

P. U. D. OFF. REC.
BOOK K PAGE 1009

ORDINANCE NUMBER: 97-42

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM PRESENT
ZONING CLASSIFICATION CG, COMMERCIAL GENERAL
TO PLANNED UNIT DEVELOPMENT
(PUD); PROVIDING FOR INCORPORATION INTO THE PUD ORDINANCE
OF GRIFFINS POINT PUD AS MODIFIED, ORDINANCE NUMBER 97-43
PROVIDING FINDINGS OF FACT;
PROVIDING A SAVINGS CLAUSE; REQUIRING RECORDATION;
AND PROVIDING AN EFFECTIVE DATE.

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

SECTION 1. That, as requested by George M. McClure on behalf of the record title owner(s),
Griffins Point Associates, in the application with supporting documents for zoning change dated
February 24, 1997 and as amended on June 20, 1997 (hereinafter the Griffin's Point Modified PUD
application) the zoning classification of lands described as follows:

Lots 5 and 6, Block 21, of Biera Mar Subdivision, less and excepting the southerly 9.45 feet of Lot
5, as per map or plat thereof recorded in Map Book 3, page 68 and 69 of the public records of St.
Johns County, Florida, less additional right-of-way for Anastasia Boulevard, as described and
recorded in official records Book 267, Pages 442-443 of the Public Records of St. Johns County,
Florida, All lying and being in Section 15, township 8 south, Range 30 East,

is hereby changed from CG, Commercial General, to Planned Unit Development, PUD and
incorporated in the PUD Ordinance Number 97 - 43 adopted on August 12, 1997.

SECTION 2. That development of the lands within this Planned Unit Development shall proceed
in accordance with the PUD application, dated February 24, 1997 and as amended on June 20, 1997,
and other supporting documents which are a part of zoning file number R- PUD-88-63 and which
are incorporated by-reference into and made a part hereof this ordinance. In the case of conflict
between the application, the supporting documents, and the below described special provisions of
this Ordinance, the below described provisions shall prevail.

SECTION 3. Findings of Fact: that the need and justification for approval of the Planned Unit
Development has been considered in accordance with Section 11-10-4 of the St. Johns County
Zoning Ordinance and Comprehensive Plan, whereby, it is found that:

- a. The project will not adversely affect the orderly development of St. Johns County as

P.U.D. OFF. REC.
BOOK K PAGE 1010

embodied in the St. Johns County Zoning Ordinance and the St. Johns County Comprehensive Plan or portion thereof adopted by the St. Johns County Board of County Commissioners.

b. The project will not adversely affect the health, safety, and welfare of the residents or visitors in the area and will not be detrimental to the natural environment or to the development of adjacent properties or the neighborhood.

c. The project will accomplish the objectives, standards and criteria set forth in Section 8A-4 of the St. Johns County Zoning Ordinance.

d. The proposed PUD will be consistent with the development of property in the area and will be compatible with the desired development of the area.

e. The lands described herein are within the B-Residential as designated on the Future Land Use Map of St. Johns County Comprehensive Plan which allows residential development. The lands described herein will be combined with existing PUD, as modified, which proposes a development of up to 222 units, which does not conflict with any elements of the Plan.

f. That at the public hearing of July 3, 1997 the St. Johns County Planning and Zoning Agency found the application to be consistent with the St. Johns County Comprehensive Plan and recommended approval of the PUD application by unanimous vote.

SECTION 4.

Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, zoning ordinance, and other land use and development regulations of St. Johns County, including, without limitation, the Concurrency Management Ordinance and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited. Furthermore, no private land use covenant or restriction that may be incorporated into this Ordinance which is more strict than a particular Federal, State or County Statute, Ordinance, Regulation, Rule, or Resolution shall be enforced by the County under this ordinance except as is specifically provided for and described in this Ordinance or the incorporated PUD Ordinance.

SECTION 5. This Ordinance shall take effect immediately upon receipt of the Ordinance by the Secretary of State.

SECTION 6. This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in the Official Records of St. Johns County, Florida, and indexed under the name of property owner listed in Section 1 hereof.

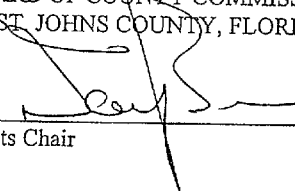
Ordinance Book 19 Page 693

P. U. D. OFF. REC.
BOOK K PAGE 1011

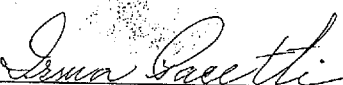
SECTION 7. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas filed in the office of Planning, by the Planning Director or his designee.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 12th DAY OF AUGUST, 1997.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
Its Chair

