

ORDINANCE NUMBER: 83-5

INTRODUCED BY: COMMISSIONER WALDRON

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE 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 TOWN. THIS AMENDMENT CLARIFIES THE STATUS OF PSD AND PUD ZONING WHEN DEVELOPMENT HAS NOT COMMENCED WITHIN THE TIME LIMITS SET BY THESE ORDINANCES AND THE ORDINANCE CREATING THE PSD OR PUD; AND PROVIDES AN EFFECTIVE DATE:

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

Section 1. St. Johns County Ordinances 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:

- A. Section 8-2-5 is deleted and the following is substituted and added in its stead;

Section 8-2-5. Expiration of Time Limits Provided in Ordinance Creating a PUD. If development actions required by the Ordinance creating a PUD are not taken within any time limits set by the St. Johns County Board of County Commissioners in such Ordinance the property shall remain zoned PUD but no further construction or development shall be permitted on the property after the expiration of the time limit until and unless the property has been rezoned, or the time limits under the existing PUD have been modified or extended; or the existing PUD has been rezoned to a different PUD. At any time after one year from the effective date of the ordinance creating the PUD, the developer of the lands zoned PUD or the owners of the majority of the land within the PUD may apply for such rezoning or extension of time limits and such application shall proceed and be processed in the same manner as standard rezoning applications except that in addition to the normally required mailed notices, notices shall also be mailed to all other owners of property within the PUD. In the event the ordinance creating the PUD specifically provides that the property shall revert automatically to a defined zoning district category upon failure to commence defined development actions within specified time limits, the reverter provision shall apply and the property shall automatically be rezoned in the manner and to the zoning provided in said ordinance.

- B. Section 8A-2-5 is deleted and the following is substituted and added in its stead:

Section 8A-2-5. Expiration of Time Limits Provided in Ordinance Creating a PSD. If development permitted by the Ordinance creating a PSD are not commenced and

completed within the time limits set by the St. Johns County Board of County Commissioners in such Ordinance, then the property shall remain zoned PSD but no further construction or development shall be permitted on the property after the expiration of the time limit until and unless the property has been rezoned, or the time limits under the existing PSD have been modified or extended, or the existing PSD has been rezoned to a different PSD. At any time after one year from the effective date of the ordinance creating the PSD, the developer of the lands zoned PSD or the owners of the majority of the land within the PSD, may apply for such rezoning or extension of time limits and such application shall proceed and be processed in the same manner as standard rezoning applications except that in addition to the normally required mailed notices, notices shall also be mailed to all other owners of property within the PSD. In the event the ordinance creating the PSD specifically provided that the property shall revert automatically to a defined zoning district category upon failure to commence defined development actions within specified time limits, the reverter provision shall apply and the property shall automatically be rezoned in the manner and to the zoning provided in said ordinance.

If no specific time limits are set by the Board of County Commissioners in the ordinance creating the PSD, then there shall be no time limit for commencing or completing improvements under that PSD.

Section 2. This ordinance shall take effect immediately upon receipt of official acknowledgment 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 March, 1983.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Walter Benet
Vice Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Marie Hudson
DEPUTY CLERK

Adopted regular meeting 03/08/83

Effective: 3-15-83

83-5

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 Board of County Commissioners Meeting
_____ in the matter of Ordinance Amending
73-1, 73-4, 73-5, 74-3, and 77-6
_____ in the _____ Court,
was published in said newspaper in the issues of _____
February 11, 1983

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 14th day of February
A.D. 19 83
Ruth M. Walker
(SEAL) Notary Public

Notary Public, State of Florida
My Commission Expires May 13, 1985
General Title 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 MARCH 8, 1983, 10:30 O'CLOCK A.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 ORDINANCE 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 TOWN. THIS AMENDMENT CLARIFIES THE STATUS OF PSD AND PUD ZONING WHEN DEVELOPMENT HAS NOT COMMENCED WITHIN THE TIME LIMITS SET BY THESE ORDINANCES AND THE ORDINANCE CREATING THE PSD OR PUD; 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
Carl "Bud" Markal, Its Clerk
By: Marie Hudson, Deputy Clerk
L489 Feb. 11, 1983