

ORDINANCE NUMBER: 84-64

INTRODUCED BY COMMISSIONER WILLIS

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

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

SECTION 1. Pursuant to the application of JEFFREY L. MELDON, the real property described in Exhibit "A" attached hereto and made a part hereof, having a zoning classification of Open Rural, OR, is hereby rezoned to Planned Special Development, PSD, classification.

SECTION 2. All materials, stipulations, exhibits and maps included in and attached to said application for PSD, R-PSD-84-44, including the application itself, the survey and proposed subdivision plat plan and commercial area plat plan depicting the Planned Special Development, are hereby incorporated in and made a part of this Ordinance.

SECTION 3. The development permitted by this Ordinance shall commence within one (1) year from the date of final approval of said Planned Special Development and shall be completed within three (3) years from the date of final approval of same. If development is not commenced and completed in accordance with the above, this Ordinance shall become invalid, no further action shall be permitted under same, and the zoning classification of the real property described in Exhibit "A" shall revert to the original zoning of Open Rural, OR.

SECTION 4. The permitted uses within said Planned Special Development shall be:

(a) CG as to the commercial area as shown on ~~proposed~~ ATTACHED plat plan ^{SCLEY} to accommodate expansion of existing 7-11 Store North of

and adjacent to said area in the manner shown on Exhibit B attached hereto; provided, however, no additional access shall be permitted from said commercial area directly to State Road A1A. Access to State Road A1A to be provided through the existing 7-11 Store driveway. No access shall be allowed to the commercial area from Fountain of Youth Boulevard.

(b) Maximum density of the residential portions of said Planned Special Development shall be 85 units. Lot 1 shall be limited to eight (8) units (two quadriplex buildings per this lot). Density of all other lots shall be designated on said Subdivision Plat Plan attached hereto.

SECTION 5. Prior to the issuance of permits for construction, Applicant shall submit and record this Ordinance and incorporated exhibits in the Public Records of St. Johns County, Florida, at Applicant's expense.

SECTION 6. The St. Johns County Building and Zoning Office is hereby authorized to issue building permits, certificates, or other documents authorizing construction of said Planned Special Development in accordance with this Ordinance and the incorporated exhibits.

SECTION 7. This Ordinance shall take effect immediately upon receipt of official acknowledgement of the Office of the Secretary of State to the Clerk of the Board of County Commissioners, that same has been filed therein.

SECTION 8. If allowed by the State of Florida, acceleration and deceleration lands for A1A shall be constructed to Department of Transportation standards by Applicant.

SECTION 9. No dwelling or structure shall be constructed greater than two normal stores in height plus a roof with a pitch not

to exceed 6/12. However, structures on Lot 14 may be three stores in height but shall not exceed 35 feet.

SECTION 10. The privacy fence shall be constructed of cedar or cypress.

SECTION 11. The property shall be platted and subdivided with road and drainage meeting the County subdivision ordinance criteria.

SECTION 12. The developer shall provide fire hydrants at 500 foot intervals.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Chester Benet
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Cheryl Kent
Deputy Clerk

Adopted regular meeting 09/18/84

Effective: 09/24/84

EXHIBIT "A"

Part of lot 2, lying West of Road A1A South 300 feet of North 430 feet, or Lots 13, 14, and 15, of unrecorded Moore Subdivision (except North 10 ft. in OR 89, page 276, assessed in Williamson Manor) and (except part in NW corner in OR 198, Page 340) in OR 223, page 13, St. Johns County Public Records.

DATE: 7-3-84

RECEIPT # 24998

CASE: R-PSD-84-44

To: the Zoning Board of St. Johns County, Florida

The undersigned hereby applies for zoning change, variance, or exception on the following land, located in St. Johns County, Florida:

LEGAL DESCRIPTION: Part of Lot 2, lying West of Road A1A South 300 feet of North 430 feet, or Lots 13, 14 and 15 of unrecorded MOORE SUBDIVISION (Except North 10 feet in OR 89, Page 276, assessed in WILLIAMSON MANOR); and (Except Part in NW corner in OR 198, Page 340), in OR 223, Page 13, St. Johns County Public Records.

1. ZONING DISTRICT INVOLVED: A

2. PROPERTY ADDRESS (STREET OR GENERAL DIRECTIONS) West side of Highway A1A South, commencing approximately 100 feet South of Dondanville Road.

