

ORDINANCE NUMBER: 79-3

INTRODUCED BY: COMMISSIONER BENET

AN ORDINANCE OF ST. JOHNS COUNTY, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT ZONING CLASSIFICATION OF RG-1, RESIDENTIAL GENERAL, 1, TO PLANNED UNIT DEVELOPMENT, PUD; DEFINING THE TERMS AND CONDITIONS OF THE PUD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Joseph Goodrich, Jr., on behalf of the owner has applied for the rezoning of certain lands in St. Johns County, Florida to Planned Unit Development (PUD), and

WHEREAS, the proposed PUD does not affect adversely the orderly development of St. Johns County as embodied in the St. Johns County Zoning Ordinance and in any comprehensive plan or portion thereof adopted by the St. Johns County Board of County Commissioners; and

WHEREAS, the proposed PUD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment or the use or development of adjacent properties or the general neighborhood; and

WHEREAS, the proposed PUD will accomplish the Objectives and will meet the Standards and Criteria of Section 8-4 of the zoning code of St. Johns County, Florida; now, therefore,

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

SECTION 1. Pursuant to the application of Ralph A. DeMeo, owner of the described land on Attachment A, the zoning classification of RG-1 on the lands described in Attachment A is hereby changed to Planned Unit Development, PUD.

SECTION 2. The following items submitted by or on behalf of the owner in connection with the October 10, 1978 application of Joseph Goodrich, Jr. for rezoning of the lands described in Attachment A to PUD are approved, as modified herein, and are incorporated and made a part of this rezoning ordinance by reference:

- I. Application For Rezoning dated October 10, 1978.
- II. Seascape plat or map marked by Allen F. Powers as Exhibit B , also Exhibit C, Phasing Schedule, dated October 10, 1978.
- III. Letter from Joseph Goodrich and Kenneth J. LaPointe to the St. Johns Board of County Commissioners dated October 10, 1978.
- IV. Declaration of Restrictions and Maintenance Covenants For Seascape dated October 10, 1978.

SECTION 3. The driveway permit must be approved by the Florida Department of Transportation, and all driveways shall be located not less than 150 feet apart.

SECTION 4. The Streets shall be a minimum of 20 feet, paved width, and constructed according to County Standards, with a compliance certificate signed by a Florida registered engineer, furnished to the County Administrator upon completion.

SECTION 5. Fire protection shall be supplied by hydrants, placed not more than 500 feet radius along developed roadway. Hydrants shall be a looped, 6" diameter, line, with a minimum of 1500 GPM flow at the hydrant.

SECTION 6. The developer shall submit a detailed plot plan that must meet the approval of the St. Johns County Zoning Board, showing lot size, minimum yard set backs, utilities, placement of buildings and off street parking area for two autos per unit.

SECTION 7. Maximum height of all structure shall be limited to 35 feet, height measured from finish grade to peak of roof, unless a variance is granted by the St. Johns County Zoning Board.

SECTION 8. The developer shall create and organize a legal Home-Owners Association to provide for perpetual maintenance of the roads and common areas, such agreement must meet the approval of the St. Johns County Zoning Board.

SECTION 9. This ordinance is enacted pursuant to Article 8 of the St. Johns County Zoning Ordinances and is subject to the provisions of said Article 8.

SECTION 10. Upon compliance with Sections 6 and 8 above and all other conditions precedent required by Article 8 of the St. Johns County Zoning Code the Zoning Inspector may issue construction permits allowed by zoning classification as rezoned hereby.

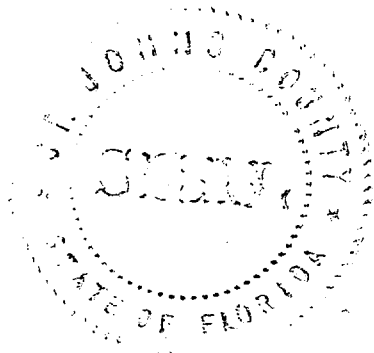
SECTION 11. This Ordinance shall take effect immediately upon receipt of official acknowledgment of the office of the Secretary of state to the Clerk of the Board of County Commissioners, that same has been filed.

PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA this 9th day of January, 1979.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA:

BY: Robert E. Custer
Its Chairman

ATTEST: Marie Hudson
Deputy Clerk



Adopted: regular meeting 1/9/79

Effective: _____

ATTACHMENT A

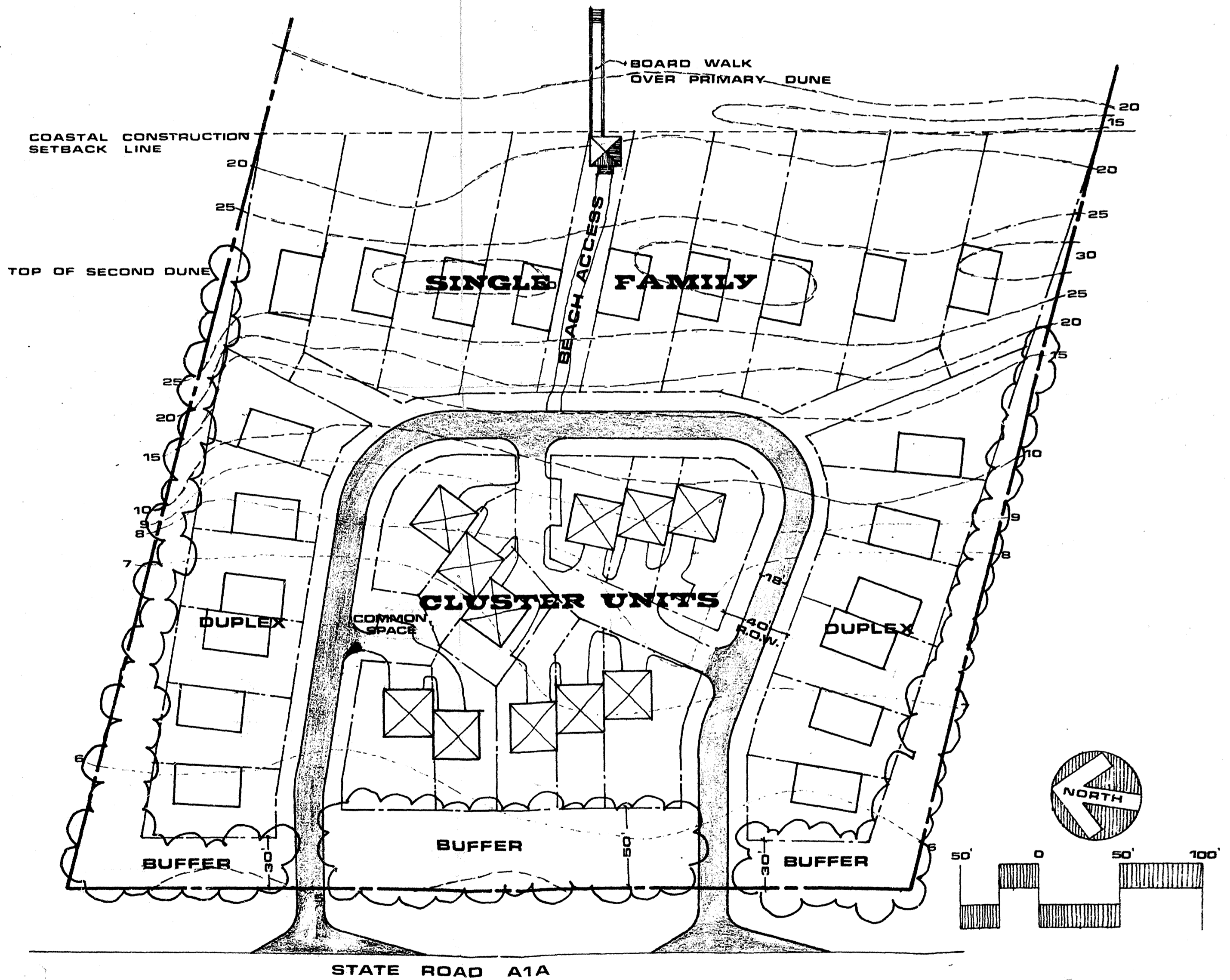
The South 500 feet of the South 2200 feet of Government Lot 1, Section 26, Township 8 South, Range 30 East, lying East of State Road A-1-A, said lands being bounded on the East by the Atlantic Ocean, on the West by the East line of State Road A-1-A, on the South by the South line of Government Lot 1, Section 26, Township 8 South, Range 30 East and on the North by a line parrallel to the said South line of said Government Lot 1, of said Section 26, and at all times 2200 feet therefrom, the said land 500 feet on the Atlantic Ocean, more or less and 500 feet on Route A-1-A, and having a depth of 500 feet, more or less. Said property being recorded in Official Records Book 275 page 426 of the Public Records of St Johns County, Florida

ATLANTIC OCEAN

LAND USE

-  SINGLE FAMILY - 17
-  DUPLEX UNIT - 4
-  CLUSTER UNIT - 11

TOTAL UNITS - 32



SEASCAPE
CRESCENT BEACH, FLORIDA
A PLANNED UNIT DEVELOPMENT
PREPARED FOR KEN LAPOINTE

 **RICHARD D. TARBOX**
PLANNING AND DESIGN
CONSULTANT, GAINESVILLE, FLA.

E X H I B I T C
Phasing Schedule

October 10, 1978

St. Johns Board of County Commissioners
St. Augustine, Florida

Gentlemen:

