

ORDINANCE NUMBER: 84-52

INTRODUCED BY: COMMISSIONER WALDRON

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER  
FROM PRESENT ZONING CLASSIFICATION OF OPEN RURAL (OR  
TO PLANNED SPECIAL DEVELOPMENT (PSD).

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

SECTION 1: Pursuant to application of DAVID SLOANE, and  
subsequent public hearing, zoning classification of Open Rural of  
the lands described in accompanying Schedule "A" is hereby  
changed to Planned Special Development (PSD).

SECTION 2: That the application for Planned Special Development, *WITH*  
*ADDENDUM*, and stipulations and graphics contained in same are by this  
reference incorporated herein and shall be fully binding upon the  
Planned Special Development.

SECTION 3: That prior to the issuance of permits for  
construction, applicant shall submit and record this entire  
ordinance, with incorporated exhibits, in the Public Records of  
St. Johns County, Florida at the expense of applicant.

SECTION 4: That no permit for construction shall issue except  
in exact compliance with the submitted application and exhibits.

SECTION 5: That all roads and parking areas within the project  
either public or private shall be constructed to approved County  
Standards.

SECTION 6: That all easements required for drainage purposes  
shall be granted to the County at no cost.

SECTION 7: Nothing herein contained shall be deemed not to  
impose conditions, limitations, or requirements not applicable to  
all other land in zoning district wherein said lands are located.  
All conditions, limitations and requirements applicable to all  
other land in the zoning district wherein said lands are located

that are not in conflict with the express terms of this PSD shall continue in effect.

SECTION 8: The Zoning Inspector is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

SECTION 9: This ordinance shall take effect immediately upon receipt of official acknowledgment to the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, that the same has been filed.

PASSED this 21st day of August, 1984.

BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

By: Chester Benet  
Chairman

ATTEST:  
CARL "BUD" MARKEL, CLERK

By: Cheryl Kent  
Deputy Clerk

(Seal)

ORDINANCE BOOK 6 PAGE 360

Adopted regular meeting 08/21/84

Effective 08/24/84

SCHEDULE A

5.044 ACRE PARCEL:

A parcel of land, comprised of portions of the Z. P. Gibbs or Sanchez Grant, Section 46; and the F. P. Sanchez Grant, Section 72, Township 4 South, Range 29 East, St. Johns County, Florida. Said parcel being more particularly described as follows:

For point of beginning, commence at the point of intersection of the Southwesterly right of way line of Florida State Road No. A1A (a 200-foot right of way, as now established) with the Northerly right of way line of Mickler Road (a 100-foot right of way, as now established by occupancy and usage), and run S-68°52'10"W., along said Northerly right of way line, a distance of 661.33 feet to a point located at the Southeasterly corner of that certain property described in Official Records Volume 380, Page 628, Public Records of said county; run thence N-8°37'50"W., along the Easterly boundary of said property, a distance of 608.20 feet to the Northeasterly corner of said property located in the Southerly boundary of that certain property described in Official Records Volume 71, Page 475, said Public Records; run thence N-71°22'10"E., along said Southerly boundary, a distance of 133.29 feet to a point in the Southwesterly right of way line of said Florida State Road No. A1A; run thence Southeasterly, along said right of way line, and along the arc of a curve, concave Northeasterly and having a radius of 2,010.08 feet, a chord distance of 651.57 feet to the point of tangency of said curve, the bearing of the aforementioned chord being S-54°21'42"E.; run thence S-63°41'20"E., continuing along said Southwesterly right of way line, a distance of 58.34 feet to the point of beginning. The land thus described contains 5.044 acres, more or less.

ADDENDUM TO PSD APPLICATION

5.044 Acres at AlA and Mickler  
Owner: David Sloane

This complex will be restricted to professional offices which will include a restaurant. The first building constructed will serve as a sales or rental office for the remainder of the complex. The 4,000 square foot unit immediately to the west of the sales office will be included in Phase I of the construction and will serve as a restaurant.

Of the remaining 14 units in the complex, 13 will be used for professional office spaces. A minor modification may include the use of one (1) building for a convenience store as mentioned in the last paragraph of the Addendum To PSD Application which was presented to the Planning and Zoning Agency on May 17, 1984. Each building shall consist of 2,000 square feet and each tenant or occupant shall have a minimum of 1,000 square feet of office space. There will be no more than two (2) tenants or occupants per unit.

The starting date for construction shall be no later than January, 1985 and the projected completion date is August, 1987.

