

MISC8122088

ORDINANCE NUMBER: 89-6

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

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

SECTION 1. That as requested by GRIFFINS POINT ASSOCIATES in its application with supporting documents for zoning change, dated November 14, 1988, as amended at the public hearing (hereinafter, the GRIFFINS POINT-PUD application), the zoning classification of the lands described on the attached Exhibit "A" is hereby changed from OR and CG to Planned Unit Development.

SECTION 2. That development of the lands within this Planned Unit Development shall proceed in accordance with the GRIFFINS POINT Application and supporting documents which are a part of zoning file R-PUD-88-063 and which are incorporated by reference into and made a part of this ordinance, and as supplemented by the provisions 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. In addition to the conditions and limitations contained within the Application and supporting documents, the Applicant, and its successors and assigns shall comply with each and every of the following:

(a) Actual location of ingress and egress to AIA shall be determined at the time of Final Development Plan based upon D.O.T. requirements.

(b) No structure in any part of the P.U.D. shall exceed 35 feet in height.

(c) The buffering, if any, of Phase III from the commercial lots along AIA shall be determined by the County at the time of submission of the Phase III Final Development Plan.

(d). In the event of any conflict between the provisions of this schedule and the terms and conditions of the application, as amended, the more restrictive shall apply.

(e). In no event shall the density within the PUD exceed
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, upon County's Request.

SECTION 6. 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 7. GRIFFINS POINT ASSOCIATES, their assigns or successors in title, shall submit a final development plan for said Planned Unit Development in accordance with the St. Johns County Zoning Code.

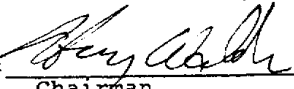
SECTION 8. The St. Johns County Building Department Office is hereby authorized to issue building permits, certificates and other documents authorizing construction of said Planned Unit Development in accordance with the development plan after its approval pursuant to the zoning code.

SECTION 9. This Ordinance shall take effect immediately upon receipt of official acknowledgment of the Department of State to the Clerk of the Board of County

2.41 residential units per buildable acre of land located within the PUD.

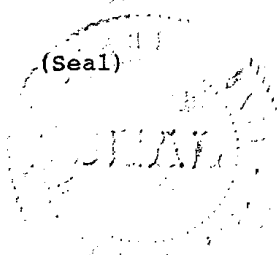
Commissioners of St. Johns County, Florida, that the same has
been filed.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLA.

By: 
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: 
CLERK



ADOPTED regular meeting February 14, 1989

EFFECTIVE February 23, 1989

EXHIBIT "A"

LEGAL DESCRIPTION:

A parcel of land located in Government Lot 6, and portions of Government Lots 7 and 8, Section 15, Township 8 South, Range 30 East, St. John County, Florida, and being more particularly described as follows:

Begin at the Southwest fractional corner of said Section 15 and proceed N. 14° 12' 14" W., along the Government Meander Line of the East shore of the Mantanzas River a distance of 462.36 feet to a point; thence N. 32° 00' 54" W., along said Meander Line a distance of 276.06 feet to a point; thence S. 87° 18' 30" E., a distance of 498.79 feet to a point; thence N. 17° 13' 27" W., a distance of 423.88 feet to a point; thence N. 87° 17' 49" W., a distance of 498.09 feet to a point on said Government Meander line; thence N. 15° 00' 16" W., along said Meander Line a distance of 287.52 feet to a point; thence N. 10° 00' 42" E., along said Meander Line a distance of 283.62 feet to a point; thence N. 24° 00' 37" W., along said Meander Line a distance of 428.73 feet to a point; thence N. 02° 14' 46" W., along said Meander Line a distance of 586.29 feet to a point on the North line of said Government Lot 6; thence N. 89° 27' 50" E., along the North line of said Government Lot 6, a distance of 2288.42 feet to the Northeast corner of said Government Lot 6; thence S. 00° 09' 29" W., along the East line of said Government Lot 6, a distance of 1314.78 feet to the Southeast corner of said Government Lot 6; thence N. 89° 34' 33" E., along the North line of said Government Lot 8, a distance of 664.04 feet to the Northwest corner of the Biera Mar Subdivision as per map or plat thereof recorded in Map Book 3, Pages 68 and 69 in the Public Records of St. John County, Florida; thence S. 10° 40' 41" E., along the West boundary of said Biera Mar Subdivision a distance of 1336.85 feet to a point on the South line of said Section 15; thence S. 89° 34' 00" W., along the South boundary of said Section 15, a distance of 2589.32 feet to the Point of Beginning.

