

ORDINANCE NUMBER 74-1

INTRODUCED BY: COMMISSIONER CURTAN

AN ORDINANCE OF THE COUNTY OF ST. JOHNS  
STATE OF FLORIDA, REZONING LANDS AS DESCRIBED  
HEREINAFTER FROM PRESENT ZONING CLASSIFICATION  
OF OPEN RURAL (OR) AND COMMERCIAL HIGHWAY  
TOURIST (CHT) TO PLANNED UNIT DEVELOPMENT (PUD)

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

SECTION 1. THAT, pursuant to proper application by  
Ocean Villas West, Inc. and subsequent public hearing, the  
zoning classifications of Open Rural (OR) and Commercial  
Highway Tourist (CHT) of the following described lands:

PARCEL 1: Lots 1 and 2, Section 9 in Township 8 South,  
Range 30 East of the Tallahassee Meridian, Florida,  
containing Seventy-six acres and Ninety-nine Hundredths  
of an acre, according to the Official Plat of the survey  
of said land. ALSO: Beginning at a point on the South  
line of Section 3, Township 8 South, Range 30 East where  
West side of County Road (now State Road S-3) intersects  
said South line of said Section 3; thence in a Northwesterly  
direction along the West side of said County Road (now  
State Road S-3) 50 feet to a point; thence West parallel  
to South line of said Section 3 and South line of Section  
4, Township 8 South, Range 30 East a distance of 56  
chains, 21 links, more or less, to the marsh of the  
Matanzas River; thence Southerly along the edge of said  
marsh 50 feet, more or less, to the Southwest corner  
of Government Lot 7 of Section 4, Township 8 South,  
Range 30 East; thence East along the South line of said  
Section 4 and the South line of said Section 3, a distance  
of 56 chains, 21 links, more or less, to the point of  
beginning, said land being the South 50 feet of Government  
Lots 7 and 8 of Section 4, and the South 50 feet of  
that part of Lot 7 of Section 3 as lies West of the  
County Road (now State Road S-3), all in Township 8  
South, Range 30 East; being the same land conveyed to  
Esther D. Upchurch by Elwood C. Salmon and Wife by Deed  
dated March 15, 1934, and recorded in Deed Book 104,  
Page 39, Public Records of St. Johns County, Florida;

PARCEL II: Lot Five (5), Section Four (4), Township  
Eight (8) South Range Thirty (30) East, being the same  
land conveyed to Esther D. Upchurch by Matanzas Investment  
Company, a Florida corporation, by Deed dated December  
4, 1944, and recorded in Deed Book 148, Page 251, Public  
Records of St. Johns County, Florida.

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PARCEL III: All Lots 7 and 8 in Section 4, and that part of Lot 7, in Section 3, lying West of the Crescent Beach or County Road (now State Road S-3), excepting 50 feet, being the South 50 feet of Government Lots 7 and 8, Section 4, and the South 50 feet of that part of Lot 7, Section 3, as lies West of County Road (now State Road S-3) at the present time, all in Township 8 South, Range 30 East; being the same land conveyed to Esther D. Upchurch by Otis E. Barnes, H. K. Jackson and Frank E. Hale, as Commissioners in Partition, by Deed dated July 13, 1945 and recorded in Deed Book 152, Page 141, Public Records of St. Johns County, Florida.

PARCEL IV: Lots Two (2), Three (3) and Four (4) of Section Four (4) in Township Eight (8) South of Range Thirty (30) East of the Tallahassee Meridian, Florida; subject, however, to rights of the St. Johns County, Florida, as shown by Right-of-Way Deed dated March 8, 1954 and recorded in Deed Book 216, Page 97, Public Records of St. Johns County, Florida; being the same land conveyed to Frank D. Upchurch by Hiram Hall Faver by Deed dated November 5, 1959 and recorded in Deed Book 254, Page 627, Public Records of St. Johns County, Florida.

PARCEL V: Lot Six (6), Section Four (4), Township Eight (8) South, Range Thirty (30) East, containing Forty-eight (48) acres, more or less; being the same land conveyed to Frank D. Upchurch by H. E. Wolfe and wife by Deed dated February 20, 1960 and recorded in Deed Book 256, Page 345, Public Records of St. Johns County, Florida.

AND ALSO: West 121/2 acres of U. S. Government Lot 3, of Section 3, Township 8 South, Range 30 East, EXCEPTING therefrom that portion thereof condemned and taken for State Road Alternate A-1-A, as shown in Deed Book 226, Page 80, Public Records of St. Johns County, Florida.

