

Draft - October 16, 1997

Ordinance No. 97- 58

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, AMENDING ZONING ORDINANCE 97-15 ADDING A SECTION TO IMPLEMENT THE LOCAL COMPREHENSIVE PLAN PLANNED RURAL DEVELOPMENT STANDARDS IN AGRICULTURAL/INTENSIVE AND RURAL/SILVICULTURE DESIGNATED AREAS WHICH ENSURE RESIDENTIAL DEVELOPMENT IN THESE AREAS HAS A REDUCED IMPACT TO THE NATURAL RESOURCES AND TO ENCOURAGE THEIR CONTINUED USE AS AGRICULTURAL AND SILVICULTURAL LANDS WHILE ALLOWING THESE LAND OWNERS OPPORTUNITIES TO DEVELOP THEIR PROPERTY FOR RESIDENTIAL PURPOSES, AS PROVIDED IN THE ST. JOHNS COUNTY COMPREHENSIVE PLAN 1990-2005; PROVIDING FOR AUTHORITY; PROVIDING FOR INTENT, PROVIDING FOR PROCEDURES FOR APPLICATION AND PROCESS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR STANDARDS AND CRITERIA; PROVIDING FOR FINDINGS OF CONSISTENCY; PROVIDING FOR APPEALS; PROVIDING FOR EFFECT ON OTHER ORDINANCES AND REGULATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

RECITALS

WHEREAS, the County's Comprehensive and Land Development Regulations Act, Chapter 163 Part II, Florida Statutes, as amended and Chapter 125, Florida Statutes empowers and requires the Board of County Commissioners to prepare, implement, and enforce Comprehensive Plans and land development regulations for the control of development within the County; and

WHEREAS, the Board of County Commissioners of St. Johns County adopted the St. Johns County Comprehensive Plan, 1990-2005 in accordance with the provisions of the Local Government Comprehensive and Land Development Regulations Act, Chapter 163, Part II, Florida Statutes, as amended, and Chapter 125, Florida Statutes; and

WHEREAS, the Comprehensive Plan adopted all the required Elements which included the Goals, Objectives, and Policies, of the Future Land Use Element; and

WHEREAS, the Comprehensive Plan adopted Goals, Objectives, and Policies to manage growth and to support the protection and continuation of agricultural and silvicultural uses in St. Johns County; and

WHEREAS, the Comprehensive Plan is to be construed as a whole; and

WHEREAS, the Comprehensive Plan provides Planned Rural Development standards in order to allow land owners in Agricultural-Intensive and Rural/Silviculture land use designated areas the opportunity to develop their property for residential purposes in a manner which has a reduced impact to the related natural resources and allows for the continued use of these areas for agricultural and silvicultural purposes; and

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA that St. Johns County Ordinance 97-15 is amended as follows:

Section 1. Purpose - The purpose of this Ordinance is to adopt Planned Rural Development standards which contribute to the orderly growth of St. Johns County, which purpose includes the separation of rural and urban land uses; the preservation of the rural community character; the continuation of agricultural and silvicultural uses; and provision for residential development which is consistent with the character and use of these rural areas;

Section 2. Short Title - This Ordinance shall be known as, and may be cited as, the "Planned Rural Development Ordinance."

Section 3. Authority - This Ordinance is adopted pursuant to the Constitution of the State of Florida, as may be amended from time to time; Florida Statutes, Chapter 163, Part II and 125; and Florida Administrative Code Rules 9J-5 and 9J-11.

Section 4. Findings - The above Recitals are incorporated herein by reference and are hereby adopted as Findings in support of this Ordinance.

Section 5. Comprehensive Plan - Agricultural and Silvicultural Areas Objective A.1.6 provides the Comprehensive Plan policy direction for the Planned Rural Development Ordinance. Standards for said Ordinance are provided within the Textual Appendix to Future Land Use Element, Exhibit A to Ordinance 90-53.

