

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ST. JOHNS COUNTY ORDINANCE 78-38 "RESIDENTIAL SUBDIVISION REGULATIONS". THIS AMENDMENT REVISES ARTICLE IX- DESIGN AND CONSTRUCTION STANDARDS AND DELETES ARTICLE X- BONDING 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. 78-38, which is the ordinance described in the above title, is hereby amended by deleting Article IX and X thereof in its entirety and by substituting and adding the following in its stead.

ARTICLE IX - DESIGN AND CONSTRUCTION STANDARDS

SECTION 90.0 - GENERAL

THE LAND PROPOSED FOR A SUBDIVISION SHALL BE SUITABLE FOR DEVELOPMENT AND UPON COMPLETION OF THE DRAINAGE CONSTRUCTION DESCRIBED IN THE DRAINAGE DESIGN PLANS, SHALL NOT BE SUBJECT TO FLOODING, POOR DRAINAGE, EROSION OR OTHER CONDITIONS DETRIMENTAL TO THE HEALTH, SAFETY AND GENERAL WELFARE OF THE PUBLIC. TO THE FULLEST EXTENT, PROJECTS SHALL BE DESIGNED SO AS TO CONFORM TO AND TAKE ADVANTAGE OF THE PRESERVATION OF EXISTING FEATURES. ALL PROPOSED SUBDIVISIONS SHALL COMPLY FULLY WITH THE EXISTING ZONING REGULATIONS APPLICABLE TO THE LAND. ALL ROADWAY AND DRAINAGE PLANS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF "THE ST JOHNS COUNTY PAVING AND DRAINAGE ORDINANCE", AS AMENDED FROM TIME TO TIME.

DEFINITIONS: PUBLIC ROADWAYS - A STREET OR ROAD LOCATED WITHIN A RIGHT OF WAY OWNED BY ST. JOHNS COUNTY OR FLORIDA DEPARTMENT OF TRANSPORTATION. THE STREET MUST HAVE BEEN DEEDED AND ACCEPTED BY EITHER AGENCY.

PRIVATE ROADWAYS - A STREET OR ROAD LOCATED WITHIN A RIGHT OF WAY OR EASEMENT OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION, PRIVATE INDIVIDUALS OR ANY ENTITY OTHER THAN ST. JOHNS COUNTY OR THE STATE OF FLORIDA.

PRIVATE DRIVEWAYS: A DRIVEWAY LOCATED WITHIN A RIGHT OF WAY OR EASEMENT OWNED BY PROPERTY OWNERS ADJOINED THE DRIVEWAY. A DRIVEWAY MAY NOT SERVE MORE THAN FIVE (5) DWELLING UNITS AND MAY NOT EXTEND BEYOND PROPERTY LINES OF THOSE UNITS SERVED. A DRIVEWAY LOCATED ENTIRELY WITHIN A SINGLE FAMILY LOT NEED NOT BE LOCATED WITHIN AN EASEMENT.

SECTION 90.1 - ACCESS TO ROADWAYS

ACCESS TO PUBLIC ROADWAYS: EVERY SUBDIVISION SHALL HAVE ACCESS TO A COUNTY ROAD OR STREET DEDICATED TO PUBLIC USE WHICH HAS BEEN ACCEPTED BY ST. JOHNS COUNTY OR THE FLORIDA DEPARTMENT OF TRANSPORTATION. WHERE A PROPOSED SUBDIVISION DOES NOT IMMEDIATELY ADJOIN SUCH A ROAD OR STREET, THE DEVELOPER SHALL PROVIDE ACCESS FROM THE SUBDIVISION TO A PUBLIC ROAD OR STREET IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH WITHIN THESE REGULATIONS, OR AS OTHERWISE MAY BE SPECIFIED BY THE COUNTY. ALL LOTS WITHIN A PROPOSED SUBDIVISION SHALL HAVE DIRECT ACCESS TO A PAVED STREET OR ROAD

DEDICATED TO PUBLIC USE, OR AN APPROVED PAVED PRIVATE ROAD MEETING ALL STANDARDS FOR PUBLIC ROADS EXCEPT OWNERSHIP OF THE RIGHT OF WAY AND MAINTENANCE RESPONSIBILITY.