3. NAME AND ADDRESS OF OWNERS OF ABOVE DESCRIBED LAND: Harry E. Lavigne, Jr., L. Lavigne, Charles L. Johnson and J. L. Johnson, 511 Riverhills Drive, Temple Terrace, Florida 33617

4. CURRENT ZONING CLASSIFICATION OR _____

5. CHANGE, VARIANCE OR EXCEPTION REQUESTED: Rezoning to Planned Special Development (PSD).

6. ATTACH LIST OF NAMES, ADDRESS, LEGAL DESCRIPTION OF ALL OWNERS OF LAND WITHIN 300 FEET OF THE ABOVE DESCRIBED PROPERTY.

7. PRESENT USE OF LAND: Vacant

8. REASON FOR REQUEST OF CHANGE, VARIANCE, OR EXCEPTION: to allow for reasonable use of property through a Planned Special Development.

9. SIZE OF LAND DESCRIBED ABOVE: approximately 11.4 acres.

10. HAS ANY APPLICATION BEEN SUBMITTED FOR ZONING CHANGE, VARIANCE, OR EXCEPTION ON THIS PARCEL OF LAND WITHIN ONE YEAR? IF SO, GIVE DATE AND FINAL DISPOSITION: Yes, Application for Rezoning to CG, RG-1 and RG-2, withdrawn on June 19, 1984 to allow filing of an Application for PDS.

11. APPLICANT'S NAME: Jeffrey L. Meldon, (see letter of authorization attached)
c/o Upchurch, Bailey & Upchurch, P.A. TELEPHONE (904) 829-9066
ADDRESS: 501 Atlantic Bank Building
St. Augustine, FL 32084

Please note, if applicant and owner/owners are different, please submit letter of authorization from owner/s allowing applicant to make request.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE: By: Upchurch, Bailey & Upchurch, P.A.
Attorneys for Applicant
501 Atlantic Bank Building
St. Augustine, FL 32084
(904) 829-9066

May 18, 1984

St. Johns County Building and
Zoning Department
Post Office Drawer 349
St. Augustine, Florida 32085

Re: MELDON, Jeffrey
Purchase and Rezoning
FN-H-84-050(J)

Gentlemen:

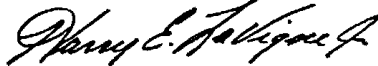
Please be advised we are the owners of the following
described real property:

Part of Lot 2 lying West of Raod A1A-South 300 feet
of North 430 feet, or Lots 13, 14 and 15 of unrecorded
MOORE SUBDIVISION (Except North 10 feet in OR 89,
Page 276, assessed in WILLIAMSON MANOR), and (Except
Part in NW corner in OR 198, Page 340), in OR 223,
Page 13, St. Johns County Public Records.

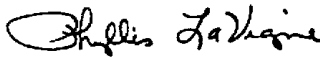
As owners of said real property, we hereby authorize
Jeffrey L. Meldon, or his assigns, to apply for and obtain a
rezoning of said real property.

Please contact us if you need further information con-
cerning this authorization.

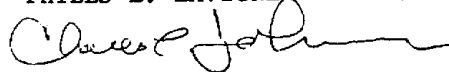
Very truly yours,



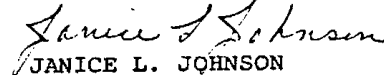
HARRY E. LAVIGNE, JR.



PHYLLIS L. LAVIGNE



CHARLES L. JOHNSON



JANICE L. JOHNSON

STATE OF FLORIDA
COUNTY OF ST. JOHNS

ZONING CERTIFICATE for property owner verification and ownership
for REZONING:

I HEREBY CERTIFY THAT THE ATTACHED NAMES/ADDRESSES IS A TRUE AND
CORRECT LIST OF ADJACENT PROPERTY OWNERS OF LAND WITHIN 300 FEET
OF APPLICATION FOR REZONING AND HAS BEEN OBTAINED FROM THE CURRENT
TAX ROLLS OF ST. JOHNS COUNTY PROPERTY APPRAISER'S RECORDS VIA
ROBERT A. TALTON.

FURTHER....

I HEREBY CERTIFY THAT THE NAMES LISTED ON ITEM 4 ON THE APPLICATION
ARE SOLE OWNERS OF LAND DESCRIBED IN ITEM 1.

UPCHURCH, BAILEY AND UPCHURCH, P.A.

By: John D. Bailey, Jr.
John D. Bailey, Jr.
Attorney for Applicant/Owners
501 Atlantic Bank Building
P. O. Box 170
St. Augustine, FL 32084
(904) 829-9066

DATED: July 2, 1984

APPLICATION NO. _____

SWORN TO AND SUBSCRIBED before me this 2nd day of
July, 1984.

