

ORDINANCE NUMBER: 83-39

INTRODUCED BY: COMMISSIONER BENET

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER  
FROM PRESENT ZONING CLASSIFICATION OF CI  
TO PLANNED SPECIAL DEVELOPMENT (PSD).

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

SECTION 1. Pursuant to application of  
JOHN E. WILSON, et al (Cardinal Industries Inc.)  
and subsequent public hearing, zoning classification of

CI

of the lands described in accompanying Schedule "A" is hereby changed to  
Planned Special Development (PSD).

SECTION 2. That the application for Planned Special Development and  
stipulations and graphics contained in same are by this reference incorporated  
herein and shall be fully binding upon the Planned Special Development.

SECTION 3. That prior to the issuance of permits for construction, applicant  
shall submit and record this entire ordinance, with incorporated exhibits,  
in the Public Records of St. Johns County, Florida at the expense of applicant.

SECTION 4. That no permit for construction shall issue except in exact  
compliance with the submitted application and exhibits.

SECTION 5. That all roads and parking areas within the project either public  
or private shall be constructed to approved County Standards.

SECTION 6. That all easements required for drainage purposes shall be granted  
to the County at no cost.

SECTION 7. Nothing herein contained shall be deemed not to impose conditions,  
limitations, or requirements not applicable to all other land in zoning district  
wherein said lands are located. All conditions, limitations and requirements applicable to all  
other land in the zoning district wherein said lands are located that are not in conflict with the  
express terms of this PSD shall continue in effect.

SECTION 8. The Zoning Inspector is authorized to issue construction permits  
allowed by zoning classification as rezoned hereby.

SECTION 9. 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 of St. Johns County, that the same has been filed.

PASSED this 13th day of September, 1983

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: *Robert E. Carter*  
Chairman

ATTEST:  
CARL "BUD" MARKEL, CLERK

BY: *Marie Hudson*  
Deputy Clerk

(seal)

SCHEDULE "A"

Part of Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows: Commence at the intersection of the South line of said Section 41 with the West line of U.S. Highway No. 1; thence run N 00°27'00" E along said West line of U.S. Highway No. 1 for a distance of 1054.42 feet; thence run N 89°33'10" W along the North line of a 100.00 foot Florida Power and Light Company Right-of-way for a distance of 800.00 feet to the Point of Beginning; thence run N 00°27'00" E for a distance of 450.00 feet; thence run N 89°33'10" W for a distance of 525.13 feet to the East line of State Road No. S-5A (a 60.00 foot Right-of-way); thence run S 00°28'30" W along said East line of State Road No. S-5A for a distance of 323.83 feet; thence run Southwesterly along a curve in said East line of State Road No. S-5A, said curve having a radius of 2897.93 feet, an arc distance of 128.16 feet to a point that is N 89°33'10" W, 528.07 feet from the Point of Beginning; thence run S 89°33'10" E along said North line of a 100.00 foot Florida Power and Light Company Right-of-Way for a distance of 528.07 feet to the Point of Beginning. Containing 5.428 acres more or less and being subject to any Right-of-Way and easements of record.

Adopted regular meeting 09/13/83

Effective 9-19-83



**CARDINAL**  
INDUSTRIES INCORPORATED

LAND ACQUISITION DEPARTMENT  
3701 S. Sanford Avenue P.O. Box U Sanford, Florida 32772  
(305) 323-2230

June 6, 1983

Ms. Rosemary D. Yeoman, Asst. Zoning Director  
St. Johns County, Florida  
P.O. Drawer 349  
St. Augustine, Fl. 32085-0349

RE: Proposed Cardinal Apartment Development  
St. Rd. 5-A, St. Augustine, Fl.

Dear Ms. Yeoman:

It is our intent to build 79 rental apartment units on this site. They will be the same type of units as those in our existing Stone Cove Apartments on Pope Road.

We intend to break ground within 120 days of receiving all necessary governmental approvals and permits and to build this as a one phase development. As you know, the time from ground breaking to completion is very short.

PSD zoning is being requested contingent upon our obtaining approval from DER for a package sewer treatment plant. There are two reasons for this request. First, we want to use the PSD classification to insure the Board of County Commissioners they are granting the request for a specific use. Second, the "contingent approval" will protect the sellers', Jack Wilson, et. al., existing commercial zoning in the event we are denied DER permits.

Cardinal will provide on-site management and maintenance coupled with corporate supervision to assure our high standards for landscaping, etc.

