

ORDINANCE NUMBER: 84-17

INTRODUCED BY: Commissioner Waldron

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT ZONING CLASSIFICATION OF OR, OPEN RURAL, TO PUD, PLANNED UNIT DEVELOPMENT.

Be it ordained by the Board of County Commissioners of St. Johns County, Florida.

SECTION 1. Pursuant to the application of John D. Bailey, Sr. and Margaret Bailey, his wife, and A. H. Runk, Sr. and Mary P. Runk, his wife, the land owned by said persons, described on Exhibit "A" attached hereto and made a part hereof, having a zoning classification of OR, Open Rural, is hereby rezoned to PUD, Planned Unit Development classification.

SECTION 2. All materials, stipulations, exhibits and maps included in and attached to said persons' Application for Rezoning to Planned Unit Development, No. R-PUD-84-4, including the application itself, Certificate of Property Owners, Statement of Intended Plan of Development, Statement of Schedule of Development, Statement Regarding Ownership of Common Facilities, Statement Regarding Maintenance of the Planned Unit Development and site plan of the development are hereby incorporated herein and made a part of this Ordinance.

SECTION 3. The overall density of the Planned Unit Development shall be reduced from the stated density of 576 units to not more than 360 units. The maximum density per acre shall be 5 units per acre. The reduction in units shall occur proportionately in all phases.

SECTION 4. On or before December 15, 1984, the applicants shall deed to St. Johns County a strip of land 30 feet in width along the western boundary of the land described on Exhibit "A" for the extension of Mizell Road.

SECTION 5. Said John D. Bailey, Sr. and Margaret Bailey, his wife, and A. H. Runk, Sr. and Mary P. Runk, his wife, shall submit a detailed development plan of all or part of said Planned Unit Development to the St. Johns County Zoning Board for review, in accordance with the Statement of Schedule of Development, incorporated herein.

SECTION 6. The St. Johns County Building and Zoning Office is hereby authorized to issue building permits, certificates or other documents authorizing construction of said Planned Unit Development in accordance with the approved development plan.

SECTION 7. 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 therein.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Chester Bunt

ATTEST: CARL "BUD" MARKEL, CLERK

By: Marie Hudson  
Deputy Clerk

Adopted regular meeting 03/27/84  
Effective: 4-4-84

EXHIBIT "A"

The SE1/4 of the NW1/4, less and except the North 50 feet thereof conveyed for road purposes by Deed filed in Official Records Book 35, Page 494 of the Public Records of St. Johns County, Florida, and the SW1/4 of the NE1/4, less and except the East 165 feet thereof and the North 50 feet conveyed for road purposes by Deed filed in Official Records Book 35, Page 494 of the Public Records of St. Johns County, Florida, also S3/4 of E1/8 of SW1/2 of NE1/4 lying W of Rd S-3 filed in Deed Book 242, Page 39, and E1/2 of NE1/4 of NE1/4 of SW1/4 of NE1/4 lying W of Rd S-3 filed in Official Records Book 36, Page 680. All in Section 33, Township 7 South, Range 30 East, St. Johns County, Florida.

APPLICATION FOR REZONING

TO

PLANNED UNIT DEVELOPMENT

Applicant

John D. Bailey, Sr., et al.

Attorneys for Applicant

Upchurch, Bailey and Upchurch, P.A.

By:

John D. Bailey, Jr.

INTRODUCTION

Enclosed herein you will please find an Application for Rezoning to a Planned Unit Development, with accompanying documents as required by the St. Johns County Zoning Ordinance. The applicants are JOHN D. BAILEY, SR. and MARGARET BAILEY, his wife, and A. H. RUNK and MARY P. RUNK, his wife. The real property sought to be rezoned consists of approximately 72 acres, located South of 16th Street and West of SR-3 on Anastasia Island. The name of the planned unit development will be "Island Lakes".

The real property sought to be rezoned is owned by the applicants.