Paul J. Blumenthal
Notary Public, State of Florida
At Large

My Commission Expires: 4-4-87

March 14, 1984

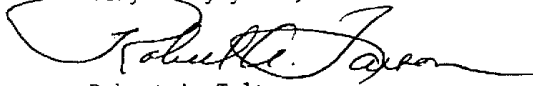
Upchurch, Bailey & Upchurch
501 Atlantic Bank Building
St. Augustine, Florida 32084

RE: Rezoning - Part of Lots 13, 14 & 15 MOORES UNRECORDED SUBDIVISION

Dear Mr. Upchurch:

Upon your request I have made a careful search of the public records of St. Johns County, Florida to determine the owners of all land within 300 feet of the Part of Lots 13, 14 & 15 Moores Unrecorded Subdivision for rezoning. Attached is a list compiled from the 1983 tax roll of all such owners.

Very truly yours,



Robert A. Talton

Part of Lot 2, lying West of Road AIA S 300 feet of North
430 feet, or Lots, 13,14,15 of unrecorded Moore Subdivision
(Except North 10 ft. in Official Records Book 89, page
276, assessed in Williamson Manor, and (except Part in
Northwest corner in Official Records Book 198, page 340)

OWNERS: Harry E. Lavigne, Jr.; P.L. Lavigne; Charles L. Johnson and J.L. Johnson

Unit "A" LE JARDIN DE LA BEAUCE SUBDIVISION
Map Book 10 page 102

Lot "A"	Leonard R. J. and Diana Sonier
Lot 4	Rt 5 Box 16 PA St. Augustine, Florida 32084
Lot 1	Bernard Cliche P.O. Box 700 St. Joseph Beauce Quebec, Canada G0S-ZVO
Lot 2	Nelson Samson St. Joseph CTE De Beauce Province of Quebec, Canada
Lot 3	Raymond and Helene Dacos Rt 5 Box 16-P St. Augustine, Florida 32084
Lot 5	Peter F. and Glenda C. Clark 41 Jobil Dr. St. Augustine, Florida 32084
Lot 6	Jeanne Garant La Berge 1555 Mgr. Tache Ste Fay 10 Quebec 10, Canada
Lot 7	John W. and Audria L. Pearson 194 11th Ave. Hawthorne, New Jersey 7506
Lot 8 & 9	Charles C. and Joan Rivers Rt 5 Box 16 P 21 St. Augustine, Florida 32084
Lot 10	Jack Butt Rt 5 Box 16 P 20 Blvd. Des Pins St. Augustine, Florida 32084
Lot 11	Amos W. and Betty J. Standish RFD. 5 Box 16 - P - 19 St. Augustine, Florida 32084
Lot 12	Vitautas A. and Ann Norris 3465 S.W. 23rd St. Miami, Florida 33145
Lot 13	Vernon and Lillian Boldrey and Jenita Boldrey O S 451 Summit Villa Park, Ill. 60181
Lot 14	Walter Slater 15 2nd St. St. Augustitne Beach, Florida 32084
Lot 15	Josephine Gilbert 193 Tebbets Yonkers, New York 10705

Lot 16 Marion W. and Lucille Lydigsen
 Rt 5 Box 16 - R
 St. Augustine, Florida 32084

Lot 17 Therese Danault
 2955 Fleury
 Montrel Quebec, Canada

Lot 18 Theodore J. and Anna L. D. Cyr.
 Rt 5 Box 16-S
 St. Augustine, Florida 32084

WILLIAMSON MANOR
 Map Book 8, page 64

Block 1 Stephen W. Mahr
 Lots 1 & 2 1645 Linhart Ave.
 Fort Myers, Florida 33901

Lots 3 & 4 William R. O'Donnell
 5742 N.E. 17th Ave.
 Fort Lauderdale, Florida 33334

Lots 5 J. Mark and Gail D. Martin
 22 St. Andrews Rd.
 Arden, North Carolina 28704

Lot 6 Mabel Pollicita
 Rt 5 Box 16-T-1
 St. Augustine, Florida 32084

Lot 7 Gayle A. Scott
 11531 N.W. 23rd St.
 Pembroke Lakes, Florida 33026

Lot 8 Ronald H. Scott
 929 N.W. 2nd Ave.
 Homestead, Florida 33030

Lots 9 & 10 D. G. and Margaret Conrad
 22 & 23 3011 E 8th Ave.
 Hialeah, Florida 33013

Lots 11 & 12 Florence D. Clayman
 Cohawkin Rd.
 Clarksboro, New Jersey 8020

Lot 13 Patrick M. and Janet R. O'Donnell
 5408 N.E. 1st Ave.
 Fort Lauderdale, Florida 33334

Lot 14 Yvon Bourgeois
 Rt RR -1 P.O. Box 41
 Cape Pelee New Brunswick, Canada EOA150

