

ORDINANCE 79-73
Introduced by Commissioner Curtan

AN ORDINANCE AMENDING ORDINANCE 74-16 OF THE ORDINANCES OF ST. JOHNS COUNTY, FLORIDA REZONING THAT AREA OF ST. JOHNS COUNTY KNOWN AS ST. AUGUSTINE SHORES TO ESTABLISH A PLANNED UNIT DEVELOPMENT (PUD); APPROVING A MASTER DEVELOPMENT PLAN AND SCHEDULE OF DEVELOPMENT FOR ST. AUGUSTINE SHORES; CREATING SPECIAL CONDITIONS FOR CONTINUING DEVELOPMENT OF ST. AUGUSTINE SHORES PURSUANT TO THE APPROVED MASTER DEVELOPMENT PLAN; RECOGNIZING THAT ST. AUGUSTINE SHORES SERVICE CORPORATION, INC., IS AN APPROPRIATE ENTITY TO BE RESPONSIBLE FOR THE PROVISIONS, MAINTENANCE AND OPERATION OF ALL AREAS, IMPROVEMENTS, FACILITIES AND NECESSARY SERVICES FOR THE COMMON USE OF ALL OCCUPANTS OF ST. AUGUSTINE SHORES; AND SETTING AN EFFECTIVE DATE FOR THIS ORDINANCE.

Upon reviewing the application for amending St. Augustine Shores Planned Unit Development, hereinafter referred to as a PUD, the St. Johns County Board of Commissioners found that:

1. The proposed Amendment to the PUD would not affect adversely the orderly development of St. Johns County as embodied in St. Johns County Ordinance No. 73-1 (An Ordinance of the County of St. Johns, State of Florida, Enacting and Establishing a Comprehensive Zoning Code for Zoning District A);

2. The proposed PUD would not affect adversely the health and safety of residents or workers in the area, and would not be detrimental to the natural environment or to the use or development of adjacent properties or the general neighborhood; and

3. The proposed PUD would accomplish the objectives and would meet the standards and criteria of Section 8-4 of St. Johns County Ordinance No. 73-1.

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

I. Legislative Purpose:

This Ordinance is enacted for the purpose of establishing a zoning classification and amending Ordinance 74-16 for St. Augustine Shores consistent with the integrated community planning approach which characterizes that subdivision; and in addition, to assure that St. Augustine Shores will continue to be developed using the most advantageous techniques of land development;

II. Establishment of a PUD:

The zoning applicable to St. Augustine Shores is a PUD; this PUD classification shall encompass all of the following described unincorporated area lying within St. Johns County, Florida, to-wit:

(See Exhibit A, attached hereto and

made a part hereof by reference)

III. Approval of the Master Development Plan and the Schedule of Development for St. Augustine Shores:

Approval is hereby given to the amended master development plan for St. Augustine Shores (See Exhibits B and C, attached hereto and made a part hereof of reference), pursuant to which the community has been and shall continue to be developed. In addition, approval is hereby given to the schedule of development whereby the developer (The Deltona Corporation), or its successors or assigns, intends to continue developing the community generally as follows: (1) the residential portions as market conditions will permit; and (2) the commercial areas as the needs of the residents require.

This zoning approval shall not be interpreted as approval of the tentative plat (Exhibit C) for recording or acceptance under the subdivision laws and ordinances.

IV. Special Land Use Conditions:

The use and development of all lands encompassed within this PUD shall be consistent with the following restrictions; however, nothing contained in this section shall be deemed to impose conditions, limitations or requirements more restrictive than those applicable to a PUD classification as provided in St. Johns County Ordinance No. 73-1:

1. DEFINITIONS: As used in this section, the following two terms shall have the following meanings, and any terms not herein defined shall have those meanings as set forth in St. Johns County Ordinance No. 73-1:

a. Accessory Use or Structure.

A use or structure of a nature customarily incidental and subordinate to the principal use of the structure, and unless otherwise provided, on the same premises;

b. Exception.

An exception is a use that would not be appropriate generally or without restriction in the area in which it is proposed but, which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare. Such uses may be permitted in this PUD district only if specific provision for such exception is made in this Ordinance.

2. SINGLE FAMILY RESIDENTIAL AREAS: The use of all lands, designated "single family residential" on the master development plan for St. Augustine Shores, shall be in accordance with the following requirements:

Permitted Principal Uses and Structures.

A. Single Family Dwellings

B. Permitted Accessory Uses and Structures.

Accessory uses and structures are permitted within single family residential areas provided such uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principle use of a structure and; unless otherwise provided, are located on the same lot (or continuous lot in the same ownership) as such principle use. Where a building or portion thereof is attached to a building or structure containing such principle use, such building or portion shall be considered as a part of a principle building and not an accessory building. Accessory uses shall not involve operations or structures not in keeping with the character of the district where located and shall be subject to the following:

- (1) Accessory uses and structures shall not be located in required front or side yards in single family residential areas except as follows:
 - (a) On double frontage lots, through lots and corner lots, accessory uses and structures may be located in any required side yard.
 - (b) Accessory structures for the housing of persons such as guest houses or servant quarters, shall not be located in any required yard.
 - (d) Detached accessory structures, (other than as in (2) above) which are separated from the main structure by not less than ten feet, may be located in a required side or rear yard but not less than three feet from any lot line.
 - (d) Air conditioning compressors or other equipment designed to serve the main structure may be located in any required side or rear yard but not less than seven feet from any lot line.
- (2) Household pets are a permitted accessory use in single family residential areas provided the number of such pets over 10 weeks in age shall not exceed four unless an exception has been granted allowing a greater number.
- (3) Accessory uses and structures in single family residential areas shall include non-commercial greenhouses and plant nurseries, servant's quarters an guest houses, private garages and private boat houses or shelters (provided boat houses or shelters shall not exceed six hundred square feet in area), tool and garden sheds, swimming pools, barbecue pits, facilities for security guards and caretakers, and similar uses or structures which:
 - (a) Do not involve the conduct of business of any kind.
 - (b) Are of a nature not likely to attract visitors in larger numbers than would normally be expected in a residential neighborhood.
 - (c) Do not involve operations or structures not in keeping with the character of a residential neighborhood.
- (4) Private swimming pools, as regulated herein, shall be any pool, pond, lake or open tank located either above or below the existing finished grade of the site, not located within a completely enclosed building, and exceeding one hundred fifty square feet in surface area and two feet in depth, designed, used or intended to be used for swimming or bathing purposes. A private swimming pool shall be allowed in single family residential areas as an accessory use only if it fully complies with the following conditions:

- (a) That the pool is intended and is to be used solely for the enjoyment of the occupants or bona fide guests;
- (b) That the pool may be located no nearer than five feet from any interior property line. It may not be located in any front yard.
- (c) That the pool shall be enclosed by a retaining wall, fence or other structure having a minimum height of four (4) feet and so constructed or installed as to obstruct access thereto by persons other than the owners or occupants of the premises on which such swimming pool is located. All gates installed in such fences shall be self-latching with latches placed at least four feet above the underlying ground. Gates shall be kept securely closed and latched at all times. If the property upon which the pool is located is otherwise adequately fenced, the requirement of this subsection may be waived.

Permissible Uses by Exception.

In addition to all permissible uses, the following uses shall be permissible by exception and, unless specific provision is made otherwise in the grant of exception, such uses, whether permitted or permissible by exception, shall conform to all supplementary regulations listed under such use:

A. Animals

Animals, other than horses and ponies, may be kept in single family residential areas subject to conditions as may be provided by the Zoning Board in a grant of exception to protect the public health, safety, or general welfare.

B. Home Occupations

Home occupations are a permissible use by exception in single family residential areas subject to all the following conditions:

- (1) No person other than members of the family residing on the premises shall be engaged in such occupation.
- (2) The use of the premises shall be clearly incidental and subordinate to its use for residential purposes and shall under no circumstances change the residential character thereof.
- (3) There shall be no change in outside appearance of building or premises, or other visible evidence of the conduct of such home occupation, except that one sign may be permitted, not exceeding one square foot in area, non-illuminated, mounted flat against the wall of the principal building at a position not more than two feet from the main entrance to the residence.
- (4) No traffic shall be generated by such home occupation in greater volumes that would normally be expected in a residential neighborhood.
- (5) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises, or causes fluctuations in line voltage off the premises.
- (6) The giving of art, music or other instructions or lessons shall be limited to not more than four persons at any one time.

- (7) Fabrication of articles such as are commonly classified under the terms of arts and handicraft may be deemed a home occupation, subject to other terms and conditions of this definition, and providing no retail sales are made at the dwelling unit.

C. Day Nurseries

Day nurseries, including kindergartens and child care centers, shall be permissible use by exception in single family residential areas subject to all the following conditions:

- (1) Minimum lot area shall be not less than six thousand square feet and lot width in portion used for fenced play area shall be not less than sixty feet.
- (2) A fenced outdoor play area of not less than 600 square feet shall be provided in the rear yard.
- (3) All facilities, operation and maintenance shall meet all applicable County or State regulations for such use.
- (4) An application for exception, where required, shall state the maximum number of children to be accommodated and in no case shall the number of children approved in the grant of exception be exceeded.
- (5) Off-street parking, loading and unloading areas shall be maintained as provided in the site plan approved with the exception or permit for such use.

D. Parking Lots

Off-street parking lots shall be a permissible use by exception in single family residential areas when such lot adjoins a premise requiring off-street parking, provided there is no intervening street, and further provided:

- (1) A six foot solid masonry wall or fence shall be erected along all property lines adjacent to residentially zoned property.
- (2) No source of illumination for such lots shall be directly visible from any window in any residence in the residential district.
- (3) There shall be no movement of any vehicles on such lots between the hours of 11 P.M. and 7 A.M.
- (4) There shall be no sales or service activity of any kind on such lots.
- (5) Vehicles prohibited from being parked in single family residential areas by Section IV Paragraph 5 of the Ordinance shall not be permitted to be parked on such lot.

E. Schools

Private elementary and high schools with academic curriculum similar to those of public elementary and high schools are permissible uses by exception in single family residential areas.

F. Churches

Churches (but not temporary revival establishments) are permissible uses by exception in single family residential areas and, whether permitted or permissible by exception, the minimum lot size shall be not less than two acres.

G. Minimum Lot Requirements

Minimum lot width 75 feet, minimum lot area 7,500 square feet.

H. Maximum Lot Coverage by all Buildings

35%

I. Minimum Yard Requirements

All permitted or permissible uses and structures.

(1) Front: 25 feet *

(2) Side: 8 feet **

(3) Rear: 10 feet

* Except those lots in St. Augustine Shores Unit One for which a variance was granted by resolution dated April 18, 1974, reducing the minimum setback from the side street line on corner lots from twenty-five feet to fifteen feet.

** Except those lots in St. Augustine Shores Unit One for which a variance was granted by resolution dated April 18, 1974, reducing the requirement of eight feet minimum side yard setback to the greater of (1) six feet, or (2) ten percent of the lot width at the front property line, not to exceed eight feet.

J. Maximum Height of Structures

No portion shall exceed 35 feet.

3. MULTI-FAMILY RESIDENTIAL AREAS: The use of all lands, designated "multi-family residential" on the master development plan (see Exhibit B, attached hereto and made a part hereof by reference) for St. Augustine Shores, shall be in accordance with the following requirements:

Permitted Principal Uses and Structures.

A. Single Family Dwellings

B. Multiple Dwellings

Permitted Accessory Uses and Structures.

Accessory uses and structures are permitted in multiple family residential areas provided such uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principle use of structure and; unless otherwise provided, are located on the same lot (or contiguous lot in the same ownership) as such principle use. Where a building or portion thereof is attached to a building or structure containing such principle use, such building or portion shall be considered as a part of a principle building and not an accessory building. Accessory uses shall not involve operations or structures not in keeping with the character of the district where located and shall include non-commercial greenhouses and plant nurseries, servant's quarters and guest houses, private garages and private boat houses or shelters (provided boat houses or shelters shall not exceed six hundred square feet in area), tool and garden sheds, swimming pools, barbecue pits, facilities for security guards and caretakers, and similar uses or structures which are in keeping with the character of a residential neighborhood.

A. Minimum Lot Requirement

(1) Single Family Dwellings:

(a) Minimum Lot width: 75 feet

(b) Minimum lot area : 7,500 square feet

(2) Multiple Dwellings:

(a) Minimum lot width: 75 feet

(b) Density in multiple family residential areas:

The maximum number of dwelling units permitted in multiple family residential areas, all of which are delineated on that plat previously recorded as St. Augustine Unit Two and on Replat to St. Augustine Unit Two shall be specifically as follows: (See Exhibit C attached)

Tract	Maximum Units
A	24
B	30
C	50
D	62
E	62
A-R	195
J	84
S	135
R	68
K	84
AA	22
AB	17

B. Minimum Yard Requirements

(1) Single Family Dwellings:

(a) Front: 25 feet

(b) Side: 8 feet

(c) Rear: 10 feet

(2) Multiple Family and other permitted or permissible structures:

(a) Front: 20 feet

(b) Side: 10 feet

(c) Rear: 10 feet

(3) Townhouses and Condominiums

Each structure containing townhouses or condominiums or each development of contiguous townhouse or condominium units shall comply with all requirements contained in this section for multiple family residential areas. In addition to regulations applicable to the entire building or development, the following regulations shall apply to individual single-family townhouse units in such buildings or developments:

(a) No side yards shall be required for individual interior townhouse units.

(b) Each interior unit shall be on a parcel not less than twenty feet wide and each exterior unit shall be on a parcel not less than thirty feet wide.

(c) Each townhouse unit shall have access to a public or private street.

(4) Maximum Height of Structures

No portion shall exceed 35 feet.

4. BUSINESS OR COMMERCIAL AREAS: The use of all lands, designated "business", "commercial", or "special business" on the master development plan for St. Augustine Shores, shall be in accordance with the following requirements:

Permitted Principal Uses and Structures.

- A. Retail outlets for sale of food and drugs, wearing apparel, toys, sundries and notions, books and stationery, leather goods and luggage, jewelry (including watch repair but not pawnshop), art supplies, cameras or photographic supplies (including camera repair), sporting goods, hobby shops and pet shops (but not animal kennel or veterinarian), musical instruments, television and radio (including repairs), florist or gift shop, delicatessen bake shop (but not wholesale bakery), drugs and similar products.
- B. Service establishments such as barber or beauty shops, shoe repair shop, restaurant (but not drive-in restaurant), interior decorator, photographic studio, dance or music studio, reducing salon or gymnasium, self-service laundry or dry cleaner, tailor or dressmaker, drycleaning and laundry package plants in completely enclosed building using non-flammable liquids such as perchlorethylene and with no odor, fumes, or steam detectable to normal senses from off the premises, and similar activities.
- C. Medical and dental offices and clinics.
- D. Churches (except temporary revival establishments), provided that minimum parcel size shall not be less than 2 acres.
- E. Libraries.
- F. Hospitals, sanitariums, rest homes, nursing homes, convalescent homes, and homes for orphans and the aged, provided that such facility shall have a lot area of less than one (1) acre, that no building in connection with such facility shall be closer than 200 feet to any residential area, and all other State and County regulations in regard to such establishments are met.
- G. Art gallery, museum, community center, and little theatre.
- H. Research laboratories not involving odors, noise, smoke, or other obnoxious effects detectable to normal senses from outside the building nor involving electrical interference to any television or radio receivers off the premises, nor involving any manufacturing activities.
- I. Professional and business offices.
- J. Bank and financial institutions, travel agencies, employment offices, and similar establishments.
- K. Private clubs.
- L. Retail outlets for sale of home furnishings and appliances (including repair incidental to sales), office equipment, furniture, hardware and similar uses.
- M. Service establishments such as blueprinting, job printing, funeral home, marina, radio and television repair shop, veterinarian in soundproof building, and similar uses.
- N. Commercial indoor recreational facilities such as motion picture theatre, billiard parlor, swimming pool, bowling alley, and similar uses.