All necessary documentation is attached. If you need further information, please call me on our toll free number, 1-800-432-5531, or collect at 305-323-2230.

Sincerely,

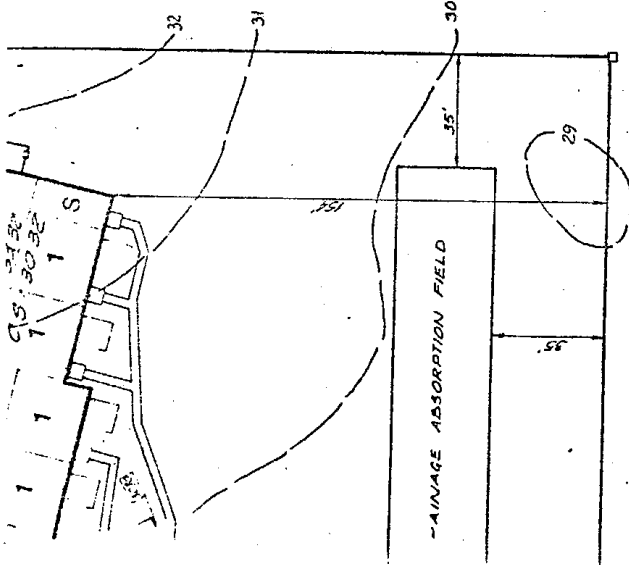
Dana Burton  
Real Estate Representative

DB/slk

Attachments

**SANITARY SEWER QUANTITIES**

8" P.C. 574 LF  
 6" P.C. 430 LF  
 CLEAN-OUTS 9 EA  
 MANHOLES 3 EA  
 LIFT STATION 1 EA  
 PACKAGE TREATMENT PLANT 1 EA



**SITE PLAN INFORMATION**

MIX: 10 STUDIO APARTMENTS  
 65 ONE BEDROOM APARTMENTS  
 3 TWO BEDROOM APARTMENTS  
 1 TWO BR. - TWO BATH APARTMENTS  
 79 TOTAL APARTMENT UNITS  
 ZONING CLASSIFICATION: P.S.D.  
 LAND AREA: 5.43 ACRES  
 DENSITY: 14.5 UNITS PER ACRE  
 BUILDING COVERAGE: 44.352 SQ. FT. 19 %  
 PAVING COVERAGE: 56,208 SQ. FT. 24 %  
 OPEN SPACE: 135,917 SQ. FT. 57 %  
 OFF-STREET PARKING: 1.5 SPACES PER UNIT

