

ORDINANCE NUMBER: 80-27

INTRODUCED BY: COMMISSIONER BRUBAKER

AN ORDINANCE OF THE COUNTY OF ST. JOHNS
COUNTY, STATE OF FLORIDA, REZONING LANDS
AS DESCRIBED HEREINAFTER FROM PRESENT
ZONING CLASSIFICATION OF OR, Open Rural,
TO PLANNED UNIT DEVELOPMENT, PUD.

Be it ordained by the Board of County Commissioners of St.
Johns County, Florida:

SECTION 1. Pursuant to the application of Deep Creek Enterprises,
N. V., the land owned by said corporation, described on Exhibit
A attached hereto and made part hereof, and the land owned by
William T. Morrison and Josephine C. Morrison, his wife, also
described on said Exhibit A, having a zoning classification of
Open Rural, OR, is hereby rezoned to Planned Unit Development,
PUD, Classification.

SECTION 2. All materials, stipulations, exhibits and maps
included in and attached to the developer's Application for
Rezoning, No. R-PUD-80-15, and the Addendum thereto, including
the application itself, Certificate of Property Owners, letter
of authorization from William T. and Josephine C. Morrison,
Statement of Intended Plan of Development, Breakdown of Acreage
and Dwelling Units, Statement of Schedule of Development, State-
ment Regarding Ownership of Common Facilities, Statement
Regarding Maintenance of Planned Unit Development, Sketch Plan
of the Planned Unit Development and Phases of Development, Deed
Restrictions, Survey and Topographic Map are hereby incorporated
in and made a part of this Ordinance.

SECTION 3. The developer shall submit a detailed development
plan of all or part of the planned unit development to the St.

Johns County Zoning Board, for review, in accordance with the Statement of Schedule of Development, incorporated herein.

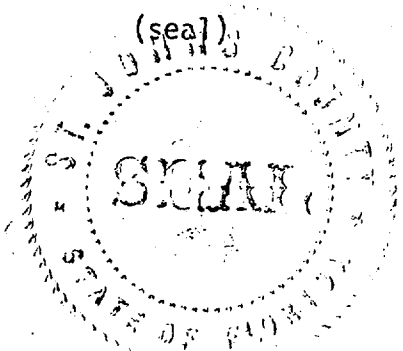
SECTION 4. The St. Johns County Building and Zoning Office is hereby authorized to issue building permits, certificates or other documents authorizing construction of said Planned Unit Development in accordance with the approved development plan.

SECTION 5. 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 therein.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By Chester Benet

ATTEST: Marie Hudson
Deputy Clerk for
OLIVER LAWTON, CLERK



Adopted regular meeting 6/10/80

Effective 6/17/80

80-27

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 10 DAY OF June, 1980, 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, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM PRESENT ZONING CLASSIFICATION OF OR TO Planned Unit Development as per application R-PUD-80-15 filed with Building Department

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

SECTION 1. Pursuant to the application of Deep Creek Ent., NV, owners of following described land, zoning classification of OR on the following described lands:

EXHIBIT A

Property Owned by Deep Creek Enterprises, N.V.