- O. Hotels, motels.
- P. Vocational, trade, and business schools.
- Q. Union halls.
- R. Indoor skating rink in a completely enclosed building.
- S. Miscellaneous uses such as express or parcel delivery office, telephone exchange, commercial parking lots and parking garages, motor bus or other transportation terminals.
- T. Sale of alcoholic beverages with alcoholic content not more than 14 percent for consumption off premises.
- U. Sale of second hand merchandise in a completely enclosed building.

The above uses are subject to the following limitations:

- A. Sale, display, preparation, and storage to be conducted within a completely enclosed building, and no more than 30 percent of floor space to be devoted to storage.
- B. Products to be sold only as retail.

Permitted Accessory Use and Structures.

- A. Accessory uses and structures are permitted in business or commercial areas provided such uses and structures are of a nature customarily incidental and clearly subordinate to a permitted or permissible principle use of structure and; unless otherwise provided, are located on the same lot (or contiguous lot in the same ownership) as such principle use. Where a building or portion thereof is attached to a building or structure containing such principle use, such building or portion shall be considered as a part of a principle building and not an accessory building. Accessory uses shall not involve operations or structures not in keeping with the character of the district where located and shall not be located in required front or side yards.
- B. Parking lots.
- C. On the same premises and in connection with principal permitted uses and structures, dwelling units only for occupancy by owners or employees thereof.

Permissible Uses by Exception.

- A. Automobile service stations.
- B. Miniature golf course; pony ride; practice driving range.
- C. Retail establishments manufacturing goods for sale only at retail on premises.
- D. Night clubs, package store for sale of alcoholic beverages; bar or tavern for on-premise consumption of alcoholic beverages.
- E. Drive-in restaurant.
- F. Retail plant nurseries.
- G. Retail outlets for tires, batteries and automobile accessories.
- H. Radio or television broadcasting office, studio, transmitter, antenna, and line of sight relay office.

Permissible Uses by Exception (Within Areas Designated "Special Business" Only).

- A. Warehousing.
- B. Manufacturing.
- C. Storage of lumber and building supplies, including outdoor storage, however, storage yards shall be completely enclosed by a fence or wall and located not closer than twenty-five (25) feet from any public street or any residential structure, including residential structure located on the same premises for the use of watchmen and/or caretakers.
- D. Minimum Lot Requirements
None, except as needed to meet other requirements specified herein.
- E. Maximum Lot Coverage by All Buildings
None.
- F. Minimum Yard Requirements
 - (1) Front: None
 - (2) Side : None, if an existing building on adjacent lot is built on property line or if adjacent lot is vacant. Unless no space is left between buildings on adjacent lots, a space of at least 6 feet shall be left between such buildings.
 - (3) Rear : 10 feet.
- G. Maximum Height of Structures
No portion shall exceed 35 feet.

5. SUPPLEMENTARY REQUIREMENTS: The use of all lands within the PUD, irrespective of their designated use on the master development plan for St. Augustine Shores, shall be in accordance with the following requirements:

Fences, Walls, and Hedges.

Notwithstanding other provisions of this Ordinance, fences, walls, and hedges may be permitted in any required yard or along the edge of any yard; provided that no solid fence or wall in excess of six feet shall be permitted within fifty feet of the front property line of any lot in residential use; and further provided that no fence, wall, hedge, or other visual barrier exceeding 36 inches in height shall be permitted in any required front yard.

Erection of More Than One Main Use Structure on a Lot.

More than one main use structure for a permitted or principal use shall not be erected on a single lot except as follows:

- A. More than one structure may be erected on a single lot provided yard, area and other requirements of this Ordinance are met for each structure as though it were on an individual and separate lot, or;
- B. More than one structure used for multiple-family residential purposes may be erected on a single lot provided that an open space of not less than ten feet is provided between each structure, required yards are provided between any structure and all lot lines, minimum and maximum lot coverage for all of such buildings taken together complies with district regulations.

Parking of Heavy Vehicles in Residential Districts.

Heavy vehicles such as semi-tractor trailers, tractors, trucks, buses (including school buses) recreational vehicles, mobile home trailers and campers and all other vehicles having a Florida license classification of two (2) letters and four (4) numbers or one (1) letter and five (5) numbers shall not be parked in any residential area except as may be required for normal loading or unloading of such vehicle and during the time required for service at dwellings or structures or activities permitted or permissible in such residential areas by terms of this ordinance.

Parking, Storage, or Use of Major Recreational Equipment.

No major recreational equipment shall be used for living, sleeping, or house-keeping purposes when parked or stored in a lot in a residential area or in any other location not approved for such use. Major recreational equipment may be parked or stored in a required rear or side yard but not in required front yards; provided, however, that such equipment may be parked anywhere on residential premises for not to exceed twenty-four hours during loading and unloading.

Service Stations.

The following regulations shall apply to the location, design, construction and operation, and maintenance of service stations:

A. Lot Dimensions

A service station lot shall be of adequate width and depth to meet all setback requirements; but in no case shall a corner lot have less than two street frontages of at least one hundred feet each and an interior lot shall have a street frontage of at least one hundred feet.

B. Lighting

All lights and lighting located on a service station shall be so designed and arranged so that no source of light shall be directly visible from any residential area; this provision shall not be construed to prohibit interior-lighted signs.

C. Location of Pumps and Structures

No main or accessory buildings, no sign of any type, and no gasoline pump shall be located within twenty feet of the lot line of any property in a residential area. No gasoline pump shall be located within twenty feet of any street right-of-way.

Essential Public Services.

Essential public services may be permitted in any area within this PUD. Essential public services are hereby defined as, and are limited to certain installations of water, sewer, gas, telephone or electrical systems, and similar installations; provided, however, (1) that this section shall not be deemed to permit the location of such major installations as electrical or gas generating plants, sewage treatment plants, water pumping or aeration facilities and other similar major installation, unless such facilities are constructed within Tracts "S" and "T" of St. Augustine Shores, Unit One, or Tract "M" of St. Augustine Shores, Unit Two; (2) that this section shall not be deemed to permit the erection of structures for commercial activities such as sales of related merchandise or collection of bills in areas from which such activities would otherwise be prohibited.

Zoning Limitations on Signs.

The following limitations on signs shall apply in the indicated areas:

A. Residential Areas.

- (1) No off-site sign shall be permitted in any residential area.
- (2) No sign in any residential area shall be animated or flashing, and roof signs, neon signs and strip lighting are prohibited.

- (3) In single family residential areas, temporary on-site signs shall be limited to one sign not exceeding nine square feet.
- (4) On-site signs in connection with a permitted or permissible use in any residential area shall be limited to those specifically approved in the grant of exception.

B. Business, Commercial and Special Business Areas.

On-site and off-site signs are permitted in the business, commercial and special business areas; however, no sign shall project beyond the property line over any public street, right-of-way, walk, or alley. All signs shall be limited to one sign not exceeding thirty two square feet.

Off-Street Parking and Loading.

A. Design Standards

Off-street parking and loading areas shall be in accordance with county specifications.

B. Location

The required off-street parking or loading facilities shall normally be located on the same lot or parcel of land they are intended to serve. However, the St. Johns County Zoning Board may allow the establishment of off-street parking facilities within four hundred feet of the premises they are intended to serve when practical difficulties prevent the placing of the facilities on the same lot as the premises they are designed to serve.

C. Off-Street Parking; Numbers Required

Off-street parking spaces shall be provided as follows:

- (1) Single and two-family dwellings: One space per dwelling unit.
- (2) Multi-family dwellings: three spaces per two dwelling units plus one space for owner or operator.
- (3) Institutional uses such as sanitariums, rest homes, hospitals, and nursing homes: one space for each four beds plus one space for each employee.
- (4) Place of public assembly such as auditoriums and theaters: one space for each four seats.
- (5) Schools: two spaces for each classroom, office room, kitchen, and gymnasium, and auditorium.
- (6) Clubs, lodges, dances, art and music studios, and other similar semi-public uses: one space for each 300 square feet of gross floor area.
- (7) Hotels and motels: one space for each sleeping room plus one space for each employee. Additional spaces for accessory uses such as restaurants shall also be provided.
- (8) All commercial and professional offices uses excepting motels and hotels: one space for each 200 square feet of gross floor area.
- (9) Industrial uses: one space for each two employees of the maximum number employed on the premises at any one time plus one space for each 5,000 square feet of gross floor area.

SPECIAL NOTE: Where fractional spaces result in the foregoing parking space requirements, the parking space required shall be the nearest whole number.

D. Off-Street Loading, Requirements

Off-street loading spaces shall be provided and maintained as follows:

- (1) Retail or service establishment, wholesale establishment, industrial plant, and restaurant: one space if the gross floor area is more than 2,000 square feet but not greater than 20,000 square feet; two spaces if the aggregate floor area is more than 20,000 square feet but not greater than 60,000 square feet; three spaces if the aggregate floor area is more than 60,000 square feet but not greater than 120,000 square feet or major fraction thereof.
- (2) Office building, motel, hotel, auditorium, or similar uses: one space if aggregate floor area is over 5,000 square feet but not greater than 40,000 square feet plus one space for each additional 60,000 square feet or major fraction thereof.

V. Other Special Conditions:

1. The development of recreational facility(s) within this PUD, which lie on the Matanzas River; shall conform to all applicable regulations for Class II waters (see Chapter 17-3, Florida Administrative Code);

2. A minimum of 80 feet of right-of-way shall be provided for that roadway designated on the master development plan for St. Augustine Shores as "Arterial"; and the roadway shall have four ten-foot driving lanes. In addition, sidewalks shall be constructed on both sides of this right-of-way. These sidewalk areas shall be ten foot wide including a four foot paved walkway, with the remainder being landscaped and/or lawn;

3. All roadways designated on the master development plan for St. Augustine Shores as "Collector" shall be constructed in accordance with the standards applicable to County Collector Streets, in regard both to right-of-way and construction specifications;

4. Prior to the construction of either water or sewer facilities within this PUD, whenever appropriate, detailed plans shall be approved by the County, the State Department of Pollution Control and the State Board of Health;

5. All areas within this PUD, when developed, shall be provided with adequate water facilities for firefighting. For this purpose, water mains servicing fire hydrants shall be a minimum of six inches in diameter and shall be looped; and fire hydrants shall be spaced no further than 1,000 feet apart in all developed areas;

6. Upon request, detailed drainage plans shall be provided for County approval; and all necessary drainage easements shall be granted to the County without cost.

7. The entire development of St. Augustine Shores, when completed in accordance with the approved amended master development plan (see Exhibit B attached), shall not exceed five thousand six hundred dwelling units, of which not more than three thousand three hundred and forty one dwelling units shall be in single family areas; in addition, no fewer than two hundred acres shall be developed as golf course; open space, including lakes; parks or pedestrian ways.

VI. Recognition of the St. Augustine Shores Service Corporation, Inc.

Recognition is hereby given to the St. Augustine Shores Service Corporation, Inc., as the entity responsible for the provision, maintenance and operation of all areas, improvements, facilities, and necessary services for the common use of all occupants of St. Augustine Shores.

VII. Issuance of Building and Construction Permits.

All construction in the development of this PUD shall proceed only under applicable permits, issued by the Building and Zoning Inspection Office; and no building permit, certificate or other document authorizing construction or occupancy within this PUD shall be issued, except in accordance with this Ordinance and the amended master development plan for St. Augustine Shores (see Exhibit B attached).

VIII. Amendment of this Ordinance.

This Ordinance, or any of the requirements contained herein, shall be altered, amended or repealed only by specific reference to this Ordinance and accordingly shall not be affected by subsequent changes in the general County zoning laws. Furthermore, in the event this Ordinance is altered, amended or repealed, such change shall not be interpreted or applied in any manner which would impair rights that previously had vested under the terms of this Ordinance.

IX. Severability.

If any section, subparagraph, sentence, clause or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed separate and such holding shall not affect the validity of the remaining portion.

X. Effective Date.

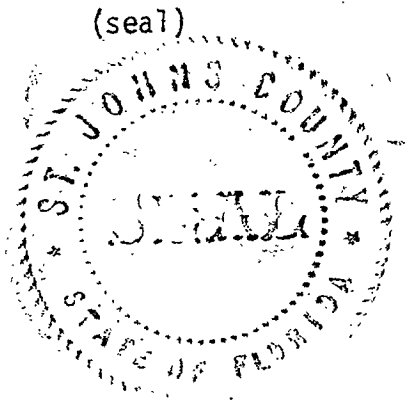
This ordinance shall take effect immediately upon receipt of official acknowledgement from the Office of the Secretary of State to the Clerk of the Board of County Commissioners that same has been filed.

PASSED this 27th day of November, A.D. 1979.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Chester E. Benet
Chester Benet, Chairman

ATTEST: Marie Hudson
Deputy Clerk
for OLIVER LAWTON, CLERK



Adopted: regular meeting 11/27/79

Effective: 12/5/79

EXHIBIT "A"

A portion of Sections 39, 48 and 49, and all of Sections 40 and 41, all land lying in Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Begin at the Southwest corner of Section 49, Township 8 South, Range 30 East, being also the Northwest corner of Section 39, Township 8 South, Range 30 East (said sections also known as M. PONS GRANT) for the POINT OF BEGINNING; run thence S 01°38'48"E along the West boundary of said Section 39 a distance of 2474.27 feet to the Southwest corner thereof; thence N 59°05'46"E along the Southerly boundary of said Section 39 a distance of 2131.90 feet; thence N 59°11'46"E along said Southerly boundary a distance of 2671.02 feet to a point thereon, said point being the Northwest corner of Section 40, Township 8 South, Range 30 East (said section also known as J. FALANY GRANT); thence S 00°37'43"E along the West boundary of said Section 40 a distance of 4649.14 feet to a point on said West boundary and on the North boundary of Section 41, Township 8 South, Range 30 East (said section also known as PETER MIRANDA GRANT), said point also being the Southeast corner of Section 17, Township 8 South, Range 30 East; thence S 89°30'41"W along the said North boundary of Section 41 a distance of 2221.83 feet; thence S 88°55'51"W along said North boundary a distance of 1371.81 feet to the Northwest corner thereof; thence S 00°45'51"E along the West boundary of said Section 41 a distance of 3526.07 feet to the Southwest corner thereof; thence N 89°04'49"E along the South boundary of said Section 41 a distance of 1368.76 feet to the Northwest corner of Section 20, Township 8 South, Range 30 East; thence S 89°36'13"E continuing along the said South boundary of Section 41 a distance of 959.76 feet to the Northeast corner of aforementioned Section 20; thence N 89°08'25"E continuing along the said South boundary of Section 41 a distance of 7112.02 feet to the approximate High Water Line of the MARSH OF MATANZAS RIVER; thence in a Northwesterly direction along the aforementioned approximate High Water Line the following courses:

N 24°39'32"W 2720.84 feet,
 N 21°30'53"W 1677.29 feet,
 N 32°30'55"W 1406.40 feet,
 N 04°04'53"W 1361.42 feet,
 N 27°29'31"W 1717.66 feet,
 N 47°47'56"W 956.82 feet,
 N 46°08'47"W 250.87 feet,
 N 12°32'51"E 474.09 feet,
 N 01°17'56"W 1212.66 feet,
 N 19°32'31"W 930.47 feet, to a point on the Southeast corner of the property formerly owned by Norris Farnell, Jr., et. ux. and now owned by THE DELTONA CORPORATION as shown in Official Records Book 160 at Page 508, Public Records of St. Johns County, Florida; the following courses are coincident with said property lines; thence N 31°53'44"W, 564.38 feet to the Northernmost corner; thence leaving the aforementioned approximate High Water Line, S 71°09'42"W, 1018.33 feet; thence S 45°21'57"W, 455.75 feet; thence S 50°53'52"W, 1013.88 feet to a point on the Southerly line of the above mentioned former Farnell, Jr. property and its Westernmost point; thence leaving said property S 18°50'18"E, 30.00 feet; thence S 71°09'42"W parallel with the above mentioned Southerly Farnell Line and 30 feet distant therefrom a distance of 394.89 feet to the Southerly line of a tract of land now or formerly owned by Robert T. Hagan, Jr., et. ux; thence S 55°24'42"W along said Hagan's Southerly line a distance of 119.86 feet to the Southeast corner of a tract of land now or formerly owned by Aubrey Jones, et. ux., as shown in Deed Book 221 at Page 161, Public Records of St. Johns County, Florida; thence S 55°25'10"W along the Southerly line of said Aubrey Jones a distance of 525.58 feet to said Aubrey Jones' Southwest corner; thence N 33°41'20"W along the Westerly line of said Aubrey Jones Tract a distance of 2009.29 feet to the centerline of VAILL POINT ROAD; thence S 57°12'21"W a distance of 1049.67 feet, along the centerline of said VAILL POINT ROAD to a point of curvature of a circular curve to the right having a radius of 1081.70 feet; thence Southwesterly along

the arc of said curve through a central angle of $14^{\circ}01'47''$ for a distance of 264.87 feet to a point of tangency; thence $S 71^{\circ}14'08''W$ a distance of 402.47 feet to a point of curvature of a circular curve to the right having a radius of 2301.29 feet; thence Southwesterly along the arc of said curve through a central angle of $01^{\circ}29'07''$ for a distance of 59.66 feet to a point on said curve; thence leaving the centerline of said VAILL POINT ROAD, run $S 01^{\circ}12'43''E$ along the East line of a tract of land now or formerly owned by Albert P. Tesori, et.ux., a distance of 1010.83 feet to said Albert P. Tesori's Southeast corner; thence $S 89^{\circ}30'07''W$ along the Southerly lines of said Albert P. Tesori and of lands now or formerly owned by L. Oliver Lawton a distance of 467.45 feet; thence $S 86^{\circ}30'05''W$ along the Southerly line of lands now or formerly owned by Charles D. Lane, Jr. & Ellsworth Lane a distance of 476.32 feet; thence $S 00^{\circ}51'27''E$ along the Easterly line of a tract of land now or formerly owned by Irene Walsh a distance of 452.38 feet to the Southeast corner of said tract; thence $N 76^{\circ}00'57''W$ along the Southerly line of said Irene Walsh tract a distance of 777.10 feet to the Easterly Right-of-way Line of U. S. Highway No. 1; thence from a tangent bearing $S 01^{\circ}08'46''W$, Southerly along said Right-of-Way Line along the arc of a circular curve to the left having a radius of 3699.83 feet through a central angle of $03^{\circ}47'54''$ for a distance of 245.27 feet; thence $S 87^{\circ}20'52''W$, 20.00 feet, radial to the last described curve; thence Southerly along the arc of a circular curve to the left having a radius of 3719.83 feet through a central angle of $05^{\circ}47'32''$ for a distance of 376.05 feet to a point of tangency; thence $S 08^{\circ}26'40''E$ continuing along said Easterly Right-of-way Line of U. S. Highway No. 1 a distance of 2264.88 feet; thence leaving said Right-of-way Line run $N 51^{\circ}38'09''E$ along the Southerly line of Section 48, Township 8 South, Range 30 East (said section also known as J. FALANY GRANT) a distance of 2092.09 feet to the Point of Beginning all lying and being in St. Johns County, Florida.

Containing 1722.60 Acres more or less.

AND

All of Government Lots 6, 7 and 13 lying in Section 19, Township 8 South, Range 30 East, and all of Section 44, Township 8 South, Range 30 East (said section also known as the F. J. FATIO GRANT), St. Johns County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Section 41, Township 8 South, Range 30 East (said section also known as PETER MIRANDA GRANT); thence run $N 89^{\circ}04'15''E$ along the South line of said section, 1367.6 feet to the Northwest corner of Section 20, Township 8 South, Range 30 East; thence $S 00^{\circ}27'31''E$ along the West line of said section, 1188.93 feet to a point on the North line of said Section 44; the following courses are coincident with the boundary of said Section 44; thence $S 88^{\circ}49'07''E$, 2376.06 feet to the Northeast corner, thence $S 02^{\circ}10'07''W$, 2674.41 feet to the Southeast corner; thence $N 88^{\circ}27'48''W$, 1300.75 feet; thence $N 01^{\circ}06'16''W$, 512 feet, thence $N 26^{\circ}49'32''W$, 901.73 feet; thence $S 88^{\circ}10'28''W$, 932.77 feet to the west boundary line of Section 44; thence along the West line $N 01^{\circ}10'43''E$, 742.00 feet to a point on the Southernmost line of Government Lot 13 of aforesaid Section 19; thence leaving said boundary of Section 44, along said line of Government Lot 13, $S 88^{\circ}44'58''W$, 993.31 feet to the Southwest corner of said government lot; thence $N 00^{\circ}17'13''W$ along the Western line of said government lot 1331.54 feet to a point on the South line of Government Lot 7 of aforesaid Section 19 and the Northwest corner of said Government Lot 13; thence $S 89^{\circ}22'40''W$ along said South line, 1254.16 feet to the Easterly Right-of-way Line of U.S. Highway No. 1; thence $N 08^{\circ}22'44''W$ along said Easterly Right-of-way Line, 468.21 feet to a point on the West line of said Government Lot 7; thence $N 00^{\circ}17'34''W$ along said West line and the West line of Government Lot 6 of aforesaid Section 19, 2227.58 feet to the Northwest corner of said Government Lot 6; thence $N 88^{\circ}34'36''E$ along the

North line of said government lot, 1286.83 feet to a point on the West line of said Section 41, thence S 00°46'29"E along said West line, 2194.58 feet to the Point of Beginning.

Containing 256.50 Acres more or less.

All lands lying in St. Johns County, Florida, and containing a total of 1979.10 Acres more or less.

(Ordinance No. 79-73)

(St. Augustine Shores PUD)

EXHIBIT B (KEY TO MAP SECTIONS)



SECTION 1	SECTION 2	SECTION 3
SECTION 6	SECTION 5	SECTION 4
SECTION 7	SECTION 8	SECTION 9
SECTION 12	SECTION 11	SECTION 10

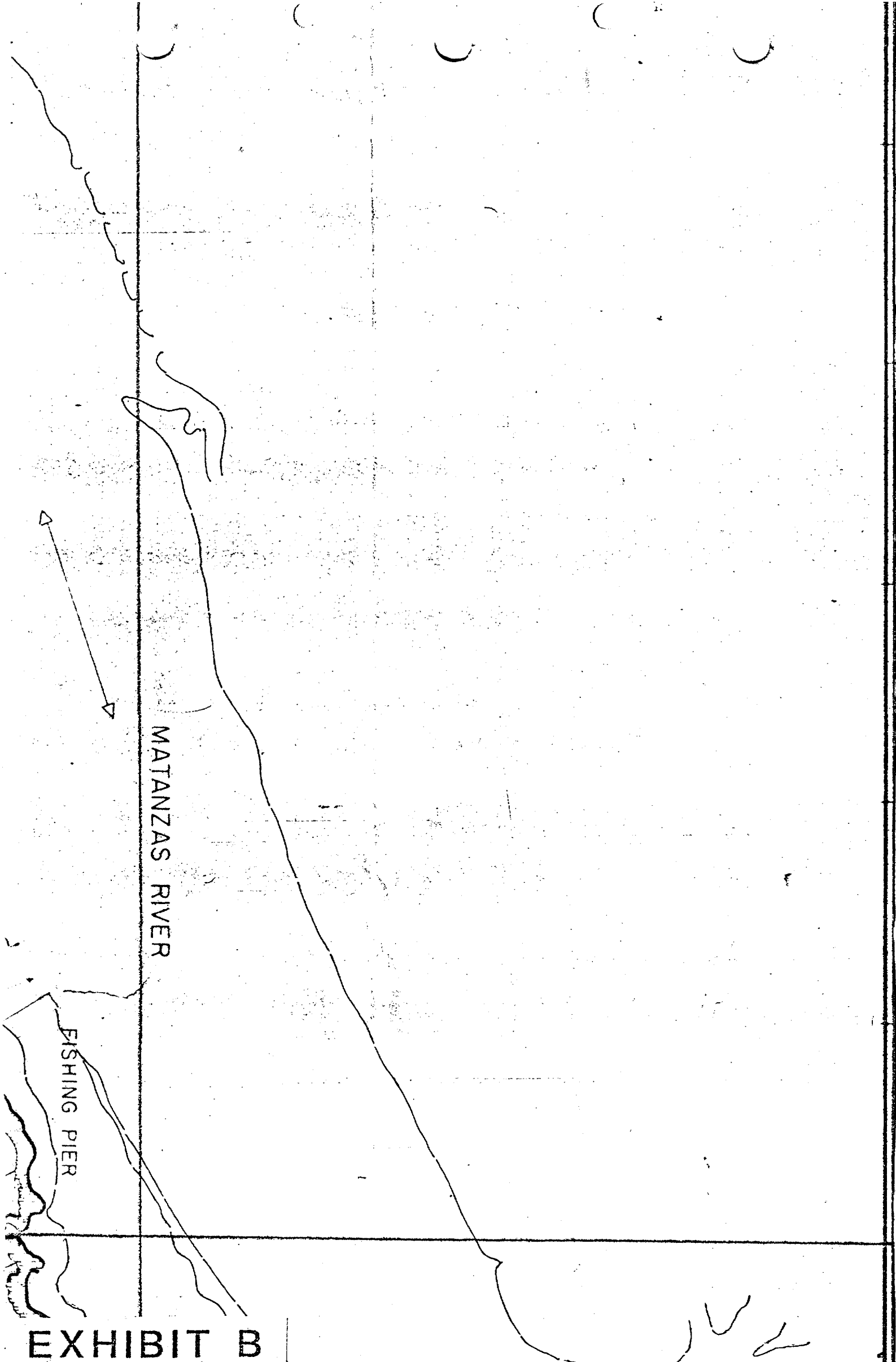


EXHIBIT B

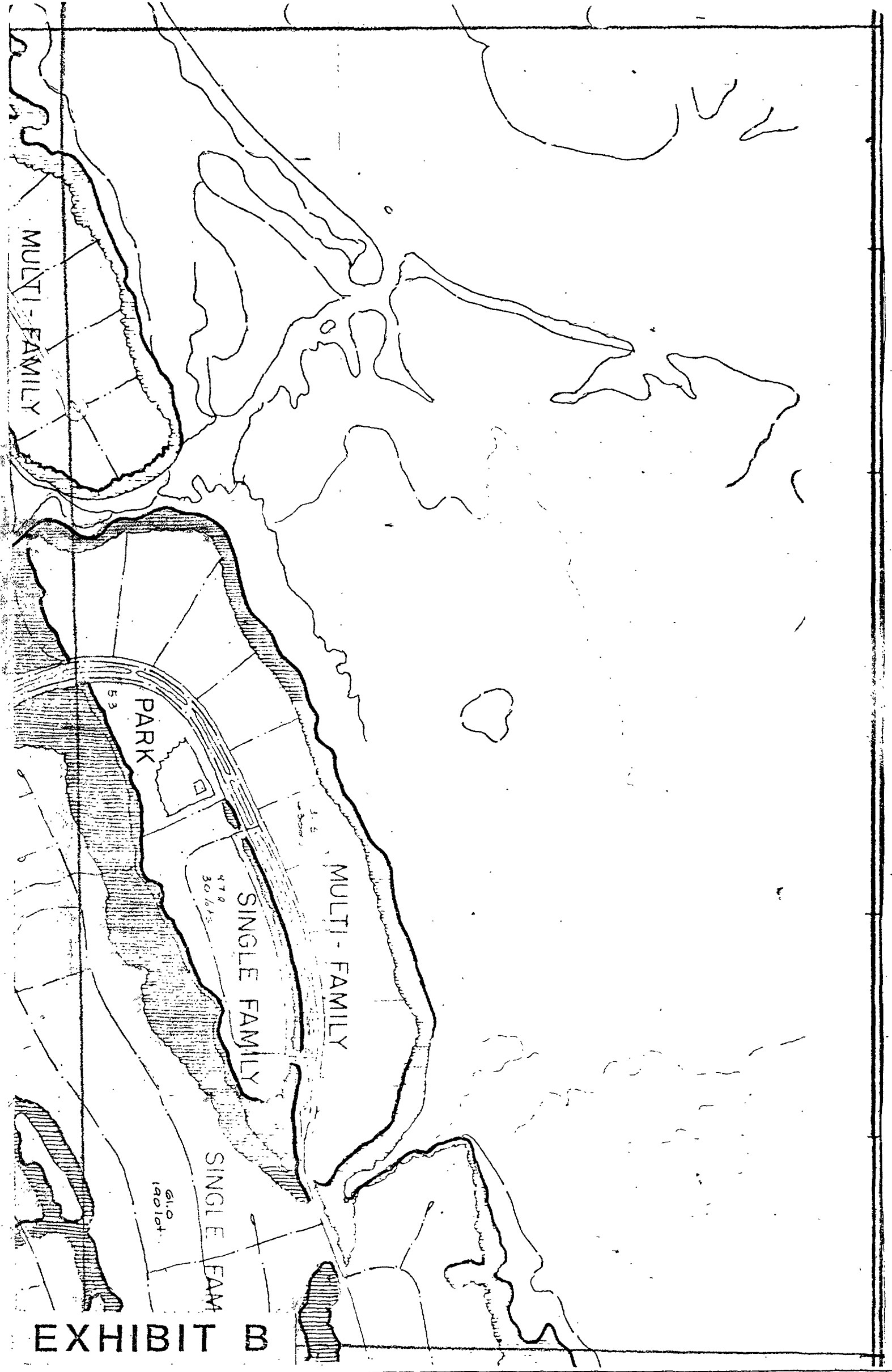
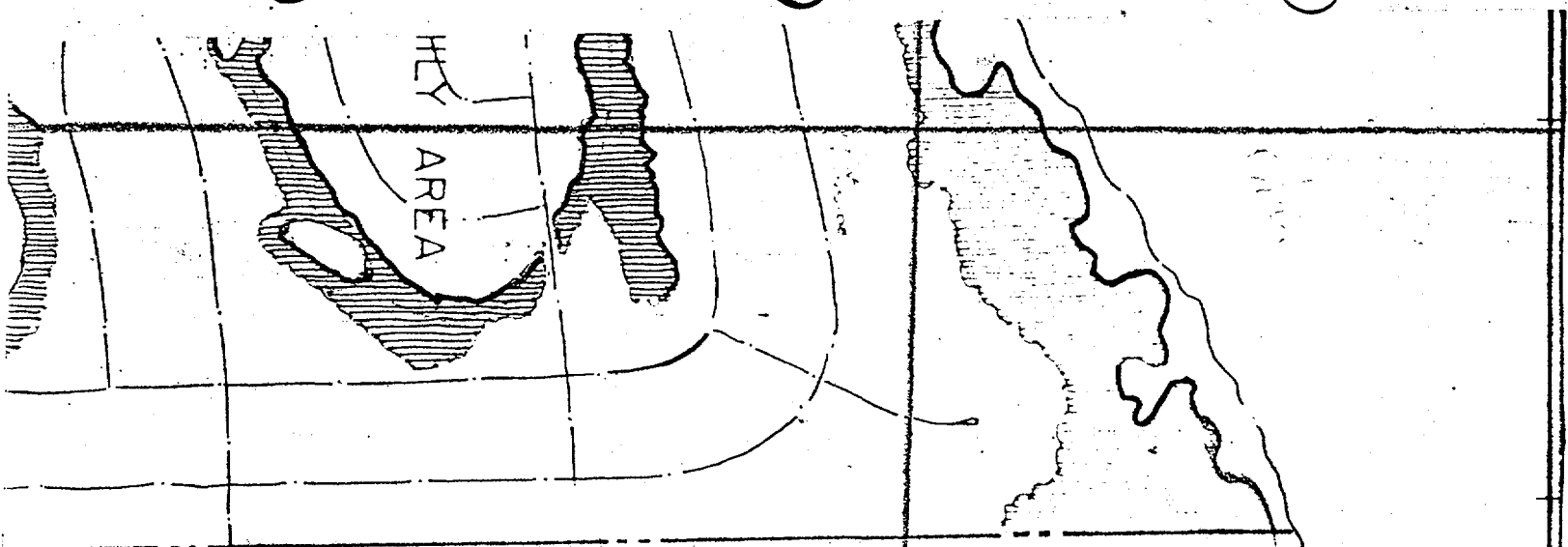