**PRELIMINARY  
 ENGINEERING**

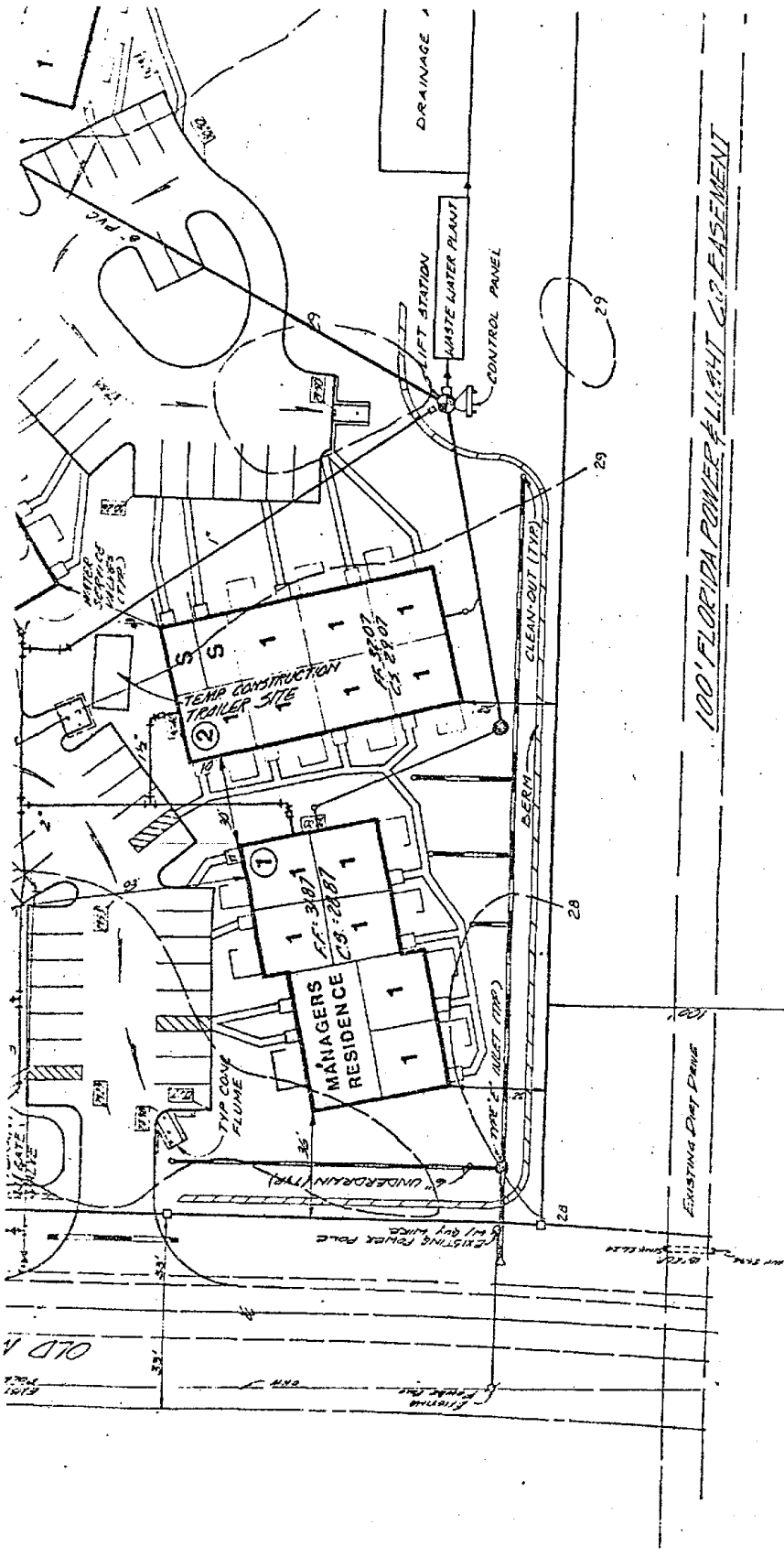
**ST. AUGUSTINE  
 APARTMENTS**

JUN 10 1983

DRAWING NO.  
**1 of 1**

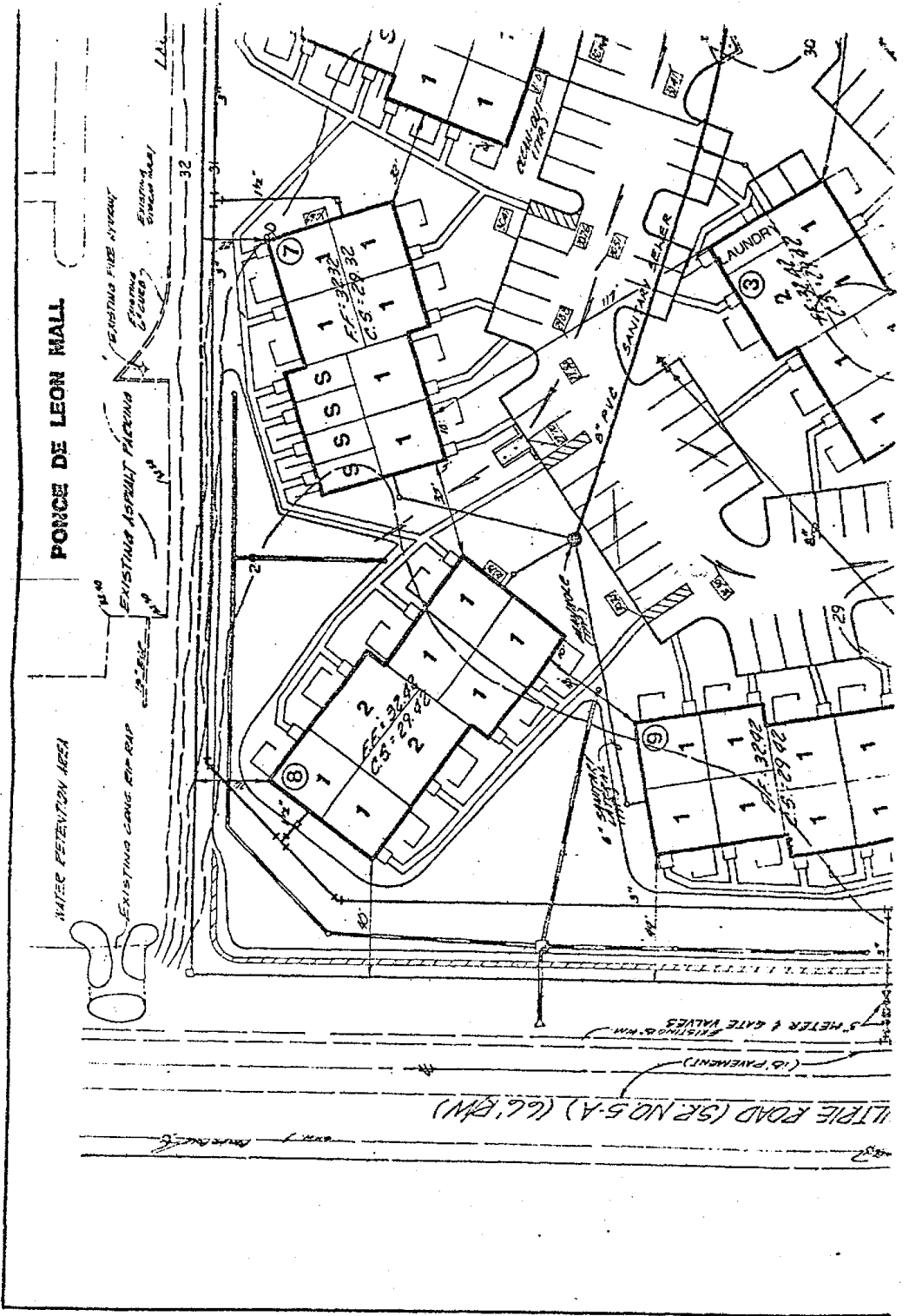
SCALE 1" = 30'  
 DATE 5/83  
 JOB NO C1635.00