Minor modifications to the PSD include the following:

1. The order of construction has been altered to include the restaurant in Phase I.
2. A new site plan has been submitted which eliminates three (3) of the buildings and provides additional parking so as to achieve a better ratio between seating capacity for the restaurant and parking spaces.
3. The use of certain structures may be modified to enhance the overall development of the PSD. Use modifications shall not alter the general character of the PSD, nor shall they be in conflict with the Comprehensive Plan.
4. It is agreed that any other changes in usage of the buildings (as shown on the amended drawing) will be brought back to the Planning and Zoning Board as Minor Modifications.
5. When we build the entrances ways to the PSD, that we will supply acceleration and deceleration lanes to the project from Micklers Road as approved by the Road & Bridge Department.

APPLICATION FOR ZONING CHANGE, VARIANCE OR EXCEPTION - DATE \_\_\_\_\_  
in accordance with application for PSD  
CASE NUMBER : \_\_\_\_\_ ZONING DISTRICT \_\_\_\_\_

The undersigned hereby applies for zoning change x, variance \_\_\_\_\_ or  
exception \_\_\_\_\_ on the following described Land, Located in St. Johns County

LEGAL DESCRIPTION : As described in attached Exhibit "A"

1. PROPERTY ADDRESS:(give street address when available, or give detailed  
directions to property:  
Northwest quadrant of parcel of land located at the intersection of Mickler  
Road and State Road 11A in St. John's County

2. NAME AND ADDRESS AND TELEPHONE NUMBER OF OWNER(S) OF SUBJECT PROPERTY:  
David Marc Sloane c/o Burney Bivens, Esq., 1536 Kingsley Avenue, Suite 118,  
Orange Park, Florida 32073 (904) 264-3412

3. CURRENT ZONING CLASSIFICATION: OR-1

4. CHANGE, VARIANCE OR EXCEPTION REQUESTED: ~~CG-1~~ PSD

5. ATTACH LIST OF ADJACENT PROPERTY OWNERS WITHIN 300 FEET , LIST MUST  
SHOW NAME, ADDRESS AND LEGAL DESCRIPTION AS CONTAINED IN CURRENT TAX  
ROLLS OF ST. JOHNS COUNTY, FLORIDA.

6. PRESENT USE OF LAND: mostly vacant, one mobile home, one SF dwelling

7. SPECIFIC USE OR REASON FOR REQUESTED CHANGE, VARIANCE OR EXCEPTION:  
To enhance commercial development

8. SIZE OF LAND(dimensions or acreage) 5.044 acres

9. HAS APPLICATION BEEN SUBMITTED FOR ZONING CHANGE, VARIANCE OR  
EXCEPTION ON ABOVE DESCRIBED PARCEL(or part of) WITHIN THE PAST YEAR?

IF SO, GIVE <sup>No</sup> DATE AND FINAL DISPOSITION: n/a

10. APPLICANT'S NAME, ADDRESS AND PHONE NUMBER: David Sloane by Burney Bivens,  
Esq., as agent for David Sloane, 1536 Kingsley Avenue, Suite 118, Orange Park,  
Florida 32073 (904) 264-3412

Burney Bivens for David Sloane SIGNATURE OF APPLICANT:  
\*\*\*\*\*

PROOF OF OWNERSHIP: deed or certificate by lawyer or abstract company  
or title insurance company that states the record owner is the  
applicant, MUST BE ATTACHED TO THIS APPLICATION.

IF THE APPLICANT AND THE OWNER ARE DIFFERENT PARTIES, A LETTER OF  
authorization must be attached(notorized) that gives the applicant  
permission to request the rezoning, change or variance.

SIGNATURE OF APPLICANT CERTIFIES THAT ALL INFORMATION IS CORRECT AND  
THAT THE ATTACHED LIST OF ADJACENT PROPERTY OWNERS IS FROM THE  
CURRENT AD VALOREM TAX ROLLS OF ST. JOHNS COUNTY, FLORIDA.

If a person decides to appeal any decision made by the Zoning Board or  
Board of County Commissioners, with respect to any matter considered at the  
hearing, he will need a record of the proceedings, and for such purposes he  
may need to ensure that a verbatim record of the proceeding is made, which  
records includes the testimony and evidence upon which the appeal is based.

February 21, 1984

Burney Bivens, Esquire  
1536 Kingsley Avenue  
Suite 118  
Orange Park, Florida 32073

Dear Mr. Bivens:

I hereby do hereby retain and employ you to represent me in the rezoning of my property located in St. John's County with the legal description of:

SEE ATTACHED

I give and grant unto you full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that you or your substitute shall lawfully do or cause to be done by virtue hereof.