Section 6. Amendment - St. Johns County Zoning Ordinance 97-15, which is the Ordinance described in the above title, is hereby amended by adding Article 8-B, PLANNED RURAL DEVELOPMENT - PRD, set forth as follows:

ARTICLE 8-B. PLANNED RURAL DEVELOPMENT - PRD

8-B-1. Intent.

8-B-1-1. The intent of the Planned Rural Development (PRD) is to allow for residential use within the Agricultural-Intensive and Rural/Silviculture future land use areas which is consistent with the character and uses within these rural areas. In order to encourage use of the most advantageous techniques of land development within rural areas, it is necessary to establish a Planned Rural Development (PRD) where development is in harmony with the general purpose and intent of this Ordinance, with the County's General planning program and Comprehensive Plan as may be amended from time to time. The objective of the PRD is to encourage ingenuity, imagination and design efforts on the part of builders, architects, site planners and developers which is in keeping with the rural character of the surrounding area. The PRD shall maintain a clear separation of urban and rural uses and, where agricultural and silvicultural land uses exist, shall provide for the continuation of such uses. The intent of this section is to provide performance criteria for Planned Rural Developments which:

- a. permit a specific and creative approach to the development of land; and
- b. accomplish a more desirable environment than would be possible through the strict application of minimum requirements of the Zoning Ordinance; and
- c. provide for efficient use of land which protects agricultural and silvicultural land uses and provides for preservation of natural features; and
- d. preserve the rural character of the area and allow for development of residential uses consistent with this character;
- e. provide an environment of stable character compatible with surrounding areas; and
- f. which retain property values over the years.

8-B-1-2. PRD Defined.

- a. Definition. For the purposes of this Ordinance, a Planned Rural Development or "PRD" shall mean a development proposed within the areas designated as "Agriculture - Intensive" or "Rural/Silviculture" on the Future Land Use Plan 1990-2005, Comprehensive Plan Map Series, Map I, Ordinance 90-53, as amended. Such development shall proceed under unified control and pursuant to a unified plan of development which is, or will be, reviewed pursuant to the County's land development regulations and PRD zoning requirements existing at the time of the application for rezoning or development approval.

- b. Permissible Uses. Residential, agricultural and silvicultural uses, and uses ancillary to and supportive of said uses. PRDs of greater than 100 dwelling units may include Neighborhood Commercial uses within the Development Area, as defined by the County's Comprehensive Plan.

8-B-2. Procedures.

8-B-2-1. Application for Rezoning to PRD. An application for rezoning to PRD shall proceed in general as for other applications for rezoning; and in addition to the information usually required for such applications, the following shall be required.

- a. Plats and/or metes and bounds description of the area within the PRD.
- b. The name and address of the owner, and if applicable, evidence of the assignment of an agent who represents the owner.
- c. Evidence of unified control of the entire area within the PRD with all owners within the area of same identified.
- d. An agreement by all owners within the PRD which includes their commitment to:
 - (1) Proceed with the proposed development in accordance with the adopted PRD and such conditions and safeguards as may be set by the Board of County Commissioners in such Ordinance; and,
 - (2) Produce a written statement of a proposal for completion of such development according to plans approved by such Ordinance; and for continuing operation and maintenance of such area, functions, and facilities; and,
 - (3) To bind their successors in title to any commitments made in the application.
- e. An application for rezoning to PRD shall be accompanied by the following in sufficient copies as deemed necessary by the St. Johns County Planning and Zoning Agency. The Planning and Zoning Agency may waive requirements for certain information where it is deemed unnecessary to making recommendations.
 - (1) Plans, maps, studies, and reports, as may be reasonably required by the St. Johns County Board of County Commissioners and St. Johns County Planning and Zoning Agency in order to make the findings and determinations called for in the particular case; and,
 - (2) A written statement describing the intended plan of development which clearly

indicates where approval of the PRD will benefit the future occupants of the proposed development and St. Johns County in general. (Such justification shall be based upon the intent of Section 8-B-1-1.)

