

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 TOWN. THIS AMENDMENT CLARIFIES THAT MINOR ADJUSTMENTS TO PUD ORDINANCE PLANS AND TO PUD FINAL DEVELOPMENT PLANS MAY BE APPROVED BY THE ST. JOHNS COUNTY PLANNING AND ZONING AGENCY WITHOUT FORMAL NOTICE REQUIREMENTS AND PROVIDES THAT NON-MINOR CHANGES OR ADJUSTMENT REQUESTS SHALL BE DECIDED IN THE SAME MANNER AS REZONING REQUESTS WITH ADDITIONAL SPECIFIED NOTICE PROVISIONS; 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 8-2-4 is deleted and the following is added and substituted in its stead:

8-2-4(A) Minor Adjustments to Final Development Plans or to Ordinance Creating a PUD: In order to facilitate minor adjustments to the plans approved as part of the Ordinance creating a PUD, or to previously approved PUD final development plans, the St. Johns County Planning and Zoning Agency may approve minor adjustments in such plans. Minor adjustments shall be those changes or adjustments that comply with the following criteria:

- a. There are the same or fewer number of dwelling units and/or floor area; or,
- b. The open space is in the same general location and in the same general amount, or a greater amount; or,
- c. The buildings have the same or less number of stories and/or floor area or,
- d. The roads and drives follow approximately the same course, have the same or greater width, have the same public or private rights therein.

No formal notice provisions are required to consider and/or approve such minor adjustments.

8-2-4(B) Non-Minor Adjustments To Final Development Plans or To Ordinance Creating a PUD: The developer of the lands zoned PUD may apply for non-minor adjustments to the plans approved as part of the Ordinance creating a PUD, or to previously approved PUD final development plans, 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.

SECTION 2. This Ordinance shall take effect immediately upon receipt of official acknowledgment by the Office of the Secretary of the 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 9th DAY OF April, 1985.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Francis McQuibaker
Vice Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Marie Hudson
Deputy Clerk

Adopted regular meeting 04/09/85

Effective April 12, 1985

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 _____
 Virginia L Goodrich _____ 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 _____
 Public Notice _____
 _____ in the matter of _____
 Regular Meeting April 6, 1985 _____
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
 March 8, 1985 _____

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 *Virginia L. Goodrich*
 this _____ 12th _____ day of _____ March _____

A.D. 19 85
Ruth M. Walker
 (SEAL) Notary Public

Notary Public, State of Florida
 My Commission Expires May 13, 1985
 Bonded Thru Troy Fain - 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 APRIL 9, 1985, AT 9:30 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 ORDINANCES 73-1, 73-4, 73-5, 74-3 and 77-4, 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 PORTE VEDRA ZONING DISTRICT, STATE AND NATIONAL PARKS AND ALL INCORPORATED CITIES, AND TOWNS. THIS AMENDMENT CLARIFIES THAT MINOR ADJUSTMENTS TO PUD ORDINANCE PLANS AND TO PUD FINAL DEVELOPMENT PLANS MAY BE APPROVED BY THE ST. JOHNS COUNTY PLANNING AND ZONING AGENCY WITHOUT FORMAL NOTICE REQUIREMENTS AND PROVIDES THAT NON MINOR CHANGES OR ADJUSTMENT REQUESTS SHALL BE DECIDED IN THE SAME MANNER AS REZONING REQUESTS WITH ADDITIONAL SPECIFIED NOTICE PROVISIONS 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 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.
 BOARD OF COUNTY COMMISSIONERS
 OF ST. JOHNS COUNTY, FLORIDA
 Carl "Bud" Martel, Its Clerk
 By: Marie Hudson
 Deputy Clerk
 L877-March 8, 1985

FILED



'85 APR 12 AM 10 53

FLORIDA DEPARTMENT OF STATE

Paul Bond Mankel George Firestone
CLERK OF CIRCUIT COURT Secretary of State

April 11, 1985

Ms. Marie Hudson
Deputy Clerk
Board of County Commissioners
Post Office Drawer 300
St. Augustine, Florida 32084

Dear Ms. Hudson:

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

1. Receipt of your letter/s of April 9, 1985
and certified copy/ies of St. Johns County
Ordinance No. 85-31
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 April 11, _____ 1985.
4. The original/duplicate copy/ies showing the filing date
is/are being returned for your records.

Cordially,

Liz Cloud

(Mrs.) Liz Cloud, Chief
Bureau of Administrative Code

LC/

FLORIDA State of the Arts