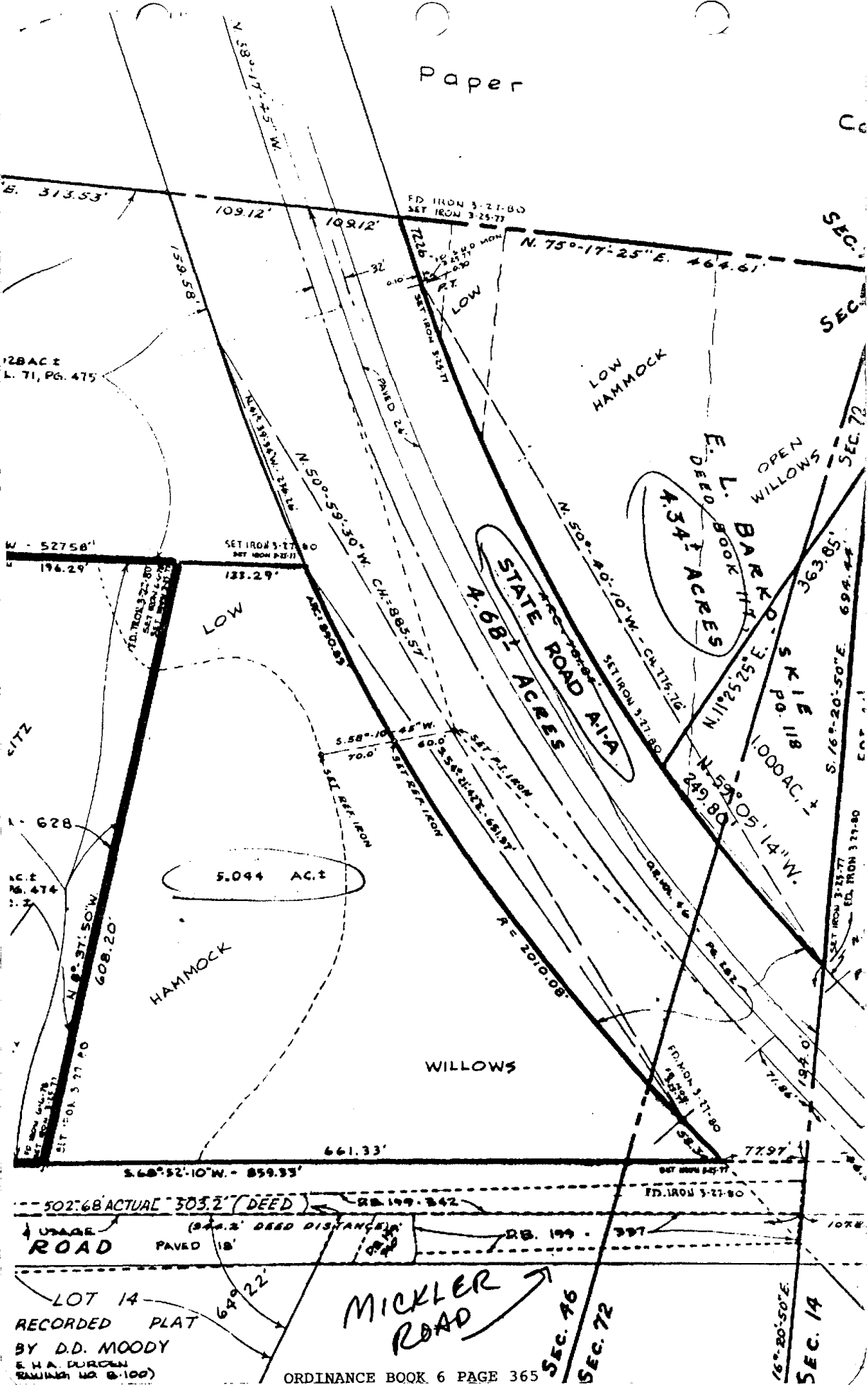
Signed, Sealed and Delivered  
in the presence of:

Barbara W. Hanigan  
Juli a. [unclear]

David Marc Sloane  
David Marc Sloane

Paper

C



12BAC 1  
L. 71, PG. 475

W - 52758'  
194.29'

SITZ

1 - 628

AC 1  
No. 474  
1.2

5.044 AC. ±

HAMMOCK

WILLOWS

LOW  
HAMMOCK

OPEN  
WILLOWS  
L. BOOK  
BARKER  
3.5252111N  
N. 52°-05'-14"W.  
249.80'

STATE ROAD A1A  
N. 62°-05'-14"W.  
249.80'

502.68 ACTUAL 303.2' (DEED)

ROAD  
PAVED 18'

LOT 14  
RECORDED PLAT  
BY D.D. MOODY  
E. H. DURCEN  
RANCH NO. 8-100

MICKLER ROAD

ORDINANCE BOOK 6 PAGE 365

SEC. 76  
SEC. 72

16°-20'-50"E  
SEC. 14

# This Indenture,

(The terms "grantor" and "grantee" herein shall be construed to include all persons and singular or plural as the context indicates.)