The applicants agree to proceed with the proposed development in accordance with the PUD Ordinance as adopted by the St. Johns County Board of County Commissioners. Further, the applicants agree to comply with all conditions and safeguards established by the St. Johns County Planning and Zoning Board or Board of County Commissioners regarding said PUD. The applicants plan to develop the PUD in four phases in accordance with the schedule set forth in attached Exhibit "F".

Additional exhibits and documents attached in support of this Application are as follows:

Statement of Intended Plan of Development; Statement Regarding Ownership of Common Facilities; Statement Regarding Maintenance of the Planned Unit Development; Sketch Plan of the Planned Unit Development and Phases of Development.

INDEX

- A APPLICATION FOR ZONING CHANGE WITH ATTACHED PROPERTY DESCRIPTION
- B CERTIFICATE OF PROPERTY OWNERS EXECUTED BY UPCHURCH, BAILEY AND UPCHURCH, P.A.
- C CERTIFICATE AND ZONING SEARCH OF SURROUNDING PROPERTY OWNERS PREPARED BY THE ST. JOHNS COUNTY TITLE AND ABSTRACT COMPANY
- D STATEMENT OF INTENDED PLAN OF DEVELOPMENT
- E STATEMENT OF SCHEDULE OF DEVELOPMENT
- F STATEMENT REGARDING OWNERSHIP OF COMMON FACILITIES
- G STATEMENT REGARDING MAINTENANCE OF THE PLANNED UNIT DEVELOPMENT
- ACCOMPANYING EXHIBITS
- Site plan of the development

APPLICATION OR ZONING CHANGE \_\_\_\_\_ VARIANCE \_\_\_\_\_ EXCEPTION \_\_\_\_\_

DATE: \_\_\_\_\_

RECEIPT # \_\_\_\_\_

CASE: \_\_\_\_\_

TO: the Zoning Board of St. Johns County, Florida

The Undersigned hereby applies for zoning change, variance, or exception on the following land, located in St. Johns County, Florida:

LEGAL DESCRIPTION: The SE1/4 of the NW1/4, less and except the North 50 feet thereof conveyed for road purposes by Deed filed in Official Records Book 35, Page 494 of the Public Records of St. Johns County, FL, and ~~The SW1/4 of the NE1/4, less and except the East 165 feet thereof and the North 50 feet conveyed for road purposes by Deed filed in Official Records Book 35, Page 494 of the Public Records of St. Johns County, Florida, also S3/4 of E1/8 of SW1/2 of NE1/4 lying W of Rd S-3 filed in Deed Book 242, Page 39, and E1/2 of NE1/4 of NE1/4 of SW1/4 of NE1/4 lying W of Rd S-3 filed in Official Records Book 36, Page 680. All in Section 33, Township 7,~~  
2. ZONING DISTRICT INVOLVED: A Range 30 East, St. Johns County, Fla

3. PROPERTY ADDRESS (STREET OR GENERAL DIRECTIONS) \_\_\_\_\_

South side of 16th Street West of SR-3

4. NAME AND ADDRESS OF OWNERS OF ABOVE DESCRIBED LAND: John D. Bailey, Sr. and Margaret Bailey, his wife, and A.H. Runk and Mary P. Runk, his wife, P. O. Drawer 1067, St. Augustine, Florida 32084

5. CURRENT ZONING CLASSIFICATION \_\_\_\_\_ OR \_\_\_\_\_

6. CHANGE, VARIANCE OR EXCEPTION REQUESTED: Re-zoning to PUD

7. ATTACH LIST OF NAMES, ADDRESS, LEGAL DESCRIPTION OF ALL OWNERS OF LAND WITHIN 300 FEET OF THE ABOVE DESCRIBED PROPERTY.

