

INTRODUCED BY COMMISSIONER BRUBAKER

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

WHEREAS, (Property Owners' names): John C. and Martha Tindall and John A. Lester, purchaser

filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on 21st day of AUGUST, 1984 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 RMH, 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 RMH 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 John/Martha Tindall and John A. Lester

zoning classification of OR

on the following described lands:

Legal Description:

DESCRIPTIONS: 2 PARCELS OF LAND IN SECTIONS 8, 17 AND 38-7-29.

PARCEL A

A PARCEL OF LAND IN SECTIONS 8 AND 17, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 101.3 ACRES MORE OR LESS AND BEING THAT PART OF SAID SECTIONS 8 AND 17 LYING WEST OF THE WEST LINE OF SECTIONS 38 AND 39 OF SAID TOWNSHIP AND RANGE, EAST OF THE EAST LINE OF USINA ROAD AS INDICATED ON PLAT OF UNIT NO. 2, GREEN ACRES ESTATES, AS RECORDED IN MAP BOOK 10, PAGE 57, PUBLIC RECORDS OF SAID COUNTY, SOUTH OF THE SOUTH LINE OF LOT 10, BLOCK "C", UNIT NO. 1, GREEN ACRES ESTATES AS RECORDED IN MAP BOOK 10, PAGE 42, PUBLIC RECORDS OF SAID COUNTY AND ITS EASTERLY EXTENSION TO THE WEST LINE OF SAID SECTION 38; AND NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10, BLOCK "C", UNIT NO. 1, GREEN ACRES ESTATES; THENCE SOUTH 5 DEGREES 15 MINUTES EAST, ON THE EAST LINE OF USINA ROAD IN SAID UNIT NO. 2, GREEN ACRES ESTATES, 2,561.5 FEET TO THE POINT OF BEGINNING AT THE WEST END OF THE HEREIN DESCRIBED LINE; THENCE NORTH 87 DEGREES 11 MINUTES EAST 1,935.5 FEET TO THE EAST LINE OF SAID SECTION 17.

PARCEL D-1

THAT PART OF SECTION 38, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTH AND WEST OF THE FOLLOWING TWO PARCELS OF LAND:

A PORTION OF GOVERNMENT LOT 6, SECTION 9, AND A PORTION OF THE P. SEVILLE GRANT, SECTION 38, ALL IN TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 38; THENCE NORTH 68 DEGREES 32 MINUTES WEST, 901.0 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 38 TO ANOTHER CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 68 DEGREES 32 MINUTES WEST ALONG SAID NORTH BOUNDARY, 793.20 FEET TO THE NORTHWEST CORNER OF SAID SECTION 38 AND A CONCRETE MONUMENT; THENCE SOUTH 16 DEGREES 25 MINUTES WEST, 1330.6 FEET ALONG THE WESTERLY BOUNDARY OF SAID SECTION 38 TO A CONCRETE MONUMENT; THENCE NORTH 84 DEGREES 45 MINUTES EAST, 1502.87 FEET; THENCE NORTH 17 DEGREES 09 MINUTES WEST, 882.40 FEET TO THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 6; THENCE NORTH 87 DEGREES 28 MINUTES 20 SECONDS WEST ALONG SAID NORTH LINE, 122.26 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 28.41 ACRES MORE OR LESS.

A 46 ACRE TRACT IN GOVERNMENT LOTS 6 AND 7, SECTION 9 AND ALSO IN P. SEVILLE GRANT, SECTION 38, ALL IN TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 38; THENCE SOUTH 75 DEGREES 36 MINUTES 30 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 38, 61.48 FEET TO A CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 75 DEGREES 36 MINUTES 30 SECONDS WEST ALONG SAID SOUTH LINE, 790.0 FEET; THENCE NORTH 22 DEGREES 09 MINUTES 47 SECONDS WEST, 2620.09 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID GOVERNMENT LOT 6; THENCE SOUTH 87 DEGREES 28 MINUTES 20 SECONDS EAST ALONG SAID NORTH LINE 1308.62 FEET TO THE WESTERLY RIGHT OF WAY LINE OF RACETRACK ROAD (AS ESTABLISHED FOR A 60 FOOT RIGHT OF WAY) AND ALSO BEING THE EAST LINE OF SAID GOVERNMENT LOT 6; THENCE SOUTH 0 DEGREES 49 MINUTES WEST ALONG SAID EAST LINE AND WESTERLY RIGHT OF WAY LINE 540.0 FEET; THENCE NORTH 89 DEGREES 11 MINUTES WEST 414.0 FEET; THENCE SOUTH 0 DEGREES 49 MINUTES WEST, 100.0 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES EAST 314.0 FEET; THENCE SOUTH 0 DEGREES 49 MINUTES WEST, 50.0 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES EAST, 100.0 FEET TO SAID WESTERLY RIGHT OF WAY; THENCE SOUTH 0 DEGREES 49 MINUTES WEST ALONG SAID RIGHT OF WAY, 75.0 FEET; THENCE NORTH 89 DEGREES 11 MINUTES WEST, 100.0 FEET; THENCE SOUTH 0 DEGREES 49 MINUTES WEST, 84.0 FEET; THENCE NORTH 89 DEGREES 11 MINUTES WEST 414.0 FEET; THENCE SOUTH 0 DEGREES 49 MINUTES WEST, 293.7 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES EAST, 235.36 FEET; THENCE SOUTH 0 DEGREES 49 MINUTES WEST, 189.94 FEET; THENCE NORTH 64 DEGREES 06 MINUTES 43 SECONDS EAST, 200.0 FEET TO SAID WESTERLY RIGHT OF WAY; THENCE SOUTH 0 DEGREES 49 MINUTES WEST, 121.81 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 87 DEGREES 36 MINUTES WEST, 94.51 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 22 DEGREES 25 MINUTES EAST, 834.05 FEET TO THE POINT OF BEGINNING.