WILLIAM A. ... JR.  
NOTARY PUBLIC  
ATLANTIC BEACH, FLORIDA 32219

Made this 19th day of August 1983

LOIS HENSON NEELEY, formerly LOIS HENSON BARKOSKIE,  
a married woman

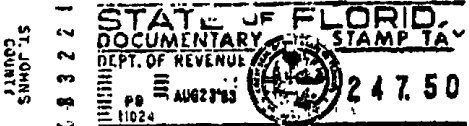
of the County of DUVAL State of FLORIDA Grantor,  
DAVID MARC SLOANE, a single man

whose post-office address is 151 Mickler Road, Ponte Vedra Beach, Fla. 32082  
of the County of ST. Johns State of Florida grantee

Witnesseth: That said grantor, for and in consideration of the sum of TEN Dollars, as  
other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereof  
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever  
the following described land, situate, lying and being in ST. JOHNS County, Florida, to-wit

AS DESCRIBED ON ATTACHED EXHIBIT "A"

THE GRANTOR HEREBY CERTIFIES THAT THE PROPERTY CONVEYED HEREIN  
IS VACANT LAND, IS NOT AND HAS NEVER BEEN HER HOMESTEAD PROPERTY,  
AND THAT SHE HAS NEVER RESIDED ON SAID PROPERTY. FURTHER, SAID  
PROPERTY WAS NEVER THE HOMESTEAD PROPERTY OF E.L. BARKOSKIE, AND  
THAT HE NEVER RESIDED ON SAID PROPERTY.



and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of  
all persons whomsoever.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered to my presence:

*William A. ...*  
*Barbara ...*

*Lois Henson Neeley* (Seal)  
LOIS HENSON NEELEY (Seal)  
(Seal)  
(Seal)

STATE OF FLORIDA  
COUNTY OF DUVAL

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
LOIS HENSON NEELEY

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me  
the execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of August, 1983

*William A. ...*  
Notary Public State of Florida  
My commission expires: 12, 1984

ORDINANCE BOOK 6 PAGE 366  
DIGITAL LEGAL SUPPLY CO. INC. LAKELAND, FLORIDA



A parcel of land, comprised of portions of the Z.P. Gibbs or Sanchez Grant, Section 46; and the P. P. Sanchez Grant, Section 72, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows:

For point of beginning, commence at the point of intersection of the Southwesterly right of way line of Florida State Road 1A ( a 200 foot right of way, as now established ) with the Northerly right of line of Mickler Road ( a 100 foot right of way, as now established by occupancy and usage) and run South 63 Degrees, 52 minutes, 10 seconds West along said northerly right of way line a distance of 661.33 feet to a point located at the Southeasterly corner of that certain property described in Official Records 380 page 628, public records of said county; run thence North 8 degrees 37 minutes 50 seconds West along the Easterly boundary of said property a distance of 608.20 feet to the Northeasterly corner of said property located in the Southerly boundary of that certain property described in Official Records 71 at page 475 of said records; run thence North 71 degrees, 22 minutes, 10 seconds East along said southerly boundary a distance of 133.29 feet to a point in the Southwesterly right of way line of said Florida State Road 1A; run thence Southeasterly along said right of way line, and along the arc of a curve, concave northeasterly and having a radius of 2,010.08 feet, a chord distance of 651.57 feet to the point of tangency of said curve, the bearing of said chord being South 54 degrees 21 minutes 42 seconds East; run thence South 63 degrees 41 minutes 20 seconds East, continuing along said Southwesterly right of way line, a distance of 58.34 feet to the point of beginning.

FILED  
PUBLIC

1983 AUG 23 AM 9 50

Paul "Eun?" Munkel  
CLERK OF CIRCUIT COURT

VERIFIED BY  
*PK*

Section 46 Township 4S Range 29 E  
Parcel 1-2 #068600

Eric G. Stenner  
P. O. Box 17065  
Jacksonville, FL 32216

---

Section 46 Township 4S Range 29 E  
Parcel 1-1 #068590

BarKoskie, Eston L., Jr. & Iris H.  
P. O. Box 50433  
Jacksonville Beach, FL 32250

---

Section 46 Township 4S Range 29 E  
Parcel 6-3 #068839

Farace, Ronald J. & Wanda Fay  
144 Mickler Road  
Ponte Vedra Beach, FL 32082

---

Section 46 Township 4S Range 29 E  
Parcel 6 #068830

Mickler, Flavian J. et al & Merlin J. Mickler, et-al  
29 Soth Palm Valley Drive  
Ponte Vedra Beach, Florida 32082