EXHIBIT B



MP-7-A

LAND USE SUMMARY

TOTAL ACRES 1979.10

UNIT	RESIDENTIAL		BUS.	UTIL	OPEN SPACE	CHURCH SCHOOL	COM. FAC.	IND.
	SF	MF						
1 (AS PLATTED)	646	-	12.2	13.3	34.09	-	-	-
2 (REVISED)	254	833	6.09	16.5	183.7	5.07	13.0	1.4
3 (AS PLATTED)	309	-	-	-	20.65	-	-	-
4 (AS PLATTED)	415	-	-	-	34.08	-	-	1.3
5 (REMAINING AREA)	1642	1426	24.3	-	266.22	15.5	12.0	2.0
	3266	2259	42.59	29.8	538.7	20.57	25.0	5.3
	<u>5525 TOTAL DWELLING UNITS</u>							

EXHIBIT B

LAND USE SUMMARY
TOTAL ACRES 1979.10

UNIT	RESIDENTIAL SF	MF	BUS. SPACE	UTIL	OPEN SPACE	CHURCH	SCHOOL	COM. FAC.	IND.
1 (AS PLATTED)	646	-	12.2	13.3	34.09	-	-	-	-
2 (REVISED)	254	833	6.09	16.5	183.7	5.07	13.0	1.4	-
3 (AS PLATTED)	309	-	-	-	20.65	-	-	-	-
4 (AS PLATTED)	415	-	-	-	24.08	-	-	1.3	-
5 (REMAINING AREA)	1642	1426	24.3	-	266.22	15.5	12.0	2.0	24.4
	3266	2259	42.59	29.8	538.7	20.57	25.0	5.3	24.4
	<u>5525 TOTAL DWELLING UNITS</u>								

NOTES

MF UNITS @ 20 UNITS / A.C.
SF ESTIMATED @ 3.12 UNITS / GROSS AC.
(80' x 100')
OPEN SPACE - G.C., PARKS, GREEN BELTS
GOLF AREA
NON G.C. LOT 114 (80' x 100' 8.100' x 125' MIN.)
G.C. LOTS 141 (100' x 125' MIN.)
255

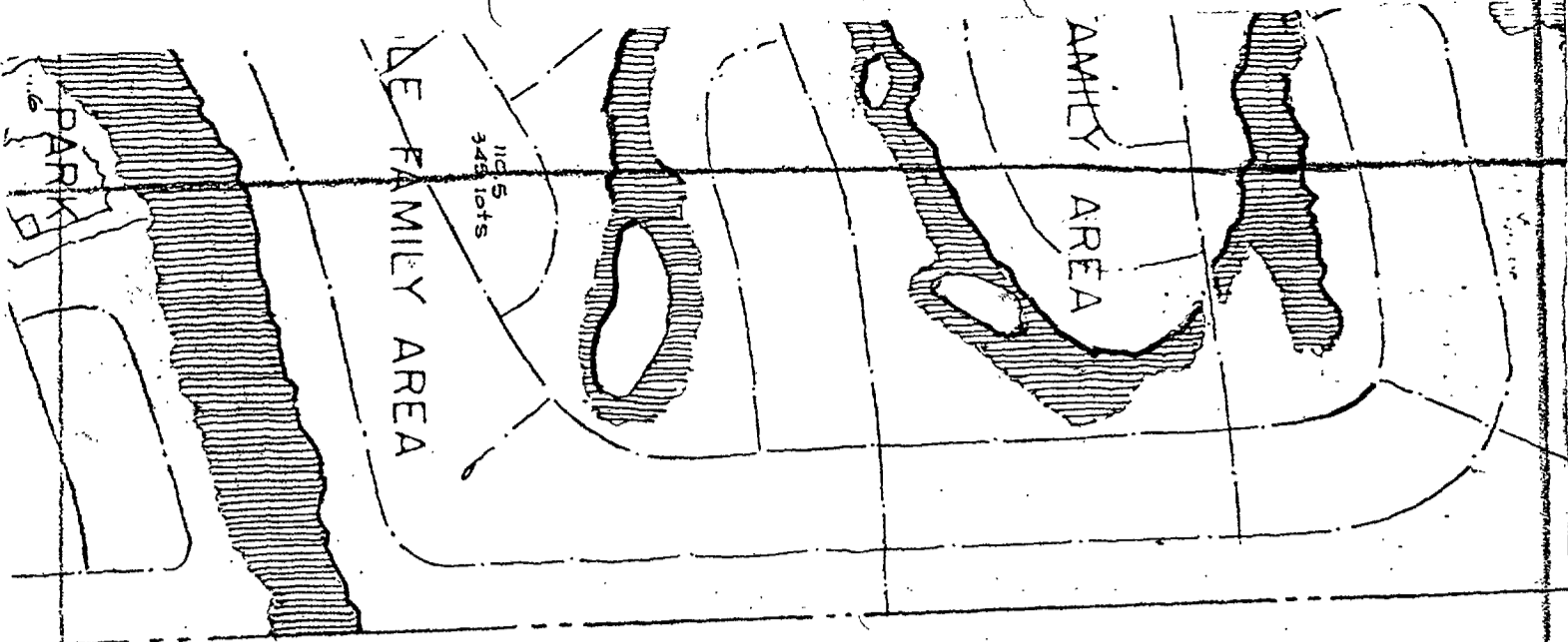


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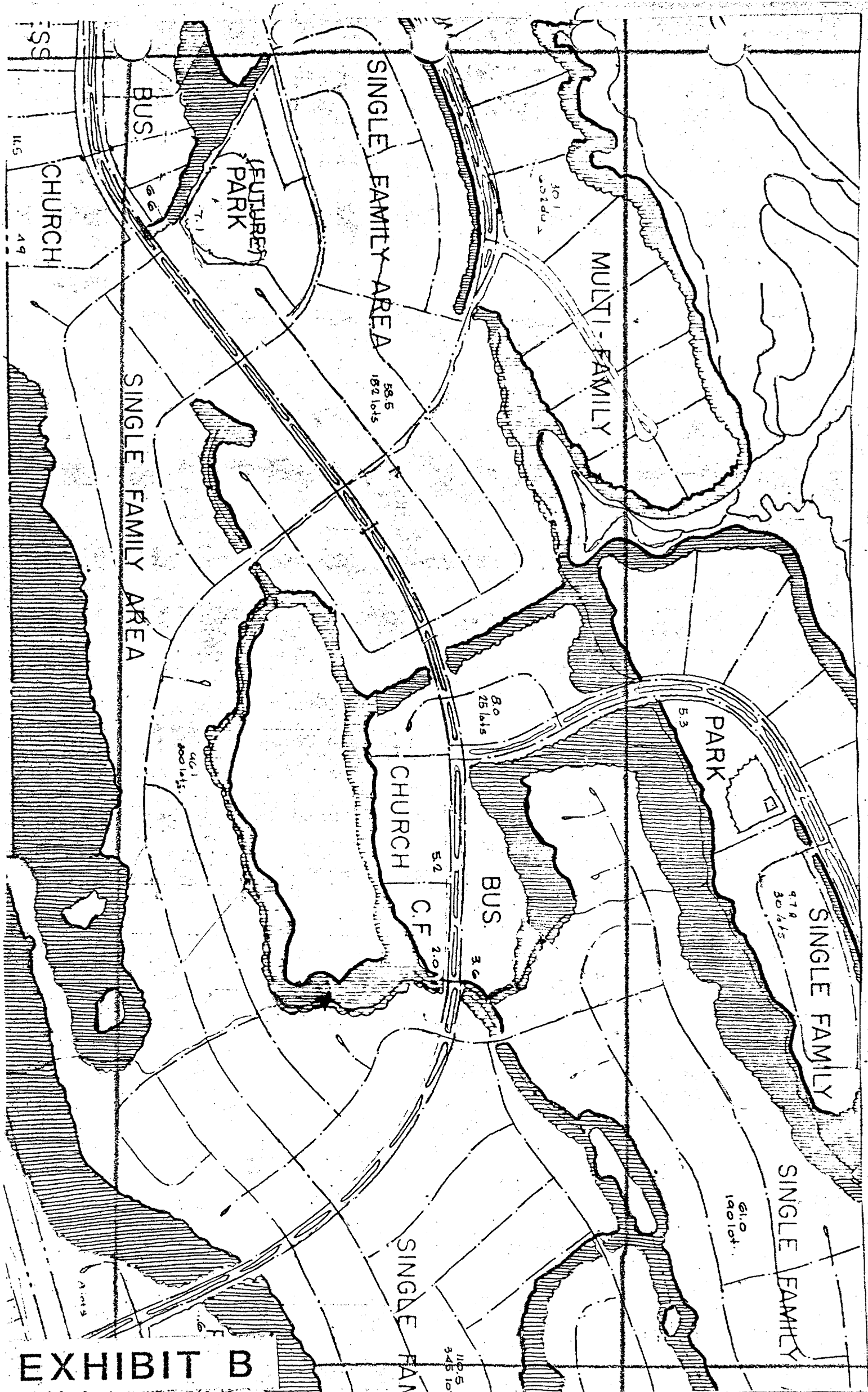


