

ORDINANCE NO. 83-32

INTRODUCED BY COMMISSIONER BENET

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OR TO RG-1 WITH CERTAIN CONDITIONS; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, (Property Owners' names):  
MATANZAS FOREST, Ltd. (Walter H. Slater, purchaser)

filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on 26th day of July, 1983 at 1:30 o'clock .m. on said application; and,

WHEREAS, the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, found, as to the requested rezoning classification of RG-1, 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 RG-1 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 Matanzas Forest, Ltd.

zoning classification of OR

on the following described lands:

Legal Description:

PARCEL 1: A parcel of land in Government Lot 3, Section 33, Township 8 South, Range 30 East, St. Johns County, Florida: Containing 5.05 acres more or less and being more fully described as follows:

Commencing at the intersection of the West line of said Section 33, with the North right of way line of State Road No. 206, a 200 foot width right of way; thence North 89 degrees 19 minutes 53 seconds East, on said North right of way line, 2,056.08 feet to the Point of Beginning at the Southwest corner of the herein described parcel of land; thence North 00 degrees 20 minutes 35 seconds West, parallel with East line of said Government Lot 3, a distance of 1,100.00 feet; thence North 89 degrees 19 minutes 53 seconds East 200.00 feet; thence South 00 degrees 20 minutes 35 seconds East 1,100.00 feet; thence South 89 degrees 19 minutes 53 seconds West, on said North right of way line, 200.00 feet to the Point of Beginning.

PARCEL 2: A parcel of land in Government Lot 3, Section 33, Township 8 South, Range 30 East, St. Johns County, Florida, containing 5.05 acres more or less and being more fully described as follows:

Commencing at the intersection of the West line of said Section 33 with the North right of way line of State Road No. 206, a 200 foot width right of way; thence North 89 degrees 19 minutes 53 seconds East, on said North right of way line, 2,256.08 feet to the Point of Beginning at the Southwest corner of the herein described parcel of land; thence North 00 degrees 20 minutes 35 seconds West, parallel with the East line of said Government Lot 3, a distance of 1,100.00 feet; thence North 89 degrees 19 minutes 53 seconds East 200.00 feet; thence South 00 degrees 20 minutes 35 seconds East 1,100.00 feet; thence South 89 degrees 19 minutes 53 seconds West, on said North right of way line, 200.00 feet to the Point of Beginning.

Parcel 3: A parcel of land in Government Lot 3, Section 33, Township 8 South, Range 30 East, St. Johns County, Florida: Containing 5.05 acres more or less and being more fully described as follows:

Commencing at the intersection of the West line of said Section 33 with the North right of way line of State Road No. 206, a 200 foot width right of way; thence North 89 degrees 19 minutes 53 seconds East, on said North right of way line, 2,456.08 feet to the Point of Beginning at the Southwest corner of the herein described parcel of land; thence North 00 degrees 20 minutes 35 seconds West, parallel with the East line of said Government Lot 3, a distance of 1,100.00 feet; thence North 89 degrees 19 minutes 53 seconds East 200.00 feet; thence South 00 degrees 20 minutes 35 seconds East, on said East line of Government Lot 3, a distance of 1,100.00 feet; thence South 89 degrees 19 minutes 53 seconds West, on said North right of way line, 200.00 feet to the Point of Beginning.

is hereby changed to RG-1

subject to the following conditions:

- 1) no lot less than one -half acre
- 2) maximum two units per lot

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

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, except as provided in Section 1 above.

SECTION 3. The Zoning Inspector is authorized to issue construction permits allowed by classification as rezoned and conditioned 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.

SECTION 5. 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, and indexed under the names of the property owners described on page one hereof.

