

ORDINANCE NUMBER: 78-50

INTRODUCED BY: COMMISSIONER BYRD

AN ORDINANCE OF THE COUNTY OF ST. JOHNS COUNTY,
STATE OF FLORIDA, REZONING LANDS AS DESCRIBED
HEREINAFTER FROM PRESENT ZONING CLASSIFICATION
OF RG-1, RESIDENTIAL GENERAL, 1, TO PLANNED UNIT
DEVELOPMENT, PUD; DEFINING THE TERMS AND CONDI-
TIONS OF THE PUD; AND PROVIDING AN EFFECTIVE
DATE.

WHEREAS, Bos and Associates, Inc., on behalf of the owners
has applied for the rezoning of certain lands in St. Johns County,
Florida to Planned Unit Development (PUD), and

WHEREAS, the proposed PUD does not affect adversely the orderly
development of St. Johns County as embodied in the St. Johns County
Zoning Ordinance and in any comprehensive plan or portion thereof
adopted by the St. Johns County Board of County Commissioners; and

WHEREAS, the proposed PUD 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 the use or development
of adjacent properties or the general neighborhood; and

WHEREAS, the proposed PUD will accomplish the Objectives and
will meet the Standards and Criteria of Section 8-4 of the zoning
code of St. Johns County, Florida; now, therefore,

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

SECTION 1. Pursuant to the application of First Wisconsin National
Bank of Milwaukee and The Mount Holly Company, owners of the described
land on attachment A, the zoning classification of RG-1 on the lands
described in attachment A is hereby changed to Planned Unit Development,
PUD.

SECTION 2. The following items submitted by or on behalf of the
owners in connection with the March 29, 1978 Application of Bos
& Associates, Inc. for rezoning of the lands described in attachment
A to PUD are approved, as modified herein, and are incorporated and
made a part of this rezoning ordinance by reference:

- I. Application For Rezoning.
- II. Letter to Mr. Allen F. Powers, dated March 27, 1978 from Wisconsin National Bank of Milwaukee.
- III. Letter to Mr. Allen F. Powers dated March 24, 1978 from the Mount Holly Company.
- IV. Signed utility agreement between Bos & Associates and Ponte Vedra Utilities Company dated July 25, 1978.
- V. Development Schedule dated April 26, 1978.
- VI. Letter to Mr. Allen F. Powers dated June 7, 1978 from Bos & Associates, Inc. concerning Florida Department of Transportation Driveway Permit Application Checklist.
- VII. Traffic Access and Circulation Analysis For The Atrium, Planned Unit Development dated May 16, 1978 consisting of 9 pages.
- VIII. 4 page Plan & Schedule of Development dated July 25, 1978.
- IX. Declaration of Covenants, Conditions and Restrictions For L'Atrium, pages 1 through 28, dated July 25, 1978 signed by Peter H. Bos.
- X. Plan or drawings of The Atrium of Ponte Vedra Beach, Florida submitted March 28, 1978, consisting of 6 pages.
- XI. Easement Agreement dated July 24th, 1978, concerning access to Guana River.

SECTION 3. An area shall be designated for location of two additional tennis courts, or other recreation area, with flexibility to develop as needs indicate, after review by Zoning Board of Phase I.

SECTION 4. The Developer, before construction, shall submit written approval of its drainage easement to Guana River by DER, Department of Environmental Regulations.

SECTION 5. The developer shall provide fire walls and/or separation as required by Southern Building Code.

SECTION 6. The developer shall provide acceleration and deceleration lane as determined by Florida Department of Transportation.

SECTION 7. The developer shall reserve an emergency exit as per recommendations of the Regional Area Planning Board, and as approved by Department of Transportation. Main road entrance to Ala shall be approved by DOT prior to issuance of development permits.

SECTION 8. The developer shall provide fire hydrants every 500 feet (lineal) of roadway, with the flow of 1500 gpm at hydrant.

SECTION 9. The developer shall present detailed site plan for approval by the zoning board prior to issuance of development permits.

SECTION 10. The lake and waterway shall be designated and constructed in accordance with St. Johns River Water Management District rules and guidelines.

SECTION 11. All roads within the project either public or private shall be constructed to approved County Standards.

SECTION 12. The Zoning Inspector is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

SECTION 13. 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.

PASSED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA this 27th day of July, 1978.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA:

BY: *A. J. White*
Its _____ Chairman

ATTEST:

Marie Spaulding
Deputy Clerk



ORDINANCE BOOK 3 PAGE 315

ATTACHMENT

LEGAL DESCRIPTION

A tract of land, located in Section 46, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:

For point of reference commence at the corner common to Sections 27, 43, 44 and 46, in said Township and Range, and run S.15° 37'30"E., along the line dividing said Sections 44 and 46, a distance of 1,432.17 feet to a point for point of Beginning.

