

ORDINANCE NO. 83-35

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 RS-E TO RS-1 WITH CERTAIN CONDITIONS; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, (Property Owners' names):

Forest Properties

filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on 27th of September, 1983, 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-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 RS-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

Forest Properties

zoning classification of RS-E

on the following described lands:

Legal Description:

That certain tract or parcel of land being a portion of the William Harvey Grant, Section 38 and the R. Pengree Grant, Section 42, both in Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as beginning at the Northwest corner of Lot 1, Block 1, Fruit Cove Woods as recorded in Map Book 13, Page 96 of the Public Records of said county; thence the following courses and distances along the boundaries of said Fruit Cove Woods, South 86°11' East, 295 feet; thence North 3°49' East, 177 feet; thence South 86°11' East, 542 feet; thence North 3°49' East, 48.99 feet; thence South 86°11' East, 311 feet; thence North 3°49' East, 70.85 feet; thence North 81°20' East, 425.76 feet; thence North 8°40' West, 59.28 feet; thence North 69°43' East, 174.93 feet; thence North 81°20' East, 948.65 feet; thence North 83°49' East, 210.2 feet; thence South 8°40' East, 107.48 feet to the North-west corner of Block 6 of said Fruit Cove Woods; thence South 84°17' East along the Northerly boundary of said Block 6, 440.04 feet; thence departing from the boundary of said Fruit Cove Woods, North 8°40' West, 872.35 feet to the Southerly right-of-way line of a proposed 100 foot roadway; thence South 81°20' West along the Southerly right-of-way line of said proposed 100 foot roadway, 2937.71 feet; thence departing from said right-of-way line, South 3°49' West, 402.93 feet; thence North 86°11' West, 250 feet; thence South 3°49' West, 454 feet to the point of beginning. Containing 52.18 acres more or less.

is hereby changed to RS-1

subject to the following conditions:

1. will be developed as per the conceptual plans attached hereto
2. as a minimum, for fire protection, a 4" deep well and pump to produce minimum 500 GPM
3. at a minimum, sufficient acceleration and deceleration lanes coming into Fruit Cove Woods Drive from State Road 13
4. no lot will be less than 2/3 acre in size

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.

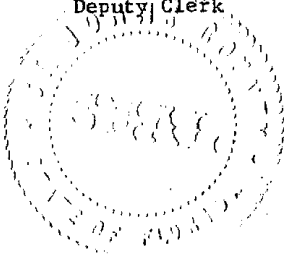
— PASSED this 23rd day of August, 1983 .