PARCEL IV: That part of Lot 6, Section 3, Township 8 South, Range 30 East, lying West of State Road No. 3, excepting therefrom a parcel of land approximately 250 feet by 250 feet, now in the name of Mary S. Moody, recorded in Deed Book 257, page 312.

IS HEREBY CHANGED TO PLANNED UNIT DEVELOPMENT (PUD).

SECTION 2. That the Master Site Plan dated January 2, 1974, prepared by T. Carl Jackson and identified as Master Site Plan, Ocean Villas Golf and Country Club is hereby incorporated into this ordinance by reference.

SECTION 3. That the stipulations made by the Board of County Commissioners in their regular meeting of January 29, 1974 as set forth in the minutes of said meeting are hereby incorporated into this ordinance by reference.

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SECTION 4. That construction within the development contemplated hereby on the above described property shall be commenced and completed in accordance with the Phasing Plan dated December 12, 1973, prepared by T. Carl Jackson and identified as Master Phasing Plan, Ocean Villas Golf and Country Club, which is hereby incorporated into this ordinance by reference.

SECTION 5. That the Zoning Inspector is hereby authorized to issue construction permits and any and all other permits or permissions required and allowed by the zoning classification as rezoned hereby.

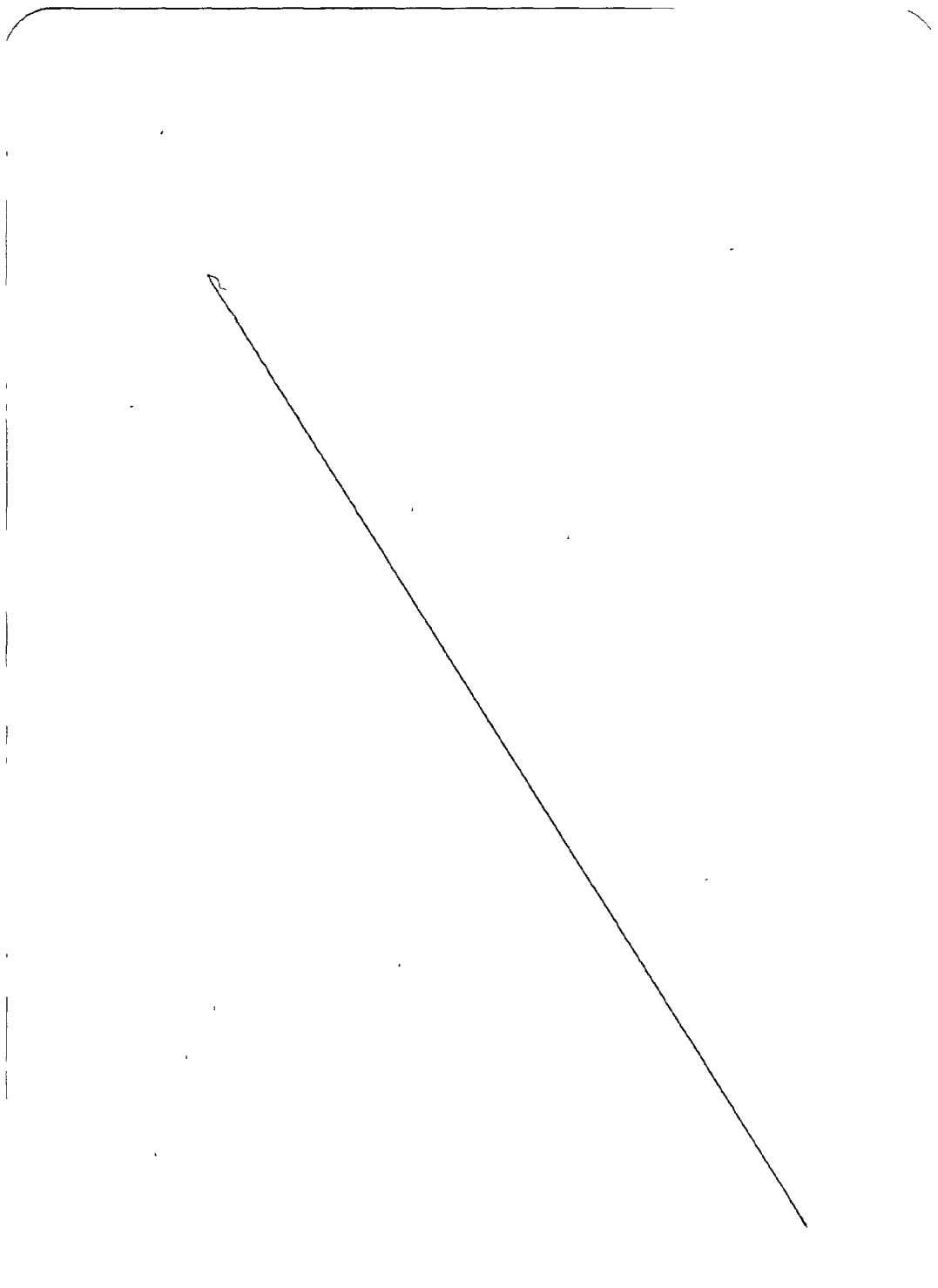
SECTION 6. That this ordinance shall take effect immediately upon receipt of official acknowledgment of the Office of the Secretary of State to the Clerk of the Board of County Commissioners that the same has been filed.