From the point of beginning thus described, continue S.15°37'30" E., and along said dividing line a distance of 1,138.08 feet to a point; run thence S. 83°30'30" W., a distance of 1692.29 feet to a point in the Easterly right of way line of Florida State Road A-1-A (State Road 203), a 200 foot right of way; run thence Northerly, along said right of way line, as follows: first course, N. 00°40'10" E., a distance of 83.09 feet to a point of curvature; second course, along the arc of a curve, concave Westerly and having a radius of 7,739.49 feet, a chord distance of 527.08 feet to a point of tangency of said curve, the bearing of the aforementioned chord being N. 1°16'55" W., third course, N. 3°14'00" W., a distance of 517.14 feet to a point; run thence N. 83°30'30" E., a distance of 1,424.03 feet to the point of beginning.

The land thus described contains 40.000 Acres, more or less.

EXCEPT a 10.000 Acre Tract thereof more particularly described as follows:

A portion of Section 46, Township 3 South, Range 29 East, St. Johns County, Florida; more particularly described as follows:

Commence at the corner common to Sections 27, 43, 44 and 46 of said Township and Range; Thence S. 15°35'44" E., along the line dividing said Sections 44 and 46, for a distance of 2303.28 feet to the Point of Beginning; thence continue S. 15°35'44" E. along the line dividing said Sections 44 and 46, for a distance of 266.97 feet; Thence S. 83°29'13" W., for a distance of 1678.56 feet to a point on the Easterly right of way of State Road A-1-A (State Road 210), a 200 foot right of way; Thence N. 00°40'10" E., along said Easterly right of way line, for a distance of 83.29 feet to the point of curvature of a curve to the left having a radius of 7739.49 feet; thence Northerly, along said Easterly right of way line and along the arc of said curve thru a central angle of 01°20'55", for a distance of 182.17 feet; Thence N. 83°29'13" E., for a distance of 1616.36 feet to the Point of Beginning. Containing 10.000 acres more or less.

LEGAL DESCRIPTION

A part of Section 46, Township 3 South, Range 29 East, St. Johns County, Florida more particularly described as follows:

For a point of reference commence at the corner common to Sections 27, 43, 44 and 46, in said township and range; thence run S. 15°37'30" E. along the line dividing said sections 44 and 46, a distance of 967.34 feet; thence run S. 83°30'30" W. a distance of 12.15 feet to the point of beginning; thence run S. 15°37'30" E. parallel with and 12 feet from said line dividing sections 44 and 46, a distance of 464.82 feet; thence run S. 83°30'30" W. a distance of 1411.88 feet to the easterly right-of-way line of State Road No. A-1-A (formerly State Road No. 203) (also known as the Ponte Vedra By-Pass Road) as now established as a 200 foot right-of-way; thence run N. 3°14'00" W., along said easterly right-of-way line, a distance of 459.67 feet; thence run N. 83°30'30" E. a distance of 1311.97 feet to the point of beginning. Containing 14.35 acres more or less.

The St. Augustine Record
 PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY
 ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA. }
 COUNTY OF ST. JOHNS }

Before the undersigned authority personally appeared _____
Robert E. James who on oath says that he is
Advertising 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 Legal Notice
Board of County Commissioners Meeting
 _____ in the matter of _____
Fran Breesinski and Lewis Chittum application
 _____ in the _____ Court
 was published in said newspaper in the issues of _____
June 24, 1978

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, except Sundays, 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 he has neither paid nor promised any person, firm or
 corporation any discount, rebate, commission or refund for the purposes
 of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me
 this 20th day of June

A.D. 19 78
Guy H. M. [Signature]
 Notary Public

Notary Public, State of Florida
 My Commission Expires Oct. 2, 1980
 Issued by American Bar & County Commission

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 25 DAY OF JULY 1978, AT 1:30 O'CLOCK P.M., IN THE COUNTY COMMISSIONERS MEETING ROOM, ST. JOHNS COUNTY COURTHOUSE, ST. AUGUSTINE, FLORIDA, WILL CONSIDER PASSAGE OF THE FOLLOWING ORDINANCE AN ORDINANCE OF THE COUNTY OF ST. JOHNS COUNTY, STATE OF FLORIDA REZONING - LANDS AS DESCRIBED HEREINAFTER FROM PRESENT ZONING CLASSIFICATION OF RG-1, Residential General, TO PLANNED UNIT DEVELOPMENT, PUD