ATTEST: CHERYL STRICKLAND

BY: 
Deputy Clerk

EFFECTIVE DATE: August 21, 1997

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Ordinance Book 19 Page 694

PLANNING & ZONING
DEPARTMENT

JUN 25 1997

ST. JOHNS COUNTY

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 _____

Sandra D. O'Liver _____ 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 Hearing _____

in the matter of _____ July 22, 1997 1:30pm File # RPUD 88-063

in the _____ Court, was published in said newspaper in the
issues of _____ June 21, 1997

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 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 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 23 day of June, 1997,

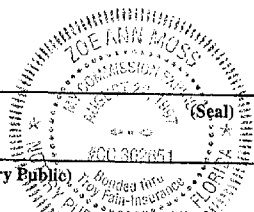
by Sandra D. O'Liver who is personally

known to me or who has produced Personally Known as
(Type of Identification)

Zoe Ann Moss
(Signature of Notary Public)

Zoe Ann Moss

(Print, Type or Stamp Commissioned Name of Notary Public)



Ordinance Book 19 Page 695

COPY OF ADVERTISEMENT

NOTICE OF PUBLIC HEARING ON PROPOSED MAJOR MODIFICATION TO PLANNED UNIT DEVELOPMENT

Notice is hereby given that a public hearing for Major Modification to Ordinance 89-4, (formerly Griffins Point) PUD, Planned Unit Development Ordinance 89-4, an Ordinance modifying land within Planned Unit Development will be heard by the Board of County Commissioners of St. Johns County, Florida, to consider the following:

Major Modification to the Planned Unit Development allowing: (1) Extend the phasing schedule for the PUD so it is not longer in an expired classification; (2) transfer density from the front (easterly portion) of the tract to the interior such that there is no increase in the total number of approved units nor in the ratio of approved units to unland acreage; (3) eliminate multi-family use of 80 units; (4) add additional property, in the form of commercial ATA frontage, use for additional ingress and egress; (5) withdraw the acreage previously approved in the PUD and now owned and used by Fla. Department of Transportation on the following described lands located in St. Johns County, Florida:

EXHIBIT "A"

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. Johns County, Florida, and being more particularly described as follows:

Begin at the Southwest fractional corner of said Section 15 and proceed North 14° 12' 14" West, along the Government Meander Line of the East Shore of the Malanzas River a distance of 462.36 feet to a point; thence North 32° 00' 54" West, along said Meander Line a distance of 276.08 feet to a point; thence South 87° 18' 30" East, a distance of 498.79 feet to a point; thence North 17° 13' 27" West, a distance of 423.88 feet to a point; thence North 87° 17' 49" West, a distance of 498.09 feet to a point on said government Meander line; thence North 15° 00' 16" West, along said Meander Line a distance of 287.32 feet to a point; thence North 10° 07' 42" East, along said Meander Line a distance of 283.62 feet to a point; thence North 24° 00' 37" West, along said Meander Line a distance of 428.73 feet to a point; thence North 02° 14' 46" West, along said Meander Line a distance of 586.29 feet to a point on the North line of said Government Lot 6, a distance of 2,788.42 feet to the Northeast corner of said Government Lot 6, thence South 00° 09' 29" West, along the East line of said Government Lot 6, a distance of 1,314.78 feet to the Southeast corner of said Government Lot 6, thence North 89° 34' 33" East, along the North line of said Government Lot 8, a distance of 664.04 feet to the Northwest corner of the Biero 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 South 10° 40' 41" East, the West boundary of Biero Mar Subdivision, a distance of _____ of

1,334.85 feet to a point on the South line of said Section 15; thence South 89° 34' 00" West, along the South boundary of said Section 15, a distance of 2,582.02 feet to the Point of Beginning.

ALSO, the East and R. of block 27 of BIERL MAR SUBDIVISION less and excepting of the southerly 9.45 feet of said Lot 5 and portion or plot thereof recorded in Map Book 3, Page 68 and 69 of the Public Records of St. Johns County, Florida. LESS, ADDITIONAL right-of-way for Anastasia Boulevard, as described and recorded in Official Record Book 267, Pages 442 and 443 of the Public Records of St. Johns County, Florida, and being in Section 37, Township 8 South Range 30 East, St. Johns County, Florida, and containing 1.348 Acres, more or less.

TO HAVE SAVED AS A PUBLIC TRAIL SOUTH OF SAID SECTION 15.

The Board of County Commissioners will hear the request on the 2nd day of July, 1977, at 1:00 p.m. said hearing to be held in the St. Johns County Administration Building, Lewis Speedway (County Road 16A) and US Highway 1, St. Augustine, Florida.

The Modification of THE NUMBER of Major Arterial Roadways on the County Maps and the Planning Office, County Administration Building, 4020 Lewis Speedway (County Road 16A) and US Highway 1, St. Augustine, Florida, and may be examined parties in interest prior to said public hearing and all parties in interest shall be afforded an opportunity to be heard at said public hearing.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND
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 enter the proceedings record of the proceedings is made which record includes the testimony and evidence upon which appeal is to be heard.

