes please provide information on separate sheet.

Applicant/Representative: Dynamic Engineering Consultants, PC Phone Number: 561-921-8570

Address: 100 NE 5th Avenue Suite B2 Fax Number:

City: Delray Beach State: FL Zip Code: 33483 e-mail: mmiles@dynamicec.com

Property Location: 100 State Rd 312 W St. Augustine, FL 32086

Major Access: SR 312 W Size of Property: 1.6 AC Cleared Acres (if applicable):

Zoning Class: PSD No. of lots (if applicable): Overlay District (if applicable):

Water & Sewer Provider: City of St. Augustine Utilities Department Future Land Use Designation: MD

Present Use of Property: Restaurant & Cafeterias Proposed Bldg. S.F.: 3,432

Project Description (use separate sheet if necessary)

The tenant (JP Morgan Chase Bank), will demolish the existing restaurant building and redevelop the site with its +/- 3,432 SF standard prototype. The intent of this application is to process a Minor Modification to the existing Planned Special Development (PSD) initially approved with Ordinance 93-19 and later amended by a Major Modification approved with Ordinance 97-09.

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: REZ 2023000013, amended to this Minor Modification of PSD

I understand that reasonable inspections of the subject property may be made as part of the application review process. I understand that any material misrepresentations or errors contained in this application or supporting documents may void an approved application, at the reasonable determination of the County considering the Land Development Code, Comprehensive Plan, and other applicable regulations.

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

Theresa W. Coltrane

Signed By

Printed or typed name(s): Theresa W. Coltrane





Owner's Authorization Form

Dynamic Engineering Consultants, PC

is hereby authorized TO ACT ON BEHALF OF

Coltrane Real Estate Investments 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:

Minor Modification of PSD

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 ( \_\_\_\_\_ ), have been notified of the Minor Modification of PSD Application  
*(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

Theresa W. Coltrane

Print Name

Theresa W. Coltrane

Signature of Owner

Print Name

Telephone Number

407-678-4207

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8<sup>th</sup> day of NOVEMBER, 2023 by Theresa Coltrane as OWNER for COLTRANE Real Estate Investments.



**MICHAEL BRANTLEY**  
Notary Public  
State of Florida  
Comm# HH228734  
Expires 2/14/2026

Michael Brantley

Notary Public, State of Florida

Name: Michael Brantley

My Commission Expires: 2-14-26

My Commission Number is: HH228734

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

Type of Identification Produced DRIVERS LICENSE

Prepared by Kathleen Holbrook Cold, Attorney  
without title examination, opinion or guaranty.  
Record and Return to:  
KATHLEEN HOLBROOK COLD, Attorney  
HOLBROOK, AKEL, COLD, STIEFEL & RAY, P.A.  
One Independent Drive, Suite 2301  
Jacksonville, Florida 32202

Consideration - \$0.00

**WARRANTY DEED**

**THIS INDENTURE**, made this 22 day of October, 2012,  
by and between, RAYMOND F. COLTRANE, individually and as Trustee  
of the RAYMOND F. COLTRANE REVOCABLE LIVING TRUST dated March 19,  
1992, as amended, and THERESA W. COLTRANE, individually and as  
Trustee of the THERESA W. COLTRANE REVOCABLE TRUST dated March 19,  
1992, as amended, whose mailing address is 2820 Bear Island  
Pointe, Winter Park, FL 32792, hereinafter called "Grantor", and  
COLTRANE REAL ESTATE INVESTMENTS, LLC, , whose mailing address is  
2820 Bear Island Pointe, Winter Park, FL 32792, hereinafter  
called "Grantee".

**WITNESSETH**, that said Grantor, for and in consideration of  
the sum of **Ten Dollars (\$10.00)** and other good and valuable  
considerations to said Grantor in hand paid by said Grantee, the  
receipt whereof is hereby acknowledged, has granted, bargained and  
sold to the said Grantee, and Grantee's heirs and assigns forever,  
their one-half interest in and to the following described land,  
situate, lying and being in St. Johns County, Florida, to-wit:

See Schedule "A", attached hereto and made a part  
hereof.