---

Section 46 Township 4S Range 29 E  
Parcel 6-1 #068835

G.L.'s Oar House Ltd.  
150 Mickler Road  
Ponte Vedra Beach, FL 32082

---

Section 46 Township 4S Range 29 E  
Parcel 3-1 #068630

Caines, William J. & Mary  
148 Mickler Road  
Ponte Vedra Beach, Florida 32082

---

Section 46 Township 4S Range 29 E  
Parcel 5 #068650

State Investments Co.  
100 West Bay Street  
Jacksonville, FL 32200

---

Section 79 Township 4S Range 29 E  
Parcel 1 #069820

State Investment Co.  
100 W. Bay Street  
Jacksonville, FL 32200

Section 14                      Township 4S  
Parcel 1-A    #067070-0005

Range 29 E

Crossroads Plantation  
P.O. Box 1066  
Ponte Vedra Beach, FL    32082

PETITIONER'S STATEMENT AND COMMITMENTS  
REGARDING THE PROPOSED PSD

8A-2-1(d)(1): The Petitioner states that David Sloane is the sole owner of all of the property in the proposed PSD and that David Sloane is committed to proceed with the proposed development in accordance with the adopted PSD and such conditions and safeguards as may be set by the Board of County Commissioners in such ordinance.

8A-2-1(d)(2): The site plan which accompanies this PSD application has recently been completed by the architect and is being presented to developers at this time. Petitioner is currently seeking a commitment from developers for completing the building structures of the PSD in accordance with the plans approved by the St. John's County Board of County Commissioners and the zoning ordinance. Petitioner states that he shall continuously comply with all of the building and zoning and health code requirements of St. John's County and shall maintain compliance with such ordinances and codes in the future as the area is developed and the facilities are utilized.

8A-2-1(d)(3): Petitioner states that any transfer of the property would require the successors in title to be bound by all of the commitments made in this application.

8A-2-2(b): The intended use of this PSD shall be for professional office spaces with building sizes 40' x 50' for a total of 2000 square feet per unit. The buildings shall not exceed the current height restrictions and current plans call for buildings on stilts with parking underneath the buildings and one floor of office spaces making up the primary function of the office buildings. A photograph showing the general design of the buildings is attached hereto, however, instead of two floors, the buildings will have one upper floor with a parking deck underneath. Petitioner states that this style of building will present a creative approach to the development of land in the area and will provide a slightly appearance for the residents and tourists in St. John's County. Petitioner further states that development in accordance with this proposed PSD would provide a more desirable environment than would be possible through the general commercial rezoning process. This detailed description of the buildings and uses in the area clearly demonstrates Petitioner's intentions to provide services to those in the area without destroying the environment or creating unsightly and unsanitary conditions. Petitioner also believes that this PSD will provide for effective use of the land as the location makes this area desirable for commercial development and the projected increase in traffic density will bring additional people into the area that will require the facilities and services that will be made available. The proposal also provides the type of structure that will enhance the appearance of the area by carefully coordinating building structures with landscaping.

8A-2-2(c): See drawing next page

8A-2-2(d): The specific uses of each structure within the proposed PSD have not been determined at this time, however, it is intended that the structures would be used as professional office buildings. The schedule of development is uncertain at this time as the plan is being presented to developers and once a commitment has been made, a specific time schedule will be outlined.

**PROJECT DATA:**

**BUILDINGS:** EACH BUILDING SHALL BE FOR GENERAL OFFICE USE WITH PARKING SPACES AT THE GROUND LEVEL AND THE OFFICE AREA AT THE TOP STORY LEVEL. EACH OFFICE BEING TWO THOUSAND SQUARE FEET GROSS AREA AND NOT EXCEEDING A MAXIMUM HEIGHT OF 35 FEET.

**PARKING:** 20 BUILDINGS AT 2000 SQ. FT. EACH = 40,000 SQ. FT., 40,000 / 500 SQ. FT. PER PARKING SPACE = 80 SPACES, 20 BLDGS. AT 5 EMPLOYEES EACH = 100 EMPLOYEES 100 / 2 EMPLOYEES PER PARKING SPACE = 50 SPACES