ALSO

Lots 7 and 8 of Block 21 of BIERA MAR SUBDIVISION, as per map or plat thereof recorded in Map Book 3, Pages 68 and 69 of the Public Records of St. John County, Florida; LESS additional right-of-way for Anastasia Boulevard, as described and recorded on Official Record Book 267, Pages 442 and 443 of the Public Records of St. John County, Florida.

All lying and being in Section 15, Township 8 South, Range 30 East, St. John County, Florida, and Containing 143.748 Acres, more or less.

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
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 she 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
Regular Meeting

_____ in the matter of _____
RE: R-PUD-88-063
_____ in the _____ Court,
was published in said newspaper in the issues of _____
January 11, 1989

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 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 she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me Kristi Robertson
this 11th day of January
A.D. 19 89

Z. Ann Johns
(SEAL) Notary Public

Notary Public, State of Florida
My Commission Expires Aug. 4, 1989
Accredited Title Loan Fails - Insurance, Inc.

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING HELD ON THE 13th DAY OF JANUARY 1989 AT 2:30 P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A) AND U.S. #1 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/CO TO PUD.

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

SECTION 1. Pursuant to the provisions of the Constitution of the State of Florida and Chapter 218, Florida Statutes, the Board of County Commissioners of St. Johns County, Florida, do hereby amend the following described lands:

LEGAL DESCRIPTION: A parcel of land located in Government Lot 6, and portions of Government Lot 7 and Section 15, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Begin at the southwest fractional corner of said Section 15 and proceed N. 1°12'14"W., along the Government Meander Line to the East shore of the Matanzas River a distance of 482.36 feet to a point; thence N. 2°58'17"W., along said Meander Line a distance of 276.05 feet to a point; thence S. 8°18'39"E., a distance of 478.79 feet to a point; thence N. 17°13'12"W., a distance of 423.38 feet to a point; thence N. 8°17'49"W., a distance of 488.09 feet to a point on said Government Meander line; thence N. 12°08'16"W., along said Meander Line a distance of 287.32 feet to a point; thence N. 10°08'42"E., along said Meander Line a distance of 283.62 feet to a point; thence N. 34°19'37"W., along said Meander Line a distance of 488.73 feet to a point; thence N. 28°14'49"W., along said Meander Line a distance of 896.39 feet to a point on the North line of said Government Lot 6; thence N. 89°27'30"E., along the North line of said Government Lot 6, a distance of 2288.42 feet to the Northwest corner of said Government Lot 6; thence S. 89°09'39"W., along the East line of said Government Lot 6 a distance of 1214.78 feet to the Southwest corner of said Government Lot 6; thence N. 89°34'30"E., along the North line of said Government Lot 6, a distance of 664.04 feet to the Northwest corner of the Biera Mar Subdivision as per map or plat thereof recorded in Map Book 3, Pages 68 and 69 in the Public Records of St. Johns County, Florida; thence S. 10°40'41"E., along the West boundary of said Biera Mar Subdivision a distance of

123.85 feet to a point on the South line of said Section 15; thence S. 89°27'30"W., along the East boundary of said Section 15, a distance of 2589.32 feet to the point of beginning.

ALSO: Lots 7 and 8 of Block 21 of BIERA MAR SUBDIVISION, as per map or plat thereof recorded in Map Book 3, Pages 68 and 69 of the Public Records of St. Johns County, Florida; LESS additional frontage for Anastasia Boulevard, and described and recorded on Official Record Book 257, Pages 442 and 443 of the Public Records of St. Johns County, Florida.

All lying and being in Section 15, Township 8 South, Range 30 East, St. Johns County, Florida, and containing 143.348 Acres, more or less.

IT IS HEREBY CHANGED TO: PUD, Planned Development in accordance with documentation of file number R-PUD-88-063.

SECTION 2. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to 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
BY: s/Carl "Bud" Markel its 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.

1989 Jan. 11; 1989