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Robert E. Curton
Chairman

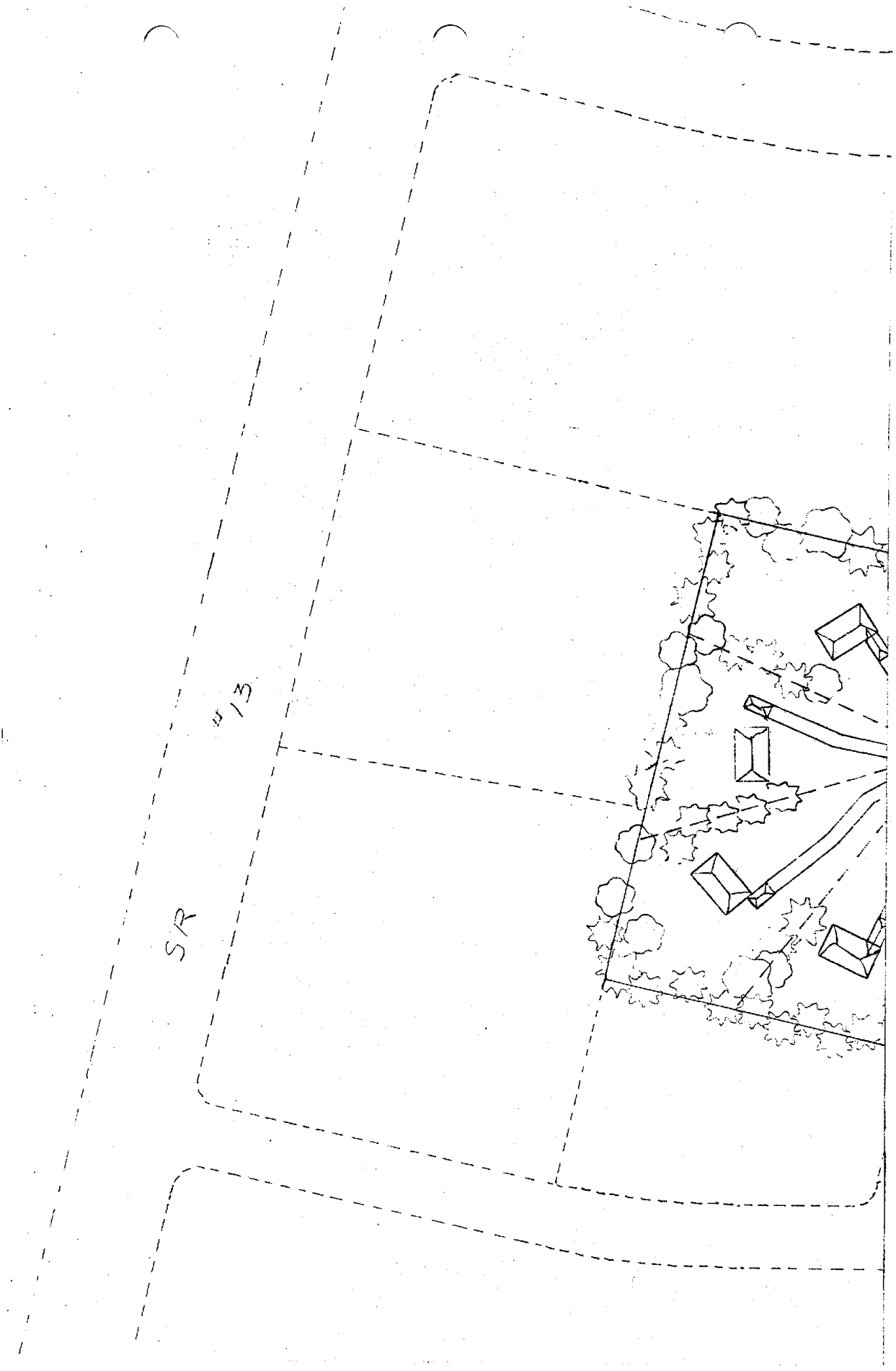
ATTEST: CARL "BUD" MARKEL, CLERK

BY: Marie Hudson
Deputy Clerk

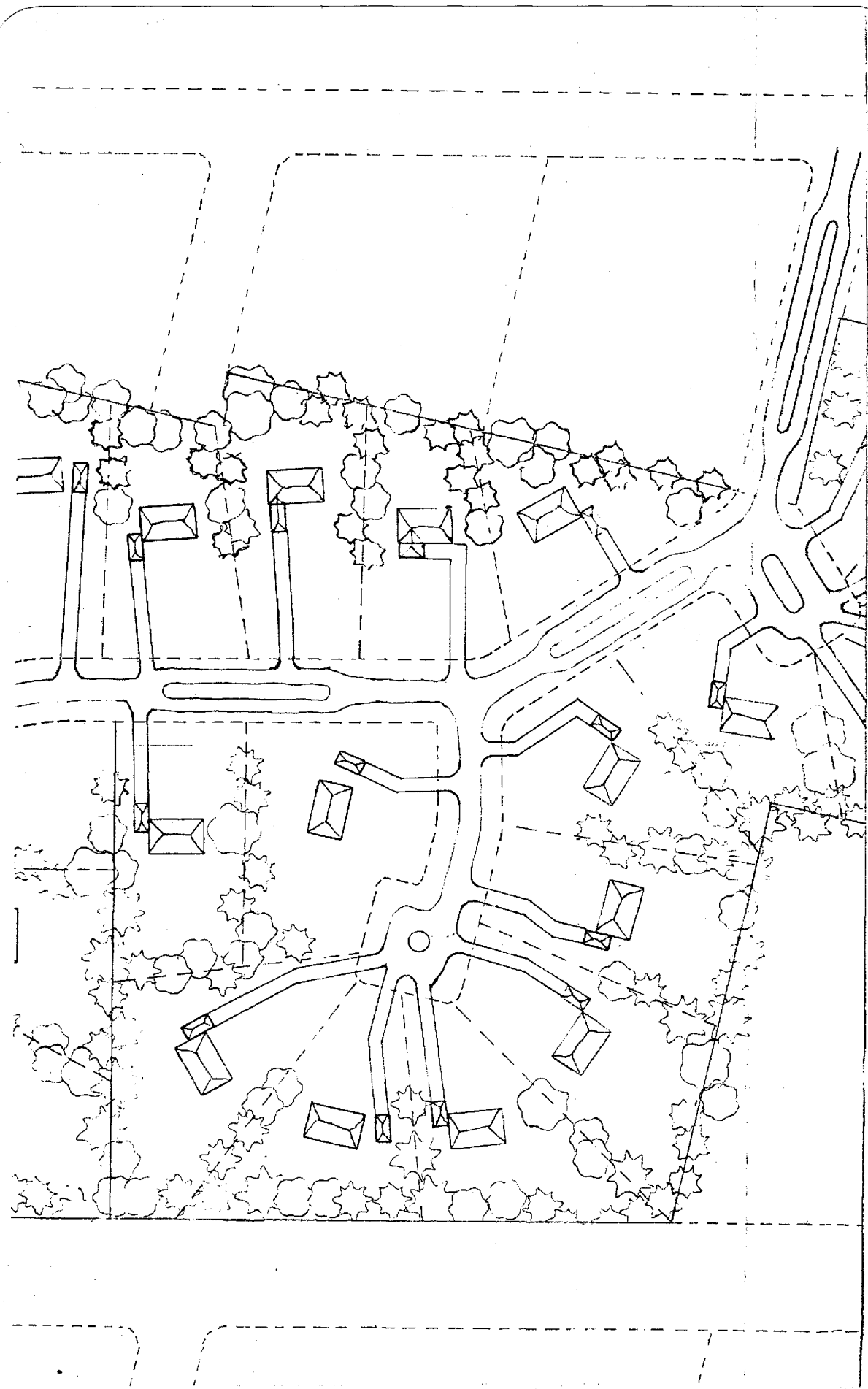


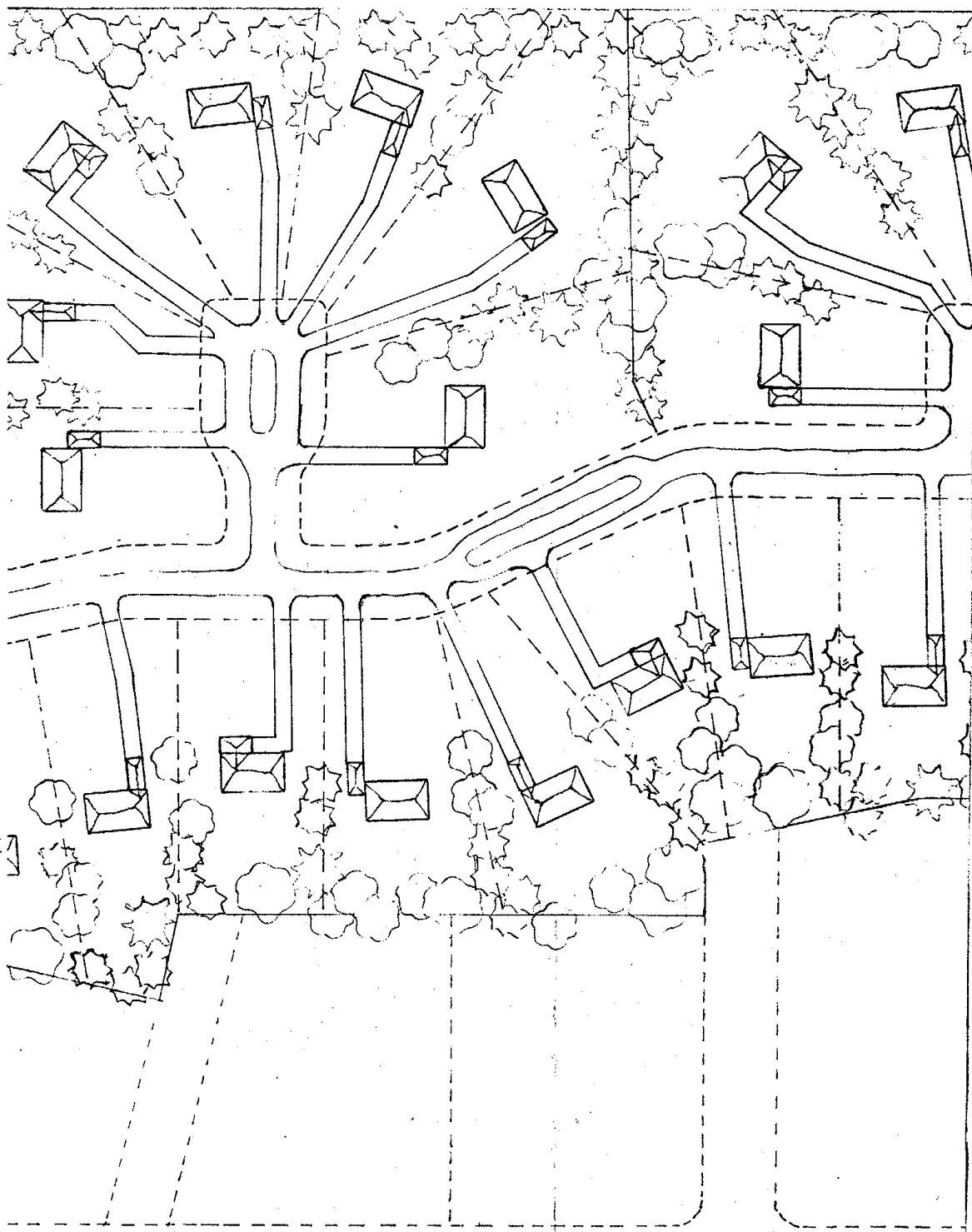
Adopted regular meeting 08/23/83

Effective 09-01-83

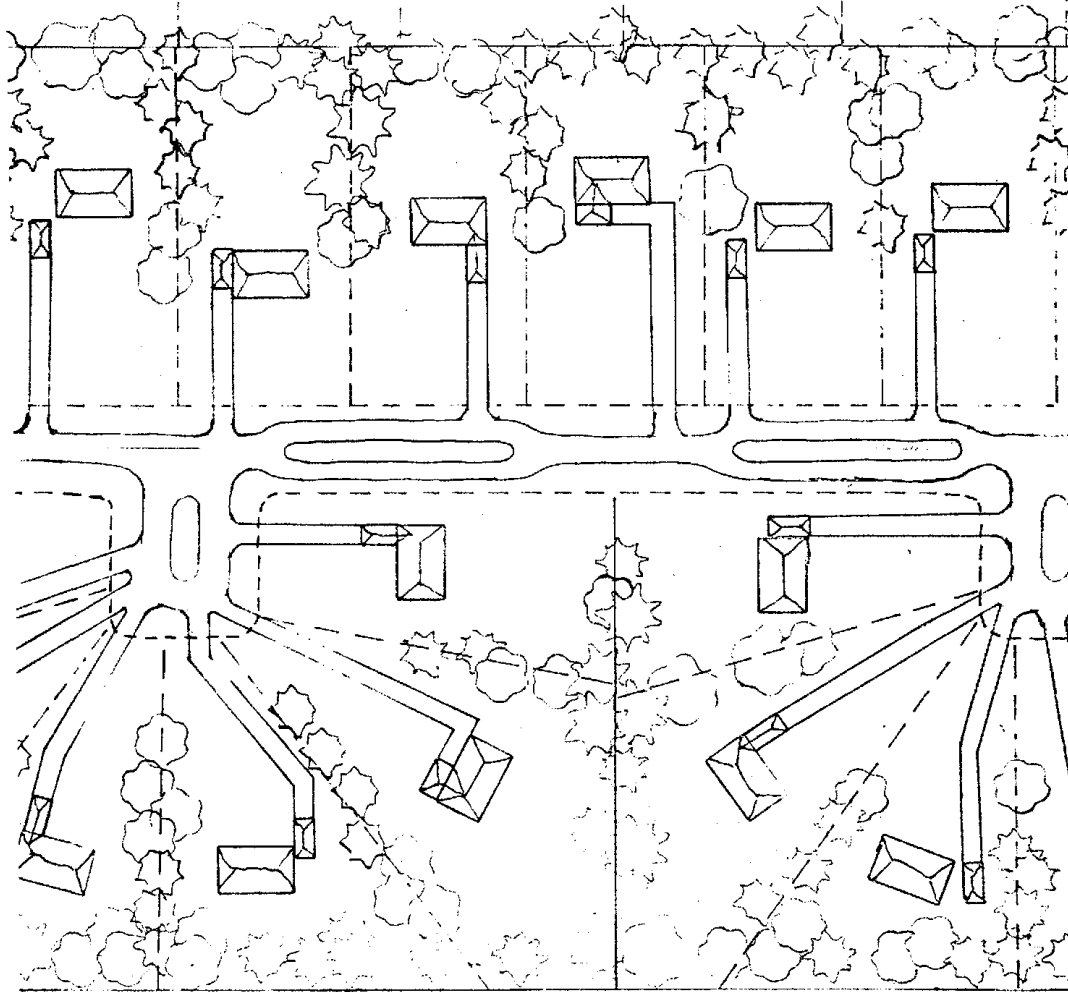


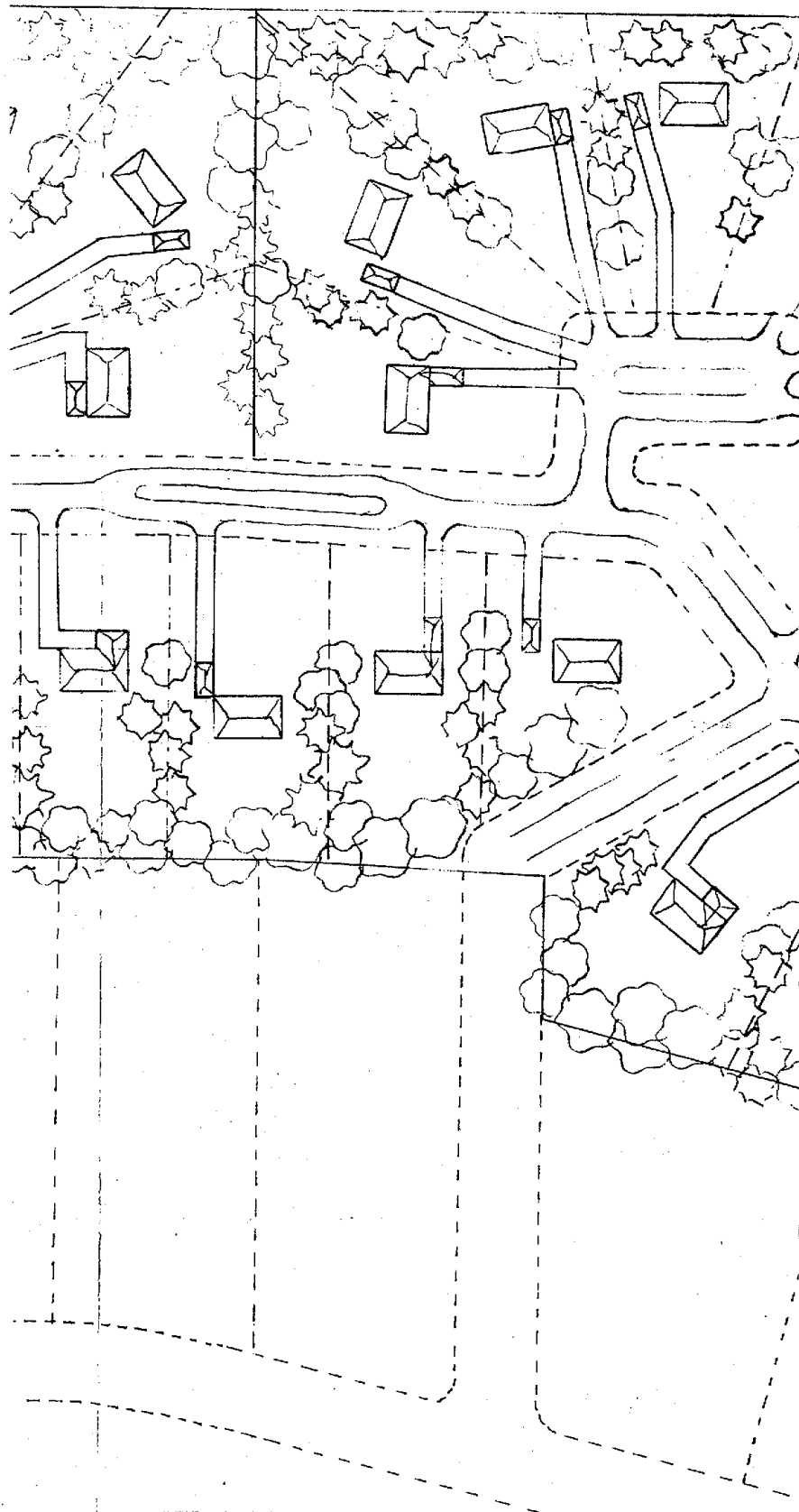
S/R
13

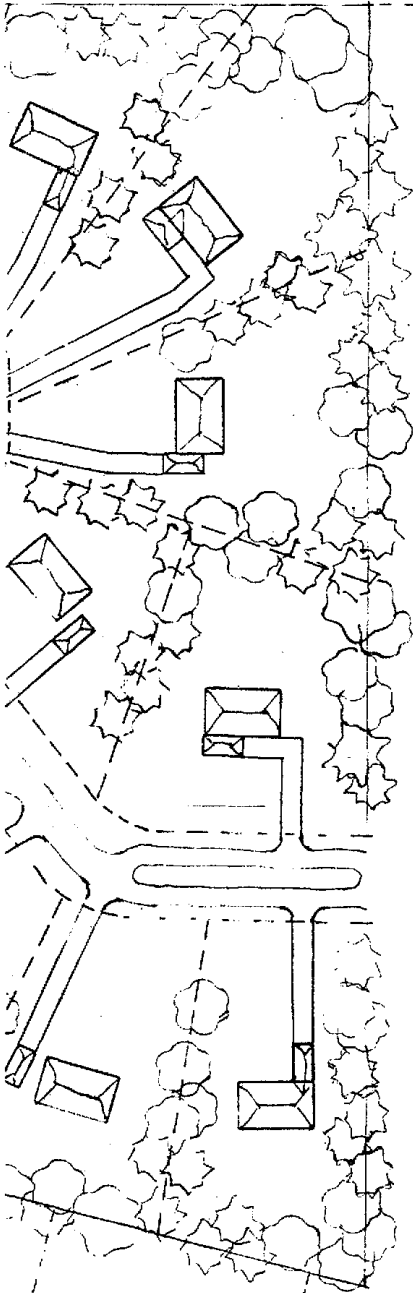




FRUIT LOVE WOODS BLVD







SCALE 1"=100'

FRUIT COVE WOODS
 UNIT II
 FOR: TOM TURNER
 PREPARED BY
 TIM GABRIEL & ASSOC INC
 PLANNING CONSULTANTS
 P.O. BOX 3347 ST AUGUSTINE FLA.

7-12-83

AP 033

83-35

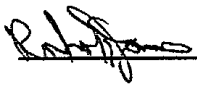
The St. Augustine Record
PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