Beginning at the Southeastery corner of said Section 9, run thence North 01 degree 23'54" West along the Easterly line of said Section 9, 195.01 feet; thence South 88 degrees 18'50" West, 1,759.70 feet; thence North 01 degree 14'43" West, 2,357.61 feet to a point on the Southeastery right-of-way line of State Road No. 207; thence along the Southeastery right-of-way line of said State Road No. 207, the following three courses and distances: (Course No. 1) North 53 degrees 48'00" West, 82.00 feet; (Course No. 2) South 36 degrees 12'00" West, 489.23 feet; (Course No. 3) South 35 degrees 50'00" West, 1,338.71 feet; thence South 01 degree 00'58" East, 1,157.38 feet to the Southerly line of said Section 9; thence along the Southerly line of said Section 9, run North 88 degrees 16'50" East, 315 feet; thence South 01 degree 20'21" East, 5,274.73 feet to the Southerly line of said Section 18; thence along the Southerly line of said Section 18, run North 88 degrees 21'01" East, 566.72 feet; thence South 15 degree 29'39" East, 3,675.75 feet; thence South 76 degrees 35'05" West, 49.97 feet; thence South 21 degree 35'35" East, 1,762.10 feet to the Southerly line of said Section 21; thence along the Southerly line of said Section 21, run North 88 degrees 56'58" East, 517.14 feet; thence North 01 degree 09'19" West, 1,671.24 feet; thence North 56 degrees 07'59" East, 1,521.83 feet; thence North 00 degrees 55'45" East, 985.55 feet; thence North 23 degrees 18'07" West, 700.55 feet; thence North 15 degrees 38'51" West, 1,272.54 feet; thence North 03 degrees 47'39" West, 561.17 feet; thence North 73 degrees 05'19" West, 189.43 feet; thence North 05 degrees 53'15" West, 1,973.97 feet; thence South 89 degrees 12'59" West, 341.04 feet to a point on the Easterly line of said Section 18; thence along the Easterly line of said Section 18, run North 01 degree 23'54" West, 2,616.61 feet to the POINT OF BEGINNING, containing 648.85 acres, more or less, said property being a part of Sections 9, 15, 16, 21 and 22, Township 8 South, Range 29 East, St. Johns County, Florida.

Property Owned by W. T. Morrison

A parcel of land in the Southwest quarter of Section 9, Township 8 South, Range 29 East and the West half of Section 16, Township 8 South, Range 29 East, all in St. Johns County, Florida, and being more fully described as follows:

Beginning at the Northeast corner of said West half of Section 18; thence South 1 Degree 20 Minutes 21 Seconds East, on the East line of said West half of Section 18, a distance of 1,750 feet; thence North 49 Degrees 21 Minutes 07 Seconds West 403.61 feet; thence North 12 Degrees 49 Minutes 39 Seconds West 1,506.19 feet to the North line of said Section 18; thence continuing North 12 Degrees 49 Minutes 39 Seconds West 623.51 feet to the Southeast right of way line of State Road No. 207; thence North 35 Degrees 50 Minutes East, on said right of way line, 688.03 feet; thence South 1 Degree 00 Minutes 56 Seconds East, on the East line of that land described in deed recorded in Official Records Book 91, page 208, public records of said county, a distance of 1,157.38 feet to the Southeast corner of said land described in Official Records Book 91, page 208; thence North 88 Degrees 16 Minutes 50 Seconds East, on the North line of said Section 18, a distance of 315 feet to the Point of Beginning; and containing 23.69 acres, more or less.

is hereby changed to Planned Unit Development.

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 acknowledgement of the office of the Secretary of State to the Clerk of the Board of County Commissioners; that same has been filed.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: s/ Oliver Lawton Clerk

(SEAL) L152 M-6

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,
 daily newspaper published at St. Augustine in St. Johns County, Florida;
 that the attached copy of advertisement, being a _____
 Notice of Hearing _____
 _____ in the matter of _____
 Rezoning Ordinance # R-PUD-80-15 _____
 _____ in the _____ Cour _____
 was published in said newspaper in the issues of _____
 May 6, 1980.

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 May _____
 A.D. 19 80 _____

 Notary Public

Notary Public, State of Florida at Large
 My Commission Expires Oct. 2, 1983
 Bureau of Notaries Public, State of Florida

FILED

'80 JUN 17 AM 7 54

Secretary of State

STATE OF FLORIDA
THE CAPITOL
TALLAHASSEE 32304
(904) 488-3680

Oliver Lawton
CLERK CIRCUIT COURT



GEORGE FIRESTONE
SECRETARY OF STATE

June 12, 1980

Honorable Oliver Lawton
Clerk of Circuit Court
St. Johns County
Post Office Drawer 500
St. Augustine, Florida 32084

Attention: Marie Hudson, Deputy Clerk

Dear Mr. Lawton:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

1. Receipt of your letter/s of June 11
and certified copy/ies of St. Johns
County Ordinance/s No./s 80-27 and 80-28
2. Receipt of _____ County Ordinance/s
relative to:
(a) _____
which we have numbered _____.
(b) _____
which we have numbered _____.
3. We have filed ~~this~~/these Ordinance/s in this office
June 12 1980.
4. The original/duplicate copy/ies showing the filing date
is/are being returned for your records.

Cordially,

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

NK/ mb