

ORDINANCE NUMBER 73-12

460

INTRODUCED BY: COMMISSIONER HURD

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM PRESENT
ZONING CLASSIFICATION OF OPEN RURAL (OR)
TO PLANNED UNIT DEVELOPMENT (PUD).

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

SECTION 1. Pursuant to application of Vilano Beach, Ltd., and
subsequent public hearing, zoning classification of Open Rural (OR) of the
following described lands:

All of that part of Government Lot 1, Section 8,
Township 7 South, Range 30 East and all those
parts of Government Lots 1 and 2, Section 9, Township
7 South, Range 30 East, all lying South of Vilano Beach
S/D Unit A, as recorded in Map Book 4, page 48, of
the public records of St. Johns County, Florida, and
lying North of Vilano Beach Cut or Inlet.

Also Lots 4 thru 11, Block 25; Lots 6 thru 28 of
Block 24; Block 23; Block 21; Lots 3, 4, 5, 6, 7,
16, 17, of Block 19; of said Vilano Beach S/D
Unit A except parts conveyed to the United States

Government or condemned by the United States
Government and that part lying below the mean
high water line

is hereby changed to Planned Unit Development (PUD).

SECTION 2. That Exhibit C of the application setting forth concept
of development, phasing of construction, maximum building heights and
method of maintenance of common areas is hereby incorporated into this
ordinance by reference, attached hereto.

SECTION 3. That the site plan is hereby incorporated into this
ordinance by reference.

SECTION 4. That the recommendations of the Jacksonville Area
Planning Board dated August 7, 1973, filed with the Commission, are
hereby incorporated into this ordinance by reference, attached hereto.

SECTION 5. Construction within the development shall be commenced
and completed in accordance with the following schedule:

On or before:	Commence	Completion		
1974		1977	Phase I	150 Units
	1976		Phase II	150 Units
		1978	Phase III	150 Units
			Phase IV	200 Units

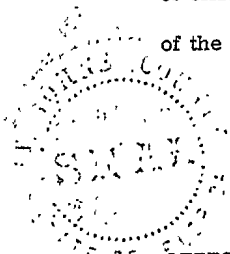
SECTION 6. Nothing herein contained shall be deemed to impose
conditions, limitations, or requirements not applicable to all other land in
the zoning district wherein said lands are located.

SECTION 7. The Zoning Inspector is authorized to issue construction
permits allowed by zoning classification as rezoned hereby.

SECTION 8. This ordinance shall take effect immediately upon receipt
of official acknowledgment of the Office of the Secretary of State to the Clerk
of the Board of County Commissioners that the same has been filed.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: H. J. Green
Chairman



ATTEST: Robert Lawrence
CLERK

VILANO BEACH PLANNED UNIT DEVELOPMENT

The proposed P U D rezoning would permit the development of a quality recreational village. The P U D zone would allow the necessary creativity and flexibility in planning and development of the project.

The planned unit development (P U D) of approximately 45 acres is proposed on a point of land south of Route A1A near Vilano Beach, St. Johns County. The property is bordered by the Tolomato River, St. Augustine Inlet and several dedicated rights-of-way.

The P U D will contain residential uses, recreational facilities and a limited commercial area. The overall concept of the P U D is based upon a series of villages, each with a distinctive and compatible architectural theme and orientation. The center village of 150 units (condominium) would be oriented toward tennis and would have a contemporary and environmental blending character.

The village adjacent to the Tolomato River would have a fishing village architectural theme and would contain approximately 150 condominium units. Tied into this area would be a unique 3 acre "fisherman's wharf" shopping area to include both convenience stores as well as specialty shops.

The maximum gross density of the project is 15 residential units per acre. No structures within the P U D would exceed three (3) stories (35 feet). A number of the residential units will not exceed 2 stories in height.

The pedestrian pathways will be located in the greenways between building clusters rather than along the access roads and streets.

An automatic homeowners association would be formed for the purpose of maintaining the common spaces and facilities throughout the entire P U D.

