

ORDINANCE NO. 82-34

INTRODUCED BY COMMISSIONER PARKS

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OR TO RS-2 WITH CERTAIN CONDITIONS; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, GOODWIN REALTY & INVESTMENT COMPANY, INC., now JOY TIFF-ANA, INC., has filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on Thursday, April 1, 1982, at 1:30 o'clock p.m., on said application; and,

WHEREAS, the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, found, as to the requested rezoning classification of RS-2, as follows: (a) the proposed rezoning promotes the public welfare and complements the St. Johns County Comprehensive Plan; (b) the requested change of zoning is justifiable or fairly debatable without special conditions; (c) the proposed rezoning is desirable at this time and in this general location; (d) prior to the enactment of this Ordinance and in the interest of the public health, safety and general welfare, and without promise, prerequisite, or inducement to the enactment of this Ordinance, applicants agreed to limit their use of said lands and have consented to restrictions or limitations on the applied for rezoning of RS-2 as hereinafter provided; and (e) such restrictions or limitations are for the benefit of the general public and not just the applicants, and they are reasonable and nondiscriminating;

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

SECTION 1. Pursuant to the application of Goodwin Realty & Investment Company, Inc., the zoning classification of OR on the following described lands:

Goodwin Realty & Investment Company, Inc. (Joy-Tiff-Ana, Inc.)

PARCEL I

Commence at the Northeast corner of Section 19, Township 6 South, Range 30 East, St. John's County, Florida; run thence South 89 degrees, 15 minutes West along the North line of said Section 19 for a distance of 297 feet; thence run South 6 degrees, 6 minutes, 30 seconds East for a distance of 993.04 feet; thence run North 89 degrees, 15 minutes East for a distance of 772.50 feet to a point on the Southwesterly right-of-way line of Florida State Road ALA. Said point being the point of beginning. From the point of beginning thus obtained, thence run South 89 degrees, 15 minutes West for a distance of 772.50 feet; thence run South 6 degrees, 6 minutes, 30 seconds East for a distance of 2,188.2 feet; thence run South 0 degrees, 45 minutes East for a distance of 625.3 feet to the North line of the McClean Tract; thence run North 89 degrees, 15 minutes East along the North line of the McClean Tract for a distance of 1,220.22 feet to a point on the Southwesterly right-of-way line of Florida State Road ALA; thence run in a Northwesterly direction along the Southwesterly right-of-way line of Florida State Road ALA for a distance of 2,875 feet more or less to the point of beginning.

Parcel II

Commence at the Northeast corner of Section 19, Township 6 South, Range 30 East, St. John's County, Florida; run thence South 89 degrees, 15 minutes West along the North line of said Section 19 for a distance of 297 feet; thence run South 6 degrees, 6 minutes, 30 seconds East for a distance of 993.04 feet; thence run North 89 degrees, 15 minutes East along the South line of Donald Fort Tract for a distance of 840.02 feet to a point on the Northeasterly right-of-way line of Florida State Road ALA. Said point being the point of beginning. From the point of beginning thus obtained, thence run in a Southeasterly direction along the Northeasterly right-of-way line of Florida State Road ALA for a distance of 2,875 feet more or less to a point (said point being established by running North 14 degrees, 25 minutes West along the Northeasterly right-of-way line of Florida State Road ALA from the South line of Section 20, Township 6 South, Range 30 East, St. John's County, Florida for a distance of 1,530 feet) thence run North 89 degrees, 15 minutes East for 150 feet more or less to the approximate water line of the Atlantic Ocean; thence run in a Northwesterly direction along the approximate water line of the Atlantic Ocean for a distance of 2,875 feet more or less to a point; thence run South 89 degrees, 15 minutes West for 150 feet more or less to the point of beginning. Less that parcel of land recorded in the official record 341, page 485 in St. Johns County, Florida.

LESS AND EXCEPT, as to both of the above-described parcels:

- (1) The south 485 feet more or less of said parcels (Zoned RG2B)
- (2) The property conveyed from Parcel II to Joseph T. Goodwin and Vivian B. Goodwin as shown in Off. Rec. 341 Page 485 St. Johns County, a description of which is attached.
- (3) The well site which description is attached hereto in Parcel I.

A parcel of land lying in Government Lot 1, Section 20, Township 6 South, Range 30 East, St. John's County, Florida, more particularly described as follows:

For the point of reference, commence at the point of intersection of the Southerly boundary line of said Section 20, with the Easterly right-of-way line of Florida State Road Number ALA (a 66 foot right-of-way) and run North 14 degrees, 25 minutes West along said Easterly right-of-way line a distance of 2,692.95 feet to a point; run thence North 13 degrees, 37 minutes West along said Easterly right-of-way line a distance of 758.30 feet to a point for point of beginning.