RTISEMENT

Be it ordained by the Board of County Commissioner of St Johns County, Florida
 SECTION 1 Pursuant to the application of Fran Breesinski and Lewis Chittum, owners of the described lands. A tract of land, located in Section 46, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: For point of reference commence at the corner common to Sections 27, 43, 44, and 46, in said Township and Range, and run S 15 deg, 37 min 30 sec E, along the line dividing said Sections 44 and 46, a distance of 1,432.17 feet to a point for point of Beginning. From the point of beginning thus described, continue S 15 deg 37 min 30 sec E, and along said dividing line a distance of 1,138.08 feet to a point, run thence S 83 deg, 30 min 30 sec W, a distance of 1692.29 feet to a point in the Easterly right of way line of Florida State Road A-1-A (State Road 203), a 200 foot right of way, run thence Northerly, along said right of way line, as follows: first course, N. 00 deg 40 min, 10 sec E, a distance of 83.08 feet to a point of curvature; second course, along the arc of a curve, concave Westerly and having a radius of 7,739.49 feet, a chord distance of 527.08 feet to a point of tangency of said curve, the bearing of the aforementioned chord being N. 1 deg 16 min, 55 sec W, third course, N. 3 deg 14 min 00 sec W, a distance of 517.14 feet to a point; run thence N. 83 deg 30 min, 30 sec E., a distance of 1,424.03 feet to the point of beginning. The land thus described contains 40,000 Acres, more or less, EXCEPT a 10,000 Acre Tract thereof more particularly described as follows: A portion of Section 46, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows. Commence at the corner common to Sections 27, 43, 44, and 46 of said township and Range. Thence S 15 deg 35 min 44 sec E, along the line dividing said Sections 44 and 46, for a distance of 2303.28 feet to the Point of Beginning; thence continue S 15 deg 35 min 44 sec E, along the line dividing said Sections 44 and 46, for a distance of 266.97 feet, Thence S. 83 deg 29 min 13 sec W, for a distance of 1678.56 feet to a point on the Easterly right of way of State Road A-1-A (State Road 210), a 200 foot right of way; Thence N. 00 deg 40 min, 10 sec E, along said Easterly right of way line, for a distance of 83.29 feet to the point of curvature of a curve to the left having a radius of 7739.49 feet; thence Northerly, along said Easterly right of way line and along the arc of said curve thru a central angle of 01 deg, 20 min 55 sec, for a distance of 182.17 feet, Thence N. 83 deg 29 min 13 sec E., for a distance of 1616.36 feet to the Point of Beginning. Containing 10,000 acres more or less. LEGAL DESCRIPTION: A part of Section 46, Township 3 South, Range 29 East, St. Johns County, Florida more particularly described as

For a point of reference commence at the corner common to Sections 27, 43, 44 and 46, in said township and range, thence run S 15 deg 37 min 30 sec E, along the line dividing said sections 44 and 46, a distance of 967.54 feet, thence run S 83 deg 30 min 30 sec W a distance of 12.15 feet to the point of beginning, thence run S 15 deg 37 min 30 sec E parallel with and 12 feet from said line dividing sections 44 and 46, a distance of 464.82 feet, thence run S 83 deg 30 min 30 sec W a distance of 1417.88 feet to the westerly right-of-way line of State Road No. A-1-A (formerly State Road No. 203) (also known as the Ponte Vedra By-Pass Road) as now established as a 200 foot right-of-way thence run N 3 deg 14 min 00 sec W, along said easterly right-of-way line, a distance of 459.87 feet thence run N 83 deg 30 min 30 sec E a distance of 1311.97 feet to the point of beginning.

the zoning classification of RG-1, is hereby changed to Planned Unit Development, PUD.

SECTION 2. The developer shall provide a detailed Phasing Schedule.

SECTION 3. The developer shall provide specific maintenance and ownership of recreation and common area, further, area shall be designated for possible location of additional tennis courts, or other recreation area, with flexibility to develop as needs indicate after review by Zoning Board of Phase I.

SECTION 4. The Developer, before construction, shall submit an executed drainage easement through adjacent property as approved by DER, Department of Environmental Regulations.

SECTION 5. The developer shall provide fire walls and/or separation as required by Southern Building Code.

SECTION 6. The developer shall provide acceleration and deceleration lane as determined by Florida Department of Transportation.

SECTION 7. The developer shall reserve an emergency exit as per recommendations of Jax Area Planning Board, and as approved by Department of Transportation. Main Road entrance to A1A shall be approved by DOT prior to issuance of development permits.

SECTION 8. The developer shall provide fire hydrants every 500 feet (lineal) of roadway, with the flow of 1500 gpm at hydrant.

SECTION 9. The developer shall provide a definite time for completion of loop road, necessary utilities, recreational, and community facilities.

SECTION 10. The developer shall develop and record a plat in accordance with St. Johns County Subdivision Regulations.

SECTION 11. The developer shall present detailed site plan for approval by the zoning board prior to issuance of development permits.

SECTION 12. The lake and waterway should be designed and constructed in accordance with St. Johns River Water Management District rules and guidelines.

SECTION 13. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in the zoning district wherein said lands are located.

SECTION 14. The Zoning Inspector is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

SECTION 15. This Ordinance shall take effect immediately upon receipt of official acknowledgement of the office of the Secretary of State to the Clerk of the Board of County Com-

missioners that same has been filed
 BOARD OF COUNTY COMMISSIONERS
 OF ST. JOHNS COUNTY, FLORIDA
 BY Oliver Lawton
 Clerk
 J24L687 ADV