PASSED this 26th day of July, 1983.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Robert E. Carter  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Marie Hudson  
Deputy Clerk

Adopted regular meeting 07/26/83

Effective 8-11-83

83-32

**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  
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 County Commission Meeting  
\_\_\_\_\_ in the matter of \_\_\_\_\_  
Proposed Rezoning, OR to RC-1  
\_\_\_\_\_ in the \_\_\_\_\_ Cou  
was published in said newspaper in the issues of \_\_\_\_\_  
June 24, 1983

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that t said newspaper has heretofore been continuously published in said : Johns County, Florida, each day, except Sundays, and has been enter as second class mail matter at the post office in the City of St. Augustin in said St. Johns County, Florida, for a period of one year next precedi the first publication of the attached copy of advertisement; and affia further says that he has neither paid nor promised any person, firm corporation any discount, rebate, commission or refund for the purp of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me  
his 27th day of June  
A.D. 19 83  
Keith M. Walker

(SEAL) Notary Public  
Notary Public, State of Florida  
My Commission Expires May 13, 1985  
Bounded Thru Tray Feign Insurance, Inc

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 28 DAY OF JULY 1983, 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 RC-1, WITH THE POSSIBILITY OF ADDED CONDITIONS:

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

SECTION 1. Pursuant to the application of Matanzas Forest, Ltd. OWNERS of the following described land, zoning classification of OR on the following described lands: EXHIBIT "A" WALTER SLATER R-83-24

PARCEL 1: A parcel of land in Government Lot 3, Section 33, Township 8 South, Range 30 East, St. Johns County, Florida, containing 5.05 acres more or less and being more fully described as follows: Commencing at the intersection of the West line of said Section 33, with the North right of way of State Road No. 208, a 200 foot width right of way; thence North 89 degrees 19 minutes 53 seconds East, on said North right of way line, 2,058.08 feet to the Point of Beginning at the Southwest corner of the herein described parcel of land; thence North 00 degrees 20 minutes 35 seconds West, parallel with East line of said Government Lot 3, a distance of 1,100.00 feet; thence North 89 degrees 19 minutes 53 seconds East 200.00 feet; thence South 00 degrees 20 minutes 35 seconds East 1,100.00 feet; thence South 89 degrees 19 minutes 53 seconds West, on said North right of way line, 200.00 feet to the Point of Beginning.

PARCEL 2: A parcel of land in Government Lot 3, Section 33, Township 8 South, Range 30 East, St. Johns County, Florida, containing 5.05 acres more or less and being more fully described as follows: Commencing at the intersection of the West line of said Section 33 with the North right of way line of State Road No. 208, a 200 foot width right of way; thence North 89 degrees 19 minutes 53 seconds East, on said North right of way line, 2,239.08 feet to the Point of Beginning at the Southwest corner of the herein described parcel of land; thence North 00 degrees 20 minutes 35 seconds West, parallel with the East line of said Government Lot 3, a distance of 1,100.00 feet; thence North 89 degrees 19 minutes 53 seconds East 200.00 feet; thence South 00 degrees 20 minutes 35 seconds East, 1,100.00 feet; thence South 89 degrees 19 minutes 53 seconds West, on said North right of way line, 200.00 feet to the Point of Beginning.

Parcel 3: A parcel of land in Government Lot 3, Section 33, Township 8 South, Range 30 East, St. Johns County, Florida, containing 5.05 acres more or less and being more fully described as follows: Commencing at the intersection of the West line of said Section 33 with the North right of way line of State Road No. 208, a 200 foot width right of way; thence North 89 degrees 19 minutes 53 seconds East, on said North right of way line, 2,458.08 feet to the Point of Beginning at the Southwest corner of the herein described parcel of land; thence North 00 degrees 20 minutes 35 seconds West, parallel with the East line of said Government Lot 3, a distance of 1,100.00 feet; thence North 89 degrees 19 minutes 53 seconds East 200.00 feet; thence South 00 degrees 20 minutes 35 seconds East, on said East line of Government Lot 3, a distance of 1,100.00 feet; thence South 89 degrees 19 minutes 53 seconds West, on said North right of way line, 200.00 feet to the Point of Beginning.

Is hereby changed to RC-1 with the possibility of added conditions. 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, except as provided in Section 1 above.

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.  
If a person decides to appeal any decision made by the Bd. of County Comm. 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.  
BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY,  
FLORIDA  
By: Carl "Bud" Markel  
Clerk  
1915 June 24, 1983