8. PRESENT USE OF LAND: Unimproved

9. REASON FOR REQUEST OF CHANGE, VARIANCE, OR EXCEPTION: To develop the property through a planned unit development.

10. SIZE OF LAND DESCRIBED ABOVE: Approximately 72 acres

11. HAS ANY APPLICATION BEEN SUBMITTED FOR ZONING CHANGE, VARIANCE, OR EXCEPTION ON THIS PARCEL OF LAND WITHIN ONE YEAR? IF SO, GIVE DATE AND FINAL DISPOSITION: No

12. APPLICANT'S NAME: Same as owners

ADDRESS, Same as owners TELEPHONE 824-1631

Please note, if applicant and owner/owners are different, please submit letter of authorization from owner/s allowing applicant to make request.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE: By: John D. Bailey, Jr. Attorney for Applicants

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

ZONING CERTIFICATE for property owner verification and ownership  
for REZONING:

I HEREBY CERTIFY THAT THE ATTACHED NAMES/ADDRESSES IS A TRUE AND  
CORRECT LIST OF ADJACENT PROPERTY OWNERS OF LAND WITHIN 300 FEET  
OF APPLICATION FOR ZONING PUD AND HAS BEEN OBTAINED FROM THE  
CURRENT TAX ROLLS OF ST. JOHNS COUNTY PROPERTY APPRAISER'S RECORDS  
VIA THE ST. JOHNS COUNTY TITLE AND ABSTRACT COMPANY.

FURTHER....

I HEREBY CERTIFY THAT THE NAMES LISTED ON ITEM 4 ON THE APPLICATION  
ARE SOLE OWNERS OF LAND DESCRIBED IN ITEM 4.

UPCHURCH, BAILEY AND UPCHURCH, P.A.

By: Op D. Bailey  
Attorneys for Applicants/Owners  
501 Atlantic Bank Building  
P. O. Box 170  
St. Augustine, FL 32084  
(904) 829-9066

DATED: December 14, 1983

APPLICATION NUMBER: \_\_\_\_\_

SWORN TO AND SUBSCRIBED before me this 14th day of  
December, 1983.

Guil J. Blumenkrantz  
Notary Public, State of Florida  
at Large

My Commission Expires: 4/4/87



VERIFICATION OF OWNERSHIP OF ADJACENT PROPERTY

The St. Johns County Title & Abstract Company hereby certifies the following to be a list of the apparent owners of land lying within 300 feet and adjacent to the property sought to be rezoned, as shown on the County Property Appraiser's maps. (See description of property to be rezoned attached hereto.)

This property is presented for rezoning by \_\_\_\_\_  
Dated: \_\_\_\_\_, 1981.

SECTION 33, TOWNSHIP 7 SOUTH, RANGE 30 EAST (33-7-30)

(12) S3/4 of E1/8 of SW1/4 of NE1/4, All S3/4 of SE1/4 of NE1/4 lying W of Rd S-3 DB 242/39

Bishop of the Diocese of St. Augustine  
Catholic Center P.O. Box 24000  
Jacksonville, Fla 32217

(14) N1/2 of NW1/4 (ex S 50 ft for Co Rd & 60 ft thru center for Co Rd) SE1/4 of NW1/4 (ex S 50 ft for Co Rd) SW1/4 of NE1/4 (ex E 165 ft to Church & N 50 for Co Rd) SE1/4 of NE1/4 lying between Old Beach Rd & S-3 (ex N 50 ft for Co Rd) S 100 of N 512 ft of SE1/4 of NE1/4 lying E of Old Beach Rd OR 454/174

John D. Bailey, Sr. & Margaret & A. H. Runk & Mary P.  
P.O. Drawer 1067  
St. Augustine, Fla 32084  
Anastasia Sanitary District  
St. Johns County Courthouse  
St. Augustine, FL 32084

(14-2) E1/2 of NE1/4 of NE1/4 of SW1/4 of NE1/4 & All N1/2 of NW1/4 of SE1/4 of NE1/4 lying W of Rd S-3 OR 36/680

Deland District Board of Missions of Methodist Church  
898 N. Boston Ave  
Deland, Fla 32720

(14-5) Part of N1/2 lying W of Rd S-3 421 ft on Pope Rd OR 494/793

Rockcastle Enterprises Inc  
Rt 5 Box 9-c  
St. Augustine, Fla 32084

(15) SW1/4 of NW1/4 (ex N 50 ft for Co Rd in OR 36/477) OR 182/131

Roy O. Barnes & Eleanor B.  
P.O. Box 194  
St. Augustine, Fla 32084

(16) N1/2 of SW1/4 of SW1/4 (ex S 50 ft for Co Rd) DB 222/282, DB 236/39 & OR 80/278