EXHIBIT B

MATANZAS RIVER

INTRACOASTAL WATERWAY

FISHING PIER

RECREATION CENTER

MARINA

MULTI-FAMILY

SINGLE

EXISTING UNIT 4

252 lots

BUSINESS

BUS

BUS

PARK

CHURCH

CF

EXISTING UNIT 4

EXHIBIT B

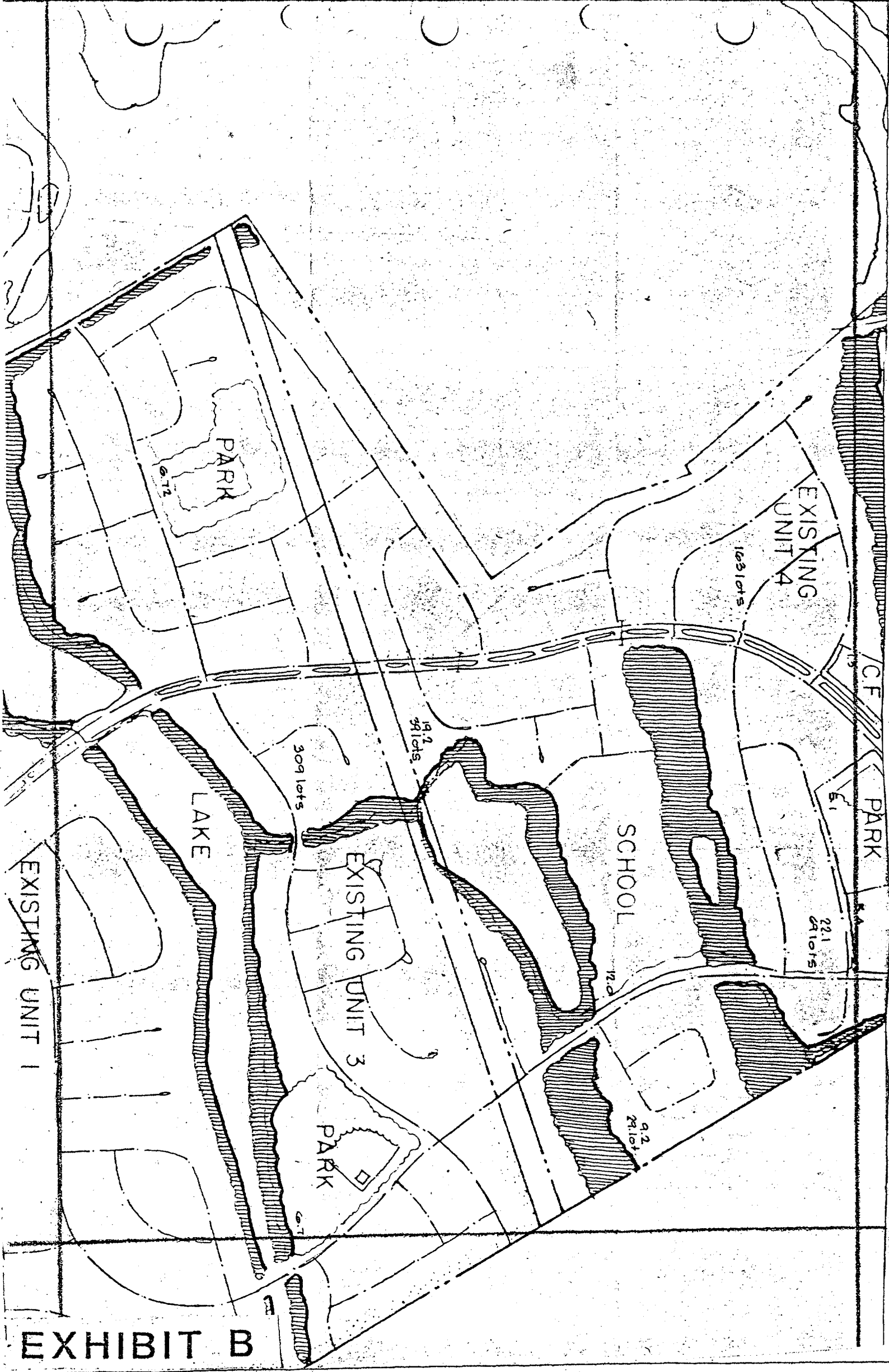


EXHIBIT B

BUS

CHURCH

SINGLE FAMILY AREA

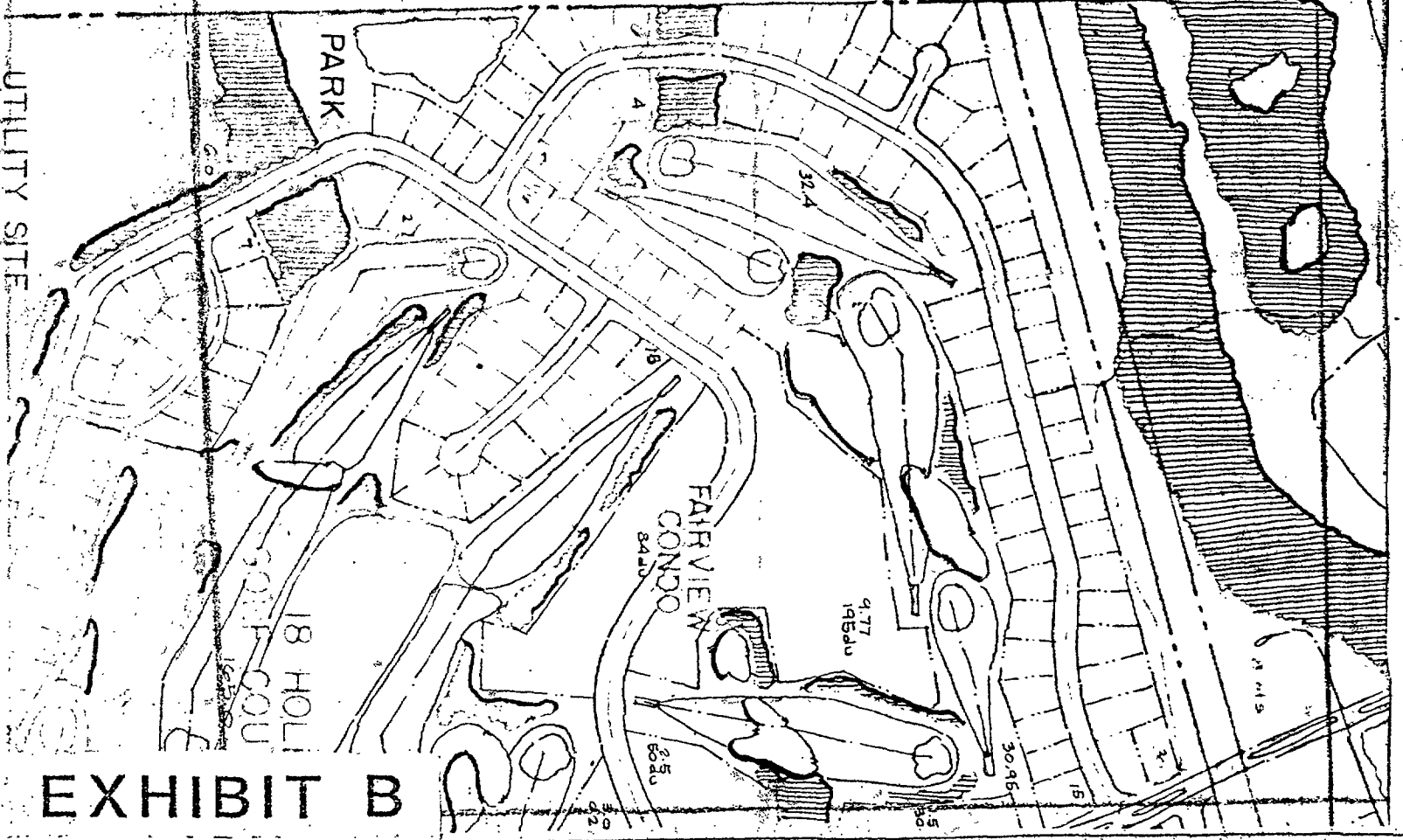
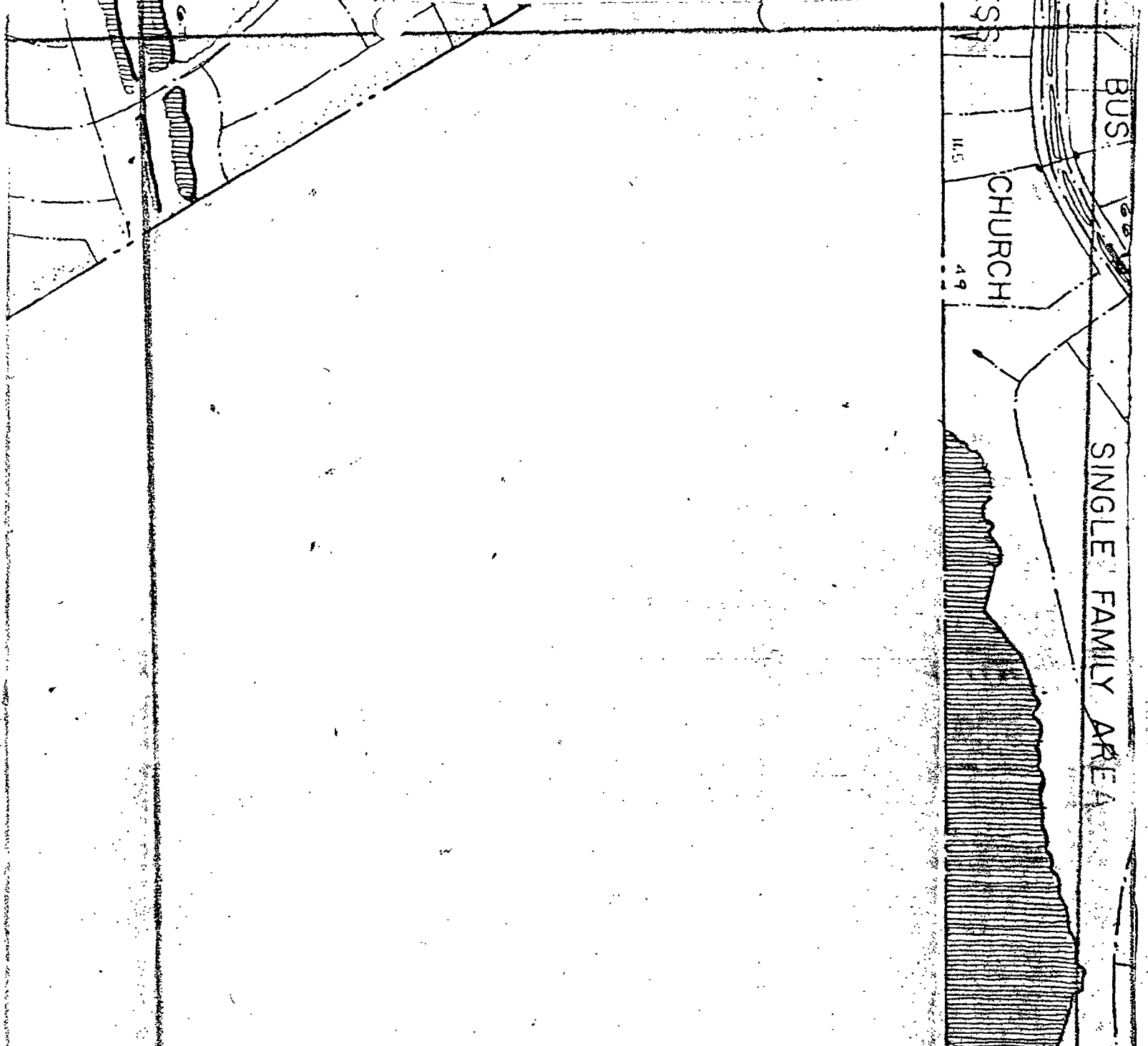


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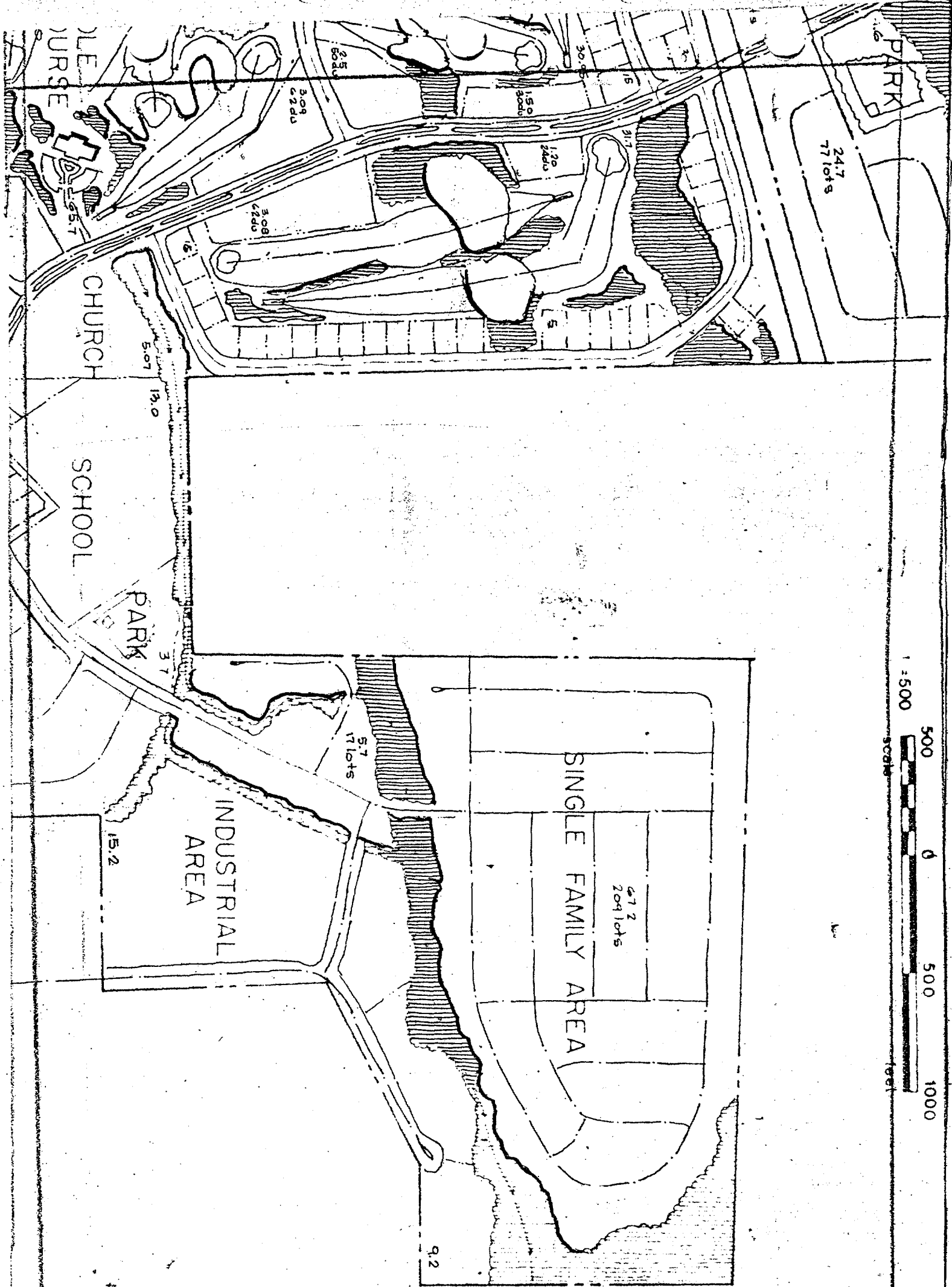
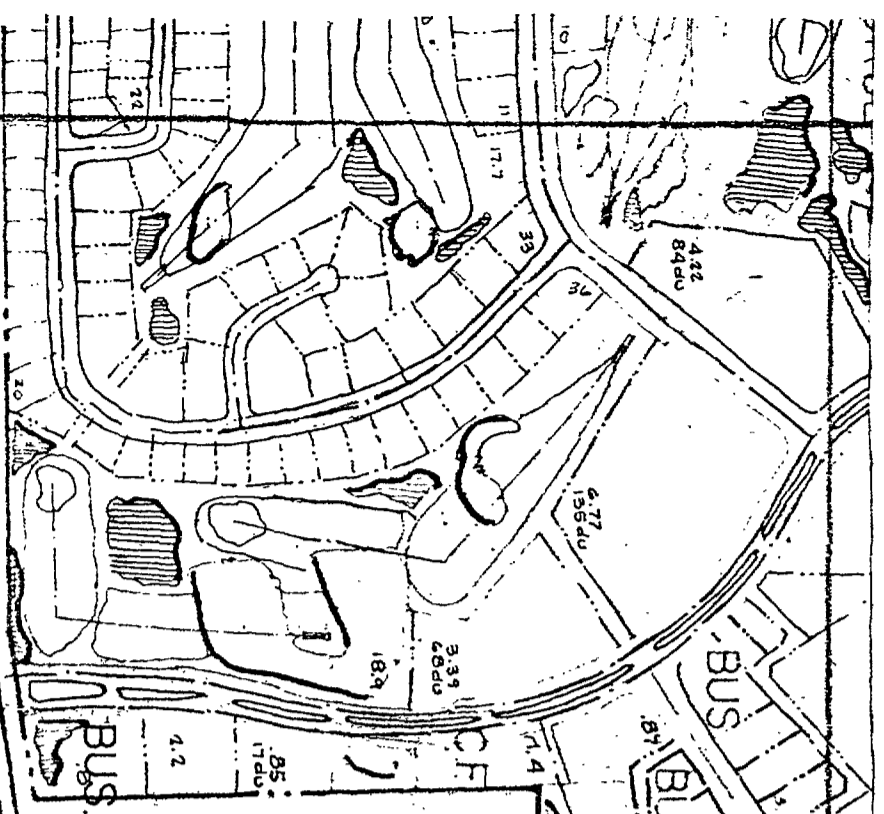


EXHIBIT B



INDUSTRIAL AREA
ACCESS

SOUTH TO
DAYTONA BEACH

EXHIBIT B
MP-7-A
MASTER PLAN STUDY

JAMES E. VENSEL ASSOCIATES INC.
ARCHITECTS & PLANNERS
Suite 3650 - One Biscayne Tower
2 South Biscayne Boulevard
Miami, Florida 33131 (305) 358-3131

ST. AUGUSTINE SHORES
THE DELTONA CORP.