County documents specifically related to this matter are available for public inspection and reproduction (at cost) in the office of the St. Johns County Planning Department, 4020 Lewis Speedway, St. Augustine, Florida.

Notice to persons needing special accommodations and to all hearing impaired persons in accordance with the Americans with Disabilities Act, persons needing special accommodations should contact David Halstead, ADA Coordinator, at (904) 823-2505 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095, not to later than 3 days prior to the date of his meeting.

The matter is subject to report imposed upon public rules of procedures interested parties should limit contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 95-12, to properly noticed public hearings or by written communication core at St. Johns County Planning Department, P.O. Drawer 3495 St. Augustine, Florida 32095.

Subject to a proper and timely objection of a party at the beginning of the hearing, the record of the Planning & Zoning Agency hearing of this matter including the tape recording of the proceedings before the Planning & Zoning Agency shall be part of the record and file of this matter submitted to the Board of County Commissioners for its consideration in this hearing.

The Planning & Zoning Agency record and file of this case is available for review by the public in the Planning & Zoning Department office of the Clerk to the County Commission located at the St. Johns County Administration Complex, 4020 Lewis Speedway (County Road 16A) and US Highway 1, St. Augustine, Florida.

1977 June 27, 1977

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 _____

Sandra D. Oliver _____ 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 Hearing _____

in the matter of _____ August 12, 1997 1:30pm _____

in the _____ Court, was published in said newspaper in the
issues of _____ July 16, 1997 _____

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 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 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 16 day of July, 1997,
by Sandra D. Oliver who is personally
known to me or who has produced _____ as
identification. _____
(Type of Identification)

Zoe Ann Moss
(Signature of Notary Public) _____ (Seal)
Zoe Ann Moss

(Print, Type or Stamp Commissioned Name of Notary Public) _____

Ordinance Book 19 Page 197

COPY OF ADVERTISEMENT

NOTICE OF A
CONTINUED PUBLIC
HEARING BY
THE BOARD
OF COUNTY
COMMISSIONERS ST.
JOHNS COUNTY,
FLORIDA

NOTICE IS HEREBY
GIVEN THAT THE BOARD
OF COUNTY COMMISS-

SIONERS OF ST. JOHNS
COUNTY, FLORIDA, AT
ITS REGULAR MEETING
ON THE 12TH DAY OF AU-
GUST, 1997 AT 3:30 P.M. IN
THE COUNTY AUDITORI-
UM, COUNTY ADMINIS-
TRATION BUILDING, 4020
LEWIS SPEEDWAY, ST.
AUGUSTINE, FLORIDA
WILL CONSIDER THE
FOLLOWING REQUEST,
WHICH WAS CONTINUED
FROM THE MEETING OF
JULY 22, 1997.

A Rezoning of land lo-
cated on AIA of entrance to
Griffins Point PUD, AKA
Ocean Palms PUD, and Mo-
dification to the
Planned Unit Development
for Griffins Point PUD, Or-
dinance 88-5 allowing: (1)
Extend the phasing sched-
ule for the PUD so it is no
longer in an expired classi-
fication; (2) transfer densi-
ty from the front (easterly
position) of the tract to the
interior such that there is
no increase in the total
number of approved units
nor in the ratio of approved
units to upland acreage; (3)
eliminate multi-family use
of 80 units; (4) add addition-
al property in the form of
commercial AIA frontage,
use for additional ingress
and egress; (5) withdraw
the acreage previously ap-
proved in the PUD and now
owned and used by Fla. De-
partment of Transportation.
General Location of
Property: 4943 AIA South.

FILE NUMBER: Major
Modification, to R-PUD-
88-063
APPLICANT: George
McClure for Ocean Palms
PUD.

The aforementioned ap-
plication and supporting
documents are maintained
in the office of Zoning,
County Administration
Building, St. Augustine,
Florida, and may be exam-
ined by parties in interest
prior to said public hearing
and all parties in interest
shall be granted an opportu-
nity to be heard at said pub-
lic hearing.

If a person decides to
appeal any decision made
by the Board of County
Commissioners with re-
spect to any matter consid-
ered at the meeting, he will
need a record of the pro-
ceedings, and for such pur-
pose 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 persons need-
ing special accommoda-
tions and to all hearing im-
paired persons: In accord-
ance with the American
with Disabilities Act, per-
sons needing a special ac-
commodation or an in-
terpreter, to participate in
this proceeding should con-
tact David Holstead, ADA
Coordinator at (904)
823-2500 or at the County
Administration Building,
4020 Lewis Speedway, St.
Augustine, Florida, 32095,
not later than 5 days prior
to the date of this meeting.

BOARD OF COUNTY
COMMISSIONERS ST.
COUNTY,
FLORIDA

8/CHER
July 16, 1997