Lot 15 James O'Donnell
 P.O. Box 313
 St. Augustine, Florida

Lot 16 & 17 John B. and Hilda G. and Donna Morgan
 3960 N.W. 175 th St.
 Opa - Locka, Florida 33014

Lot 18 & 19 L.V. Jr. and Joyce Hedgecoth
 6784 Orchid Dr.
 Miami Lakes, Florida 33014

Condo 28 Unit C
of Lot 3

Kenneth L. & Carol J. Burmood
2139 Constitution Dr.
Orange Park, Florida 32073

Section 15, Township 8 South, Range 30 East

Par 1-2 All of Lot 1
Lying E. of Rd. 1A (Ex
N. 405.69 ft & S 300ft)

Keith C. Austin, Trustee
St. Johns Sea-Side Trust
633 N.W. 8th Ave.
Gainesville, Florida 32601

Par 1-N 405.69 ft of
Govt Lots 1 & 2 lying
E. of Rd 1A (Ex N.
30 ft Estly Pts OR 478/675;
OR 494/121 & OR 489/166

David B. Foley, Trustee
2913 Carrine Dr.
Orlando, Florida 32803

Pr 1-4 Part of S. 375.7 ft
of N. 405.7 feet of Gov L 1-
E 425 ft of W. 600 ft
lying E. of SR 1A

Ocean Gate Villas Developers
c/o David W. Foley
2913 Corrine Dr.
Orlando, Florida 32803

Par 5-1 Part of unsurveyed
Pt lying W of Lot 25 Blk 2
Williamson Manor to Creek
(Ex E 11.8) & 31 ft Tri
lying S

Judith Wegner & William J.
& Terry R. White
106 Oak St.
St. Augustine, Florida 32084

Par 2-1 Part of Lot 2
lying W of Rd. 1A in NW
corner 115 ft on Marsh &
Rip rights (Ex pt in OR
375/356)

Conrad Cowboy Construction Co., Inc.
Rt. 5 Box 17C
Dondanville Rd.
St. Augustine, Florida 32084

Par 5 All unsurveyed parts
of Sec. 15 & 16 (Ex N. 30 ft
to county for Rd. RW & Part
to Williamson in DB 221/337

State Land

Par 13 - Lot 6 & all
Lot 7 (Ex 4 ac to Griffin
& all Lot 8 (Ex Biera Mar
SD)

Verle Pope Estate & Baskin
PO Box 2164
St. Augustine, Florida 32084

Section 10 Township 8 South Range 30 East

Par 15 Pts of S 855 ft of
GL 7 & 8 lying E. of St. Rd
1A, South of St. Augustine
By The Sea N. of Dondanville
Rd (Ex pt in OR 466/114)

Joseph P. Magre
PO Drawer 3167
St. Augustine, Florida 32084

Condo 28, Unit B of
Rio Del Mar
of Lot 3

Thomas J., Jr. & Annette Sheehan
105 Rio Del Mar Rd. Unit B
St. Augustine, Florida 32084

Condo 18, Unit B of Lot 13	Mike E. & Margaret W. King 9668 Wexford Rd. Jacksonville, Florida 32217
Condo 12, Unit B of Lots 22	Edward C., Jr. & Louise A. Chipman 10908 Challeux Ct. Jacksonville, Florida 32225
Condo 12, Unit C of Lots 22	Gary M. & Maura M. Donoher 4648 Kerle St. Jacksonville, Florida 32205
Condo 13, Unit A of Lot 21	Robert L. & Nora S. Combs 3374 Waverly Dock Rd. Jacksonville, Florida 32217
Condo 13, Unit B of Lot 21	W. Penn Frazer, Jr. 128 Rio Del Mar Rd; Unit B St. Augustine, Florida 32084
Condo 13, Unit C of Lot 21	Floyd J. & Jean M. Ackocks 128 Rio Del Mar Rd; Unit C St. Augustine, Florida 32084
Condo 14, Unit A of Lot 20	Angelito B. & Elana V. Tecson 590 Crews St. MacClenny, Florida 32063
Condo 14, Unit B of Lot 20	Hugh J. & Barbara Kropf 130 Rio Del Mar Rd; Unit 20-B St. Augustine, Florida 32084
Condo 14, Unit C of Lot 20	Harry M. & Mary A. Piper 137 Marine St. St. Augustine, Florida 32084
Condo 16, Unit B of Lot 15	Lester & Audrey Jacobson 88 Kerrigan St. Long Beach, New York 11561
Condo 16, Unit C of Lot 15	Richard & Priscilla Caine 77 Cayuga Ave. Atlantic Beach, New York 11509
Condo 18, Unit A of Lot 13	Randi C. Edinfield 125 A Rio Del Mar Rd. St. Augustine; Florida 32084
Condo 18 Unit C of Lot 13	Louise J., Richard J. & Sandra K. Petrucci 125 Rio Del Mar Rd Unit C St. Augustine, Florida 32084
Condo 19, Unit A & C of Lot 12	Rodney L. Odell & Mary C. Little 123-C Rio Del Mar Rd. St. Augustine, Florida 32084
Condo 19, Unit B of Lot 12	Robert L. & Ruth W. Ardizzoni 831 Cedar St. Jacksonville, Florida 32207
Condo 27, Unit A of Lot 4	Anthony J. & Linda D. Verzi 107 Rio Del Mar Rd. Unit A St. Augustine, Florida 32084
Condo 27, Unit B of Lot 4	Edward A. & Elizabeth C. Morosky 110 Haines Rd. Mt. Laurel, New Jersey 8054
Condo 27, Unit C of Lot 4	George F. & Cecelia L. Splane 107 Rio Del Mar Rd. Unit C St. Augustine, Florida 32084
Condo 28, Unit A of Lot 3	Maurice A. Bernice Driggers & Stuart W. & Carroll B. Nuckols 3328 E. Waverly St. Tucson, Arizona 85716

