

ORDINANCE NUMBER 78-62

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 PUD TO RG-2.

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

SECTION 1. Pursuant to application of THOUSAND OAKS PARTNERSHIP zoning classification of PUD on the following described lands:

PARCEL A: A part of Section 27, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: For a point of reference commence at the Northwest corner of said Section 27, said Northwest corner of Section 27 being a common corner with Sections 25, 21 and 22; thence run South 00 degrees 14 minutes 58 seconds East along the West line of said Section 27, a distance of 2640.67 feet; thence run due South 30.00 feet; thence run South 2 degrees 42 minutes 15 seconds East, a distance of 1322.22 feet to the South right of way line of Mosquito Control Road, as now established as a 60 foot right of way; thence run due East along said South right of way line, a distance of 1172.76 feet to the West right of way line of State Road A-1-A, as now established as a 200 foot right of way for the point of beginning; thence run South 2 degrees 48 minutes 00 seconds East along said West right of way line of State Road A-1-A, a distance of 595.00 feet; thence run South 87 degrees 12 minutes 00 seconds West, a distance of 48.63 feet to the point of a curvature of a curve

concave to the Southeast and having a radius of 275.00 feet; thence run along the arc of said curve, a chord bearing of South 57 degrees 12 minutes 52 seconds West and a chord distance of 274.88 feet to the point of tangency of said curve; thence run South 27 degrees 13 minutes 43 seconds West, a distance of 231.62 feet to the point of curvature of a curve concave to the North and having a radius of 270.00 feet; thence run along the arc of said curve concave to the North a chord bearing of South 77 degrees 56 minutes 59 seconds West and a chord distance of 418.00 feet; thence run North 25 degrees 44 minutes 53 seconds East, a distance of 222.90 feet; thence run North 41 degrees 03 minutes 37 seconds West, a distance of 257.29 feet; thence run North 10 degrees 00 minutes 01 seconds West, a distance of 437.63 feet; thence run North 15 degrees 18 minutes 54 seconds East, a distance of 189.71 feet to the aforementioned South right of way line of Mosquito Control Road; thence run due East along said South right of way line a distance of 695.00 feet to the point of beginning.

PARCEL B: A part of Section 27, Township 3 South, Range 28 East, St. Johns County, Florida, said part being a strip of land 60.00 feet in width to be used for ingress and egress and lying 30.00 feet on either side of the following described centerline: For a point of reference commence at the Northwest corner of said Section 27, said Northwest corner of Section 27 being a common corner with Sections 25, 21 and 22; thence run South 00 degrees 14 minutes 58 seconds East along the West line of said Section 27, a distance of 2640.67 feet; thence run due South 30.00 feet; thence run South 2 degrees 42 minutes 15 seconds East, a distance of 1322.22 feet to the South right of way line of Mosquito Control Road, as now established as a 60 foot right of way; thence run due East along said South right of way line, a distance of 1172.76 feet to the West right of way line of State Road A-1-A, as now established as a 200 foot right of way; thence run South 2 degrees 48 minutes 00 seconds East along said West right of way line of State Road A-1-A a distance of 595.00 feet to the point of

beginning of said centerline being described; thence run South 87 degrees 12 minutes 00 seconds West along said centerline, a distance of 48.63 feet to the point of curvature of a curve concave to the Southeast and having a radius of 275.00 feet; thence run along the arc of said curve, continuing along said centerline; a chord bearing of South 57 degrees 12 minutes 52 seconds West and a chord distance of 274.88 feet to the point of tangency of said curve; thence run South 27 degrees 13 minutes 43 seconds West, along said centerline, a distance of 231.62 feet to the point of tangency of a curve concave to the North and having a radius of 270.00 feet; thence run along the arc of said curve, continuing along said centerline; a chord bearing of South 77 degrees 56 minutes 59 seconds West and a chord distance of 418.00 feet to the point of tangency of a curve concave to the North and having a radius of 270.00 feet; thence run along the arc of said curve, continuing along said centerline; a chord bearing of South 77 degrees 56 minutes 59 seconds West and a chord distance of 418.00 feet to the point of beginning of said centerline being described.

is hereby changed to RG-2-B, HEIGHT LIMITED TO 35 FEET.

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 classification as rezoned hereby.