drawn by	date	file no
		D-27

EXHIBIT B
1 of 1 sheet

WATER PLANT
SITE
1933

UTILITY SITE

US HIGHWAY 1

EXHIBIT B

SECTION 11

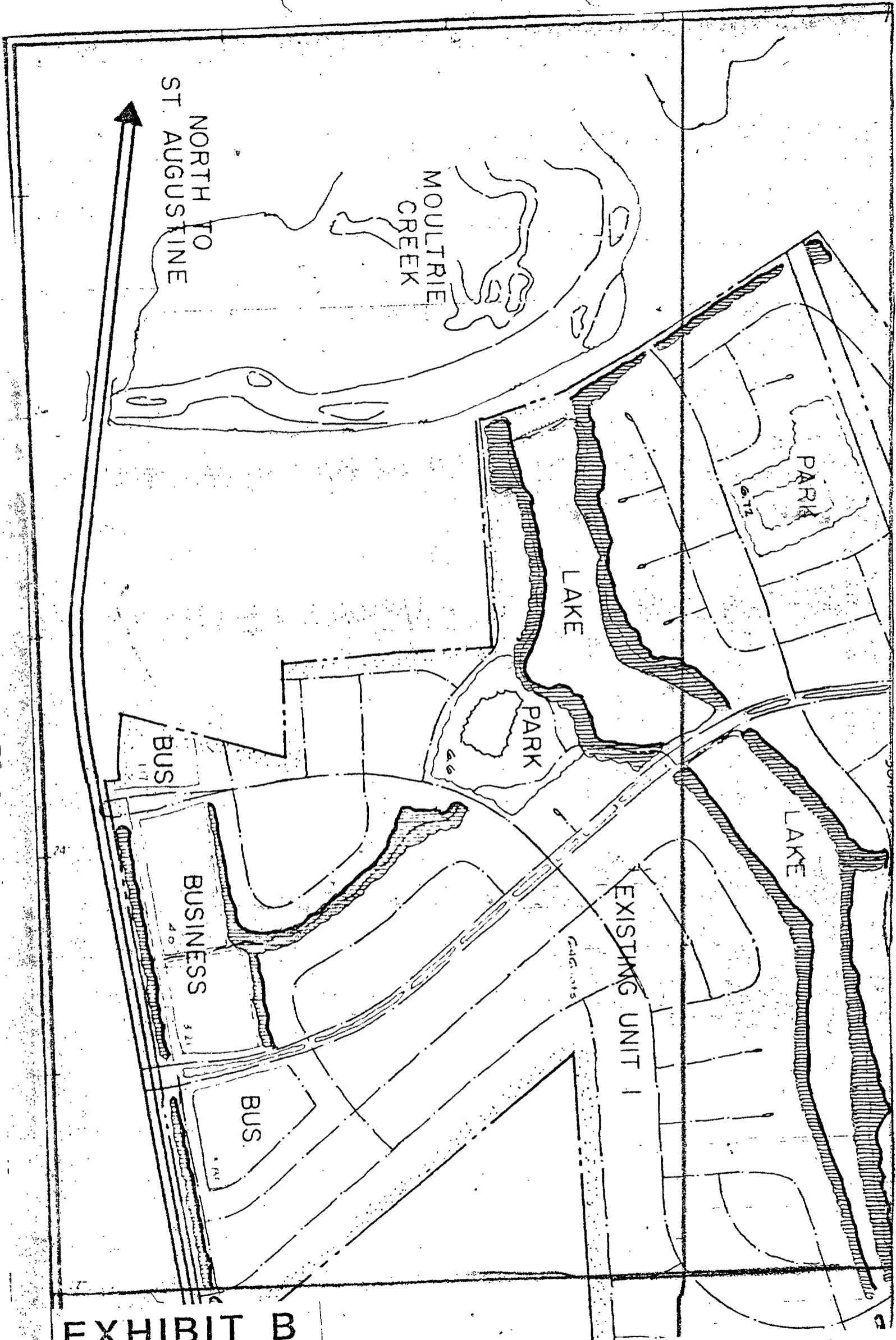


EXHIBIT B

(Ordinance No. 79-73)

(St. Augustine Shores PUD)

EXHIBIT C (KEY TO MAP SECTIONS)



SECTION 1	SECTION 2	SECTION 3
SECTION 6	SECTION 5	SECTION 4
SECTION 7	SECTION 8	SECTION 9
SECTION 12	SECTION 11	SECTION 10

998,000

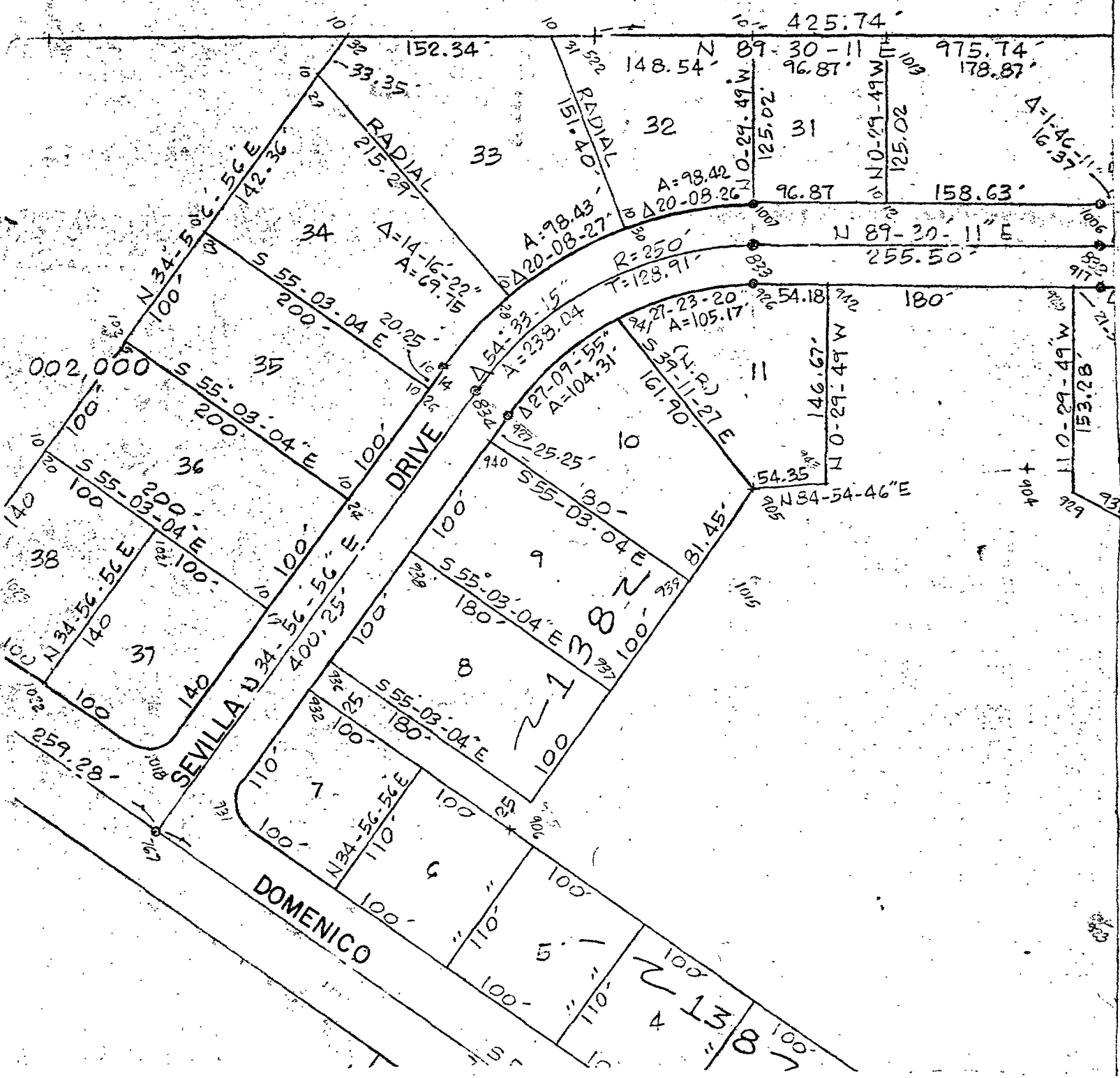


EXHIBIT C - SECTION 1

999,000

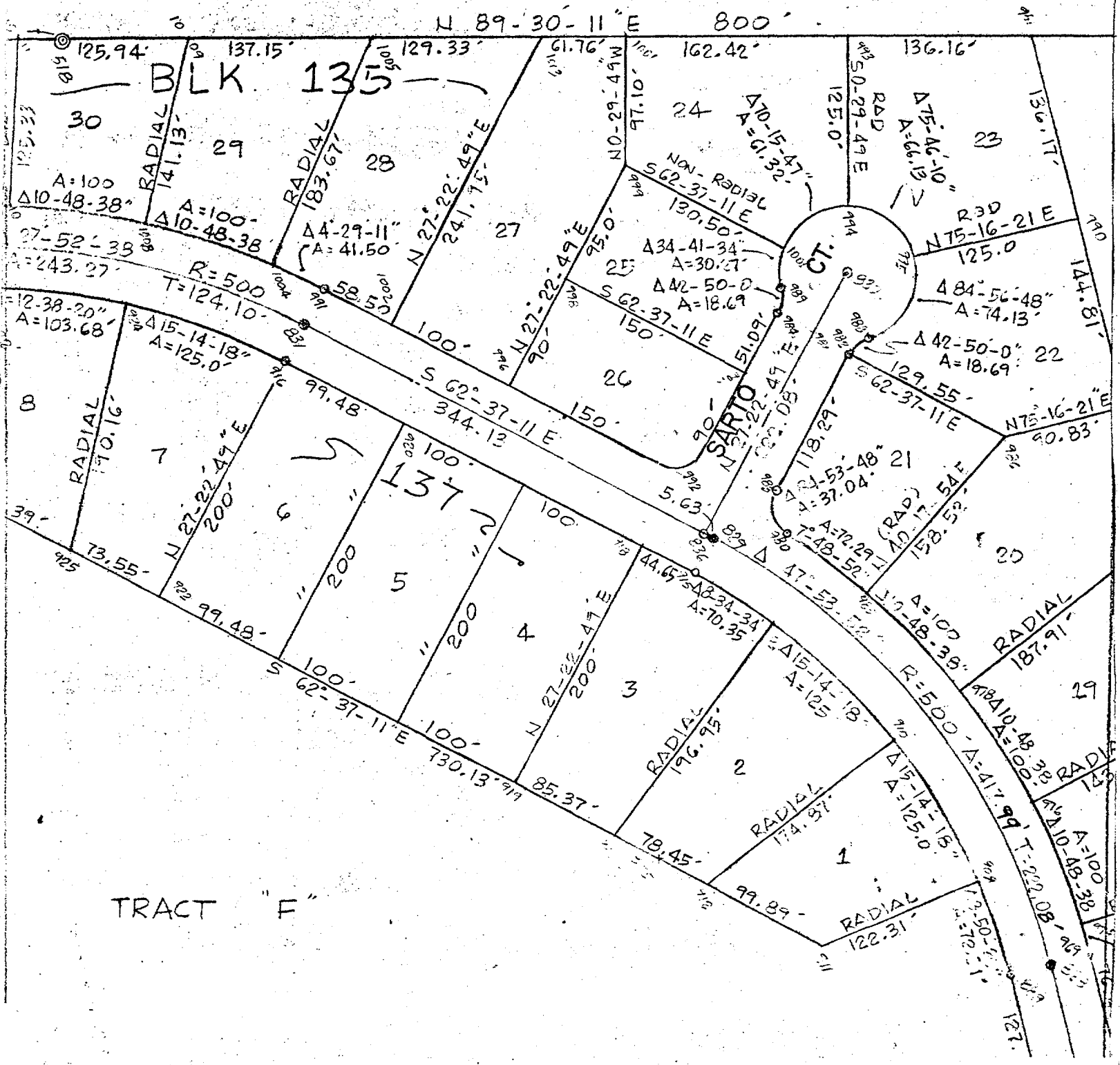


EXHIBIT C - SECTION 2

1,000,000

A REPLAT OF ST. AUGUSTINE SHORES UNIT 2

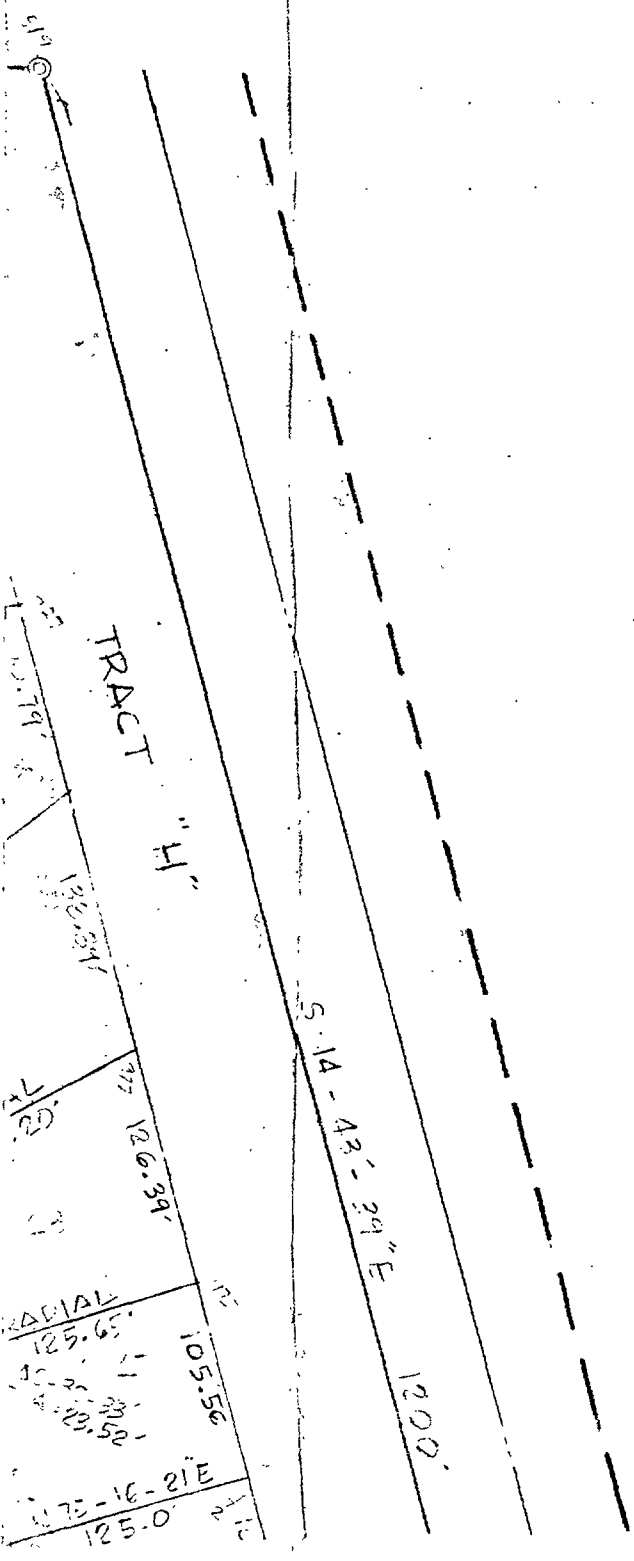
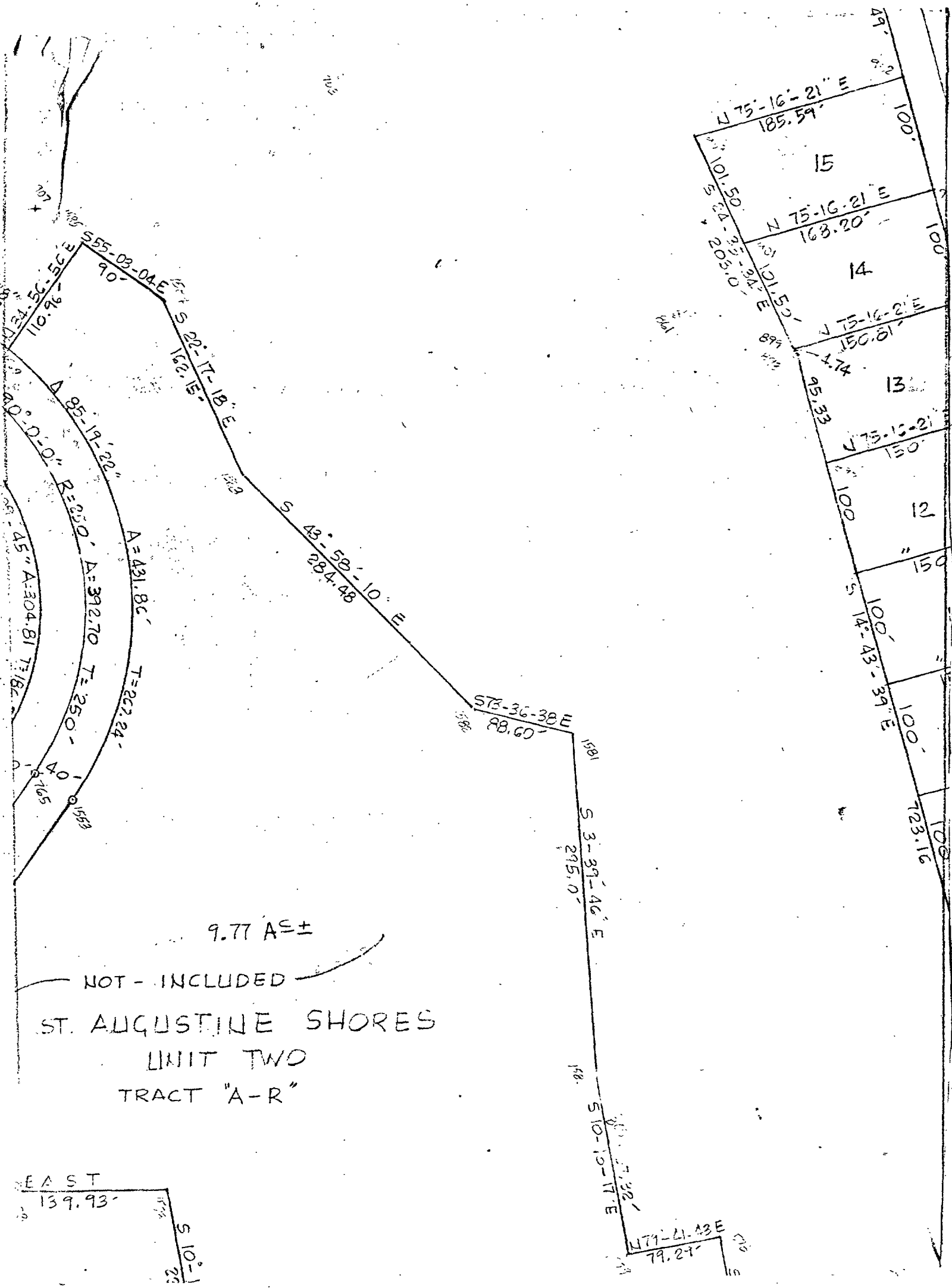