H. W. Mizell Jr.  
622 E. Stadium Dr  
Eden, N. C. 27288

(17) W1/2 of W1/2 of SE1/4 & SE1/4 of SW1/4 (ex S 50 ft R/W for Co Rd) OR 81/658

Leonard J. Larkin  
48-42 65th Place  
Woodside, N. Y. 11377

(18) E1/2 of W1/2 of SE1/4 & SE1/4 of SE1/4 (ex R/W of Rd S-3 in DB 223/190 & ex Part in City of St. Augustine Beach) CR 151/216 & 192/343

Edgar L. Cocksey & Shirley Ann  
P.O. Box 1047  
St. Augustine, Fla 32084

OLEANDER PARK

All Blks 1, 2, & 3 (ex Lots 1-A & 1-B Blk 3) OR 231/420

Herbert Hoell  
84-45 247th St  
Bellerose, N. Y. 11426

(continued)

SEA RANCH MOBILE HOMES SUBDIVISION

BLK A

Lot 11 OR 243/19

Norman E. Locke & Louise M.  
A-11 Reef Dr  
St. Augustine, Fla 32084

Lot 12 OR 506/441

Robert Thompson, Sr.  
12-A Reef Dr.  
St. Augustine, Fla 32084

Lot 13 OR 451/643

Vincent R. Morris & Eve  
13 Reef Dr  
St. Augustine, Fla 32084

BLK B

Lot 43 OR 413/154

W. F. Brainerd & M. Eloise  
43 Coral Cr  
St. Augustine, Fla 32084

Lot 44 OR 323/644

Albert S. Underhill  
44 Coral Cr  
St. Augustine, Fla 32084

Lot 45 OR 552/523

Lloyd R. Green & Margaret T.  
44 N. Broadway Apt 5 BN  
White Plains, New York 10603

Lot 46 OR 404/557

Aaron Snyder  
46 Coral Cr  
St. Augustine, Fla 32084

Lot 47 OR 399/155

John J. Crowley & Helen C.  
47 Coral Cr  
St. Augustine, Fla 32084

Lot 48 OR 415/131

Mike Mancuso & Marie  
48 Coral Cr  
St. Augustine, Fla 32084

Lot 49 OR 546/447

Jean Mickler Young  
49 Coral Cr  
St. Augustine, Fla 32084

Lot 50 OR 391/581

Hendrikus J. Faas & Lena  
50 Coral Cr  
St. Augustine, Fla 32084

Lot 51 OR 475/313

Raphael D. Wells & Dorothy F.  
51 Coral Cr  
St. Augustine, Fla 32084

Lot 52 OR 424/266

Merl Marglin & Jovanna  
1800 W. Marquette Apt 316  
Appleton, Wis 54911

Lot 53 OR 426/112

Edward S. Healy & Eva  
53 Coral Cr.  
St. Augustine, Fla 32084

Lot 54 OR 507/279

George E. Roath & Shirley A.  
Northrop Box 467  
APO N. Y., N. Y. 09017

Lot 55 OR 258/516

Emanial H. Ard  
B-55 Reef Dr  
St. Augustine, Fla 32084

(continued)