is hereby changed to : RMH

RMH: SUBJECT TO THE FOLLOWING CONDITIONS:

1. No subdivision plat of the above described lands shall be recorded with less than one acre minimum lot area per lot.
2. No more than one mobile home shall be placed on a lot.
3. Prior to or contemporaneous with the recording of any Subdivision plat concerning the subject property, the property owner and the County shall enter into a written agreement wherein the property owner agrees to pay a fair and reasonable pro rata share of the paving of Usina Road for a mile length in the vicinity of the subject property.

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 21 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

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

1984 AUG 23 PM 1:35

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

VERIFIED BY
[Signature]

Adopted regular meeting 08/21/84

Effective 08/24/84

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
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, OR to RMH
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
July 20, 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 23rd 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 Troy Fair Insurance Co.

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 RMH, 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 JohnMartha Tindall and John A. Lester OWNERS of the following described land, zoning classification of OR on the following described lands:
 DESCRIPTIONS: 2 PARCELS OF LAND IN SECTIONS 8, 17 AND 38-7-29.
 PARCEL A
 A PARCEL OF LAND IN SECTIONS 8 AND 17, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 161 ACRES MORE OR LESS AND BEING THAT PART OF SAID SECTIONS 8 AND 17 LYING WEST OF THE WEST LINE OF SECTIONS 38 AND 39 of said township and being EAST OF THE EAST LINE OF USINA ROAD AS INDICATED ON PLAT OF UNIT NO. 2, GREEN ACRES ESTATES, AS RECORDED IN MAP BOOK 10 PAGE 57, PUBLIC RECORDS OF SAID COUNTY; SOUTH OF THE SOUTH LINE OF LOT 10 BLOCK "C", UNIT NO. 1, GREEN ACRES ESTATES AS RECORDED IN MAP BOOK 10, PAGE 42, PUBLIC RECORDS OF SAID COUNTY AND ITS EASTERLY EXTENSION TO THE WEST LINE OF SAID SECTION 38; AND NORTH OF THE FOLLOWING DESCRIBED LINE:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 10, BLOCK "C", UNIT NO. 1, GREEN ACRES ESTATES; THENCE SOUTH 5 DEGREES 15 MINUTES EAST, ON THE EAST LINE OF USINA ROAD IN SAID UNIT NO. 2, GREEN ACRES ESTATES, 2,561.5 FEET TO THE POINT OF BEGINNING AT THE WEST END OF THE HEREIN DESCRIBED LINE; THENCE NORTH 87 DEGREES 11 MINUTES EAST 1,935.5 FEET TO THE EAST LINE OF SAID SECTION 17.
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 COMMENCE AT A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID SECTION 38; THENCE NORTH 88 DEGREES 32 MINUTES WEST, 801.0 FEET ALONG THE NORTH BOUNDARY OF SAID SECTION 38 TO ANOTHER CONCRETE MONUMENT AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 86 DEGREES 32 MINUTES WEST ALONG SAID NORTH BOUNDARY, 793.20 FEET TO THE NORTHWEST CORNER OF SAID SECTION 38 AND A CONCRETE MONUMENT; THENCE SOUTH 16 DEGREES 25 MINUTES WEST 1330.6 FEET ALONG THE WESTERLY BOUNDARY OF SAID SECTION 38 TO A CONCRETE MONUMENT; THENCE NORTH 84 DEGREES 45 MINUTES EAST, 1502.87 FEET; THENCE NORTH 17 DEGREES 09 MINUTES WEST, 892.40 FEET TO THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 6; THENCE NORTH 87 DEGREES 28 MINUTES 20 SECONDS WEST ALONG SAID NORTH LINE, 122.28 FEET TO THE POINT OF BEGINNING. SAID TRACT CONTAINS 28.41 ACRES MORE OR LESS.
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is hereby changed to RMH with the possibility of ad-
ded conditions.

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ed 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.

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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
ST. JOHNS COUNTY, FLORIDA
BY: s/ Carl "Bud" Markel
CLERK

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 pro-
ceedings is made, which record includes the
testimony and evidence upon which the appeal is to
be based.

L543-July 20, 1984