From the point of beginning thus described, continue North 13 degrees, 37 minutes West along said Easterly right-of-way line a distance of 103.00 feet to a point; run thence North 76 degrees, 23 minutes East a distance of 210 feet more or less to the waters of the Atlantic Ocean; run thence Southeasterly along said waters following the meanderings of same a distance of 103 feet, more or less, to a point which bears North 76 degrees, 23 minutes East from the point of beginning; run thence South 76 degrees, 23 minutes West a distance of 215 feet, more or less, to the point of beginning. The land thus described contains 0.44 acres more or less.

NEW LEGAL DESCRIPTION FOR WELL SITE

DESCRIPTION:

A portion of Government Lot 1, fractional Section 20, Township 6 South, Range 30 East St. John's County, Florida; more particularly described as follows: for a point of reference commence at the point of intersection of the North line of said fraction Section 20 with the Westerly right-of-way line of Florida State Road ALA (a 66 foot right-of-way) and run South 12 degrees, 57 minutes East along said right-of-way line a distance of 1,476.43 feet to an angle point in said right-of-way; run thence South 13 degrees, 37 minutes East along said right-of-way line a distance of 167.10 feet to a point for a point of beginning. From the point of beginning thus described, continue South 13 degrees, 37 minutes East along said right-of-way line a distance of 20 feet to a point; thence South 76 degrees, 27 minutes West a distance of 141.85 feet to a point; run thence South 13 degrees, 37 minutes East a distance of 45 feet to a point; run thence South 76 degrees, 23 minutes West for a distance of 100 feet to a point; run thence North 13 degrees, 37 minutes West a distance of 100 feet to a point; run thence North 76 degrees, 23 minutes East a distance of 100 feet to a point; run thence South 13 degrees, 37 minutes East a distance of 35 feet to a point; run thence North 76 degrees, 23 minutes East a distance of 141.85 feet to the point of beginning.

LEGAL DESCRIPTION EXHIBIT C-1

Goodwin Realty & Investment Company, Inc. (Joy-Tiff-Ann, Inc.)

Parcel I

Commence at the Southwest corner of Section 17, Township 6 South, Range 30 East, St. John's County, Florida; thence run North 89 degrees, 15 minutes East for a distance of 354.08 feet to the Southwest right-of-way of Florida State Road ALA; thence run North 12 degrees, 57 minutes West along the Southwest right-of-way of Florida State Road ALA for a distance of 500 feet to the point of beginning; from the point of beginning thus obtained, run South 89 degrees, 15 minutes West for a distance of 591.26 feet; thence North 6 degrees, 6 minutes, 30 seconds West for a distance of 342.5 feet; thence North 89 degrees, 15 minutes East for a distance of 548.6 feet to a point on the Southwest right-of-way line of Florida State Road ALA; thence run South 12 degrees, 57 minutes East along the Southwest right-of-way line of said highway for a distance of 349 feet more or less to the point of beginning.

Parcel II

Commence at the Southwest corner of Section 17, Township 6 South, Range 30 East, St. John's County, Florida; thence run North 89 degrees, 15 minutes East for a distance of 354.08 feet to the Southwest right-of-way of Florida State Road ALA; thence run North 12 degrees, 57 minutes West along the Southwest right-of-way of Florida State Road ALA for a distance of 500 feet; thence run North 89 degrees, 15 minutes East for a distance of 69.08 feet to a point on the Northeasterly right-of-way line of Florida State Road ALA. Said point being the point of beginning. From the point of beginning thus obtained, thence run North 12 degrees, 57 minutes West along the Northeasterly right-of-way line of said highway for a distance of 349.07 feet; thence run North 89 degrees, 15 minutes East for a distance of 210 feet more or less to a point on the approximate water line of the Atlantic Ocean; thence run in a Southeasterly direction along the approximate water line to a point on the line that is North 89 degrees, 15 minutes East from the point of beginning; thence run South 89 degrees, 15 minutes West for a distance of 195 feet more or less to the point of beginning.

is hereby changed to RS-2, subject to the following conditions:

(1) No residential driveways may be constructed or permitted to exit from the lands lying westerly of the West right-of-way line of State Road A1A directly onto said State Road A1A;

(2) No lot is to be platted within said property described abutting the easterly right-of-way line of State Road A1A which shall be serviced by a single private driveway onto the said State Road A1A. Each such platted lot shall be served by a joint driveway, shared by an adjoining lot owner. Provided, however, that if the approved plat by the appropriate officials of St. Johns County provide for an odd number of lots on the easterly side of said right-of-way, then there shall be one lot that may be serviced by a private driveway;

(3) The side yard set back shall be eight (8) foot minimum, but in no case shall there be less than twenty (20) feet combined side yard set back.

