

ORDINANCE NUMBER 77-21  
INTRODUCED BY COMMISSIONER CURTAN

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA,  
REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT  
ZONING CLASSIFICATION OF RG-2 TO PUD.

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

SECTION 1. Pursuant to application of  
Seaside Capers, Inc.

zoning classification of RG-2 on the following described lands:

Lots 6, 7, 8, 9, and part of lot 5, Block Y,  
Lots 6, 7, 8, 9, Block YY, Surfside Subdivision

is hereby changed to PUD, subject to attached "SCHEDULE A"

SECTION 2. 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 3. The Zoning Inspector is authorized to issue construction  
permits allowed by classification as rezoned hereby.

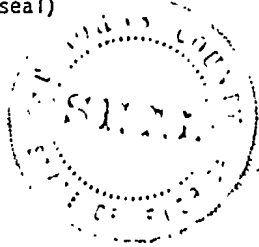
SECTION 4. This Ordinance shall take effect immediately upon receipt  
of official acknowledgement of the office of the Secretary of State to the Clerk  
of the Board of County Commissioners that same has been filed.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: W. Earl Byrd  
Chairman

ATTEST: Oliver L. Linton  
Clerk

(seal)



SCHEDULE A

JACKSONVILLE AREA PLANNING BOARD



M E M O R A N D U M

To: Chairman, St. Johns County Board of  
County Commissioners  
Chairman, St. Johns County Zoning Board

From: Richard Quigley, Head  
Regulatory Division

Subject: ORDINANCE R-77-7 (PUD-LA RECOLETA)

Date: March 28, 1977

As requested by the St. Johns County Board of County Commissioners, the staff of the Jacksonville Area Planning Board has reviewed the subject PUD and submits the following report and recommendations.

Application R-77-7 (PUD-La Recoleta) seeks rezoning of a 3 $\pm$  acre parcel, located east of Highway A-1-A and north of Holly Avenue in Vilano Beach. Present zoning is RG-1 and the applicant seeks PUD zoning.

Property to the north and south is zoned RG-1. To the west across A-1-A is CHT zoning and to the east is the ocean. The property is presently unimproved.

Present zoning would allow approximately 30 $\pm$  multi-family units. The requested zoning proposes 12 single family houses.

Planned Unit Development zoning is sought since the proposed lot sizes are below the minimums required in any of the existing RS zones.

A review of the area and its present development would indicate that development of the land as proposed would be of positive benefit to the area and further would represent a substantial reduction in potential density based upon present zoning.



AREA CODE 904 / 633-2690 / ROOM 401 - COURTHOUSE / JACKSONVILLE, FLORIDA 32202

SCHEDULE A CONT.

Ordinance R-77-7 (PUD-La Recoleta)  
March 28, 1977  
Page Two

The single family lots are to be provided access by means of a dedicated public road. Further a ten foot pedestrian right of way will provide access to the beach and common recreation area from the easterly end of the cul-de-sac.

In the development of the single family lots, the developers have not indicated proposed yard setbacks. These should be established in the Ordinance, if adopted.

The developer has indicated that water and sewer service would be provided by wells and septic tanks. Current state law requires before septic tanks can be approved 1/3 acre lots with 75' minimum width where a public water system is used, or 1/2 acre lots with minimum 100' width where individual wells and septic tanks are contemplated.

No mention has been made of how fire protection services are to be provided to the development.

Based upon the foregoing comments, the staff of the Jacksonville Area Planning Board recommends approval of R-77-7 (PUD-La Recoleta) subject to the following stipulations:

1. That the development shall comply with the regulations of the RS-3 zoning district with the exception of lot area requirements which requirements shall be as set forth in the site plan submitted as part of the application.
2. That the proposed cul-de-sac shall be built to approved County standards with curb and gutter.
3. That prior to commencement of construction of any houses one connection shall be placed upon the existing well to provide a source of water for fire trucks.
4. That there shall be provided a low profile elevated walkway from the end of the cul-de-sac to the beach to provide protection to the dunes, such walkway to be as approved by the Department of Natural Resources.

SCHEDULE A CONT.

Ordinance R-77-7 (PUD-La Recoleta)  
March 28, 1977  
Page Three

5. That prior to the issuance of any building permits the developer shall prepare and present to the County for its review and approval necessary documents to provide for the continuing maintenance to the common area.

  
Richard R. King

RQ/fm

**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 \_\_\_\_\_  
Robert E. James who on oath says that he is  
Advertising 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  
Board of County Commissioners Meeting  
in the matter of June 28, 1977  
Rezoning application for Seaside Capers, Inc.  
in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
May 28, 1977

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 30 day of May  
A. D. 1977  
Margaret M. Ford  
(SEAL) Notary Public.

Notary Public, State of Florida at Large  
My Commission Expires Oct. 2, 1980  
Bureau of State Administration, Tallahassee, Florida

**COPY OF ADVERTISEMENT**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 22 DAY OF JUNE 1977, AT 1:30 O'CLOCK P.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 RG-2 TO PUD.

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

SECTION 1. Pursuant to the application of Seaside Capers, Inc. owner of following described lands, zoning classification of RG-2 on the following described lands: Lots 6, 7, 8, 9, and part of lot 5, Block YY, Surfside Sub-division is hereby changed to PUD.

SECTION 2. 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 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.

(SEAL)  
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
BY: s/ Oliver Lawton Clerk  
M28-L548Adv.



BRUCE A. SMATHERS  
SECRETARY OF STATE

## Secretary of State

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

July 6, 1977

Honorable Oliver Lawton  
Clerk of Circuit Court  
St. Johns County  
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 your letter of July 1 and certified copies of St. Johns County Ordinances Nos. 77-21 and 77-22, which were received and filed in this office on July 6, 1977.

Kindest regards.

Cordially,

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

NK/mb

'77 JUL -7 AM 8 38

*Marie Spaulding*  
CLERK CIRCUIT COURT