Parcel ID Nos.: 135031-0000 and 135030-0000

and said Grantor does hereby fully warrant the title to said land,  
and will defend the same against the lawful claims of all persons  
whomsoever. "Grantor" and "Grantee" are used for singular or  
plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Danielle Vieira*  
Witness  
Print Name: Danielle Vieira

Abbie Hanson  
Witness  
Print Name: *Abbie Hanson*

*Danielle Vieira*  
Witness  
Print Name: Danielle Vieira

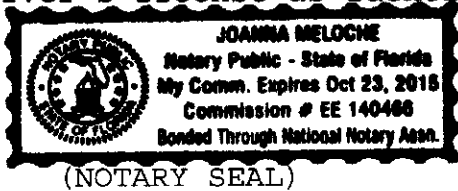
Abbie Hanson  
Witness  
Print Name: *Abbie Hanson*

*Raymond F. Coltrane*  
**RAYMOND F. COLTRANE,**  
Individually and as Trustee of  
the RAYMOND F. COLTRANE  
REVOCABLE LIVING TRUST dated  
March 19, 1992, as amended

*Theresa W. Coltrane*  
**THERESA W. COLTRANE,**  
Individually and as Trustee of  
the THERESA W. COLTRANE  
REVOCABLE LIVING TRUST dated  
March 19, 1992, as amended

STATE OF FLORIDA  
COUNTY OF Sevinckle

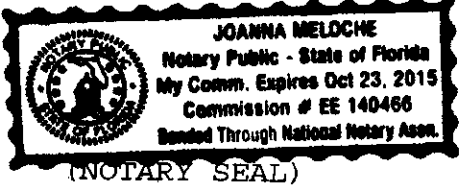
The foregoing instrument was acknowledged before me this 22 day of October, 2012 by RAYMOND F. COLTRANE who [ ] is personally known to me or [  ] has produced a driver's license as identification.



*Joanna Meloche*  
NOTARY PUBLIC STATE OF FLORIDA  
Print Name: Joanna Meloche  
Commission No.: EE140466  
My Commission Expires: Oct. 23, 2015

STATE OF FLORIDA  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 22 day of October, 2012 by THERESA W. COLTRANE who [ ] is personally known to me or [] has produced a driver's license as identification.



*J. Meloche*  
NOTARY PUBLIC STATE OF FLORIDA  
Print Name: JoAnna Meloche  
Commission No.: EE 140466  
My Commission Expires: Oct. 23, 2015

## SCHEDULE "A"

## PARCEL ONE:

The North one-half of a parcel of land lying and being in St. Johns County, Florida, and located in the G. W. Perpall Grant, Section 41, Township 7 South, Range 30 East, and more fully described as follows: Commence at a point, being the intersection of the South line of San Lorenzo Cemetery, which is also the North line of the Genovar Lands and the West right-of-way line of U. S. Highway No. 1 (a 150 foot right-of-way at this point); thence South  $0^{\circ} 24'$  East along the West right-of-way line of said U.S. Highway No. 1 and an extension Southerly of said 150 foot right-of-way a distance of 1196.6 feet to a point 50 feet Easterly of and at right angles to the Westerly right-of-way line of U.S. Highway No. 1 (a 200 foot right-of-way at this point); thence Westerly at right angle to the Southerly extension of the Westerly right-of-way line of U.S. Highway No. 1 (a 150 foot right-of-way) a distance of 50 feet to an iron pipe on the Westerly right-of-way line of U.S. Highway No.1 (a 200 foot right-of-way) and the point of beginning; thence run South  $0^{\circ} 24'$  East along the Westerly right-of-way line of U.S. Highway No. 1 (a 200 foot right-of-way) a distance of 400.0 feet to an iron pipe; thence West 500.0 feet; thence North  $0^{\circ} 24'$  West 400.0 feet; thence East 500.0 feet to the point of beginning.

## PARCEL TWO:

Part of the G. W. Perpall Grant, Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the Intersection of the South line of San Lorenzo Cemetery (which is also the North line of the Genovar Lands), with the West right of way line of U.S. Highway No. 1. (a 150 foot right of way at this point); thence South 00 degrees 24 minutes 00 seconds East along the West right of way line of said U.S. Highway No. 1 and an extension southerly of said 150 foot right of way line, a distance of 1196.6 feet to a point 50 feet Easterly of, and at right angles to the Westerly right of way line of U.S. Highway No. 1 (a 200 foot right of way at this point); thence Westerly at right angles to the Southerly extension of the Westerly right of way line of U.S. Highway No. 1 (a 150 foot right of way), a distance of 50.00 feet to a point in the Westerly right of way line of U.S. Highway No. 1 (a 200 foot right of way); thence South 00 degrees 24 minutes 00 seconds East along said West right of way line, 200.00 feet to the point of beginning. From the point of beginning thus described, thence South 00 degrees 24 minutes 00 seconds East, along said West right of way, 40.00 feet; thence North 89 degrees 58 minutes 17 seconds West, 499.90 feet; thence North 00 degrees 25 minutes West, 39.93 feet; thence South 89 degrees 58 minutes 46 seconds East, 499.92 feet to the point of beginning.





