

ORDINANCE NUMBER 75-5

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 SGW Corporation
and subsequent public hearing, zoning classification of
Open Rural (OR) of the following described lands:

A part of Government Lots 1 and 3, of Section 3, together with a part of the Southwest 1/4 of Section 3 and a part of Government Lots 3 and 4 of Section 10, all in Township 4 South, Range 29 East, St. Johns County, Florida, also a part of Government Lot 9, of Section 34, Township 3 South, Range 29 East, together with a part of Lots 1, 2 and 3, of Section 3, and a part of the Christina Hill Grant, Section 70, of Township 4 South, Range 29 East, of said County, also a part of Government Lots 3 and 4, Section 10, Township 4 South, Range 29 East, of said County, and being more particularly described as follows:

Commencing at the Southwest corner of said Section 3; thence North $88^{\circ}39'05''$ East a distance of 300.44 feet to the Point of Beginning; thence North $00^{\circ}13'41''$ East a distance of 488.32 feet; thence North $01^{\circ}26'56''$ West a distance of 1341.21 feet; thence North $00^{\circ}21'13''$ East a distance of 1354.27 feet; thence North $88^{\circ}42'55''$ East a distance of 170.00 feet; thence North $01^{\circ}17'05''$ West a distance of 300.00 feet; thence South $88^{\circ}42'55''$ West a distance of 193.51 feet to a point on the Southeasterly right of way line of State Road 210, said point being on a curve concave to the Northwest having a radius of 1383.00 feet; thence along and around said curve and said right of way line an arc distance of 598.82 feet, said curve being subtended by a chord bearing of North $30^{\circ}09'08''$ East and a chord distance of 594.15 feet; thence continuing along said right of way line North $17^{\circ}44'53''$ East a distance of 1388.32 feet to a Point of Curvature, said curve being concave Northwesterly having a radius of 2558.90 feet and being subtended by a chord bearing of North $14^{\circ}05'01''$ East with a chord distance of 327.09 feet; thence along and around said curve and right of way line an arc distance of 327.32 feet to an intersection with a curve in the Westerly right of way line of State Road A1A, said curve being concave Easterly and having a radius of 2964.93 feet; thence along and around said curve and right of way line an arc distance of 56.06 feet, said curve being subtended by a chord bearing of South $06^{\circ}37'20''$ East and chord distance of 56.06 feet; thence continue along said right of way line South $07^{\circ}09'50''$ East a distance of 4560.38 feet to a Point of Curvature concave Easterly said curve having a radius of 2964.93 feet; thence along and around said curve an arc distance of 961.22 feet, said curve being subtended by a chord bearing of South $16^{\circ}27'05''$ East

and a chord distance of 957.01 feet; thence continuing along said right of way line South 25°44'20" East a distance of 1566.57 feet; thence South 88°40'10" West a distance of 2254.18 feet; thence North 02°21'21" West a distance of 568.49 feet; thence North 00°13'41" East a distance of 757.77 feet to the Point of Beginning, thusly described lands containing 182.776 acres more or less.

is hereby changed to Planned Unit Development (PUD).

SECTION 2. That Exhibit "C" (Description of Intended Plan of Development and Preliminary Schedule of Development amended to extend for a period of one (1) year the schedule of development), Exhibit "D" (Preliminary Statement Regarding Resolution of Problems of Maintenance and Ownership of the Common Facilities) and the Site Plan filed with PUD application R-75-1 are hereby incorporated into this ordinance by reference.

SECTION 3. That the main circulation road shown on the Site Plan shall be a minimum 50' right-of-way, a 20' pavement and shall otherwise meet County specifications.

SECTION 4. That detailed plans for water and sewer service shall be as approved by the County Engineer, State Department of Pollution Control and the State Board of Health.

SECTION 5. The fire protection in the various portions of the development shall be provided by a means of a 6" looped water main system with hydrants located no further apart than 500 feet and capable of delivering water at a rate no less than 1,000 gpm at the hydrant.

SECTION 6. That detailed drainage plans shall be approved by the County Engineer and such drainage easements as are required by the County shall be furnished at no cost to the County.

SECTION 7. That the designated commercial area shall be developed under the CG zoning district regulations, including both permitted and permissible uses by Exception.

SECTION 8. That curb cuts to State Road 210 and A-1-A to service designated commercial areas shall be held to a minimum and location of such curb cuts shall be as approved

by the St. Johns County Zoning Board at the time of final design approval.

SECTION 9. That the area designated for single family residential development shall be developed in accordance with the RS-2 zoning district regulations.