MOORES SUBDIVISION UNRECORDED

Lot 19 or Pt. of Lots
1 & 2 lying W of Rd.
AIA

Howard N. and Muriel Rose
447 Osprey Pt.
Ponte Vedra Beach, Florida 32082

RIO DEL MAR SUBDIVISION
Map Book 14, page 33

Lot 1,2,6,7,8,9,10,
11,14,16,17,18,19,23
25,26,27,28, & 29

Lawrence H. Raley
P.O. Box 3561
St. Augustine, Florida 32084

Lot 34

Thomas and Eileen Martin
7 Linda Mar
St. Augustine, Florida 32084

RIO DEL MAR CONDOMINIUM, Part of O.R. 562/677

Condo 2, Unit A
of Lot 32

Jose A. Muniz, et al
106 Rio Del Mar Rd., Unit A
St. Augustine, Florida 32084

Condo 2, Unit B
of Lot 32

Paul L. Watson
106 Rio Del Mar Rd, Unit B
St. Augustine, Florida 32084

Condo 2, Unit c
of Lot 32

William A. & Shirley Peterson
106 C Rio Del Mar Rd.
St. Augustine, Florida 32084 .

Condo 3, Unit A
of Lot 31

Gregory W. & Bonne L. Jones
Rt. 1 Box 247-A
Elkton, Florida 32033

Condo 3, Unit B
of Lot 31

Ronald C. & Arlene B. Stanch
1 East Park
St. Augustine, Florida 32084

Condo 4, Unit A
of Lot 30

Ida W. Buckler & Mary R. Conder
1815 Stanford Rd.
Jacksonville, Florida 32207

Condo 4, Unit B
of Lot 30

Thomas P. & Stella A. Black
470 Dunleavy
Highland, Michigan 48031

Condo 4, Unit C
of Lot 30

Donald P. & Darlene B. Grant
6211 Toyota Dr.
Jacksonville, Florida 32244

Condo 10, Unit A & B
of Lot 24 & Condo 1
Units A, B, & C of Lot
33 & Condo 16, Unit A of
Lot 15; Condo 26, Unit
A, B, & C of Lot 5

Lawrence H. Raley
PO Box 3561
St. Augustine, Florida 32084

Condo 12, Unit A
of Lot 22

Samuel & Dora Galez
Augustine & Ada Soriano
109 Bergen St.
Harrison, New Jersey 7029

Condo 3 Unit C
of Lot 31

Audrey C. Schoepke
840 Valnera Ct.
St. Augustine, Florida 32084

Condo 10, Unit C
of Lot 24

Richard H. & Dorothy H. Hockstra
122 Del Rio Mar Rd Unit C
St. Augustine, Florida

Lot 20 Ronald N. and Nancy J. Wolfe
 32205 S.W. 199 Ct.
 Homestead, Florida 33030

Lot 21 Dallas G. and Margaret Conrad
 3011 East 8th Ave.
 Hialeah, Florida 33013

Lot 24 Salvatore and Sandra L. Fazio, Jr.
 Rt 5 Box 17
 St. Augustine, Florida 32084

Lots 25 & 26 Howard L. and Ruth Dondanville
 Rt 5 Box 17
 St. Augustine, Florida 32084

Block 2
 Lots 1 & 2 J. P. Thompson and E.M. Monk
 C/O Tax Dept. 17707
 2828 N. Haskell Ave.
 Dallas, Texas 75204