EXHIBIT C - SECTION 3



EXHIBIT C- SECTION 4



9.77 A±

NOT - INCLUDED

ST. AUGUSTINE SHORES
 UNIT TWO
 TRACT "A-R"

EXHIBIT C - SECTION 5

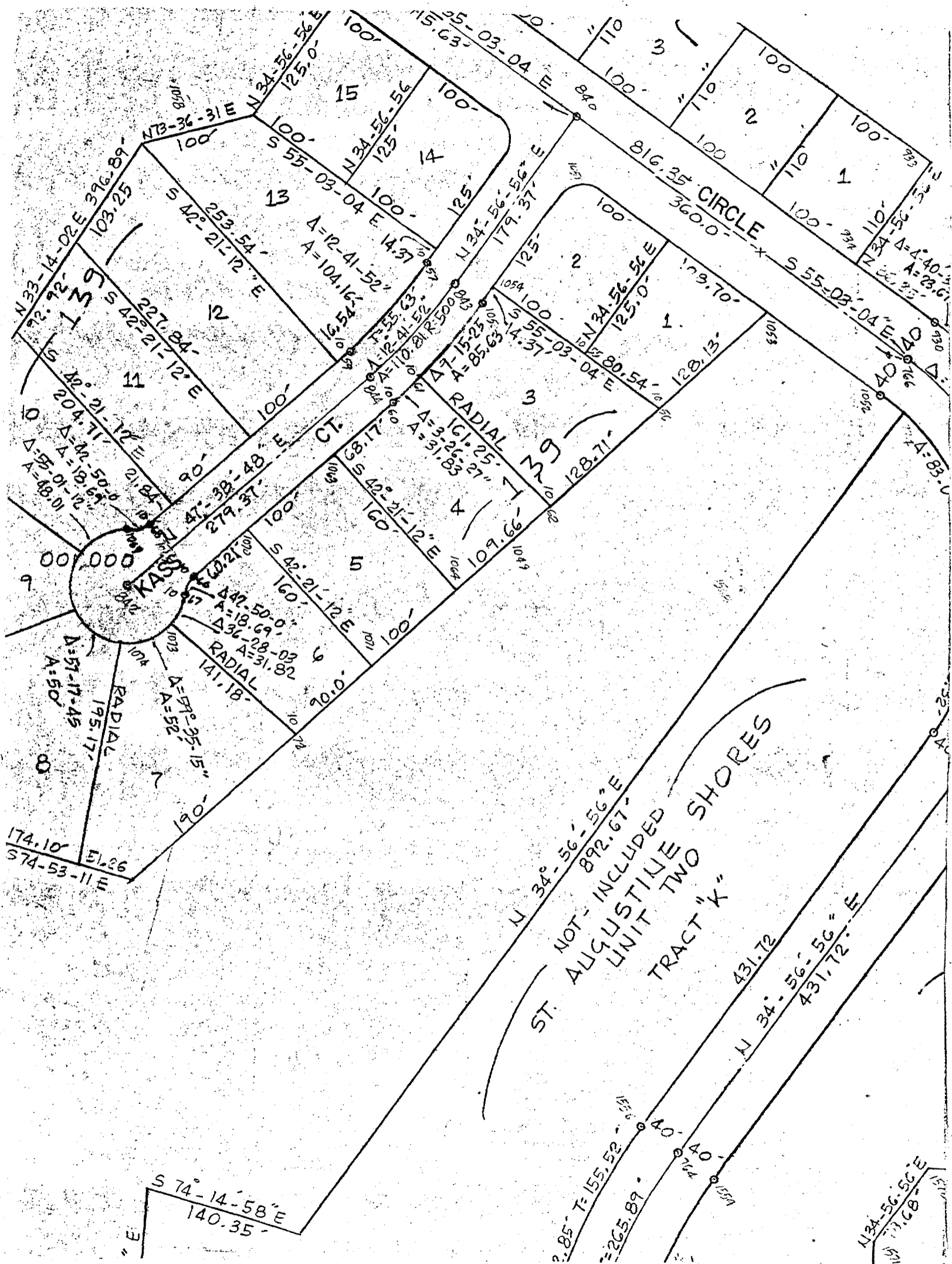


EXHIBIT C - SECTION 6

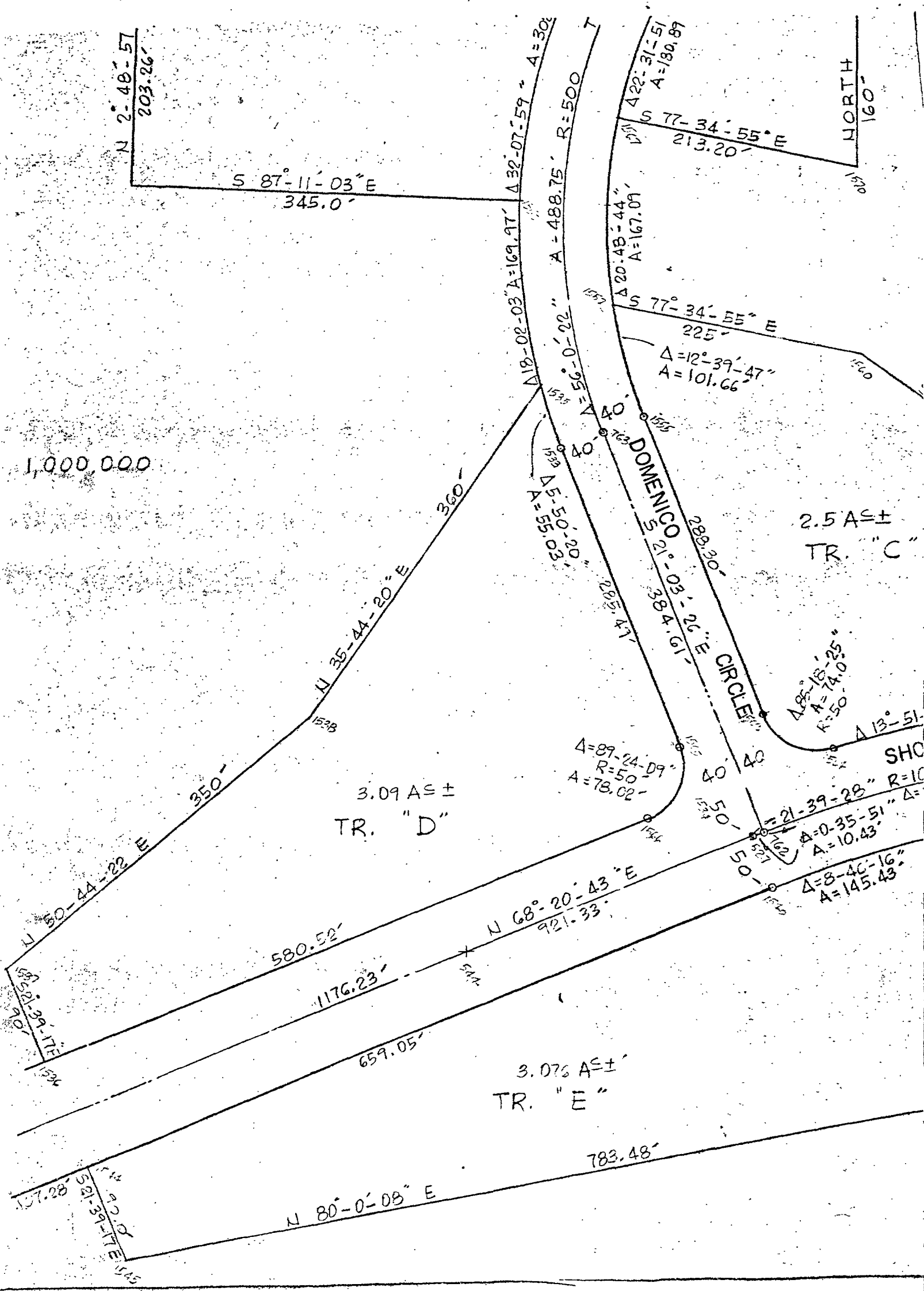
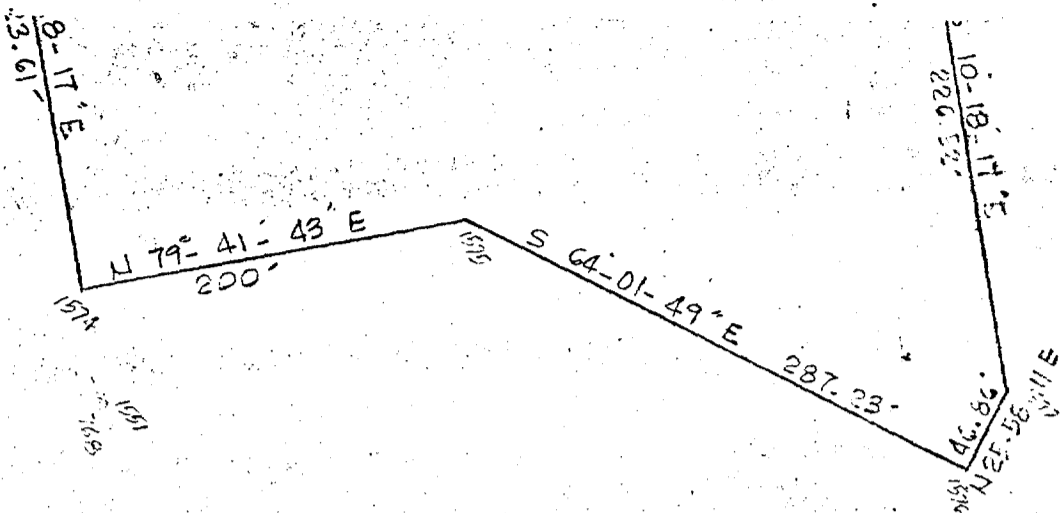
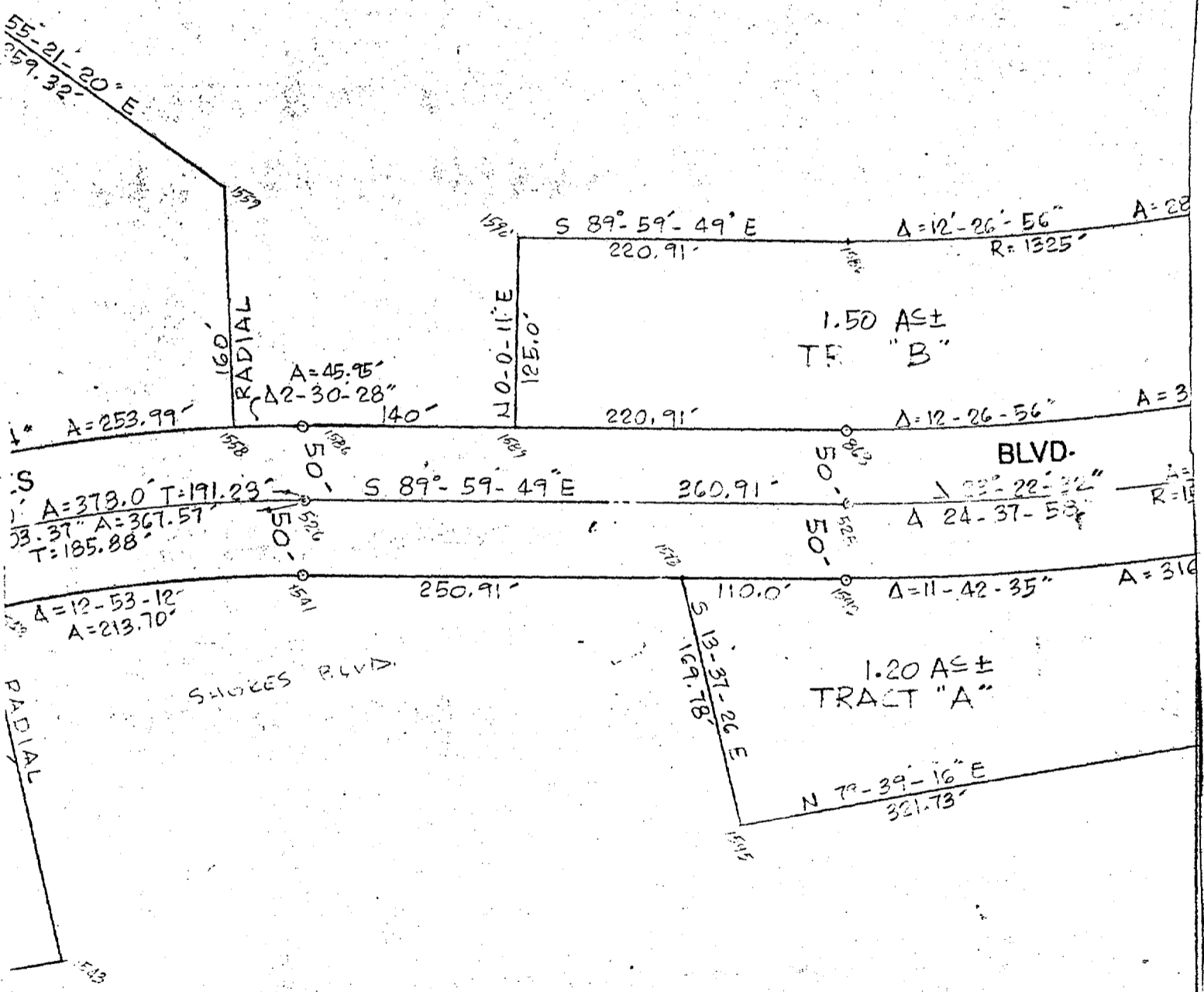
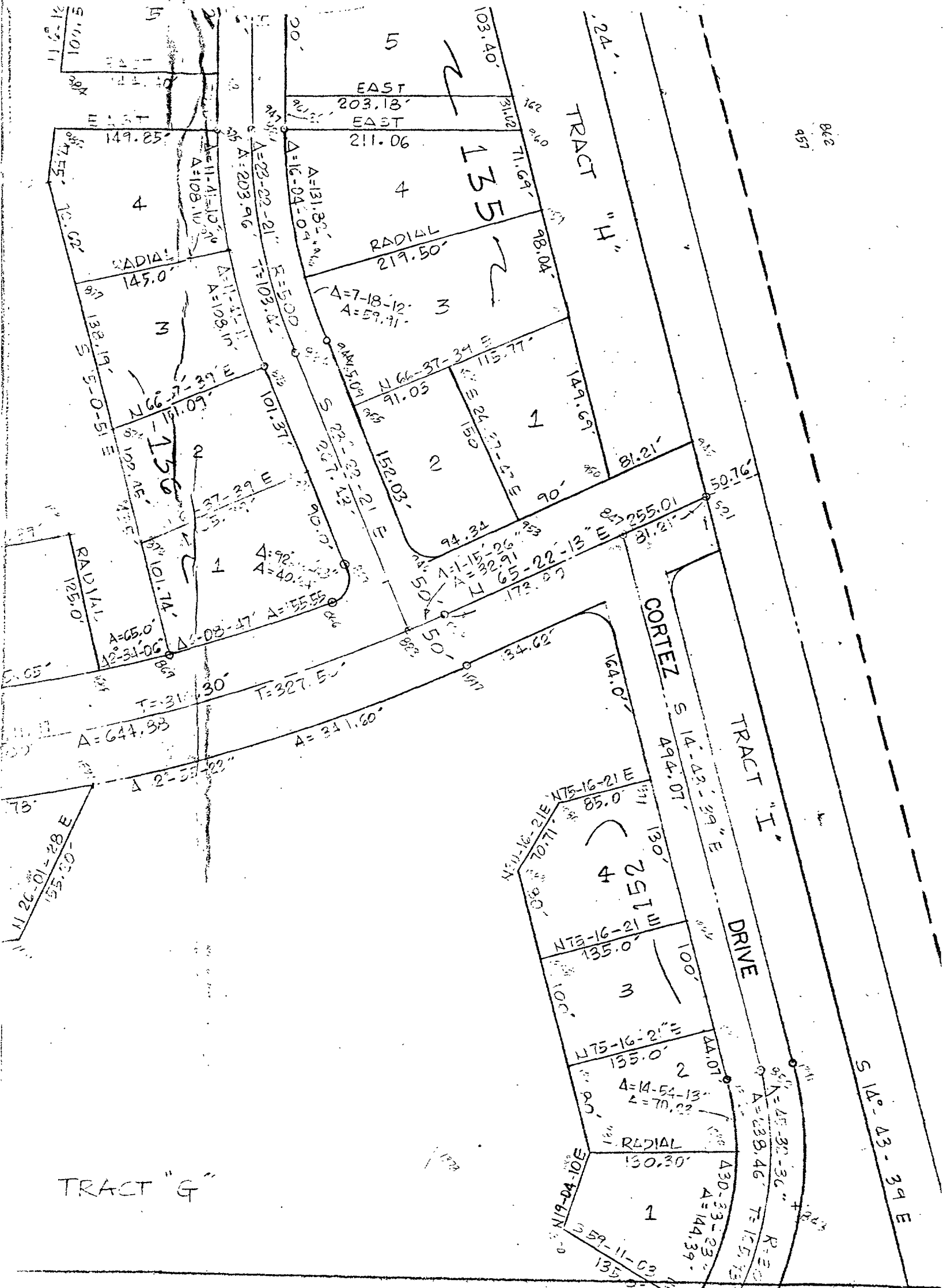