SECTION 90.2 - NAMES

NEW ROADWAYS SHALL BE APPROPRIATELY MARKED AT EACH INTERSECTION. STREET NAME AND DIRECTIONAL SIGNS SHALL BE PLACED AT ALL BLOCK CORNERS AND SUCH OTHER INTERMEDIATE POINTS AS MAY BE REQUIRED BY THE COUNTY ENGINEERING DEPARTMENT. SUCH SIGNS, UPON REVIEW OF THE COUNTY ENGINEERING DEPARTMENT, SHALL BE PLACED BY THE COUNTY SIGN DEPARTMENT AT THE DEVELOPERS EXPENSE. PUBLIC ROADWAYS OWNED BY THE COUNTY SHALL BE MARKED WITH GREEN BACKGROUND STREET SIGNS, AND PRIVATE ROADWAYS, MAINTAINED BY PROPERTY OWNERS SHALL BE MARKED WITH BLUE BACKGROUND STREET SIGNS. DRIVEWAYS MAY BE MARKED AT THE OPTION OF THE OWNERS, BUT A GREEN BACKGROUND SIGN MAY NOT BE USED. NEW ROADWAYS WHICH ARE EXTENSIONS OF EXISTING ROADWAYS SHALL BEAR THE NAME OF THE EXISTING ROADWAY. ALL ROADWAYS SHALL BE NAMED IN THE FOLLOWING MANNER OR IN A MANNER ACCEPTABLE TO THE COUNTY.

<u>DIRECTION</u>	<u>THROUGH TRAFFIC</u>	<u>DEAD END STREETS</u>
EAST & WEST	STREETS	PLACES
NORTH & SOUTH	AVENUES	COURTS
DIAGONAL	ROADS	WAYS
CURVING	DRIVES	LANES
	CIRCLES	

IN NO CASE SHALL A NAME FOR A PROPOSED STREET DUPLICATE AN EXISTING STREET NAME, IRRESPECTIVE OF WHETHER THE STREET IS FURTHER DESCRIBED AS AN AVENUE, BOULEVARD, DRIVE, WAY, PLACE OR COURT.

IN NO CASE SHALL A NAME FOR A PROPOSED SUBDIVISION DUPLICATE AN EXISTING SUBDIVISION NAME.

THE BOARD RESERVES THE RIGHT TO APPROVE AND/OR REJECT ANY PROPOSED NAME.

SECTION 90.3 - BLOCKS

RESIDENTIAL BLOCKS SHALL BE NOT MORE THAN 1,800 FEET IN LENGTH. CUL-DE SACS SHALL NOT EXCEED 1200 FEET IN LENGTH. WHERE THE DIMENSIONS OF THE PROPERTY DO NOT ALLOW SUFFICIENT WIDTH FOR SIDE STREETS, THE DEVELOPER SHALL ALLOW A 60 FOOT WIDE RIGHT OF WAY FOR FUTURE CONNECTION TO THE ADJACENT PROPERTY IF IT IS UNDEVELOPED. IF THE ADJACENT PROPERTY IS PLATTED WITH RIGHTS OF WAY FOR ACCESS, THE DEVELOPER MUST CONNECT TO THESE ROADS, OR RECEIVE A WAIVER FROM THE COUNTY. WHERE LOTS ABUT DIRECTLY UPON A PROPERTY LINE, AN EXPRESSWAY, MAJOR ARTERIAL, LAKE, WATERWAY, OR A LAND USE OTHER THAN RESIDENTIAL THE SUBDIVISION DESIGN SHALL INCLUDE PROPER BUFFERING OF THE RESIDENTIAL LOTS.