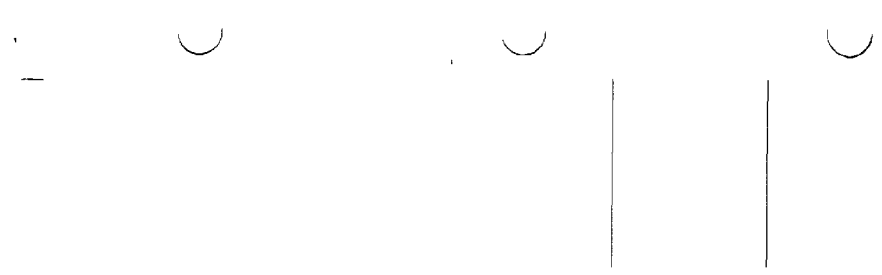
BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By A. S. Wilk

\*MASTER SITE PLAN and MASTER PHASING PLAN referred to herein on file in the office of the Building and Zoning Inspector per instructions Willard Howatt, County Attorney.



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PUBLISHED E  
ST. AUGUSTINE

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS.

NOTICE OF PUBLIC HEARING ON PROPOSED REZONING NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AT ITS REGULAR MEETING ON THE 29 DAY OF JANUARY, 1974, AT 5:00 O'CLOCK P.M. IN THE COUNTY COMMISSIONERS MEETING ROOM, ST. JOHNS COUNTY COURTHOUSE, ST. AUGUSTINE, FLORIDA WILL CONSIDER PASSAGE OF THE FOLLOWING ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT ZONING CLASSIFICATION OF OR, CHT TO

PUD. BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA: SECTION 1. Pursuant to application of E. C. Bradbury zoning classification of OR, CHT on the following described lands: Ocean Villas Golf and Country Club Legal Description PARCEL I: Lots 1 and 2, Section 9 in Township 8 South, Range 20 East of the Tallahassee Meridian, Florida, containing Seventy six acres and Ninety-nine Hundredths of an acre, according to the Official Plat of the survey of said land.

ALSO: Beginning at a point on the South line of Section 3, Township 8 South, Range 20 East where West side of County Road (now State Road 53) intersects said South line of said Section 3, thence in a Northwesterly direction along the West side of said County Road (now State Road 53) 50 feet to a point, thence West parallel to South line of said Section 3 and South line of Section 4, Township 8 South, Range 20 East a distance of 54 chains, 21 links, more or less, to the marsh of the Manantias River, thence Southerly along the edge of said marsh 50 feet, more or less, to the Northwest corner of Government Lot 7 of Section 4, Township 8 South, Range 20 East, thence East along the South line of said Section 4 and the South line of said Section 3, a distance of 54 chains, 21 links, more or less, to the point of beginning, said land being the South 50 feet of Government Lots 7 and 8 of Section 4, and the South 50 feet of that part of Lot 7 of Section 3, lies West of the County Road (now State Road 53), all in Township 8 South, Range 20 East; being the same land conveyed to Esther D. Upchurch by Elwood C. Seimon and wife by Deed dated March 15, 1914 and recorded in Deed Book 10, Page 39, Public Records of St. Johns County, Florida

PARCEL II: Lot Five (5), Section Four (4), Township Eight (8) South Range Thirty (30) East, being the same land conveyed to Esther D. Upchurch by Antanzas Investment Company a Florida Corporation by Deed dated December 4, 1944 and recorded in Deed Book 14, Page 251, Public Records of St. Johns County, Florida