NAME	DATE	NO.	DATE	REVISION	APPROVED
KD BARE	5/83				
CL SMALLEY	5/83				
JP SYKES	5/83				
JH HUNTER	5/83				
21700					



**Donklin Porter and Holmes**  
**ENGINEERS, INC.**  
 1401 WEST 17TH AVE. SUITE 1417  
 500 W. TULFORD STREET  
 SANFORD FLORIDA 32771  
 TEL. 305-322-6641 TEL. 305-831-5717

DATE	TO	FOR	PROJECT CONTROL
DESIGNED BY	ACTIVITY NAME		
DRAWN BY	DESIGNED BY		
CHECKED BY	DRAWN BY		
APPROVED BY	CHECKED BY		
REGISTRATION NO.	APPROVED BY		
	REGISTRATION NO.		



**PONCE DE LEON MALL**

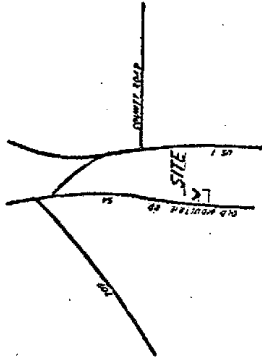
WATER RETENTION AREA

EXISTING CONC. EIP RIP  
EXISTING FIRE HYDRANT  
EXISTING ASPHALT PARKING

LITTLE ROAD (SR NO 5-A) (6.6' B/W)

EXISTING 8" W.M.  
5" METER & GATE VALVES  
(15' PAVEMENT)