- (3) A detailed master plan at an appropriate scale supporting the above statement and illustrating:
 - (i) The location, grouping, height of all uses and facilities, along with a written description of the specific uses for which structures may be used.
 - (ii) The number of residential units proposed.
 - (iii) Vehicular and pedestrian circulation system including driveways, walkways and parking area.
 - (iv) A schedule of development including the phasing of areas to be developed, specific time limits for development, and a definition of commencement and completion.

8-B-2-3. Action by the Planning and Zoning Agency and Board of County Commissioners. Following the public hearings as required for all applications for rezoning, the St. Johns County Planning and Zoning Agency may recommend, and the St. Johns County Board of County Commissioners may enact an ordinance establishing a PRD, including any special conditions related thereto, based upon findings that:

- a. The proposed PRD does not affect adversely the orderly development of St. Johns County as embodied in this Zoning Ordinance and in the Comprehensive Plan or portion thereof, as adopted by the St. Johns County Board of County Commissioners.
- b. The proposed PRD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment or development of adjacent properties or the general neighborhood.
- c. The proposed PRD will accomplish the Development Standards and specific criteria of Section 8-B-4.

8-B-2-4. Minor Adjustments to Ordinance Creating a PRD. In order to facilitate minor adjustments to PRD Ordinances or to the plans approved as part of the Ordinance creating a PRD, the St. Johns County Planning and Zoning Agency may approve minor adjustments to such Ordinance. Minor adjustments shall be those changes or adjustments that comply with the following criteria. No formal notice provisions shall be required to consider and/or approve such minor adjustments.

- a. There are the same or fewer number of dwelling units and/or square feet of floor area; and

- b. The open space is in the same general location and in the same general amount, or a greater amount; and
- c. The buildings have the same or less height and/or floor area; and
- d. The roads and drives follow approximately the same course, have the same or greater width, have the same public or private rights therein; and
- e. Vehicular access points are in the same general location, and
- f. The land uses remain the same.

8-B-2-5. Minor adjustments to vary from the minimum yard requirements, minimum lot area or width, maximum building height, maximum building coverage, and minimum building separation. Such applications shall be subject to the standards of Sections 11-9-2 and 6-1-86 of this Ordinance. Such applications shall proceed and be processed in the same manner as standard variance applications and with notice requirements as provided in Section 11-11.

8-B-2-6. Major Adjustments to Ordinance Creating a PRD. The developer of lands zoned PRD may apply for major adjustments to the Ordinance creating the PRD, or plans approved as part of the Ordinance creating a PRD, which do not qualify as minor adjustments, and such application shall proceed and be processed in the same manner as a standard rezoning application.

8-B-2-7. Expiration of Time Limits Provided in Ordinance Creating a PRD. If development permitted by the Ordinance creating a PRD is not commenced and completed within the time limits set forth in the adopted Ordinance, the property shall remain zoned PRD, but no further construction or development shall be permitted until and unless the property has been rezoned, or the time limits under the existing PRD have been extended, or the existing PRD has been rezoned to a different PRD.

8-B-2-8. Extension of Time Limits Provided in Ordinance Creating a PRD. At any time greater than one year after the time limits within the adopted PRD have expired, the owners of the majority of the land within the PRD, may apply for rezoning or extension of time limits, and such application shall be processed in the same manner as a standard rezoning application, except that in addition to the normally required mailed notices, notices shall also be mailed to all other owners of property within the PRD.

Applications for extension of time limits for development or other actions required under a PRD that are made prior to one year from the expiration of time limits set forth in the Ordinance creating the PRD, may be approved by the Planning and Zoning Agency without published notice provided that the Agency determines such time extensions are not detrimental to the community.

8-B-3. Implementation of a PRD.

8-B-3-1. Permits Required. All development within the PRD shall proceed pursuant to applicable County and State permitting requirements. No permit, certificate or other document authorizing construction or occupancy within a PRD shall be issued, except in accordance with the approved PRD Ordinance and other such permitting requirements.

8-B-4. Development Standards.