**TOTAL PARKING SPACES REQUIRED = 130 PARKING SPACES**

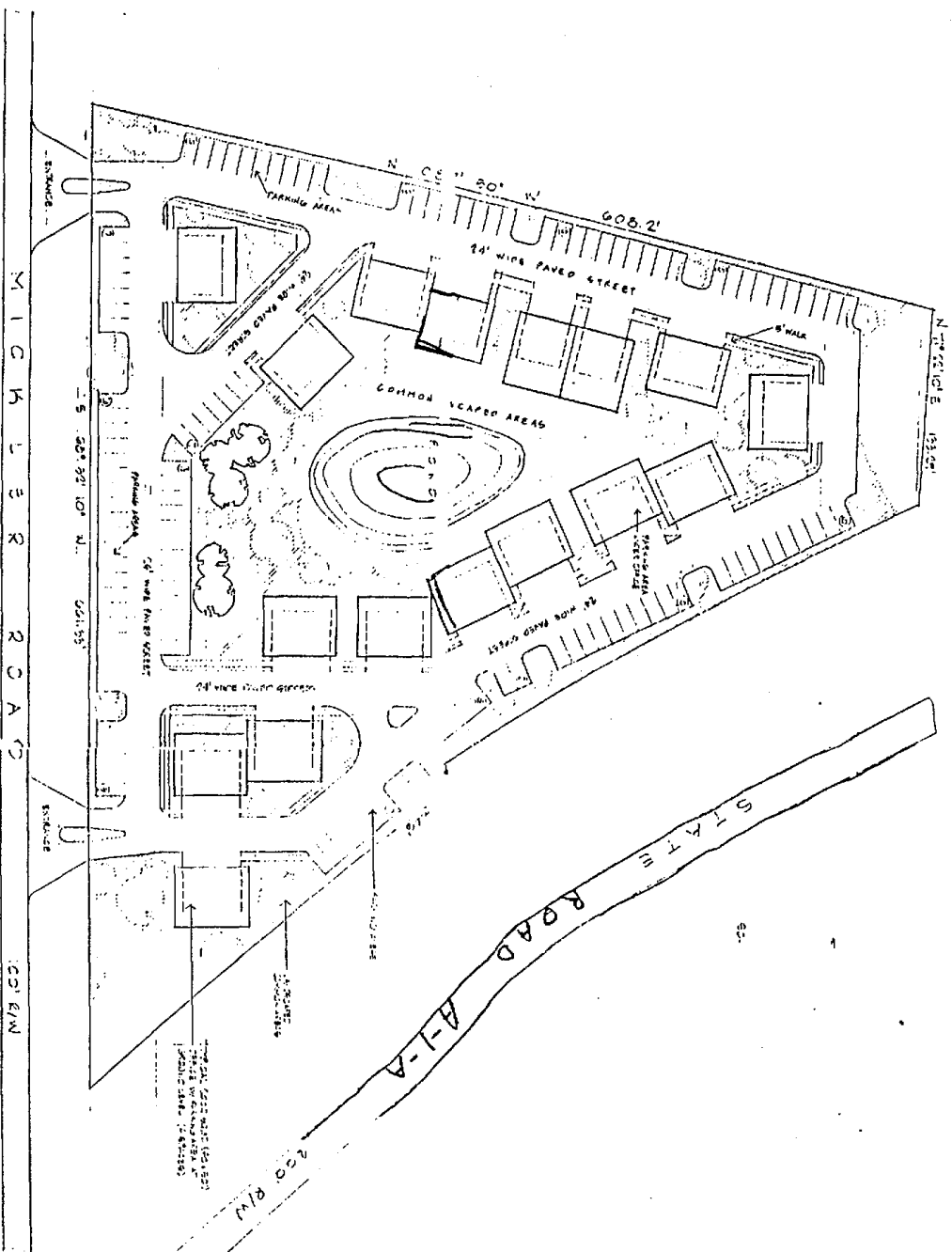
**TOTAL PARKING SPACES PROVIDED = 181 PARKING SPACES**

**STREETS:** 24 FT. WIDE PAVED STREETS NOT DEDICATED WALKS: 5 FT. WIDE CONCRETE WALKS

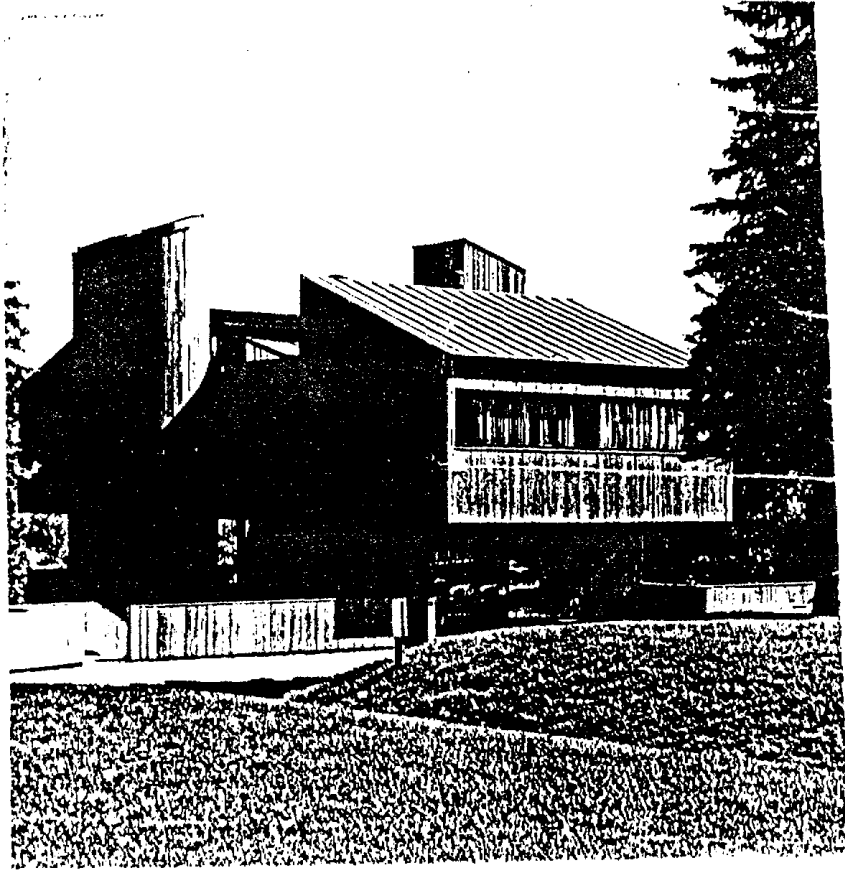
**EXISTING NEIGHBORHOOD:**

A parcel of land, comprised of portions of One E. P. Gibbs or Sanchez Grant, Section 46; and the E. P. Sanchez Grant, Section 22, Township 4 South, Range 29 East, 5th, Jones County, Florida, said parcel being more particularly described as follows:

For point of beginning, commence at the point of intersection of the southeasterly right of way line of Florida State Road No. 11A (a 200-foot right of way, as now established with the northerly right of way line of Michler Lane (a 100-foot right of way, as now established by occupancy now existing), and run S 84° 52' 10" W., along said northerly right of way line, a distance of 441.33 feet to a point located at the northeasterly corner of that certain property described in the official record volume 180, Page 458, Public Records of Jones County, Florida, along the westerly boundary thereof, a distance of 603.20 feet to the northeasterly corner of that property located in the southeasterly boundary of that certain property described in Official Record No. 107, Page 315, said public records, run S 84° 52' 10" W., along said southeasterly boundary, a distance of 133.29 feet to a point in the southeasterly right of way line of said Florida State Road No. 11A, run the same, S 84° 52' 10" W., along said right of way line, and along the arc of a circle, center northeasterly and having a radius of 2,010.00 feet, a chord distance of 631.87 feet to the point of beginning or said curve, the bearing of the aforementioned chord being S 84° 21' 42" W., run thence S 43° 31' 37" E., continuing along said southeasterly right of way line, a distance of 58.29 feet to the point of beginning. The land here shown and contained