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 County Commission Meeting
_____ in the matter of _____
Proposed Rezoning, RS-E to RS-1
_____ in the _____ Court,
was published in said newspaper in the issues of _____
July 23, 1983

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 26th day of July



A.D. 19 83
Keith M. Walker

(SEAL) **Notary Public**
Notary Public, State of Florida
My Commission Expires May 13, 1985
Bonded thru Toy Fair - Insurance, Inc.

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 23 DAY OF AUGUST 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 RS-E TO RS-1. BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,

SECTION 1. Pursuant to the application of Forest Properties OWNERS of the following described land, zoning classification of RS-E on the following described lands:

That certain tract or parcel of land being a portion of the William Harvey Grant, Section 38 and the R. Pengree Grant, Section 42, both in Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as beginning at the Northwest corner of Lot 1, Block 1, Fruit Cove Woods as recorded in Map Book 13, Page 98 of the Public Records of said county; thence the following courses and distances along the boundaries of said Fruit Cove Woods, South 88°11' East, 295 feet; thence North 3°49' East, 177 feet; thence South 88°11' East, 542 feet; thence North 3°49' East, 48.99 feet; thence South 88°11' East, 311 feet; thence North 3°49' East, 70.85 feet; thence North 81°20' East, 425.78 feet; thence North 8°40' West, 59.28 feet; thence North 69°43' East, 174.93 