8-B-4-1. Following any rezoning to PRD, and subsequent to issuance of required permits, development shall proceed pursuant to the approved Planned Rural Development Ordinance as well as the standards contained within this Ordinance. Planned Rural Developments, shall be developed consistent with the standards and criteria, as described within the Textual Appendix to Future Land Use Element of the St. Johns County Comprehensive Plan, Ordinance 90-53, as amended, and set forth as follows:

- a. The minimum parcel size which may be rezoned to PRD shall be as follows:
 - (1) Within lands designated as Agricultural – Intensive, the minimum PRD size shall be thirty-nine (39) acres; and
 - (2) Within lands designated as Rural/Silviculture, the minimum PRD size shall be one hundred (100) acres.
- b. Planned Rural Developments shall contain two distinct areas, the Development Area and the Reserve Area. The Development Area plus the Reserve Area shall constitute the Total PRD Parcel. The Total PRD Parcel shall be configured in such a manner as to permit continuation of any farming or silvicultural use of the Reserve Area.
 - (1) Development Area. The Development Area shall include that portion of the parcel which is proposed for development at the established density of the PRD.
 - (2) Reserve Area. The Reserve Area shall be designated within the PRD as permanent open space.
- c. The allowable unit density of the Development Area, and the relative sizes of the Development Area and Reserve Area shall be determined by the Applicant according to the following scale:

<u>Reserve Area Percentage of Total PRD Parcel</u>	<u>Permitted Density of Development Area</u>
80%	1 unit per 2.5 acres of Development Area
85%	1 unit per acre of Development Area
90%	2 units per acre of Development Area

The maximum total density permitted to be developed within the Development Area shall be calculated as follows: acres of Development Area TIMES the chosen maximum permitted density pursuant to the above scale. For example, if the Total PRD Parcel contains 100 acres, and 90% is maintained as Reserve area, the Development Area will contain 10 acres which may be developed at a maximum total density of 2 units per acre and allowing for 20 units.

- d. PRDs of greater than 100 residential units may include Neighborhood Commercial uses within the Development Area. If Neighborhood Commercial uses are included, the Development Area's allowable residential density shall be calculated as follows: subtract acres of Neighborhood Commercial use from acres of Development Area. Multiply remaining acres by Permitted Density of Development Area pursuant to scale contain in item (3) above.
- e. No single PRD shall contain more than fifty percent (50%) of the dwelling units available for development pursuant to the requirements of Policy A.1.6.2. of the St. Johns County Comprehensive Plan related to the protection of Agricultural and Silvicultural Uses.
- f. The Applicant who is proposing development of the Development Area need not own the Total PRD Area in fee simple. It shall be sufficient for the Applicant to have sufficient property rights to the Reserve Area so as to allow for restriction of the Reserve Area as permanent open space. Such rights, and evidence of such rights, must be obtained prior to approval of any rezoning to PRD.

8-B-4-2. Development Area Criteria. The allowable units of the Development Area may be located anywhere within the Development Area, subject to the conditions below. Development may include a variety of housing types, including single family and multi-family dwellings. In referring to the example cited above, the 20 units could be placed anywhere within the 10 acre Development area, provided all other applicable requirements of this and other State and County regulations are met.

- a. The Development Area shall be compact, contiguous, and shall not be scattered throughout the Total PRD Parcel submitted to PRD development. Single-family parcels shall be sufficient in size so as to maintain the rural character within the Development Area.