The P U D would be constructed and phased village by village. The projected phasing is as follows:

Tennis Village	(150 units)	: 1973-1974
Fishing Village	(150 units)	: 1974-1975
French Village	(150 units)	: 1975-1976
Spanish Village	(200 units)	: 1976-1977

Water would be furnished by the property owner. A temporary waste treatment facility would be established with the option of connecting with a public system when it is available.

M E M O R A N D U M

To: Chairman, St. John's County Board of
County Commissioners

From: Mr. Edward D. Baker, Executive Director
Jacksonville Area Planning Board

Subject: VILANO BEACH PLANNED UNIT DEVELOPMENT

Date: August 7, 1973

Pursuant to the request of the St. John's County Board of County Commissioners, the staff of the Jacksonville Area Planning Board has reviewed the application of Vilano Inc. for Planned Unit Development zoning under Zoning Regulations for District "B".

The property is located immediately east of the Tolomato River, north of Vilano Beach Inlet.

The applicant proposes development of this, approximately 45 acre parcel in limited commercial, recreational and residential uses. Approximately 3 acres would be devoted to a "fisherman's wharf" shopping area to include convenience stores, as well as specialty shops. The balance of the acreage is to be developed into a series of theme (condominium) villages with a gross density of 15 units per acre as follows:

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Development
August 7, 1973
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Tennis Village	-	150 units
Fishing Village	-	150 units
French Village	-	150 units
Spanish Village	-	200 units

The applicant proposes that maintenance of all common spaces and facilities would be accomplished through an automatic home owners association.

Situated as this land is, on a prominent point across the bay from the historic city of St. Augustine, it is of vital importance to the community that its development be carefully controlled and in keeping with the flavor of Old St. Augustine. The PUD approach to development of this land as opposed to normal subdivision development provides the vehicle by which the community can ensure, even though at a higher density, the orderly and compatible development of this land.

In reviewing the PUD application the following points are considered of utmost importance:

1. At present, within the area of the PUD there exist certain recorded streets and rights-of-way. The design of the PUD will require vacating of these rights-of-way. One such right-of-way gives public access to the beach immediately west of the jetty.

The development proposes relocation of these rights-of-way with new dedicated public streets including the access point to the beach.

2. The proposal of development of this area places emphasis on the use of architectural themes for the commercial area as well as the four villages. This theme approach is one of the major plus factors of this proposed PUD and must be jealously guarded by the Board when approving detailed development plans.
3. Through the years there has been continuing public use of the jetty and beaches for fishing and recreation. The development proposes maintaining public access to the beaches west of the jetty. When this area is developed there will be no area for parking except on the public right-of-way. This will create a problem for the community and particularly the residents in the immediate vicinity.
4. The site plan and narrative description of development (Attachment "C") proposes pedestrian pathways between building clusters rather than along access streets.

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Development
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5. Water and sewer service are proposed to be privately owned and maintained.

Based upon the foregoing report and giving careful consideration to the items set forth above the staff of the Jacksonville Area Planning Board recommends approval of the application of Vilano Inc. subject to the following stipulations being made conditions of the adopting ordinance:

1. That, by reference, Attachment "C" of the application setting forth concept of development, phasing of construction, maximum building heights and method of maintenance of common areas be incorporated in the adopting ordinance.
2. That, by reference, the approved Site Plan be incorporated in the adopting ordinance.
3. That no building permits be issued until such time as all existing rights-of-way in conflict with this development are properly vacated by proper authority and proposed public rights-of-way within the PUD area have been deeded to and accepted by proper authority.

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Developments
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4. That streets designated in red on the approved site plan shall be dedicated public streets built to county standards of a 60' collector street.
5. That the street designated in green on the approved site plan shall be a private street built to county standards of a 60' collector street.
6. That a minimum area of 20,000 square feet lying between the jetty and the public access point to the beach be dedicated to the county for purposes of providing public parking.
7. That, in keeping with the proposal, architectural renderings of each theme village and the commercial area be subject to review and approval by the Zoning Board at time of approval of final plans.
8. That an integrated sign plan for the commercial area be submitted for approval by the Zoning Board to ensure that all exterior signing be in keeping with the intent of the PUD.