SECTION 10. That an emergency access shall be provided to A-1-A from the southerly portion of the single family area. Such access to be all-weather surfaced and may be secured by a locked gate.

SECTION 11. The maximum building heights shall not exceed three stories.

SECTION 12. That a 50' buffer shall be maintained between the edge of any lake and the property of adjacent property owners.

SECTION 13. 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 14. The Zoning Inspector is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

SECTION 15. 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 James C. Kille
Deputy Clerk

3-11
11/06

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 _____
W. W. Wilson who on oath says that he is
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
Notice of Meeting of the Board of County Commission
_____ in the matter of _____
Consideration of Passage of Ordinance for Rezoning
_____ in the _____ Court,
was published in said newspaper in the issues of _____
February 21, 1975.

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 20 day of February, 1975
A. D. 1975

Myrtle W. Wilson
(SEAL) Notary Public.
Notary Public, State of Florida at Large
My Commission Expires Oct. 2, 1976
Renewed by American Fire & Casualty Company

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 11th DAY OF March, 1975, AT 11:00 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 OR TO PUD. BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. Pursuant to application of SOW, Corporation zoning classification of OR on the following described lands:
A part of Government Lots 1 and 2, of Section 3, together with a part of the Southwest 1/4 of Section 3 and a part of Government Lots 3 and 4 of Section 10, all in Township 4 South, Range 29 East, St. Johns County, Florida, also a part of Government Lot 9, of Section 34, Township 3 South, Range 29 East, together with a part of Lots 1, 2 and 3, of Section 3, and a part of the Christina Hill Grant, Section 70, of Township 4 South, Range 29 East, of said County, also a part of Government Lots 3 and 4, Section 10, Township 4 South, Range 29 East, of said County, and being more particularly described as follows:
Commencing at the Southwest corner of said Section 3; thence North 88 degrees 39'05" East a distance of 300.44 feet to the Point of Beginning; thence North 00 degrees 13'41" East a distance of 488.32 feet; thence North 01 degrees 28'56" West a distance of 124.21 feet; thence South 88 degrees 28'56" West a distance of 193.31 feet to a point on the Southeastery right of way line of State Road 215, said point being on a curve concave to the Northwest having a radius of 1383.90 feet; thence along and around said curve and said right of way line an arc distance of 598.82 feet, said curve being subtended by a chord bearing of North 30 degrees 09'08" East and a chord distance of 594.13 feet; thence continuing along said right of way line North 17 degrees 14'53" East a distance of 1388.32 feet to a Point of Curvature, said curve being concave Northwesteryly having a radius of 2556.90 feet and being subtended by a chord bearing of North 14 degrees 20'11" East with a chord distance of 227.99 feet; thence along and around said curve and right of way line an arc distance of 122.22 feet to an intersection with a curve in the Westerly right of way line of State Road A1A, said curve being concave Easterly and having a radius of 2364.93 feet; thence along and around said curve and right of way line an arc distance of 54.06 feet, said curve being subtended by a chord bearing of South 04 degrees 27'20" East and chord distance of 53.04 feet; thence continue along said right of way line South 07 degrees 00'50" East a distance of 450.38 feet to a Point of Curvature concave Easterly said curve having a radius of 3964.93 feet; thence along and around said curve an arc distance of 961.22 feet, said curve being subtended by a chord bearing of South 16 degrees 27'05" East and a chord distance of 957.01 feet; thence continuing along said right of way line South 23 degrees 44'20" East a distance of 1366.57 feet; thence South 88 degrees 40'10" West a distance of 2154.16 feet; thence North 02 degrees 21'21" West a distance of 368.49 feet; thence North 00 degrees 12'45" East a distance of 757.77 feet to the Point of Beginning, thence described lands containing 192.776 acres more or less, is hereby changed to PUD.

SECTION 2. Nothing here contained shall be deemed to impose conditions, limitations, requirements not applicable to 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 CLE
(SEAL) F21-L348A



DEPARTMENT OF STATE

STATE OF FLORIDA
THE CAPITOL
TALLAHASSEE 32304

BRUCE A. SMATHERS
SECRETARY OF STATE

March 13, 1975

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

Attention: Marie Spaulding, Deputy Clerk

Dear Mr. Lawton:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of a certified copy of St. Johns County Ordinance No. 75-5, which was received and filed in this office on March 13, 1975.

Kindest regards.

Cordially,

BRUCE A. SMATHERS
Secretary of State

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

NK/mb

FILED

1975 MAR 14 AM 8:11

Oliver Lawton
BY CLERK OR DEPUTY CLERK