- b. The Development Area shall be buffered from incompatible adjacent land uses, whether such incompatible uses are located within the adjacent PRD Reserve Area, or outside of the PRD boundary. A minimum buffer of two hundred (200) feet shall be required between such incompatible uses, and such buffer may consist of wetland or upland. The buffer area may be included within the Reserve Area and shall be depicted on the PRD Master Plan map. Uses within the buffer shall be limited to those determined to be appropriate as set forth within the adopted PRD, subject to all applicable County and State regulations.
- c. Notwithstanding the buffer requirements of preceding Section 8-B-4-2.b., a minimum fifty (50) foot internal buffer shall be provided around the Development Area. This perimeter buffer may consist of wetland or upland. This buffer area shall be included within the Development Area and shall be depicted on the PRD Master Plan map. Uses within the buffer shall be limited to those determined to be appropriate as set forth within the adopted PRD, subject to all applicable County and State regulations.
- d. An average twenty-five (25) foot natural and undisturbed upland buffer shall be maintained adjacent to jurisdictional wetlands which are determined to be natural drainage courses. If such buffer is required, it may be included within any other buffering requirements and shall be depicted on the PRD Master Plan map.
- e. Primary access from the Development Area to external roadways shall be improved in accordance with County standards unless, otherwise waived in the adopted PRD ordinance, and shall be centralized in order to minimize the number of access points to external roadways. Access points from individual lots within the Development Area to external roadways shall be prohibited.

8-B-4-3. Reserve Area Criteria. The intended use of the Reserve Area is to provide for the continuation of farming or silvicultural activities, or the Reserve Area may remain in its natural state. Uses and structures within the Reserve Area shall be limited to those determined to be appropriate as set forth within the adopted PRD, subject to all applicable County and State regulations. Pursuant to PRD approval, the Reserve Area shall be designated as permanent open space and such designation shall be placed of record in the land title records so as to advise potential future purchasers of the PRD regulations which are applicable to the property. The County may modify the requirements of a previously approved PRD development to release a Reserve Parcel from its open space restrictions by approval of a land use plan amendment, in accordance with the requirements of the Comprehensive Plan and applicable law. The Reserve Area shall be subject to the following conditions.

- a. The Reserve Area shall, at a minimum, contain generally the same ratio of uplands to wetlands as contained in the Total PRD Parcel. For example, if a Total PRD Parcel of 100 acres contains 90 acres of wetland and 10 acres of upland, at least ten (10) percent of the Reserve Area must be upland acreage.

- b. Where uplands are isolated or restricted in such a manner that an equal ratio of uplands to wetlands (as contained in the Total PRD), cannot be designated in the Reserve Area, the amount of upland acreage in the Development Area and Reserve Area shall be generally equal, if it is found that the PRD otherwise meets the intent of this Ordinance. For example, if the Development Area consists of approximately five acres of noncontiguous upland, approximately five acres of upland is required in the Reserve Area.

8-B-5. Exemptions to PRD Requirements.

8-B-5-1. Single Family Exemption to PRD Requirements. For land owners of platted lots of record as of September 14, 1990, whose property does not meet the minimum parcel size required for PRD approval, an exemption to the PRD requirements shall apply, and land owners shall be allowed to place or construct one single-family dwelling unit on each such Exempt Parcel. Development of more than one single-family dwelling unit shall be subject to the PRD requirements contained herein.

8-B-5-2. Family Farm and Lot Provision. In order to encourage and permit the development of tracts of land as family farms, land owners shall be allowed to place or construct one single-family dwelling unit for use as the Owner's primary residence within lands designated Agricultural - Intensive, or Rural/ Silviculture. In addition, the Owner's immediate family members shall be allowed to place or construct one single-family dwelling unit for use as their primary residence on the same parcel, or subparcel thereof, as the Owner's primary residence. This provision shall be limited to a one time use for each family member.

For the purposes of this provision, immediate family shall include the owner's parents, step-parents or adopted parents; spouse; brothers and sisters; children, step-children or adopted children and grandchildren. Immediate family shall also include the parents, step-parents or adopted parents; children, step-children or adopted children and grandchildren of the Owner's spouse.

Where an additional residence is placed or constructed on a parcel, or where a new subparcel is created under this provision, development shall be subject to all other applicable County and State requirements, including those contained within this Zoning Ordinance.