(4) A walkway with a minimum width of five (5) feet shall be shown on the recorded plat through the property on the East side of A1A at least every one thousand (1000) feet of ocean frontage, so as to provide access to the beach area for the residents of the property on the West side of A1A.

which conditions shall remain in full force and effect at all times until amended or changed by further ordinance of this body.

SECTION 2. The Zoning Inspector is authorized to issue construction permits allowed by classification as rezoned and conditioned hereby.

SECTION 3. This Ordinance shall take effect immediately upon receipt of official acknowledgment from the Office of the Secretary of State to the Clerk of the Board of County Commissioners that same has been filed.

SECTION 4. This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in the official public records of St. Johns County, Florida.

PASSED this 8th day of June, 1982.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Francis N. Brubaker
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Marie Hudson
Deputy Clerk

(SEAL)

Adopted regular meeting 06/08/82

Effective 6-21-82

82-34

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 _____
Notice of Board of County Commissioners Meeting
_____ in the matter of _____
Rezoning OR to RS-2
_____ in the _____ Court,
was published in said newspaper in the issues of _____
April 16, 1982.

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 16th day of April 1982
Keith M. Walker
Notary Public

(SEAL) Notary Public, State of Florida
My Commission Expires May 13, 1985
Bonded The Troy Fain - Insurance, Inc.

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 25 DAY OF MAY 1982, 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 THE PRESENT ZONING CLASSIFICATION OF OR TO RS-2 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

SECTION 1. Pursuant to the application of Goodwin Realty and Investment Co., Inc. (Joy-Tiff-Ana, Inc.) OWNER/S of the following described land, zoning classification of OR on the following described lands: Goodwin Realty & Investment Company, Inc. (Joy-Tiff-Ana, Inc.)

PARCEL I

Commence at the Northeast corner of Section 19, Township 8 South, Range 30 East, St. Johns County, Florida; run thence South 89 degrees, 15 minutes West along the North line of said Section 19 for a distance of 237 feet; thence run South 8 degrees, 6 minutes, 30 seconds East for a distance of 883.04 feet; thence run North 89 degrees, 15 minutes East for a distance of 772.80 feet to a point on the Southwesterly right-of-way line of Florida State Road A1A. Said point being the point of beginning. From the point of beginning thus obtained, thence run South 89 degrees, 15 minutes West for a distance of 772.80 feet; thence run South 8 degrees, 6 minutes, 30 seconds East for a distance of 2,188.2 feet; thence run South 8 degrees, 6 minutes East for a distance of 826.3 feet to the North line of the McClean Tract; thence run North 89 degrees, 15 minutes East along the North line of the McClean Tract for a distance of 1,220.22 feet to a point on the Southwesterly right-of-way line of Florida State Road A1A; thence run in a Northwesterly direction along the Southwesterly right-of-way line of Florida State Road A1A for a distance of 2,875 feet more or less to the point of beginning.

Parcel II

Commence at the Northeast corner of Section 19, Township 8 South, Range 30 East, St. Johns County, Florida; run thence South 89 degrees, 15 minutes West along the North line of said Section 19 for a distance of 237 feet; thence run South 8 degrees, 6 minutes, 30 seconds East for a distance of 883.04 feet; thence run North 89 degrees, 15 minutes East along the South line of Donald Fort Tract for a distance of 840.02 feet to a point on the Northeastly right-of-way line of Florida State Road A1A. Said point being the point of beginning. From the point of beginning thus obtained, thence run in a Southeastly direction along the Northeastly right-of-way line of Florida State Road A1A for a

(continued on next page)

distance of 2,875 feet more or less to a point (said point being established by running North 14 degrees, 25 minutes West along the Northeastly right-of-way line of Florida State Road A1A from the South line of Section 20, Township 6 South, Range 30 East, St. Johns County, Florida for a distance of 1,530 feet) thence run North 88 degrees, 15 minutes East for 180 feet more or less to the approximate water line of the Atlantic Ocean; thence run in a Northwestly direction along the approximate water line of the Atlantic Ocean for a distance of 2,875 feet more or less to a point; thence run South 89 degrees, 15 minutes West for 180 feet more or less to the point of beginning. Less that parcel of land recorded in the official record 341, page 496 in St. Johns County, Florida.