SEA RANCH MOBILE HOMES SUBDIVISION

BLK B

Lot 56 OR 324/484

Emanuel H. Ard  
B-55 Reef Dr  
St. Augustine, Fla 32084

Lot 57 OR 554/404

Myrtle R. Young  
Route 5 Box 57  
St. Augustine, Fla 32084

Lot 58 OR 454/455

William J. Yeaman Jr & Anne B.  
59 Sands Dr  
St. Augustine, Fla 32084

Lot 59 OR 454/455

William J. Yeaman Jr & Anne B.  
59 Sands Dr  
St. Augustine, Fla 32084

Lot 60 OR 450/633

Dan F. Mickler & Cleo J.  
49 Coral Cr  
St. Augustine, Fla 32084

Lot 61 OR 450/633

Dan F. Mickler & Cleo J.  
49 Coral Cr  
St. Augustine, Fla 32084

Lot 62 OR 501/369

William J. Brock & Claire  
502 Windsor Rd  
Savannah, Ga. 31406

Lot 63 OR 458/709

Marianna C. Hamilton  
Rt 5 63-16th St  
St. Augustine, Fla 32084

Lot 64 OR 465/608

Arlen W. Pattern & Cynthia A.  
RFD 5 Lot 64 16th St  
St. Augustine, Fla 32084

Lot 65 OR 482/676

Genevieve C. Campbell &  
Patricia A. Lowe  
Route 5  
St. Augustine, Fla 32084

Lot 66 OR 458/26

Antrank Zobian & Dorothy  
31827 Bella Vista  
Farmington Hills, Mi 48018

(CONT. NEXT PAGE)

(CONT. FROM PREVIOUS PAGE)

In furnishing this information the St. Johns County Title & Abstract Company assumes no monetary liability.

Dated this 22nd day of February, 1982.

Mary Jane Dardi  
Mary Jane Dardi  
President

PROPERTY TO BE REZONED IS DESCRIBED AS FOLLOWS:

Parcel H

The SE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , less and except the North 50 feet thereof conveyed for road purposes by Deed filed in Official Records Book 35, page 494 of the public records of St. Johns County, Florida.

The SW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , less and except the East 165 feet thereof and the North 50 feet conveyed for road purposes by Deed Filed in Official Records Book 35, page 494 of the public records of St. Johns County Florida, also S $\frac{3}{4}$  of E $\frac{1}{8}$  of SW $\frac{1}{4}$  of NE $\frac{1}{4}$  lying W of Rd S-3 filed in Deed Book 242, page 39, and E $\frac{1}{4}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of NE $\frac{1}{4}$  lying W of Rd S-3 filed in Official Records Book 36, page 680. All in Section 33, Township 7, Range 30 East, St. Johns County, Florida.

CLARIFICATION OF OWNERSHIP OF  
ADJACENT PROPERTY (CONTINUED)  
SA #11776-A Revision (2nd)

PAGE 4

Based on a search of the public records as maintained in the Office of the Clerk of the Circuit Court of St. Johns County, Florida, and records maintained in this office, we find the apparent owner of the above described lands to be: John D. Bailey, Sr., Margaret Bailey, A. H. Runk & Mary P. Runk by virtue of deed filed and recorded in Official Records Book 454, page 174, public records of St. Johns County, Florida.

STATEMENT OF INTENDED PLAN OF DEVELOPMENT

The real property sought to be rezoned consists of approximately 72 acres of land, situated on the South side of 16th Street, West of SR-3 on Anastasia Island. Ingress and egress to the development shall be afforded through two entrances from 16th Street.

The total number of dwelling units planned shall not exceed 576 units. All of these units shall be multi-family units, which shall either be rented as apartments by the applicants or sold as condominium units. The density of the Planned Unit Development shall be approximately eight units per acre.

The setback requirements for the multi-family buildings shall be 20 feet for front yards, 20 feet for rear yards, and 10 feet for side yards. The maximum height of the structures within the development shall be 35 feet.

The multi-family units shall contain a minimum of 650 square feet of living space and a maximum of approximately 2,000 square feet of living space.

As far as recreational facilities are concerned, two recreation areas shall be located within the development. These recreation areas shall be centrally located as shown on the accompanying site plan and each shall include children's playgrounds, tennis courts and jogging trails. The total area set aside for the recreation areas consists of 3.5 acres of land.

All permanent utilities situated within the development shall be placed underground. Further, the applicants shall provide sufficient parking spaces and areas within the

development to meet the requirements of Section 9-3, St. Johns County Zoning Ordinance. Said parking areas shall be so designated upon the final development plan for each phase.