Section 8. Findings of Consistency - The Board of County Commissioners of St. Johns County, Florida hereby finds and determines the Planned Rural Development Ordinance is: (i) consistent with the State Comprehensive Plan, Section 187.201, Florida Statutes, construed as a whole; (ii) consistent with the Northeast Florida Comprehensive Regional Policy Plan construed as a whole, without isolated application of a specific goal or policy; (iii) consistent with Florida Administrative Code, Rule 9J-5, as revised to the extent such Rule is not in conflict with Chapter

163, Part II, as provided in Section 163.3177 (10) (c); and is consistent with the St. Johns County Comprehensive Plan.

Section 9. Appeals - An appeal from the decision of the Planning and Zoning Agency shall be made to the Board of County Commissioners and shall follow the procedures stipulated in Section 11 of the St. Johns County Zoning Ordinance.

Section 10. Effect on other Ordinances and Regulations - This Ordinance shall not affect, in any other manner, any other aspect of development and improvement standards or requirements, or any other aspect of the development of land or provision of public improvements subject to the County Land Development Regulations or Comprehensive Plan, or other regulations of the County, which shall be operative and remain in full force and effect without limitation with respect to all such development. To the extent of any conflict between other County Ordinances or Regulations and this Ordinance, the more restrictive shall control.

Section 11. Severability - It is declared to be the intent of the Board of County Commissioners that if any provisions, paragraph, or section of this Ordinance is for any reason finally held invalid or unconstitutional by any court of competent jurisdiction, such provision, paragraph, or section shall be deemed separate, distinct, and independent, and such holding shall not affect the validity of the remaining provisions.

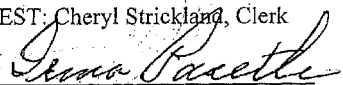
Section 12. Effective Date - This Ordinance shall take effect upon receipt of the Secretary of State.

ENACTED AND DULY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 28 DAY OF Oct. 1997.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By 
Chairman

ATTEST: Cheryl Strickland, Clerk

BY 
Deputy Clerk

EFFECTIVE DATE October 28, 1997

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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 _____

_____ Display Ad _____

in the matter of _____ Notice of Public Hearing _____

in the _____ Court, was published in said newspaper in the

issues of _____ Oct 3, 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 21 day of Oct, 1997,

by Sandra D. Oliver who is personally

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

identification.

Zoe Ann Moss
(Signature of Notary Public)



Zoe Ann Moss
MY COMMISSION # CC841814 EXPIRES
August 22, 2001
BONDED THRU TROY FAIN INSURANCE, INC.
(Seal)

Zoe Ann Moss

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

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Officials say that while house-
 ers started the year with a \$117
 on operating budget, revenue
 falls probably will limit spend-
 about \$70 million.
 To save money, the group
 ned its work force from 525 to
 full-time employees. It moved
 if some rented space, consoli-
 g operations into two buildings
 t warehouse. To raise the \$9.8
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 t, the organization cranked up
 raising efforts.

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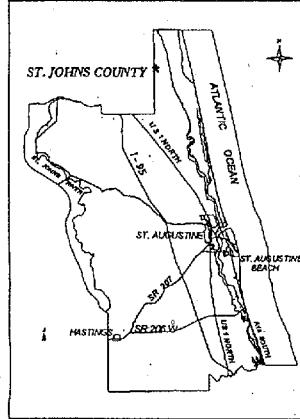
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 Mill Homes
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 & Residential
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 St. Augustine, FL 32084

**NOTICE OF PUBLIC HEARINGS OF
 THE ST. JOHNS COUNTY BOARD OF COUNTY
 COMMISSIONERS ON ESTABLISHMENT OR CHANGE
 OF A REGULATION AFFECTING THE USE OF LAND,
 AMENDING ZONING ORDINANCE NO. 97-15
 ADDING A SECTION FOR PRD'**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, at its regular meeting on Tuesday, October 14, 1997 at 5:30 p.m., and on Tuesday, October 28, 1997 at 9:30 a.m., in the County Auditorium at the County Administration Building, 4020 Lewis Speedway, (CR 16A and U.S. #1 North), St. Augustine, Florida, will hold public hearings to consider passage of the following ordinance.