Lots 3 & 4 Southland Corp.
 C/O Tax Dept. 17707
 2828 N. Haskell Ave.
 Dallas, Texas 75204

Lots 5 & 6 Johnny R. Gray
 Rt 1 Box 84 B
 Elkton, Florida 32033

Lots 7 & 8 Wm. L. and Nellie Williamson
 P.O. Box 313
 St. Augustine, Florida 32084

Lot 9 Richard R. and Elizabeth Kiernan
 Rt 5 Box 16 - Z - 3
 St. Augustine, Florida 32084

Lot 10 Virginia Lee Pickard
 P.O. Box 3157
 North Myrtle Beach, South Carolina 29582

Lot 11 Dean C. Axley
 6908 S.W. 83rd Place
 Miami, Florida 33143

Lots 12 & 13 James O. and Celia Welborn
 230 N.W. 63rd Court
 Miami, Florida 33126

Lots 14 & 15 B.O. and Jacqueline Willis
 RT 5 Box 16Y
 St. Augustine, Florida 32084

Lots 16,17,18 Raymond L. and Louise Stworzyjanek
 2130 N.W. 105th Terrace
 Pembroke Pines, Florida 33026

Lots 19 & 20 Dale R. and Elizabeth Lydigsen
 21 & 22 Rt 5 Box 16
 St. Augustine, Florida 32084

Lots 23 & 24 Conrad Cowboy Construction Co., Inc.
 Rt 5 Box 17-C
 Dondanville Rd.
 St. Augustine, Florida 32084

Lot 25 & 11.8 ft. of
 unsurveyed pt. lying
 W of Lot 25 Howard L. and Ruth L. Dondanville
 Rt 5 Box 17
 St. Augustine, Florida 32084

ADDITIONAL INFORMATION AND MATERIALS REQUIRED BY
ARTICLE 8-A PLANNED SPECIAL DEVELOPMENT, PSD

1. The applicant, as future owner of said real property, agrees to:

(a) Proceed with a proposed project in accordance with the adopted Planned Special Development and in such conditions and safeguards as may be set by the Board of County Commissioners in such Ordinance;

(b) Produce a written statement of a proposal for completion of such project according to plans approved by such Ordinance and for continuing operation and maintenance of such area, functions, and facilities; and

c) To bind their successors in title to any commitments made in this application.

2. Applicant attaches hereto the following exhibits:

(a) A survey and proposed subdivision/plat plan of the subject property depicting the location of the proposed buildings, parking areas, landscaping, a detailed circulation system, open space and drainage easements.

(b) A plat plan of the commercial area.

3. The proposed PSD consists of 25 residential lots and a 60 x 154 foot commercial area which fronts on Highway A1A South. The commercial area will be sold to the owners of the Seven/Eleven (7-11) convenience store situated adjacent to the property and shall be utilized as a parking and gasoline service area by the owners of said store. A plat plan of the commercial area is attached hereto as Exhibit "B".

The total number of residential units to be constructed on the property shall not exceed 90 units. Twenty-two (22) units shall be contained in single-story duplexes to be constructed on the lots numbered 15 through 25 lying North of the development's entrance road. No more than one duplex shall be constructed on each lot. None of these duplexes shall

exceed one-story in height and a 6-foot privacy fence shall be constructed between the duplexes and the neighboring residential subdivision to the North.

Sixty-eight (68) units shall be contained in seventeen (17) quadraplexes to be constructed on the lots numbered 1 through 14 lying South of the development's entrance road. Two (2) quadraplexes shall be constructed on Lot 1 and three (3) quadraplexes on Lot 14. No more than one quadraplex per lot shall be constructed on Lots 2 through 13. The maximum height of these quadraplexes shall be 35 feet.

Ingress and egress to the development shall be afforded through a single divided main entrance from Highway 1A South, as shown on Exhibit "A".

Water and sewer for the project shall be provided by the Anastasia Sanitary District.

The entrance road, open space and drainage facilities located within the development shall be dedicated to and maintained by St. Johns County.

4. The size of the project is approximately 11.4 acres and same will be constructed within three (3) years from the date of approval of the Planned Special Development Ordinance.

5. The total ground occupied by the proposed buildings and structures shall not exceed 35% of the total ground area.

6. The applicant shall provide sufficient parking and loading spaces to meet the requirements of Section 9-3-1(B), St. Johns County Zoning Ordinance.

7. A 35-foot wide landscaped buffer shall be located on Lot 1, as shown on Exhibit "A". Additionally, the applicant shall comply with the St. Johns County Green Law.