The applicants believe the proposed Planned Unit Development will benefit future occupants and residents of St. Johns County for the following reasons. First, the development will allow the County to control the development of a large tract of land. Further, St. Johns County will benefit from the increased property tax revenues which it will receive due to the development of this unincorporated property.

This creative type of development which combines recreational facilities with multi-family units will attract individuals to this area who heretofore have shown little interest due to the lack of the above amenities.

The development's medium density and the utilization of a large portion of the property for recreational purposes and lakes will allow natural features and vegetation in the area to be preserved. The applicants intend to remove only those trees and vegetation which necessarily must be removed in order to facilitate the construction of roads, dwelling units and other planned facilities upon the property. For the aforesaid reasons, it is apparent the development shall not adversely effect area residents, adjacent properties or the natural environment existing in the area.

In conclusion, the applicants believe the Island Lakes Development will be an asset to St. Johns County, and a development which will serve as a model for future similar developments located within the area.

SCHEDULE OF DEVELOPMENT

The applicants expect the Planned Unit Development will be developed in four phases over a fifteen year period. However, the phases may overlap and two or more phases may be constructed concurrently.

Development of Phase I shall be commenced within three years and completed within five years from the date of final approval of this PUD. The first phase comprises approximately 15 acres and shall include 148 multi-family units and the recreation area fronting on 16th Street located adjacent to the northern boundary of the property.

Development of Phase II shall be commenced within five years and completed within eight years from the date of final approval of this PUD. The second phase comprises approximately 29 acres and shall include 126 multi-family units and the recreation area located adjacent to the southern boundary of the property.

Development of Phase III shall be commenced within seven years and completed within eleven years from the date of final approval of this PUD. The third phase comprises approximately 20 acres and shall include 167 multi-family units.

Development of Phase IV shall be commenced within nine years and completed within fifteen years from the date of final approval of this PUD. The fourth phase comprises approximately 8 acres and shall include 134 multi-family units.

The designated land areas to be developed during each phase are indicated on the site plan submitted herewith. Roads and streets situated within the development shall be constructed during the designated phases based upon the needs of the development.



STATEMENT REGARDING OWNERSHIP OF COMMON FACILITIES

All common facilities for the use and benefit of all property owners located within the development shall initially be owned by the applicants. The common facilities shall be maintained by the applicants if the units are rented as apartments. If the units are sold as condominiums, the common facilities shall be maintained by the Homeowners' Association.

The roads within the development shall be dedicated to St. Johns County. The open area and other common facilities within the development shall not be dedicated to St. Johns County. If the units are sold as condominiums, the applicants shall transfer ownership of the common facilities to the Island Lakes Homeowners' Association, a non-profit corporation, after a majority of the units are sold. However, each particular common facility shall first be constructed before that particular common facility is transferred to the Homeowners' Association.

The Homeowners' Association shall be responsible for the maintenance of all common facilities not dedicated to St. Johns County and shall be authorized by restrictive covenants to assess each property owner within the development a reasonable fee for the maintenance of said common facilities. A copy of the proposed restrictive covenants shall be submitted with the final development plan for Phase I and all land owners within the development shall take title subject to the terms and restrictions of said covenants.

The documents creating the aforesaid associations and restrictive covenants shall be submitted in final form to the St. Johns County Zoning Board, along with the final development plan in accordance with the St. Johns County Zoning Ordinance, if the units are to be sold as condominiums.

STATEMENT REGARDING MAINTENANCE OF  
THE PLANNED UNIT DEVELOPMENT

The applicants intend to provide for the maintenance of the Planned Unit Development as follows:

Concerning water and sewer, the applicants intend to obtain water and sewer from the Anastasia Sanitary District.

Concerning drainage, the development shall conform to state, county and water management district requirements for storm water disposal by use of site retention criteria, consisting of swales and detention areas. Runoff from impervious areas will be directed to detention areas for percolation and filtration before being directed to any positive storm drain system. The first one inch of rainfall will be retained on site and the storm water not contained on site will not be allowed to be run off at a greater rate than now naturally occurs. Swales will be used to provide drainage along side roads and parking areas where necessary. Drainage plans for each phase of the development shall be submitted to the St. Johns County Building Department prior to the approval of the final development plan for each phase.