We are proposing to develop approximately six (6) acres in Crescent Beach, bordered on the north by Quail Hollow Condominiums, on the south by a single family home, on the east by the Atlantic Ocean, and on the west by State Road A-1-A into a Planned Unit Development. We are proposing that the development contain 32 homesites with an average density factor of 5.6 units per acre. Under it's present zoning catagory of RG-1, we will be decreasing the density of this property by approximately 50%, a factor which we feel is extremely important in retaining the residential character of our proposed development. A decrease in density will permit more green area within the development as well as conserve the already limited water supply.

As our Covenants and Restrictions reflect, it is our intention to highly deed restrict the development with special care being taken to maintain the natural beauty and integrity of the property. No building shall exceed a height of 35 feet. There will be a great deal of emphasis placed on buffer areas, not only along the Planned Unit Development boundaries but between and behind home sites.

Provided by the developer will be fire protection, underground utilities, sewer and street lights.

It is planned that there will be a private 40 foot easement and 20 feet of paved road serving the development, completion of which should be within 160 days from the date such construction permits have been received. In addition, the beach access improvements including a 10 foot x 15 foot gazebo shall be completed within the same 160 day period.

It is our intention that construction of two cluster homes will commence following the completion of road improvements; the remainder of which shall be completed within a five year time frame. Single family homes are anticipated to be completed within ten years.

It is our belief that our request for rezoning will result in a more preserved and protected environment.

Respectfully,


Joseph Goodrich

Kenneth J. LaPointe

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,
 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 _____
Application for rezoning by Ralph A. DeMeo
 _____ in the _____ Cour
 was published in said newspaper in the issues of _____
December 8, 1978

Affiant further says that the St. Augustine Record is a newspaper
 published at St. Augustine, in said St. Johns County, Florida, and that this
 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 13th day of December

A.D. 19 78
Myrtle M. Lloyd
 (SEAL) Notary Public

Notary Public, State of Florida at Large
 My Commission Expires Oct. 2, 1980
 Bonded by American Fidelity & Guaranty Company

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON JANUARY 9, 1979, AT 2:10 O'CLOCK P.M., IN THE COUNTY COMMISSIONERS ROOM, ST. JOHNS COUNTY COURTHOUSE, ST. AUGUSTINE, FLORIDA, WILL HOLD A PUBLIC HEARING TO CONSIDER THE PASSAGE OF THE FOLLOWING ORDINANCE:

AN ORDINANCE OF ST. JOHNS COUNTY, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT ZONING CLASSIFICATION OF RG-1, RESIDENTIAL GENERAL, 1, TO PLANNED UNIT DEVELOPMENT, PUD, DEFINING THE TERMS AND CONDITIONS OF THE PUD; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Joseph Goodrich, Jr., on behalf of the owner has applied for the rezoning of certain lands in St. Johns County, Florida to Planned Unit Development (PUD), and

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WHEREAS, the proposed PUD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment or the use or development of adjacent properties or the general neighborhood; and

WHEREAS, the proposed PUD will accomplish the Objectives and will meet the Standards and Criteria of Section 8-4 of the zoning code of St. Johns County, Florida; now, therefore, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. Pursuant to the application of Ralph A. DeMeo, owner of the described land on Attachment A, the zoning classification of RG-1 on the lands described in Attachment A is hereby changed to Planned Unit Development; PUD.

SECTION 2. The following items submitted by or on behalf of the owner in connection with the October 10, 1978 application of Joseph Goodrich, Jr. for rezoning of the lands described in Attachment A to PUD are approved, as modified herein, and are incorporated and made a part of this rezoning ordinance by reference:

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SECTION 11. 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.

ATTACHMENT A
 The South 500 feet of the South 2200 feet of Government Lot 1, Section 26, Township 8 South, Range 30 East, lying East of State Road A-1-A, said lands being bounded on the East by the Atlantic Ocean, on the West by the East line of State Road A-1-A, on the South by the South line of Government Lot 1, Section 26, Township 8 South, Range 30 East and on the North by a line parallel to the said South line of said Government Lot 1, of said Section 26, and at all times 2200 feet therefrom, the said land 500 feet on the Atlantic Ocean, more or less and 500 feet on Route A-1-A, and having a depth of 500 feet, more or less. Said property being recorded in Official Records Book 275, page 426 of the Public Records of St. Johns County, Florida.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
 BY: OLIVER LAWTON
 Its Clerk
 D8L327Adv.