# St. Johns County, FL

## Apply for Exemptions

## 2022 TRIM Notice

## Summary

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No Image Available

|                          |   |
|--------------------------|---|
| <b>Parcel ID</b>         | 1350300000  |
| <b>Location Address</b>  | 100 STATE ROAD 312 W<br>SAINT AUGUSTINE 32084-0000  |
| <b>Neighborhood</b>      | Restaurants US-1/CR-312 (COM) (2293.04)   |
| <b>Tax Description*</b>  | (14) PERPALL GRANT SUB PT OF LOT 11 LYING W OF US 1 240FT ON US 1 X 293.01FT LEASED TO GENERAL MILLS AS RED LOBSTER IN OR983/1186 OR3635/803<br><i>*The Description above is not to be used on legal documents.</i> |
| <b>Property Use Code</b> | Restaurants & Cafeterias (2100)   |
| <b>Subdivision</b>       | Perpall Grant, Plat of a Portion of   |
| <b>Sec/Twp/Rng</b>       | 41-7-30   |
| <b>District</b>          | South Ponte Vedra & US 1 North Area (District 450)  |
| <b>Millage Rate</b>      | 13.2181   |
| <b>Acreage</b>           | 1.600   |
| <b>Homestead</b>         | N   |



**Owner Information**

Owner Name [Coltrane Real Estate Investments LLC](#) 100%  
 Mailing Address ATTN PROPERTY TAX  
 PO BOX 6467  
 ORLANDO, FL 32802-6467

**Map**



**Valuation Information**

|                               | 2022               |
|-------------------------------|--------------------|
| Building Value                | \$646,560          |
| Extra Features Value          | \$94,977           |
| Total Land Value              | \$697,198          |
| Agricultural (Assessed) Value | \$0                |
| Agricultural (Market) Value   | \$0                |
| Just (Market) Value           | <b>\$1,438,735</b> |
| Total Deferred                | \$0                |
| Assessed Value                | <b>\$1,438,735</b> |
| Total Exemptions              | \$0                |
| Taxable Value                 | <b>\$1,438,735</b> |

*Values listed are from our working tax roll and are subject to change.*

**Historical Assessment Information**

| Year | Building Value | Extra Feature Value | Total Land Value | Ag (Market) Value | Ag (Assessed) Value | Just (Market) Value | Assessed Value | Exempt Value | Taxable Value |
|------|----------------|---------------------|------------------|-------------------|---------------------|---------------------|----------------|--------------|---------------|
| 2021 | \$628,846      | \$94,977            | \$683,136        | \$0               | \$0                 | \$1,406,959         | \$1,406,959    | \$0          | \$1,406,959   |
| 2020 | \$848,142      | \$94,977            | \$683,136        | \$0               | \$0                 | \$1,626,255         | \$1,626,255    | \$0          | \$1,626,255   |
| 2019 | \$719,808      | \$94,977            | \$683,136        | \$0               | \$0                 | \$1,497,921         | \$1,497,921    | \$0          | \$1,497,921   |
| 2018 | \$737,364      | \$94,977            | \$653,434        | \$0               | \$0                 | \$1,485,775         | \$1,485,775    | \$0          | \$1,485,775   |
| 2017 | \$792,676      | \$70,609            | \$594,031        | \$0               | \$0                 | \$1,457,316         | \$1,457,316    | \$0          | \$1,457,316   |
| 2016 | \$675,917      | \$70,609            | \$594,031        | \$0               | \$0                 | \$1,340,557         | \$1,340,557    | \$0          | \$1,340,557   |
| 2015 | \$693,473      | \$70,609            | \$549,479        | \$0               | \$0                 | \$1,313,561         | \$1,313,561    | \$0          | \$1,313,561   |
| 2014 | \$693,073      | \$70,662            | \$549,479        | \$0               | \$0                 | \$1,313,214         | \$1,313,214    | \$0          | \$1,313,214   |
| 2013 | \$732,904      | \$70,662            | \$549,479        | \$0               | \$0                 | \$1,353,045         | \$1,353,045    | \$0          | \$1,353,045   |
| 2012 | \$740,870      | \$70,662            | \$581,801        | \$0               | \$0                 | \$1,393,333         | \$1,393,333    | \$0          | \$1,393,333   |
| 2011 | \$768,435      | \$81,421            | \$648,702        | \$0               | \$0                 | \$1,498,558         | \$1,498,558    | \$0          | \$1,498,558   |
| 2010 | \$776,610      | \$81,463            | \$727,812        | \$0               | \$0                 | \$1,585,885         | \$1,585,885    | \$0          | \$1,585,885   |