8. The minimum yard requirements for the residential structures shall be:

- 1) Front yard - 20 feet
- 2) Side yard - 10 feet
- 3) Rear yard - 20 feet

9. The proposed Planned Special Development is a specific and creative approach to the development of land. Further, St. Johns County will be able to control the development of a large parcel of property, which fronts on both the marsh and Highway 1A South, through this PSD.

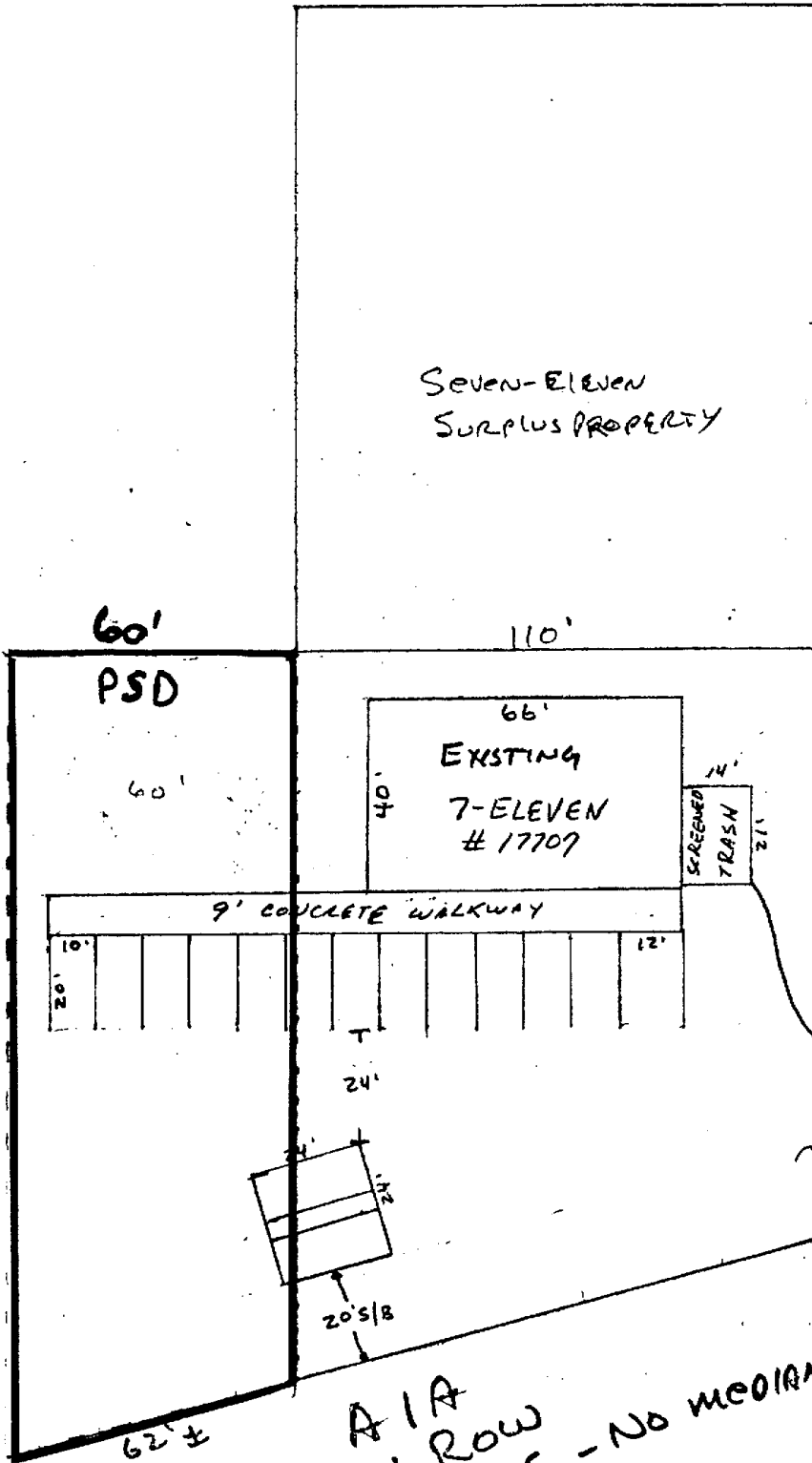
WHEREFORE, the applicant respectfully requests approval of this Planned Special Development application.

I HEREBY CERTIFY that the above information is true and correct to the best of my knowledge.

UPCHURCH, BAILEY AND UPCHURCH, P.A.