The St. Augustine Record

PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS.

Before the undersigned authority personally appeared
A. H. Tebault
Editor-General Manager 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 Legal Notice
County Commissioners Meeting
in the matter of Re: Rezoning lands
in the Court,
was published in said newspaper in the issues of
July 13, 1973

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 has heretofore been continuously published in said St. Johns
County, Florida, each day, except Sundays, and has been entered as second
class mail matter at the post office in the City of St. Augustine, in said
St. Johns County, Florida, for a period of one year next preceding the first
publication of the attached 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 this
advertisement for publication in the said newspaper.

Sworn to and subscribed before me
this 16th day of July
A. D. 1973
Notary Public.

[Signature]

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN
THAT THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS
COUNTY, FLORIDA, AT ITS
REGULAR MEETING ON
AUGUST 21, 1973, AT 10:00
O'CLOCK A.M. IN THE COUNTY
COMMISSIONERS MEETING
ROOM, ST. JOHNS COUNTY
COURTHOUSE, ST. AUGUSTINE,
FLORIDA, WILL CONSIDER
PASSAGE OF THE FOLLOWING
ORDINANCE:

AN ORDINANCE OF THE
COUNTY OF ST. JOHNS, STATE
OF FLORIDA, REZONING LANDS
AS DESCRIBED HEREINAFTER
FROM PRESENT ZONING
CLASSIFICATION OF OPEN
RURAL (OR) TO PLANNED UNIT
DEVELOPMENT (PUD).

SECTION 1. Pursuant to
application of Vilano Beach, Ltd.,
zoning classification of Open Rural
(OR) on the following described
lands:

All of that part of Government
Lot 1, Section 8, Township 7
South, Range 30 East and all
those parts of Government Lots
1 and 2, Section 9, Township 7
South, Range 30 East, all lying
South of Vilano Beach S-D Unit
A, as recorded in Map Book 4,
page 43, of the public records of
St. Johns County, Florida, and
lying North of Vilano Beach Cut
or Inlet.

Also Lots 4 thru 11, Block 25;
Lots 6 thru 28 of Block 24, Block
23, Block 21; Lots 3, 4, 5, 6, 7, 8,
17, of Block 19; of said Vilano
Beach S-D Unit A except parts
conveyed to the United States
Government or condemned by
the United States Government
and that part lying below the
mean high water line
is hereby changed to Planned Unit
Development (PUD).

SECTION 2. Nothing herein
contained shall be deemed to impose
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requirements not applicable to all
other land in the zoning district
wherein said lands are located.

SECTION 3. The Zoning Inspector
is authorized to issue construction
permits allowed by zoning
classification as rezoned hereby.

SECTION 4. This ordinance shall
take effect immediately upon
receipt of official acknowledgment
of the Office of the Secretary of State
to the Clerk of the Board of County
Commissioners that same has been
filed.

BOARD OF COUNTY
COMMISSIONERS OF
ST. JOHNS COUNTY,
FLORIDA
By: (s) Oliver Lawton
Clerk

(SEAL) Jy13 L924 Adv.



Secretary of State

STATE OF FLORIDA
THE CAPITOL
TALLAHASSEE 32304
(904) 488-3918

RICHARD (DICK) STONE
SECRETARY OF STATE

August 23, 1973

Honorable Oliver Lawton, Clerk
Board of County Commissioners
St. Johns County
Post Office Drawer 299
St. Augustine, Florida 32084

BY CLERK
CITY CLERK

1973 AUG 25 AM 9 54

Dear Mr. Lawton:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of August 21 and certified copy of St. Johns County Ordinance No. 73-12, which was filed in this office on August 23, 1973.

Kindest regards.

Cordially,

RICHARD (DICK) STONE
Secretary of State

By
(Mrs.) Nancy Kavanaugh
Chief, Bureau of Laws

NK/bh

Vilano Beach Ltd. PUD

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ORDINANCE BOOK
A. F. POWERS
R. O. WATSON

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