EXHIBIT C - SECTION 7



TRACT "F"





842
457

EXHIBIT C - SECTION 9

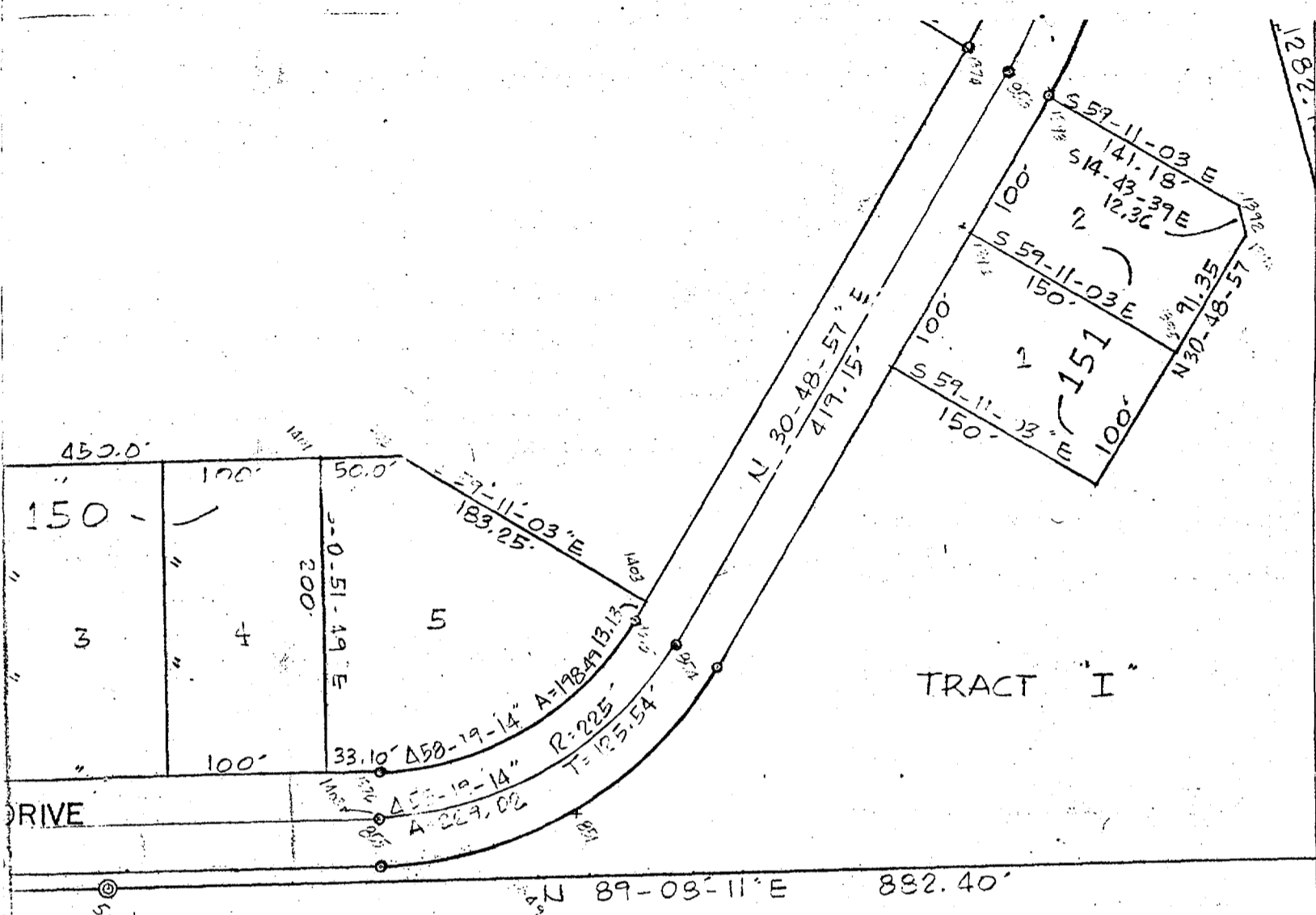
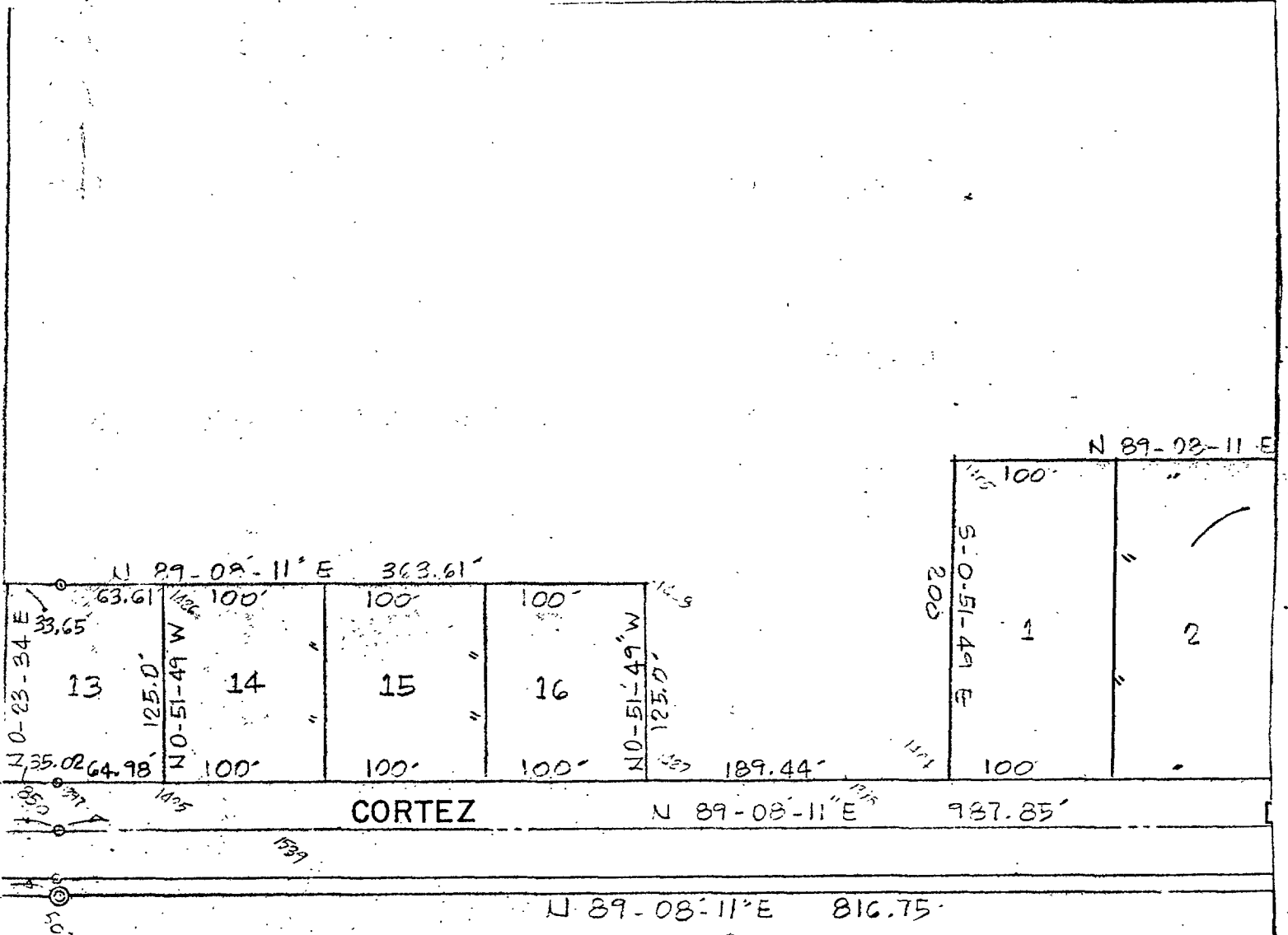


EXHIBIT C- SECTION 10

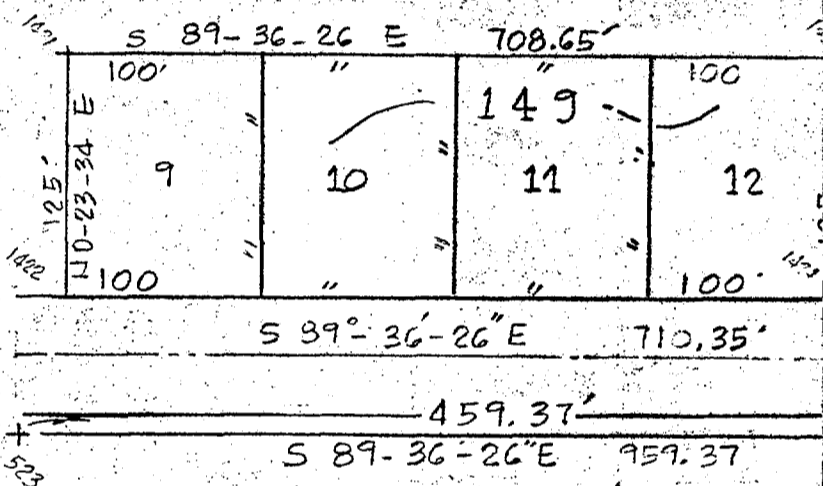


999,000

EXHIBIT C - SECTION 11

TRACT "G"

999,000



998,500

998,000

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 _____
Ordinance No. 74-16-1-1-1 Shores
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
October 29, 1979

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 purpose
 of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me
 this 6th day of November
A.D. 19 79

 Notary Public

Notary Public, State of Florida at Large
 My Commission Expires Oct. 2, 1980
 Bonded by American Fire & Casualty Company

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT
 THE BOARD OF COUNTY COM-
 MISSIONERS OF ST. JOHNS
 COUNTY, FLORIDA, AT ITS
 REGULAR MEETING ON
 NOVEMBER 27, 1979, at 1:50
 O'CLOCK P.M., IN THE COUNTY
 COMMISSIONERS MEETING
 ROOM, ST. JOHNS COUNTY
 COURTHOUSE, ST. AUGUSTINE,
 FLORIDA, TO CONSIDER
 PASSAGE OF THE FOLLOWING
 ORDINANCE:
 AN ORDINANCE AMENDING
 ORDINANCE 74-18 OF THE OR-
 DINANCES OF ST. JOHNS
 COUNTY, FLORIDA REZONING
 THAT AREA OF ST. JOHNS
 COUNTY KNOWN AS ST.
 AUGUSTINE SHORES TO
 ESTABLISH A PLANNED UNIT
 DEVELOPMENT (PUD), AP-
 PROVING A MASTER
 DEVELOPMENT PLAN AND
 SCHEDULE OF DEVELOPMENT
 FOR ST. AUGUSTINE SHORES,
 CREATING SPECIAL CONDITIONS
 FOR CONTINUING DEVELOP-
 MENT OF ST. AUGUSTINE
 SHORES, PURSUANT TO THE
 APPROVED MASTER
 DEVELOPMENT PLAN,
 RECOGNIZING THAT ST.
 AUGUSTINE SHORES SERVICE
 CORPORATION, INC., IS AN
 APPROPRIATE ENTITY TO BE
 RESPONSIBLE FOR THE
 PROVISIONS, MAINTENANCE
 AND OPERATION OF ALL AREAS,
 IMPROVEMENTS, FACILITIES
 AND NECESSARY SERVICES FOR
 THE COMMON USE OF ALL
 OCCUPANTS OF ST. AUGUSTINE
 SHORES, AND SETTING AN
 EFFECTIVE DATE FOR THIS
 ORDINANCE.
 The proposed Ordinance is on file
 in the office of the Building and
 Zoning Inspector, St. Johns
 County, Florida, St. Johns County
 Administration Building, and may
 be examined by parties in interest
 prior to said public hearing.
 All parties having any interest in
 said Ordinance will be afforded an
 opportunity to be heard at the
 public hearing.
 BOARD OF COUNTY COM-
 MISSIONERS
 OF ST. JOHNS COUNTY, FLORIDA
 BY: Oliver Lawton
 Clerk

(SEAL) O29L508edv