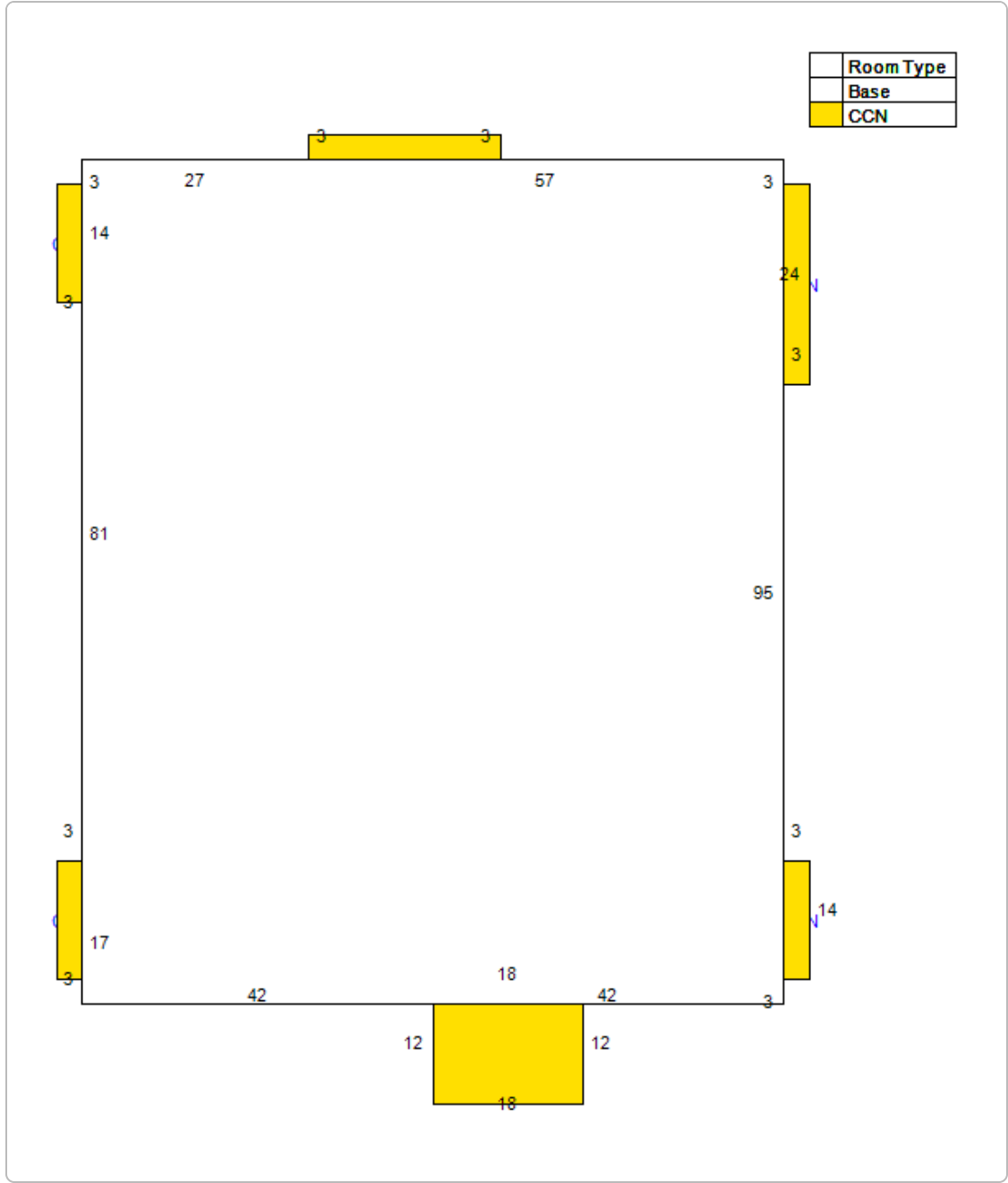
**Building Information**

|                         |                                  |                          |                    |
|-------------------------|----------------------------------|--------------------------|--------------------|
| <b>Building</b>         | 1                                | <b>Roof Cover</b>        | Built Up           |
| <b>Year Built</b>       | 1993                             | <b>Roof Structure</b>    | Rigid Frame        |
| <b>Actual Area</b>      | 8967                             | <b>Interior Flooring</b> | Carpet, Vinyl Tile |
| <b>Conditioned Area</b> | 8484                             | <b>Interior Wall</b>     | Drywall            |
| <b>Use</b>              | Restaurants & Cafeterias (Chain) | <b>Heating Type</b>      | Air Duct           |
| <b>Style</b>            | 04                               | <b>Air Conditioning</b>  | Central            |
| <b>Class</b>            | N                                | <b>Bedrooms</b>          |                    |
| <b>Exterior Wall</b>    | Stone, Concrete Siding           | <b>Baths</b>             |                    |

| Description | Square Footage |
|-------------|----------------|
| BASE AREA   | 8484           |

|                     |      |
|---------------------|------|
| CANOPY (COMMERCIAL) | 42   |
| CANOPY (COMMERCIAL) | 42   |
| CANOPY (COMMERCIAL) | 69   |
| CANOPY (COMMERCIAL) | 72   |
| CANOPY (COMMERCIAL) | 42   |
| CANOPY (COMMERCIAL) | 216  |
| Total SqFt          | 8967 |

**Sketch Information**



**Extra Feature Information**

| Code Description | Status | Value |
|------------------|--------|-------|
| Asphalt Paving   |        | 53556 |
| Concrete Paving  |        | 5372  |
| Curb             |        | 6729  |
| Bulkhead (High)  |        | 2990  |
| Sprinkler Wet    |        | 9154  |
| Pole Light       |        | 12285 |
| Masonry Wall     |        | 3415  |
| Gate             |        | 686   |
| Metal Fence 4'   |        | 790   |

**Land Information**

| Use Description          | Front | Depth | Total Land Units | Unit Type | Land Value |