LESS AND EXCEPT, as to both of the above-described parcels:
 (1) The south 485 feet more or less of said parcels (Zoned RG2B)
 (2) The property conveyed from Parcel II to Joseph T. Goodwin and Vivian B. Goodwin as shown in Off. Rec. 341 Page 486 St. Johns County, a description of which is attached.
 (3) The well site which description is attached hereto in Parcel I.
DESCRIPTION: J.T. GOODWIN LOT

A parcel of land lying in Government Lot 1, Section 20, Township 6 South, Range 30 East, St. Johns County, Florida, more particularly described as follows:
 For the point of reference, commence at the point of intersection of the Southerly boundary line of said Section 20, with the Easterly right-of-way line of Florida State Road Number A1A (a 66 foot right-of-way) and run North 14 degrees, 25 minutes West along said Easterly right-of-way line a distance of 2,882.96 feet to a point; run thence North 13 degrees, 37 minutes West along said Easterly right-of-way line a distance of 768.30 feet to a point for point of beginning.
 From the point of beginning thus described, continue North 13 degrees, 37 minutes West along said Easterly right-of-way line a distance of 103.00 feet to a point; run thence North 76 degrees, 23 minutes East a distance of 210 feet more or less to the waters of the Atlantic Ocean; run thence Southeastly along said waters following the meanderings of same a distance of 103 feet, more or less, to a point which bears North 76 degrees, 23 minutes East from the point of beginning; run thence South 76 degrees, 23 minutes West a distance of 215 feet, more or less, to the point of beginning. The land thus described, contains 0.44 acres more or less.

NEW LEGAL DESCRIPTION FOR WELL SITE DESCRIPTION:

A portion of Government Lot 1, fractional Section 20, Township 6 South, Range 30 East St. Johns County, Florida; more particularly described as follows: for a point of reference commence at the point of intersection of the North line of said fraction Section 20 with the Westerly right-of-way line of Florida State Road A1A (a 66 foot right-of-way) and run South 12 degrees, 57 minutes East along said right-of-way line a distance of 1,476.43 feet to an angle point in said right-of-way; run thence South 13 degrees, 37 minutes East along said right-of-way line a distance of 167.10 feet to a point for a point of beginning. From the point of beginning thus described, continue South 13 degrees, 37 minutes East along said right-of-way line a distance of 20 feet to a point; thence South 78 degrees, 27 minutes West a distance of 141.85 feet to a point; run thence South 13 degrees, 37 minutes East a distance of 46 feet to a point; run thence South 78 degrees, 23 minutes West for a distance of 100 feet to a point; run thence North 13 degrees, 37 minutes West a distance of 100 feet to a point; run thence North 76 degrees, 23 minutes East a distance of 100 feet to a point; run thence South 13 degrees, 37 minutes East a distance of 36 feet to a point; run thence North 78 degrees, 23 minutes East a distance of 141.85 feet to the point of beginning.

LEGAL DESCRIPTION EXHIBIT C-1
 Goodwin Realty & Investment Company, Inc. (Joy-Tiff-Ann, Inc.)

Parcel I
 Commence at the Southwest corner of Section 17, Township 6 South, Range 30 East, St. Johns County, Florida; thence run North 89 degrees, 15 minutes East for a distance of 364.08 feet to the Southwest right-of-way of Florida State Road A1A; thence run North 12 degrees, 57 minutes West along the Southwest right-of-way of Florida State Road A1A for a distance of 500 feet to the point of beginning; from the point of beginning thus obtained, run South 89 degrees, 15 minutes West for a distance of 581.28 feet; thence North 6 degrees, 6 minutes, 30 seconds West for a distance of 342.5 feet; thence North 88 degrees, 15 minutes East for a distance of 648.6 feet to a point on the Southwest right-of-way line of Florida State Road A1A; thence run South 12 degrees, 57 minutes East along the Southwest right-of-way line of said highway for a distance of 348 feet more or less to the point of beginning.

Parcel II
 Commence at the Southwest corner of Section 17, Township 6 South, Range 30 East, St. Johns County, Florida; thence run North 89 degrees, 15 minutes East for a distance of 364.08 feet to the Southwest right-of-way of Florida State Road A1A; thence run North 12 degrees, 57 minutes West along the Southwest right-of-way of Florida State Road A1A for a distance of 500 feet; thence run North 89 degrees, 15 minutes East for a distance of 65.08 feet to a point on the Northeastly right-of-way line of Florida State Road A1A. Said point being the point of beginning. From the point of beginning thus obtained, thence run North 12 degrees, 57 minutes West along the Northeastly right-of-way line of said highway for a distance of 348.07 feet; thence run North 88 degrees, 15 minutes East for a distance of 210 feet more or less to a point on the approximate water line of the Atlantic Ocean; thence run in a Southeastly direction along the approximate water line to a point on the line that is North 89 degrees, 15 minutes East from the point of beginning; thence run South 89 degrees, 15 minutes West for a distance of 196 feet more or less to the point of beginning.

is hereby changed to RS-2.
SECTION 2. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in 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.
BOARD OF COUNTY COMMISSIONERS
 ST. JOHNS COUNTY, FLORIDA
 BY: Carl "Bud" Markel
 CLERK

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
 1442 April 16 1962 BAR