Updated drawing: Eliminate three (3) buildings and increases parking spaces by twenty-six (26)



# "Know All Men By These Presents"

That I,

DAVID MARC SLOANE

have made, constituted and appointed, and by these presents do make, constitute and appoint

BURNEY BIVENS my true and lawful attorney for me and in my name, place and stead

during the rezoning of my property located in St. John's County and legally described on the attached Exhibit "A"

*[Large crossed-out area]*

giving and granting unto my said attorney full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises as fully, to all intents and purposes, as I might or could do if personally present, with full power of substitution and revocation, hereby ratifying and confirming all that my said attorney or his substitute shall lawfully do or cause to be done by virtue hereof.

In Witness Whereof, I have hereunto set my hand and seal the 21st day of February, in the year one thousand nine hundred and Eighty Four.

Sealed and Delivered in Presence of  
*Barbara D. Stanigan*  
*Julia A. DiPianta*

*David Marc Sloane*  
DAVID MARC SLOANE

State of Florida  
County of CLAY

Be It Known, That on the 21st day of February, one thousand nine hundred and Eighty Four, before me, Julia A. DiPianta a Notary Public in and for the State of Florida, duly commissioned and sworn, dwelling in the County of Clay, State of Florida personally came and appeared DAVID MARC SLOANE

to me personally known, and known to me to be the same person described in and who executed the within power of attorney, and he acknowledged the within power of attorney to be his act and deed.

In Testimony Whereof, I have hereunto subscribed my name and affixed my seal of office the day and year last above written.

