

ORDINANCE NO. 88-19

INTRODUCED BY: COMMISSIONER \_\_\_\_\_

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

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

SECTION 1. That, as requested by Fletcher Development Corporation, Inc. in its application with supporting documents for zoning change, dated December 28, 1987, (hereinafter, the PUD Application:), the zoning classification of the lands described on the attached Exhibit A is hereby changed from OR to Planned Unit Development.

SECTION 2. That the development of the lands within the TPC Boulevard North at Marsh Landing PUD shall proceed in accordance with the PUD Application and supporting documents which are a part of zoning file R-88-002 and which are incorporated by reference into and made part of this ordinance. In the case of conflict between the Application or supporting documents and the below described provisions of this ordinance, the below described provisions shall prevail.

SECTION 3. (Miscellaneous Provisions)

A. That a 100' R.O.W. will be established for TPC Boulevard extension.

B. Any structure over 35 feet will be completely protected by a fire sprinkler system.

C. All necessary state and federal permits will be obtained prior to any construction activities.

D. All covenants and restrictions of the Marsh Landing Masters Association will be adopted by legal instrument.

E. Covenants and restrictions will be established for the multifamily residential units in the form of a Homeowners' Association.

F. All building code, zoning ordinance, and other land use and development regulations of St. Johns County as may be amended from time to time shall be applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with specific provisions of the approved development plan or PSD Ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

SECTION 4. That all roads and parking areas within the project either public or private shall be constructed to approved County Standards.

SECTION 5. That all easements required for drainage purposes shall be granted to the County at no cost, at the County's request.

SECTION 6. The Applicant and/or Assigns shall submit a final development plan for said Planned Unit Development, in accordance with the St. Johns County Zoning Code.

SECTION 7. The St. Johns County Building and Zoning Office is hereby authorized to issue building permits, certificates of other documents authorizing construction of said Planned Unit Development in accordance with the development plan after its approval pursuant to the zoning code.

PASSED this 22nd day of March, 1988

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

BY: Lawrence O. Hatley  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Carl "Bud" Markel  
Clerk

(SEAL)

Adopted regular meeting March 22, 1988

Effective MARCH 29, 1988

LEGAL DESCRIPTION  
EXHIBIT A

BLOCKS 35 AND 36, TOGETHER WITH LOTS 4 THROUGH 22, BLOCK 25, LOTS 8 THROUGH 25, BLOCK 34, TOGETHER WITH A PART OF CEDAR AVENUE, ORANGE STREET, LIME STREET AND WASHINGTON STREET, ALL IN PINECREST ESTATES, AS RECORDED IN MAP BOOK 3, PAGE 144 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF PINECREST ESTATES; THENCE N.00°11'52"W., ALONG THE WEST LINE OF SAID PINECREST ESTATES, A DISTANCE OF 803.91 FEET; THENCE S.89°04'19"E., PARALLEL WITH THE NORTH LINE OF SAID BLOCK 25 AND ITS WESTERLY PROJECTION THEREOF, A DISTANCE OF 123.87 FEET; THENCE S.00°00'36"E. A DISTANCE OF 175.00 FEET; THENCE S.89°04'19"E. A DISTANCE OF 100.00 FEET; THENCE S.00°00'36"E., ALONG THE EAST LINE OF SAID BLOCK 25 AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 190.00 FEET; THENCE S.89°04'19"E., ALONG THE NORTH LINE OF SAID BLOCK 35 AND ITS WESTERLY PROJECTION THEREOF, A DISTANCE OF 240.00 FEET; THENCE S.00°00'36"E., ALONG THE EAST LINE OF SAID BLOCK 35, A DISTANCE OF 175.00 FEET; THENCE S.89°04'19"E., ALONG THE NORTH LINE OF LOTS 8 AND 25, BLOCK 34 AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 240.00 FEET; THENCE S.00°00'36"E., ALONG THE EAST LINE OF SAID BLOCK 34 AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 261.44 FEET TO THE SOUTH LINE OF AFOREMENTIONED PINECREST ESTATES; THENCE N.89°16'08"W., ALONG SAID LINE, A DISTANCE OF 701.21 FEET TO THE POINT OF BEGINNING. CONTAINING 7.55 ACRES MORE OR LESS.