SECTION 4. 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 26th day of September, 1978.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature] Chairman

ATTEST: [Signature] Deputy Clerk



**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 \_\_\_\_\_  
Application for rezoning by Thousand Oaks  
Partnership in the \_\_\_\_\_ Court,  
 was published in said newspaper in the issues of \_\_\_\_\_  
August 26, 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 purpose  
 of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me  
 this 29th day of August  
 A.D. 19 78  
Myrtle M. Hays  
 (S.E.A.) Notary Public

Notary Public, State of Florida at Large  
 My Comm. Expires Oct. 2, 1980  
 bonded to American Fire & Casualty Company.

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 26 DAY OF SEPTEMBER, 1978, AT 1:45 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, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT ZONING CLASSIFICATION OF PUD TO RG-2.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA: SECTION 1. Pursuant to the application of Thousand Oaks Partnership owner of following described lands, zoning classification of PUD, on the following described lands:

PARCEL A: A part of Section 27, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: For a point of reference commence at the Northwest corner of said Section 27, said Northwest corner of Section 27 being a common corner with Sections 26, 21 and 22; thence run South 00 degrees 14 minutes 55 seconds East along the West line of said Section 27, a distance of 2940 67 feet; thence run due South 30 00 feet; thence run South 2 degrees 42 minutes 15 seconds East, a distance of 1322.22 feet to the South right of way line of Mosquito Control Road, as now established as a 60 foot right of way; thence run due East along said South right of way line, a distance of 1172.78 feet to the West right of way line of State Road A-1-A, as now established as a 200 foot right of way for the point of beginning; thence run South 2 degrees 48 minutes 00 seconds East along said West right of way line of State Road A-1-A, a distance of 565 00 feet; thence run South 87 degrees 12 minutes 00 seconds West, a distance of 48 63 feet to the point of a curvature of a curve concave to the Southeast and having a radius of 275.00 feet; thence run along the arc of said curve, a chord bearing of South 57 degrees 12 minutes 52 seconds West and a chord distance of 274 88 feet to the point of tangency of said curve; thence run South 27 degrees 13 minutes 43 seconds West, a distance of 231 82 feet to the point of curvature of a curve concave to the North and having a radius of 270 00 feet; thence run along the arc of said curve concave to the North a chord bearing of South 77 degrees 56 minutes 59 seconds West and a chord distance of 418 00 feet; thence run North 25 degrees 44 minutes 53 seconds East, a distance of 222.90 feet; thence run North 41 degrees 03 minutes 37 seconds West, a distance of 257 29 feet; thence run North 10 degrees 00 minutes 01 seconds West, a distance of 437.66 feet; thence run North 15 degrees 16 minutes 54 seconds East, a distance of 189.71 feet to the aforementioned South right of way line of Mosquito Control Road; thence run due East along said South right of way line, a distance of 685 00 feet to the point of beginning.

PARCEL B:

A part of Section 27, Township 3 South, Range 28 East, St. Johns County, Florida, said part being a strip of land 60 00 feet in width to be used for ingress and egress and lying 30 00 feet on either side of the following described centerline: For

a point of reference commence at the Northwest corner of Section 27, said Northwest corner with Sections 28, 21 and 22; thence run South 00 degrees 56 minutes 56 seconds East, a distance of 2640 67 feet; thence run South 30 00 feet; thence run South 2 degrees 42 minutes 15 seconds East, a distance of 1322.22 feet to the South right of way line of Mosquito Control Road, as now established as a 60 foot right of way; thence run due East along said South right of way line, a distance of 1172.78 feet to the West right of way line of State Road A-1-A, as now established as a 200 foot right of way; thence run due East along said West right of way line of State Road A-1-A, a distance of 565 00 feet to the point of beginning of said centerline; thence run South 87 degrees 12 minutes 00 seconds West, a distance of 48.83 feet to the point of a curvature of a curve concave to the Southeast and having a radius of 245 00 feet; thence run along the arc of said curve, a chord bearing of South 57 degrees 12 minutes 52 seconds West and a chord distance of 244 88 feet to the point of tangency of said curve; thence run South 27 degrees 13 minutes 43 seconds West, along said centerline, a distance of 45 00 feet to the point of terminus of said centerline being described.

SECTION 2. Nothing contained herein shall be construed to impose conditions, limitations or requirements not applicable to other land in the zoning district wherein said lands are located.

SECTION 3. The Zoning Ordinance is authorized to issue consent permits, allowed by classification as rezoned herein. This Ordinance shall take effect immediately upon receipt of the official acknowledgement of the Secretary of State to the Board of County Commissioners, that same has filed.

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