Ordinance No. 97 -

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, AMENDING ZONING ORDINANCE 97-15 ADDING A SECTION TO IMPLEMENT THE LOCAL COMPREHENSIVE PLAN PLANNED RURAL DEVELOPMENT STANDARDS IN AGRICULTURAL/INTENSIVE AND RURAL/SILVICULTURE DESIGNATED AREAS THAT ENSURES RESIDENTIAL DEVELOPMENT IN THESE AREAS HAVE A REDUCED IMPACT TO THE NATURAL RESOURCES AND TO ENCOURAGE THEIR CONTINUED USE AS AGRICULTURAL AND SILVICULTURE LANDS WHILE ALLOWING THESE LAND OWNERS OPPORTUNITIES TO DEVELOP THEIR PROPERTY FOR RESIDENTIAL PURPOSES, AS PROVIDED IN THE ST. JOHNS COUNTY COMPREHENSIVE PLAN 1990-2005; PROVIDING FOR AUTHORITY; PROVIDING FOR INTENT; PROVIDING FOR PROCEDURES FOR APPLICATION AND PROCESS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR STANDARDS AND CRITERIA; PROVIDING FOR FINDINGS OF CONSISTENCY; PROVIDING FOR APPEALS; PROVIDING FOR EFFECT ON OTHER ORDINANCES AND REGULATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



*Excluding the incorporated municipalities of:
 City of St. Augustine
 City of St. Augustine Beach
 Town of Hastings
 That portion of the Town of Matneland
 within St. Johns County

The proposed ordinance is on file in the office of the Clerk of the Board of County Commissioners at the St. Johns County Administration complex, 4020 Lewis Speedway (CR 16A and U.S. #1), St. Augustine, Florida and may be examined by parties interested prior to the said public hearings. Please take note that the ordinance is subject to revision prior to the hearings or adoption of the ordinance. All parties having any interest in said ordinance will be afforded an opportunity to be heard at the public hearings.

If a person decides to appeal any decision made with respect to any matter considered at these meetings, he/she will need a record of the proceeding, and for such purposes he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE OF PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in these proceedings should contact, ADA Coordinator, at (904) 823-2501 or the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32095. For hearing impaired individuals: Telecommunications Device for the Deaf (TDD): 823-2501 or Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearings.

BOARD OF COUNTY COMMISSIONERS
 OF ST. JOHNS COUNTY, FLORIDA
 Cheryl Strickland, Its Clerk

By: *Irma Pacetti*
 Irma Pacetti, Deputy Clerk

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 _____

Ulinda Verstraate who on oath says that she is
Office Manager 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 Hearings

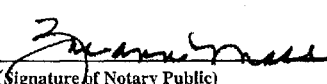
in the matter of Ordinance 97-15

in the _____ Court, was published in said newspaper in the
issues of October 20, 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 28th day of October, 1997,
by Ulinda Verstraate who is personally

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


(Signature of Notary Public)  (Seal)

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

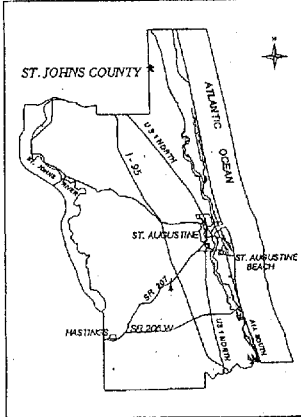
Ordinance Book 20 Page 185

**NOTICE OF PUBLIC HEARINGS OF
THE ST. JOHNS COUNTY BOARD OF COUNTY
COMMISSIONERS ON ESTABLISHMENT OR CHANGE
OF A REGULATION AFFECTING THE USE OF LAND,
AMENDING ZONING ORDINANCE NO. 97-15
ADDING A SECTION FOR PRD'**

NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, at its regular meeting on Tuesday, October 14, 1997 at 5:30 p.m., and on Tuesday, October 28, 1997 at 9:30 a.m., in the County Auditorium at the County Administration Building, 4020 Lewis Speedway, (CR 16A and U.S. #1 North), St. Augustine, Florida, will hold public hearings to consider passage of the following ordinance.