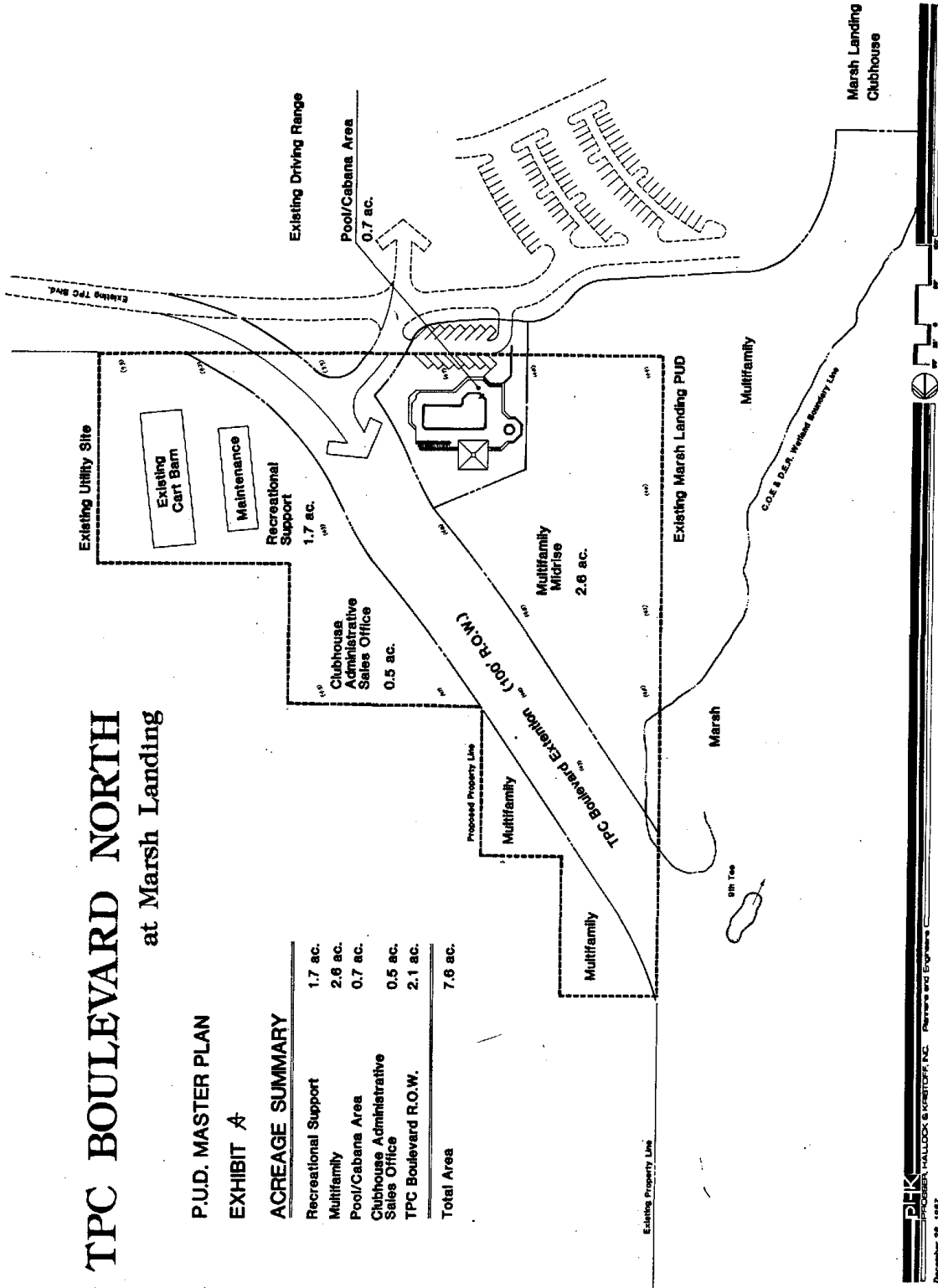
# TPC BOULEVARD NORTH

at Marsh Landing

## P.U.D. MASTER PLAN EXHIBIT A

### ACREAGE SUMMARY

Recreational Support	1.7 ac.
Multifamily	2.6 ac.
Pool/Cabana Area	0.7 ac.
Clubhouse Administrative Sales Office	0.5 ac.
TPC Boulevard R.O.W.	2.1 ac.
<b>Total Area</b>	<b>7.6 ac.</b>



**PIK**  
 PROFESSIONAL ENGINEERS, ARCHITECTS, PLANNERS AND ENGINEERS  
 December 28, 1987  
 Revised February 5, 1988

# St. Johns County Fire Service

E.R. Taylor  
Fire Director  
(904) 829-8078

January 19, 1988

To: Rosemary Yoeman  
Zoning Technician

From: Frank McElroy *fm*  
Fire Marshal

RE: R-PUD-88-002

The PUD application indicates that 50 units of midrise multi-family housing will be built, with a maximum height of 70 feet. As the county fire service has no ladder capability to reach over 35', and the extreme cost of such units (in the \$400,000 range) makes it unlikely that such capability will be available in the near future, such construction would pose a serious problem in the event of fire.

In consideration of the above the Fire Service will continue to oppose any rezoning request which will permit construction over 35' unless any structure over this height is completely protected by a fire sprinkler system and this requirement is offered as a condition of zoning.

