

ORDINANCE NUMBER: 91-3

P. U. D. OFF. REC.  
BOOK D PAGE 217

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, REZONING LANDS

AS DESCRIBED HEREINAFTER FROM PRESENT ZONING  
CLASSIFICATION OF OPEN RURAL AND RG-1  
TO PLANNED UNIT DEVELOPMENT.

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

SECTION 1 That as requested by J. Randolph Brown, Jr. in his application with supporting documents for zoning change, dated August 31, 1990, and as amended on October 4, 1990, (hereinafter, the R-PUD-90-032 PUD application), the zoning classification of the lands described on the attached Exhibit "A" is hereby changed from OR and RG-1 to Planned Unit Development.

SECTION 2 That development of the lands within this PUD shall proceed in accordance with the PUD Application and supporting documents which are a part of zoning file R-PUD-90-032 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 That the North "Flag" corridor on lot 8 will not be used for ingress/egress. Access to lot 8 will be through the South Corridor only.

SECTION 4 That the existing residence on lot 6 will be connected to the Utility central sewer system as soon as it is available.

SECTION 5 That all swimming pools be fenced in accordance with ZONING CODE SECTION 7-17-1 (c) (3) or be located within a screen enclosure.

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SECTION 6 That the sign containing the name of the development will be single faced and shall not exceed 140 square feet.

SECTION 7 That the spacing of fire hydrants and street lights will be in accordance with County requirements.

SECTION 8 That lot 25 and lot 26 are restricted to one story buildings to ensure privacy to the L'Atrium homes abutting lot 25 and lot 26.

SECTION 9 That the small amount of wetlands on the south half of the east side of the property will not be developed.

SECTION 10 That the rear set back on lots 5, 6, 8, 10, 11, 12, and 13 shall be increased to fifty (50) feet from the west property line.

SECTION 11 That the front set back line on lot 20 and lot 21 be decreased to twenty (20) feet.

SECTION 12 That all roads and parking areas within the project either public or private shall be constructed to approve County Standards.

SECTION 13 That all easements required for drainage purposes shall be granted to the County at no cost, upon County's request.

SECTION 14 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 15 The developer/owner shall submit a final development plan for said Planned Unit Development in accordance with the St. Johns County Zoning Code.

SECTION 16 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 17 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 of St. Johns County, Florida, and the same has been filed.

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

Adopted Regular Meeting January 22, 1991  
Effective \_\_\_\_\_

BY: *Donald R. Ridd*  
CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Carl "Bud" Markel*  
CLERK

(Seal)

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*MAP OF*

A PART OF SECTIONS 34, 44 AND 46, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SECTIONS 27, 43, 44 AND 46 OF SAID TOWNSHIP AND RANGE, THENCE S. 15° 37' 30" E., ALONG THE LINE DIVIDING SAID SECTIONS 44 AND 46, A DISTANCE OF 2303.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 15° 37' 30" E., ALONG SAID SECTION LINE, A DISTANCE OF 2.69 FEET; THENCE N. 84° 22' 30" E. A DISTANCE OF 142.16 FEET; THENCE S. 15° 37' 30" E. A DISTANCE OF N. 84° 22' 30" E. A DISTANCE OF 142.16 FEET; THENCE S. 15° 37' 30" E. A DISTANCE OF 1244.04 FEET; THENCE S. 84° 22' 55" W. A DISTANCE OF 142.16 FEET; THENCE S. 83° 30' 30" W. A DISTANCE OF 377.43 FEET; THENCE N. 15° 37' 30" W. A DISTANCE OF 1246.71 FEET; THENCE N. 83° 30' 30" E. A DISTANCE OF 377.43 FEET TO THE POINT OF BEGINNING. CONTAINING 14.67 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 \_\_\_\_\_

SHERRY L. RAUCH

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 \_\_\_\_\_

Notice of Public Hearing

\_\_\_\_\_ in the matter of \_\_\_\_\_

Sections 34, 44 and 46, Township 3 South, Range 29 E

\_\_\_\_\_ in the \_\_\_\_\_

Court,

was published in said newspaper in the issues of \_\_\_\_\_

December 14, 1990

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.

*Sherry L. Rauch*

Sworn to and subscribed before me Zoe Ann Johns

this 14th day of December

A.D. 19 90

*Zoe Ann Johns*  
(SEAL) Notary Public

8122193

**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 JANUARY 1991 AT 1:45 o'clock PM, 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/RG-1 TO PUD. BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

SECTION 1. Pursuant to the application of J.R. Brown Jr. owners of the following described land, zoning classification of OR/RG-1 on the following described lands:

A PART OF SECTIONS 34, 44 AND 46, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SECTIONS 37, 43, 44 AND 46 OF SAID TOWNSHIP AND RANGE; THENCE S.15°37'30"E., ALONG THE LINE DIVIDING SAID SECTIONS 44 AND 46, A DISTANCE OF 2303.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.15°37'30"E., ALONG SAID SECTION LINE, A DISTANCE OF 2.69 FEET; THENCE N.84°22'30"E. A DISTANCE OF 142.16 FEET; THENCE S.15°37'30"E. A DISTANCE OF 1244.04 FEET; THENCE S.84°22'55"W. A DISTANCE OF 142.16 FEET; THENCE S.83°30'30"W. A DISTANCE OF 377.43 FEET; THENCE N.15°37'30"W. A DISTANCE OF 1246.71 FEET; THENCE N.83°30'30"E. A DISTANCE OF 377.43 FEET TO THE POINT OF BEGINNING, CONTAINING 14.67 ACRES, MORE OR LESS. IS HEREBY CHANGED TO: PUD, Planned Unit Development in accordance with documents filed in application R-PUD-90-032.

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

BY: s/ Carl "Bud" Markei  
its clerk

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.

L181 Dec. 14, 1990



FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

DIVISION OF ELECTIONS  
Room 1802, The Capitol  
Tallahassee, Florida 32399-0250  
(904) 488-8427

January 30, 1991

Honorable Carl "Bud" Markel  
Clerk of Circuit Court  
St. Johns County Courthouse  
Post Office Drawer 349  
St. Augustine, Florida 32085-0349

Attention: Amy Mulligan, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of January, 1991 and a certified copy of St. Johns County Ordinance No. 91-3, which was filed in this office on January 30, 1991.

Sincerely,

A handwritten signature in cursive script that reads "Liz Cloud".

Liz Cloud, Chief  
Bureau of Administrative Code

LC/mb

RECEIVED

'91 FEB -4 12:48

A handwritten signature in cursive script that reads "Carl Markel".  
CLERK OF CIRCUIT COURT