IN A BLOCK OVER 1,200 FEET IN LENGTH OR WHERE OTHERWISE DEEMED NECESSARY TO GIVE PEDESTRIAN OR BICYCLE ACCESS TO SCHOOLS, LOCAL SHOPPING CENTERS OR PARKS, THE COUNTY MAY REQUIRE RIGHT-OF-WAY AND PAVEMENT FOR PEDESTRIAN AND/OR BICYCLE WAYS. RIGHT-OF-WAY FOR PEDESTRIAN/BICYCLE WAYS SHALL HAVE A MINIMUM WIDTH OF TEN (10) FEET.

SECTION 90.4 - LOTS

LOT ARRANGEMENT AND DESIGN SHALL BE SUCH THAT ALL LOTS WILL PROVIDE SATISFACTORY DIVISION FOR THE TYPE OF DEVELOPMENT AND USE COMTEMPLATED. LOT SIZES SHALL CONFORM TO ST. JOHNS COUNTY ZONING REGULATIONS.

WHERE POSSIBLE, LOT LINES SHALL INTERSECT STREETS AND EACH OTHER AT RIGHT ANGLES, AND IN NO CASE SHALL A LOT HAVE AN INTERIOR ANGLE OF LESS THAN 60 DEGREES, UNLESS APPROVED BY THE PLANNING AND ZONING DEPARTMENTS.

SECTION 90.5 - UTILITY AND DRAINAGE EASEMENTS

UTILITY AND DRAINAGE EASEMENTS, IF LOCATED OUTSIDE STREET RIGHTS OF WAY, SHALL BE CENTERED ON REAR OR SIDE LOT LINES. EASEMENTS SHALL BE A MINIMUM OF 15 FEET IN WIDTH OR, 30 FEET IF AN OPEN DITCH OR SWALE. WHERE UTILITY AND DRAINAGE EASEMENTS ARE PLANNED ADJACENT TO THE SUBDIVISION BOUNDARY, SUCH EASEMENTS MUST LIE WITHIN THE SUBDIVISION PROPER. WHERE REQUIRED, FRONT LOT EASEMENTS WILL BE TEN (10) FEET MINIMUM SIZE. ROUTING AND OTHER DETAILS OF ALL DRAINAGE FACILITIES AND EASEMENTS MUST BE DOCUMENTED TO ASSURE THE COUNTY THAT CAPACITY OF THE DRAINAGE FACILITIES AND RIGHT OF WAY WIDTH IS ADEQUATE FROM THE SOURCE IN THE DEVELOPMENT TO THE RECEIVING BODY OF WATER WITHOUT ADVERSELY IMPACTING UPSTREAM OR DOWNSTREAM PROPERTY OWNERS.

ALL ROADWAY AND DRAINAGE IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE "ST. JOHNS COUNTY PAVING AND DRAINAGE ORDINANCE", AS AMENDED FROM TIME TO TIME.

ARTICLE X - BONDING

ARTICLE 10 BONDING IS DELETED FROM THIS ORDINANCE. ALL IMPROVEMENTS MUST BE BONDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE "ST. JOHNS COUNTY PAVING AND DRAINAGE ORDINANCE", AS AMENDED FROM TIME TO TIME.

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 14th DAY OF January, 1986.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Francis N. Brubaker
Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Cheryl Kent
Deputy Clerk

Adopted regular meeting 01/14/86

Effective 01/20/86

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 _____
 Sandra G. Russ _____ who on oath says that he is
 Legal Advertising Clerk _____ 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 78-38 _____
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
 December 13, 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 *Sandra G. Russ*
 this _____ 16th _____ day of _____ December _____

A.D. 19 85
Cheryl Kent
 Notary Public

Notary Public, State of Florida
 My Commission Expires Aug. 4, 1989
 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 JANUARY 14, 1986 AT 10:30 O'CLOCK A. M., IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A) AND U.S. #1 NORTH, 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 78-38 "Residential Subdivision Regulations." This amendment revises Article IX - design and construction standards and Article X - bonding. The proposed Ordinance is on file in the office of the Clerk of the Circuit Court, St. Johns County, Florida, St. Johns County Administration Building, Lewis Speedway, 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" Markei, Its Clerk
 By: Cheryl Kent
 Deputy Clerk
 L609 Dec. 13, 1985