# 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 \_\_\_\_\_  
KRISTI ROBERTSON \_\_\_\_\_ who on oath says that he is  
ACCOUNTING 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 \_\_\_\_\_  
APPLICATION OF FLETCHER DEVELOPMENT CORPORATION \_\_\_\_\_  
\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
FEBRUARY 17, 1988 \_\_\_\_\_

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 Kristi Robertson  
this 17th day of FEBRUARY \_\_\_\_\_  
A.D. 19 88

[Signature]  
Notary Public  
My Commission Expires Aug. 4, 1989  
Inscribed Then They Fail: 1889/1989, 1989

ORDINANCE BOOK 8 PAGE 609

## COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 22 DAY OF MARCH 1988, AT 2:00 O'CLOCK PM IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16A) AND U.S. 91 NORTH, ST. AUGUSTINE, FLORIDA, WILL CONSIDER THE 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 TO PUD. TO BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1: Pursuant to the application of Fletcher Development Corporation, Inc. owners of the following described land, zoning classification of OR, Open Rural on the following described lands:

BLOCKS 35 AND 36, TOGETHER WITH LOTS 4 THROUGH 22, BLOCK 25, LOTS 4 THROUGH 25, BLOCK 34, TOGETHER WITH A PART OF CEDAR AVENUE, ORANGE STREET, LIME STREET AND WASHINGTON STREET; ALL IN PINECREST ESTATES, AS RECORDED IN MAP BOOK 3, PAGE 144 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTH WEST CORNER OF PINECREST ESTATES; THENCE S. 00°11'52"W. ALONG THE WEST LINE OF SAID PINECREST ESTATES A DISTANCE OF 803.91 FEET; THENCE S. 89°41'19"E. PARALLEL WITH THE NORTH LINE OF SAID BLOCK 25 AND ITS WESTERLY PROJECTION THEREOF, A DISTANCE OF 123.87 FEET; THENCE S. 00°00'36"E. A DISTANCE OF 175.00 FEET; THENCE S. 89°41'19"E. A DISTANCE OF 100.00 FEET; THENCE S. 00°00'36"E. ALONG THE EAST LINE OF SAID BLOCK 25 AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 190.00 FEET; THENCE S. 89°41'19"E. ALONG THE NORTH LINE OF SAID BLOCK 35 AND ITS WESTERLY PROJECTION THEREOF, A DISTANCE OF 240.00 FEET; THENCE S. 00°00'36"E. ALONG THE EAST LINE OF SAID BLOCK 35, A DISTANCE OF 175.00 FEET; THENCE S. 89°41'19"E. ALONG THE NORTH LINE OF LOTS 8 AND 25, BLOCK 34 AND THE WESTERLY PROJECTION THEREOF, A DISTANCE OF 240.00 FEET; THENCE S. 00°00'36"E. ALONG THE EAST LINE OF SAID BLOCK 34 AND ITS SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 241.44 FEET TO THE SOUTH LINE OF FOREMENTIONED PINECREST ESTATES; THENCE N. 89°16'08"W. ALONG SAID LINE, A DISTANCE OF 701.21 FEET TO THE POINT OF BEGINNING, CONTAINING 7.55 ACRES MORE OR LESS.

IT IS HEREBY CHANGED TO: PUD, Planned Unit Development, in accordance with file for rezoning number R-88-002.

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 Building Department 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

It is the duty of the Clerk of 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.

LOSE Feb. 17, 1988



FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State  
DIVISION OF ELECTIONS  
Room 1802, The Capitol  
Tallahassee, Florida 32399-0250  
(904) 488-8427

March 28, 1988

RECEIVED  
ST. JOHNS COUNTY, FLORIDA

'88 MAR 29 P1:06

Honorable Carl "Bud" Markel  
Clerk of Circuit Court  
St. Johns County Courthouse  
Post Office Drawer 300  
St. Augustine, Florida 32085  
Attention: Connie E. McDaniel, Deputy Clerk

*Carl Bud Markel*  
CLERK, COUNTY COMMISSION

Dear Mr. Markel:

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

1. Receipt of letter/s of March 24, 1988  
and certified copy/ies of St. Johns  
County Ordinance(s) #88-19
2. Receipt of \_\_\_\_\_ County Ordinance(s)  
relative to:
  - (a) \_\_\_\_\_  
which we have numbered \_\_\_\_\_
  - (b) \_\_\_\_\_  
which we have numbered \_\_\_\_\_
3. We have filed this/~~these~~ ordinances in this office  
on March 28, 1988.
4. The original/duplicate copy/ies showing the filing date  
is/are being returned for your records.

Sincerely,

*Liz Cloud*

Liz Cloud, Chief  
Bureau of Administrative Code

LC/ mb