Ordinance No. 97 -

AN ORDINANCE OF ST. JOHNS COUNTY, FLORIDA, AMENDING ZONING ORDINANCE 97-15 ADDING A SECTION TO IMPLEMENT THE LOCAL COMPREHENSIVE PLAN PLANNED RURAL DEVELOPMENT STANDARDS IN AGRICULTURAL/INTENSIVE AND RURAL/SILVICULTURE DESIGNATED AREAS THAT ENSURES RESIDENTIAL DEVELOPMENT IN THESE AREAS HAVE A REDUCED IMPACT TO THE NATURAL RESOURCES AND TO ENCOURAGE THEIR CONTINUED USE AS AGRICULTURAL AND SILVICULTURE LANDS WHILE ALLOWING THESE LAND OWNERS OPPORTUNITIES TO DEVELOP THEIR PROPERTY FOR RESIDENTIAL PURPOSES, AS PROVIDED IN THE ST. JOHNS COUNTY COMPREHENSIVE PLAN 1990-2005; PROVIDING FOR AUTHORITY; PROVIDING FOR INTENT; PROVIDING FOR PROCEDURES FOR APPLICATION AND PROCESS; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR STANDARDS AND CRITERIA; PROVIDING FOR FINDINGS OF CONSISTENCY; PROVIDING FOR APPEALS; PROVIDING FOR EFFECT ON OTHER ORDINANCES AND REGULATIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.



*Excluding the incorporated municipalities of:
City of St. Augustine
City of St. Augustine Beach
Town of Hastings
That portion of the Town of Maitland
within St. Johns County

The proposed ordinance is on file in the office of the Clerk of the Board of County Commissioners at the St. Johns County Administration complex, 4020 Lewis Speedway (CR 16A and U.S. #1), St. Augustine, Florida and may be examined by parties interested prior to the said public hearings. Please take note that the ordinance is subject to revision prior to the hearings or adoption of the ordinance. All parties having any interest in said ordinance will be afforded an opportunity to be heard at the public hearings.

If a person decides to appeal any decision made with respect to any matter considered at these meetings, he/she will need a record of the proceeding, and for such purposes he/she may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE OF PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in these proceedings should contact, ADA Coordinator, at (904) 823-2501 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32095. For hearing impaired individuals: Telecommunications Device for the Deaf (TDD): 823-2501 or Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the hearings.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
Cheryl Strickland, Its Clerk

By: *Irma Pacetti*
Irma Pacetti, Deputy Clerk

DIVISIONS OF FLORIDA DEPARTMENT OF STATE
Office of the Secretary
Office of International Relations
Division of Administrative Services
Division of Corporations
Division of Cultural Affairs
Division of Elections
Division of Historical Resources
Division of Library and Information Services
Division of Licensing



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF ELECTIONS

MEMBER OF THE FLORIDA CABINET
Historic Florida Keys Preservation Board
Historic Palm Beach County Preservation Board
Historic Pensacola Preservation Board
Historic St. Augustine Preservation Board
Historic Tallahassee Preservation Board
Historic Tampa/Hillsborough County
Preservation Board
Ringling Museum of Art

October 28, 1997

Honorable Cheryl Strickland
Clerk to Board of County Commissioners
St. Johns County
Post Office Drawer 300
St. Augustine, Florida 32085-0300

Attention: Irma Pacetti, Deputy Clerk

Dear Ms. Strickland:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your hand-delivered letter dated October 28, 1997 and certified copy of St. Johns County Ordinance No. 97-58, which was filed in this office on October 28, 1997.

Sincerely,

Liz Cloud, Chief
Bureau of Administrative Code

LC/mw

CHERYL STRICKLAND
CLERK OF COUNTY COURT
ST. JOHNS COUNTY FL
97 OCT 29 AM 10:24
FILED

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