|--------------------------|-------|-------|------------------|-----------|------------|
| Restaurants & Cafeterias | 0     | 0     | 64850            | SF        | \$697,138  |
| Lake & Pond Easements    | 0     | 0     | 0.12             | AC        | \$60       |

**Sale Information**

| Recording Date | Sale Date  | Sale Price | Instrument Type | Book                 | Page                | Qualification | Vacant/Improved | Grantor                             | Grantee                              |
|----------------|------------|------------|-----------------|----------------------|---------------------|---------------|-----------------|-------------------------------------|--------------------------------------|
| 10/29/2012     | 10/22/2012 | \$100.00   | WARRANTY DEED   | <a href="#">3635</a> | <a href="#">803</a> | U             | I               | COLTRANE RAYMOND F,THERESA TRUSTEES | COLTRANE REAL ESTATE INVESTMENTS LLC |
|                | 3/19/1992  | \$0.00     | WARRANTY DEED   | <a href="#">935</a>  | <a href="#">543</a> | U             | V               | COLTRANE RAYMOND F,THERESA          | COLTRANE RAYMOND F,THERESA TRU       |

No data available for the following modules: Sales Questionnaire Form, Exemption Information.

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## Detail by Entity Name

Florida Limited Liability Company  
COLTRANE REAL ESTATE INVESTMENTS, LLC

### Filing Information

**Document Number** L12000127999  
**FEI/EIN Number** N/A  
**Date Filed** 10/08/2012  
**State** FL  
**Status** ACTIVE

### Principal Address

2820 BEAR ISLAND POINTE  
WINTER PARK, FL 32792

### Mailing Address

2820 BEAR ISLAND POINTE  
WINTER PARK, FL 32792

### Registered Agent Name & Address

HOLBROOK COLD, KATHLEEN  
ONE INDEPENDENT DRIVE, SUITE 2310  
JACKSONVILLE, FL 32202

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

COLTRANE, THERESA W  
2820 BEAR ISLAND POINTE  
WINTER PARK, FL 32792

### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2021        | 01/15/2021 |
| 2022        | 02/16/2022 |
| 2023        | 03/01/2023 |

### Document Images

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