All green belts and other common areas situated within the development shall be maintained by the Homeowners' Association if the units are sold as condominiums. The use and maintenance of these common areas shall be governed by restrictive covenants, which shall apply to all property owners within the development. If the units are rented as apartments, the greenbelts and all other areas within the

development, except the interiors of the units and appurtenances thereto, shall be maintained by the applicants or their successors in title.

Any and all permanent utilities situated within the development shall be properly screened, beautified and be located underground. Additionally, the applicants shall comply with the St. Johns County Green Law.

All roads within the development shall be public roads built to St. Johns County specifications or equal thereto. Said roads shall be maintained by St. Johns County.

Ingress and egress to the development shall be afforded through two entrances off of 16th Street.

Fire protection shall be afforded through fire hydrants dispersed throughout the development and no structure therein shall be situated more than 500 unobstructed linear feet from a hydrant. Additionally, the pressure at the hydrant shall be no less than 20 lbs., providing a minimum of 1500 g.p.m., with a 4-1/2 inch hydrant and minimum of lines of 6 inch, with minimum tap line of 6 inch.

84-17

**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  
Production 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, OR to PUD  
\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
February 25, 1984

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 29th day of February

A.D. 19 84  
Keith 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 MARCH 27, 1984, 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 THE PRESENT ZONING CLASSIFICATION OF OR, OPEN RURAL, TO PUD, PLANNED UNIT DEVELOPMENT.

Be it ordained by the Board of County Commissioners of St. Johns County, Florida:

SECTION 1. Pursuant to the application of John D. Bailey, Sr. and Margaret Bailey, his wife, and A.H. Runk, Sr. and Mary P. Runk, his wife, the land owned by said persons, described on Exhibit "A" attached hereto and made a part hereof, having a zoning classification of OR, Open Rural, is hereby rezoned to PUD, Planned Unit Development classification.

SECTION 2. All materials, stipulations, exhibits and maps included in and attached to said persons' Application for Rezoning to Planned Unit Development, No. R-PUD-84-4, including the application itself, Certificate of Property Owners, Statement of Intended Plan of Development, Statement of Schedule of Development, Statement Regarding Ownership of Common Facilities, Statement Regarding Maintenance of the Planned Unit Development and site plan of the development are hereby incorporated herein and made a part of this Ordinance.

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SECTION 4. Said John D. Bailey, Sr. and Margaret Bailey, his wife, and A.H. Runk, Sr. and Mary P. Runk, his wife, shall submit a detailed development plan of all or part of said Planned Unit Development to the St. Johns County Zoning Board for review, in accordance with the Statement of Schedule of Development, incorporated herein.

SECTION 5. The St. Johns County Building and Zoning Office is hereby authorized to issue building permits, certificates or other documents authorizing construction of said Planned Unit Development in accordance with the approved development plan.

SECTION 6. 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 therein.

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

EXHIBIT "A"  
The SE 1/4 of the NW 1/4, less and except the North 50 feet thereof conveyed for road purposes by Deed filed in Official Records Book 35, Page 494 of the Public

Records of St. Johns County, Florida, and the SW 1/4 of the NE 1/4, less and except the East 185 feet thereof and the North 50 feet conveyed for road purposes by Deed filed in Official Records Book 35, Page 494 of the Public Records of St. Johns County, Florida, also SW 1/4 of E1 of SW 1/4 of NE 1/4 lying W of Rd S-3 filed in Deed Book 242, Page 39, and E 1/2 of NE 1/4 of NE 1/4 of SW 1/4 of NE 1/4 lying W of Rd S-3 filed in Official Records Book 56, Page 680. All in Section 33, Township 7 South, Range 30 East, St. Johns County, Florida.

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" Martini, its Clerk  
By: Marie Hudson  
Deputy Clerk  
1833-February 25, 1984