*Julia A. DiPianta*  
Notary Public  
My Commission Expires \_\_\_\_\_

**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 \_\_\_\_\_  
Virginia L. Goodrich who on oath says that he is  
Retail 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 Continued Public Hearing  
 \_\_\_\_\_ in the matter of \_\_\_\_\_  
Rezoning Lands  
 \_\_\_\_\_ in the \_\_\_\_\_ Court,  
 was published in said newspaper in the issues of \_\_\_\_\_  
July 12, 1984

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 July Virginia L. Goodrich  
 A.D. 19 84  
Ruth M. Walker  
 (SEAL) Notary Public

Notary Public, State of Florida  
 My Commission Expires May 13, 1985  
 bonded thru 1984 with certificate no. \_\_\_\_\_

**COPY OF ADVERTISEMENT**

NOTICE OF CONTINUED PUBLIC HEARING:  
 NOTICE IS HEREBY GIVEN THAT THE BOARD OF  
 COUNTY COMMISSIONERS OF ST. JOHNS COUNTY,  
 FLORIDA, AT ITS REGULAR MEETING ON THE 21 DAY  
 OF AUGUST 1984, 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 PSD  
 BE IT ORDAINED BY THE BOARD OF COUNTY COM-  
 MISSIONERS OF ST. JOHNS COUNTY, FLORIDA:  
 SECTION 1. Pursuant to the application of David  
 Sloane OWNERS of the following described land,  
 zoning classification of OR on the following described  
 lands:

5.044 ACRE PARCEL:  
 A parcel of land, comprised of portions of the Z.P.  
 Gibbs or Sanchez Grant, Section 46; and the F.P. San-  
 chez Grant, Section 72, Township 4 South, Range 29  
 East, St. Johns County, Florida. Said parcel being  
 more particularly described as follows:

For point of beginning, commence at the point of in-  
 tersection of the Southwesterly right of way line of  
 Florida State Road No. A1A (a 200-foot right of way, as  
 now established) with the Northerly right of way line,  
 of Mickler Road (a 100-foot right of way, as now  
 established by occupancy and usage), and run  
 S-66°51'10" W., along said Northerly right of way line,  
 a distance of 681.35 feet to a point located at the  
 Southeastery corner of that certain property descried  
 in Official Records Volume 380, Page 828, Public  
 Records of said county; run thence N-48°32'50"W.,  
 along the Easterly boundary of said property, a  
 distance of 608.20 feet to the Northeastery corner of  
 said property located in the Southeastery boundary of  
 that certain property described in Official Records  
 Volume 71, Page 475, said Public Records; run thence  
 N-71°22'10"E., along said Southerly boundary, a  
 distance of 133.28 feet to a point in the Southwesterly  
 right of way line of said Florida State Road No. A1A;  
 run thence Southeastery, along said right of way line,  
 and along the arc of a curve, concave Northeastery  
 and having a radius of 2,010.08 feet, a chord distance  
 of 651.57 feet to the point of tangency of said curve,  
 the bearing of the aforementioned chord being  
 S-54°21'42"E.; run thence S-63°41'20"E., contin-  
 uing along said Southwesterly right of way line, a  
 distance of 68.24 feet to the point of beginning. The  
 land thus described contains 5.044 acres, more or  
 less.

It is hereby changed to PSD, Planned Special Develop-  
 ment (commercial development) of 5.044 acres, more  
 or less.

SECTION 2. Nothing herein contained shall be deem-  
 ed 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 im-  
 mediately 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: a/Carl "Bud" Markel  
 CLERK

If a person desires 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 pur-  
 pose 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.

L512-July 12, 1984





FLORIDA DEPARTMENT OF STATE

George Firestone

Secretary of State

August 23, 1984

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

Attention: Cheryl Kent

Dear Mr. Markel:

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

- 1. Receipt of your letter/s of August 22 and certified copy/ies of St. Johns County Ordinance/s Nos. 84-52, 84-53, 84-54, 84-55, 84-56, 84-57 and 84-58
2. Certified copy/ies of County Ordinance/s relative to:
(a)
which we have numbered
(b)
which we have numbered
3. This/these ordinance/s has/have been filed in this office on August 23, 1984.
4. The original/duplicate copy/ies showing the filing date is/are being returned for your records.

Kindest regards.

Sincerely,

Nancy Kavanaugh

(Mrs.) Nancy Kavanaugh
Chief, Bureau of Laws

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. AUGUSTINE COUNTY, FLA.

1984 AUG 24 AM 9:59

Bud "Bud" Markel
CLERK OF CIRCUIT COURT

FLORIDA-State of the Arts