feet; thence North 81° 20' East, 848.85 feet; thence North 83°49' East, 210.2 feet; thence South 8°40' East, 107.48 feet to the Northwest corner of Block 6 of said Fruit Cove Woods; thence South 84° 17' East along the Northernly boundary of said Block 6, 440.04 feet; thence departing from the boundary of said Fruit Cove Woods, North 8°40' West, 872.35 feet to the Southernly right-of-way line of a proposed 100 foot roadway; thence South 81°20' West along the Southernly right-of-way line of said proposed 100 foot roadway, 2937.71 feet; thence departing from said right-of-way line, South 3°49' West, 482.93 feet; thence North 88°11' West, 250 feet; thence South 3°49' West, 484 feet to the point of beginning. Containing 52.18 acres more or less.

is hereby changed to RS-1.
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 of 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.
L022 July 23, 1983



FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State

August 29, 1983

Honorable Carl "Bud" Markel, Clerk
Board of County Commissioners
Post Office Drawer 300
St. Augustine, Florida 32084

Attention: Ms. Marie Hudson

Dear Mr. Markel:

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

1. Receipt of your letter/s of August 24
and certified copy/ies of St. Johns
County Ordinance/s No./s 83-35, 83-36, 83-37 and 83-38

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
on August 29, _____ 1983.
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

FILED

'83 AUG 32 AM 9 31

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

FLORIDA-State of the Arts