

ORDINANCE NUMBER: 93-47

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

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

SECTION 1. That, as requested by Margaret Pope Watson, in her application with supporting documents for zoning change, dated June 15, 1993, as supplemented by letter dated July 14, 1993, (hereinafter the "PRD Application"), the zoning classification of the lands described on the attached Exhibit "A" is hereby changed from OR to Planned Rural Development.

SECTION 2. That development of the lands within this PRD shall proceed in accordance with the PRD Application and supporting documents which are a part of zoning file number R-PRD-93-013 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 the ordinance, the below described provisions shall prevail.

SECTION 3. Subject to compliance with the minimum lot size and width requirements, minor modifications to the lot lines and preliminary site plan shall be permitted in order to accommodate the requirements of the Public Works Department and any other regulatory agency having jurisdiction over the project without further review of the Board of County Commissioners.

SECTION 4. Roof and other structural overhangs may extend into side yards by up to three feet (3').

SECTION 5. That the need and justification for approval of the PRD has been considered in accordance with Section 11-10-04 of the St. Johns County Zoning Ordinance and the St. Johns County Comprehensive Plan, whereby:

(a) The rezoning complies with applicable St. Johns County, Florida, zoning ordinances and is consistent with development of property in the area and is compatible with the desired future development of the area, and;

(b) The proposed intensity of development is consistent with that permitted for PRDs by the Comprehensive Plan; and

(c) At the public hearing on July 15, 1993, the St. Johns County Planning and Zoning Agency recommended approval by unanimous vote.

SECTION 6. That all private roads and parking areas within the project shall be constructed to approved county standards.

SECTION 7. All buildings 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 PRD ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

SECTION 8. This project shall comply with the standards, policies and requirements in effect at the time of final approval and permitting of this project for development, including any successor or new policies, financing mechanism, plans and ordinances adopted by St. Johns County after the date of the Planned Rural Development ordinance approval, including, without limitation, any concurrency management programs adopted pursuant to Florida Statutes 163.3202(2)(g), as amended, and objective J.01.05 of the St. Johns County Comprehensive Plan dated September 14, 1990, including, any amendments or successor policies of land development regulations adopted to implement Florida Statutes 163.3203(2)(g).

SECTION 9. The zoning official is authorized to issue zoning clearances allowed by zoning classification as rezoned hereby.

SECTION 10. This ordinance shall take effect immediately upon receipt of official acknowledgment of the Department of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that the same has been filed.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 14 day of September, 1993.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Linda Balsavage
Linda Balsavage, Chair

P.U.D. OFF. REC.
BOOK E PAGE 377

Attest: Carl "Bud" Markel
Clerk of the Court

By: Patricia DeGrande
Deputy Clerk

Adopted September 14, 1993

Meeting Regular

Effective September 27, 1993

Exhibit "A" to ORDINANCE

SCHEDULE "A"

P. U. D. OFF. REC.
BOOK E PAGE 378

PARCEL 1: Government Lots 2 and 3, Section 9, Township 7 South, Range 27 East, St. Johns County, Florida.

PARCEL 2: Part Section 37, Township 7 South, Range 27 East, St. Johns County, Florida, excepting the right of way of State Road 13.

PARCEL 3: All Section 39, Township 7 South, Range 27 East, except Easterly 100 feet South of State Road 13, St. Johns County, Florida, excepting the right of way of State Road 13.

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

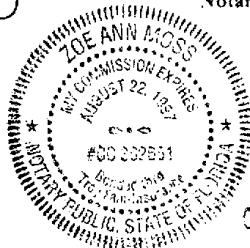
STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____
SHERRY R. FREE _____ 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 _____
MEETING ON SEPTEMBER 14, 1993 _____
_____ in the _____ Court,
was published in said newspaper in the issues of _____
August 6, 1993 _____

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 _____
this 6th day of August
A.D. 19 93

Zoe Ann Moss
Notary Public



Ordinance Book 12 Page 496

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 14TH DAY OF SEPTEMBER 1993 AT 1:30 o'clock 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, Open Rural TO PRD, Planned Rural Development.

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

SECTION 1. Pursuant to the application of Morporet Pope Watson owners of the following described land, zoning classification of OR, Open Rural on the following described lands:

PARCEL 1: Government Lots 2 and 3, Section 9, Township 7 South, Range 27 East, St. Johns County, Florida.

PARCEL 2: Part Section 37, Township 7 South, Range 27 East, St. Johns County, Florida, excepting the right of way of State Road 13.

PARCEL 3: All Section 39, Township 7 South, Range 27 East, except Easterly 100 feet South of State Road 13, St. Johns County, Florida, excepting the right of way of State Road 13.

IS HEREBY CHANGED TO: PRD PLANNED RURAL DEVELOPMENT in accordance with documents filed with application R-PRD-93-813.

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: Carl "Bud" Markel
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.

NOTICE TO ALL HEARING IMPAIRED PERSONS: Anyone planning to attend this meeting and needs the services of an interpreter, please contact David Holstead, ADA Coordinator at (904) 823-2505 at least five days prior to the date of this meeting.
L937 Aug. 6, 1993



RECEIVED
'93 SEP 27 10 30 AM
CLERK

FLORIDA DEPARTMENT OF STATE
Jim Smith, Secretary of State
DIVISION OF ELECTIONS
Bureau of Administrative Code
The Elliot Building
Tallahassee, Florida 32399-0250
(904) 488-8427

September 22, 1993

Honorable Carl "Bud" Markel
Clerk of the Circuit Court
St. Johns County Courthouse
Post Office Drawer 300
St. Augustine, Florida 32085-0300

Attention: Patricia DeGrande, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of September 17, 1993 and a certified copy of St. Johns County Ordinance No. 93-41, which was filed in this office on September 22, 1993.

Sincerely,

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

Liz Cloud, Chief
Bureau of Administrative Code

LC/mb