AREA LOCATION MAP



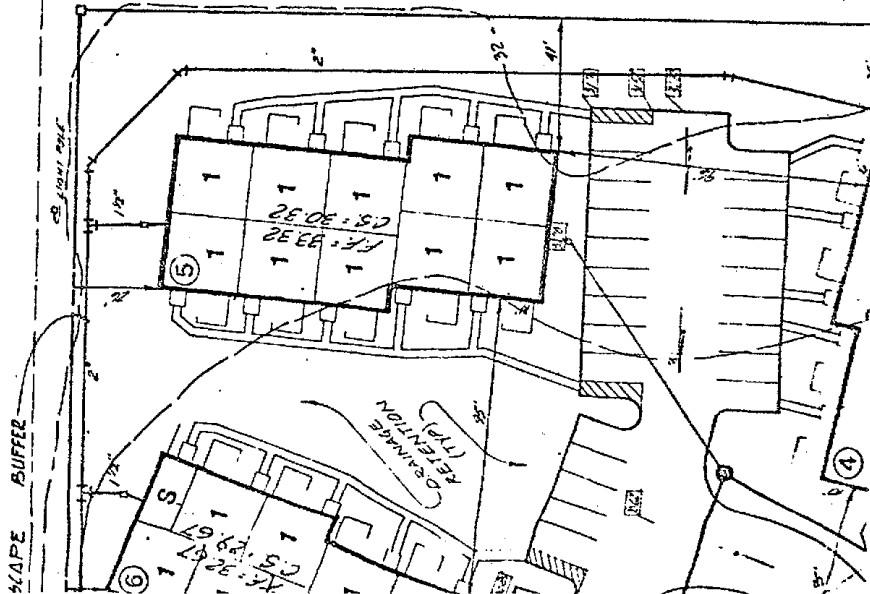
STORM SEWER QUANTITIES

- 18" CMP
- 6" UNDERDRAIN
- UNDERDRAIN CEMENTS
- TYPE 2" INLET

WATER SERVICE QUANTITIES

- 6" PVC
- 5" PVC
- 2" PVC
- 1 1/2" PVC
- 1" PVC
- WATER SERVICE VALVES
- FIRE HYDRANT W/ VALVE
- 3" WATER METER
- 8" PVC

NOTE:  
FROM FF TO TOP OF  
ROOF IS 12'-0 1/8"



ST. NO. 10' CONCRETE SIDEWALK

SHAPE BUFFER

WATER RETENTION AREA

83-39

**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 County Commission Meeting  
\_\_\_\_\_ in the matter of \_\_\_\_\_  
Proposed Rezoning, CI to PSD  
\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
August 12, 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 12th day of August 1983  
A.D. 19 83  
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 THE 13 DAY OF SEPTEMBER 1983, 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 HERINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF CI TO PSD BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA...  
SECTION 1. Pursuant to the application of John E. Wilson, et al OWNERS of the following described land, zoning classification of CI on the following described lands: Part of Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows: Commence at the intersection of the South line of said Section 41 with the West line of U.S. Highway No. 1; thence run N 00°27'00" E along said West line of U.S. Highway No. 1 for a distance of 1054.42 feet; thence run N 89°33'10" W along the North line of a 100.00 foot Florida Power and Light Company Right-of-way for a distance of 506.00 feet to the Point of Beginning; thence run N 00°27'00" E for a distance of 450.00 feet; thence run N 89°33'10" W for a distance of 525.13 feet to the East line of State Road No. 5-5A (a 66.00 foot Right-of-way); thence run S 00°28'30" W along said East line of State Road No. 5-5A for a distance of 323.25 feet; thence run Southwesterly along a curve in said East line of State Road No. 5-5A, said curve having a radius of 2897.93 feet, an arc distance of 128.16 feet to a point that is N 89°33'10" W, 528.07 feet from the Point of Beginning; thence run S 89°33'10" E along said North line of a 100.00 foot Florida Power and Light Company Right-of-Way for a distance of 528.07 feet to the Point of Beginning.  
Containing 5.428 acres more or less and being subject to any Right-of-Way and assessments of record. Is hereby changed to PSD (Planned Special Development).  
SECTION 2. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in 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/Clerk "Bud" Merkel  
CLERK  
If a person desires 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.  
L087-August 12, 1983





FLORIDA DEPARTMENT OF STATE  
George Firestone  
Secretary of State

September 16, 1983

Honorable Carl "Bud" Markel, Clerk  
Board of County Commissioners  
Post Office Drawer 300  
St. Augustine, Florida 32084

Attention: Ms. Marie Hudson

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes,  
this will acknowledge:

1. Receipt of your letter/s of September 14,  
and certified copy/ies of St. Johns  
County Ordinance/s No./s 83-39, 83-40, 83-41 and 83-42
2. Receipt of \_\_\_\_\_ County Ordinance/s  
relative to:  
(a) \_\_\_\_\_  
which we have numbered \_\_\_\_\_  
(b) \_\_\_\_\_  
which we have numbered \_\_\_\_\_
3. We have filed this/these Ordinance/s in this office  
on September 16, 1983.
4. The original/duplicate copy/ies showing the filing date is/are  
being returned for your records.

Cordially,

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

FILED

NK  
'83 SEP 19 AM 10 02

Carl "Bud" Markel  
CLERK OF CIRCUIT COURT

FLORIDA-State of the Arts