PARCEL III: All Lots 7 and 8 of Section 4, and that part of Lot 7 in Section 3, lying West of the Crescent Branch of County Road (now State Road 53), excepting 50 feet, being the South 50 feet of Government Lots 7 and 8 of Section 4, and the South 50 feet of that part of Lot 7, Section 3, lies West of County Road (now State Road 53) at the same time, all in Township 8 South, Range 20 East, being the same land conveyed to Esther D. Upchurch by Ois E. Seimon, H. K. Jackson and Frank C. Hahn as Commissioners of Public Lands by Deed dated July 31, 1914 and recorded in Deed Book 10, Page 141, Public Records of St. Johns County, Florida

PARCEL IV: Lots Two (2), Three (3) and Four (4) of Section Four (4) in Township Eight (8) South Range Thirty (30) East of the Tallahassee Meridian, Florida, subject however, to rights of the St. Johns County, Florida as shown by Right-of-Way Deed dated March 8, 1954 and recorded in Deed Book 216, Page 97, Public Records of St. Johns County, Florida; being the same land conveyed to Frank D. Upchurch by Hiram Hall Faver by Deed dated November 5, 1939 and recorded in Deed Book 254, Page 627, Public Records of St. Johns County, Florida.

PARCEL V: Lot Six (6), Section Four (4), Township Eight (8) South, Range Thirty (30) East, containing Forty eight (48) acres, more or less; being the same land conveyed to Frank D. Upchurch by H. E. Wolfe and wife by Deed dated February 20, 1960 and recorded in Deed Book 254, Page 145, Public Records of St. Johns County, Florida.

Before the undersigned authority personally appeared James E. Mason who on oath says that he is Business 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.

in the matter of Notice of Public Hearing on Proposed Rezoning. Re; Pursuant to application of L. C. Bradbury, rezone Ocean Villas Golf and Country Club the Court, was published in said newspaper in the issues of January 10, 1974.

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 10th day of January, 1974.  
*James E. Mason*  
Notary Public, State of Florida at Large  
My Commission Expires Mar. 9, 1976  
Bonded by American Fire & Casualty Co.

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AND ALSO West 12 1/2 acres of U.S. Government Lot 3, of Section 3, Township 8 South, Range 20 East, EXCEPTING therefrom that portion thereof condemned and taken for State Road Alternate A 1-A, as shown in Deed Book 226, Page 63, Public Records of St. Johns County, Florida.  
PARCEL VI: That part of Lot 6, Section 3, Township 8 South, Range 20 East, lying West of State Road No. 2, excepting therefrom a parcel of land approximately 250 feet by 229 feet, now in the name of Mary S. Moody, recorded in Deed Book 227 Page 112. Is hereby changed to PUD.

SECTION 2. 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 3. The Zoning Inspector is authorized to issue construction permits allowed by zoning classification as rezoned hereby.  
SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgment of the office of the Secretary of State to the Clerk of the Board of County Commissioners, that same has been filed.  
(SEAL) BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
Oliver Lawson  
CLERK  
J10L370 Adv.



Secretary of State

STATE OF FLORIDA  
THE CAPITOL  
TALLAHASSEE 32304  
(904) 488-3918

RICHARD (DICK) STONE  
SECRETARY OF STATE

February 7, 1974

Honorable Oliver Lawton, Clerk  
St. Johns County Board of County  
Commissioners  
Post Office Drawer 299  
St. Augustine, Florida 32084

Dear Mr. Lawton:

Pursuant to the provisions of Section 125.66, Florida  
Statutes, this will acknowledge your letter of February 5 and  
certified copy of St. Johns County Ordinance No. 74-1, which  
was received and filed in this office on February 7, 1974.

Kindest regards.

Cordially,

RICHARD (DICK) STONE  
Secretary of State

*Nancy Kavanaugh*

By  
(Mrs.) Nancy Kavanaugh  
Chief, Bureau of Laws

NK/mb FILED

Enclosure 1974 FEB 8 AM 11 03

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*Oliver Lawton*  
CLERK C. RUDIG C. HUNT  
BY DEPUTY CLERK

74-1 Ocean Villas West P4D COPIES 2-12, 1974 TO:  
108 Bd. MEMBERS  
COMMISSIONERS' MINUTES PAGE # 10 Bldg. INSPECTOR