

ORDINANCE NUMBER: 81-82

INTRODUCED BY: COMMISSIONER CURTAN

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCES 73-1, 73-4; 73-5, 74-3 AND 77-6, WHICH ARE THE ORDINANCES ESTABLISHING AND ENACTING A COMPREHENSIVE ZONING CODE FOR ZONING DISTRICTS A, B, C, D AND E, BEING ALL THE UNINCORPORATED AREAS OF ST. JOHNS COUNTY, FLORIDA, EXCEPTING THEREFROM THE PONTE VEDRA ZONING DISTRICT, STATE AND NATIONAL PARKS AND ALL INCORPORATED CITIES AND TOWNS. THIS AMENDMENT CREATES CERTAIN ADDITIONAL REQUIREMENTS CONCERNING THE INTERSECTION OF PRIVATE ROADS OR EASEMENTS WITH OTHER PRIVATE ROADS AND EASEMENTS AND PROVIDES AN EFFECTIVE DATE.

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

Section 1. St. Johns County Ordinance No. 73-1, 73-4, 73-5, 74-3, and 77-6, which are the ordinances described in the above title, are hereby amended as follows:

Section 7-4E of each Ordinance is deleted and the following section added and substituted in its stead:

SECTION 7-4E: Ownership of the private streets and easements shall be vested jointly in all abutting land owners either individually or in a homeowners association or similar entity. Retention of ownership of the private street or easement by the developer will not be permitted unless he is the sole owner of all abutting properties and agrees that any properties abutting the private street or easement which may be conveyed to others in the future will include use of the private street or easement by the lot owners, their guests, invitees, successors and assigns. The document providing for a private street or easement shall be recorded in the Public Records. The dedication for a private street or easement shall be irrevocable. Generally, ownership of private streets or easements will be vested in all the abutting property owners for its entire length and width extending to its intersection with a public street or another approved private street; if its subject private street or easement intersects with another approved private street or easement then the dedication of such other private street or easement must specifically permit useage by the owners, invitees, successors, etc., of the subject street or easement.

Section 2. This Ordinance shall take effect immediately upon receipt of official acknowledgement by the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that same has been filed.

PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,

this 8th day of December, 1981.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Francis McBrubaker  
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Mari Hudson  
Deputy Clerk

Adopted regular meeting 12/08/81  
Effective 12-11-81

( S E A L )

81-82

**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 \_\_\_\_\_  
Notice of Public Hearing  
\_\_\_\_\_ in the matter of Ordinance Amending  
Ordinances 73-1, 73-4, 73-5, 74-3, & 77-6  
\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
October 31, 1981.

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 2nd day of November \_\_\_\_\_

A.D. 19 81  
Ruth M. Walker  
(SEAL) Notary Public

Notary Public, State of Florida  
My Commission Expires May 13, 1985  
Bonded Thru Troy Fair - Insurance, Inc.

**COPY OF ADVERTISEMENT**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON DECEMBER 8, 1981, AT 1:30 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 THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCES 73-1, 73-4, 73-5, 74-3 AND 77-6, WHICH ARE THE ORDINANCES ESTABLISHING AND ENACTING A COMPREHENSIVE ZONING CODE FOR ZONING DISTRICTS A, B, C, D AND E, BEING ALL THE UNINCORPORATED AREAS OF ST. JOHNS COUNTY, FLORIDA, EXCEPTING THEREFROM THE PONTE VEDRA ZONING DISTRICT, STATE AND NATIONAL PARKS AND ALL INCORPORATED CITIES AND TOWNS. THIS AMENDMENT CREATES CERTAIN ADDITIONAL REQUIREMENTS CONCERNING THE INTERSECTION OF PRIVATE ROADS OR EASEMENTS WITH OTHER PRIVATE ROADS AND EASEMENTS AND PROVIDES AN EFFECTIVE DATE.  
The proposed Ordinance is on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida, St. Johns County Courthouse, and may be examined by parties interested prior to said public hearing.  
All parties having any interest in said Ordinance will be afforded an opportunity to be heard at the public hearing.  
If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.  
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
Clerk: "Bud" Markel, Its Clerk  
By: Marie Hudson, Deputy Clerk  
1981 Oct. 31, SAR