By: John D. Bailey
Attorneys for Applicant
501 Atlantic Bank Building
P. O. Box 170
St. Augustine, FL 32084
(904) 829-9066

Exhibit "B"



SEVEN-ELEVEN
SURPLUS PROPERTY

60'

110'

PSD

60'

66'

EXISTING
7-ELEVEN
17707

40'

24'
SCREENED
TRASH

9' CONCRETE WALKWAY

10'
20'

12'

24'

20' S/B

62' ±

154'

A 1A
100' ROW
2 LANES - NO MEDIANS

Donoville Rd
60' ROW - 2 LANES
NO MEDIANS

APPROVED BY: BUYER/LESSEE	
DRAWING OF PREMISES AND IMPROVEMENTS - PLOT PLAN	
LOCATION OF PROPERTY: 60' S. OF 7-ELEVEN # 17707 ST. JOHNS CO., FLORIDA	EXHIBIT B
DATE: APPROVED:	ORDINANCE BOOK 6 PAGE 437

DOUDANVILLE ROAD

M.P. 8, P. 6.4

6' PRIVACY FENCE

489°15'E - 1517.65'

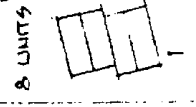
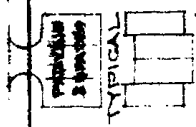
18	"	19	"	20	"	21	"	22	"	23	"	24	106'	133.31'	25	154.34'
----	---	----	---	----	---	----	---	----	---	----	---	----	------	---------	----	---------

11 LOTS NORTH OF ROAD - SINGLE STORY DUPLEXES

JUL OF YOUTH BLVD.

LOTS SOUTH OF ROAD - QUAD DUPLEXES

10'	"	"	"	"	"	"	"	"	"	"	"	"	110'	105'	210'
9	"	8	"	7	"	6	"	5	"	4	"	3	140'	2	1



589°15'W - 1857.80'

M.P. 14, PAGE 33

NATURAL WOODS BUFFER

STATE ROAD NO. 7-1-1
51455E-299.10'



1.3 ± ACRES (DOES NOT INCLUDE COMMERCIAL ACRES)
1.96 (7.96 UNITS PER ACRE)

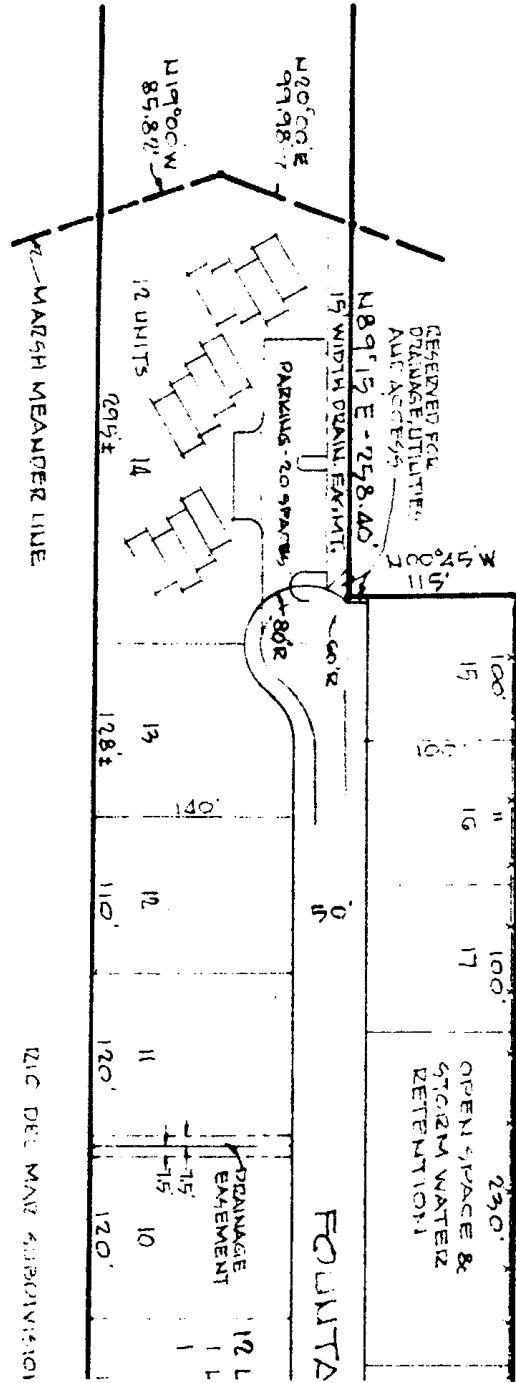
PROPOSED DEVELOPMENT
UNITS 1-8 20, 21, 22, 23, 24, 25
CONDE DE LEON VILLAGE

EOJ: HARRY MELTON

LOREN JONES PE/LA
ST. AUGUSTINE PL 32085

SCALE: 1"=100'
JUNE, 1981

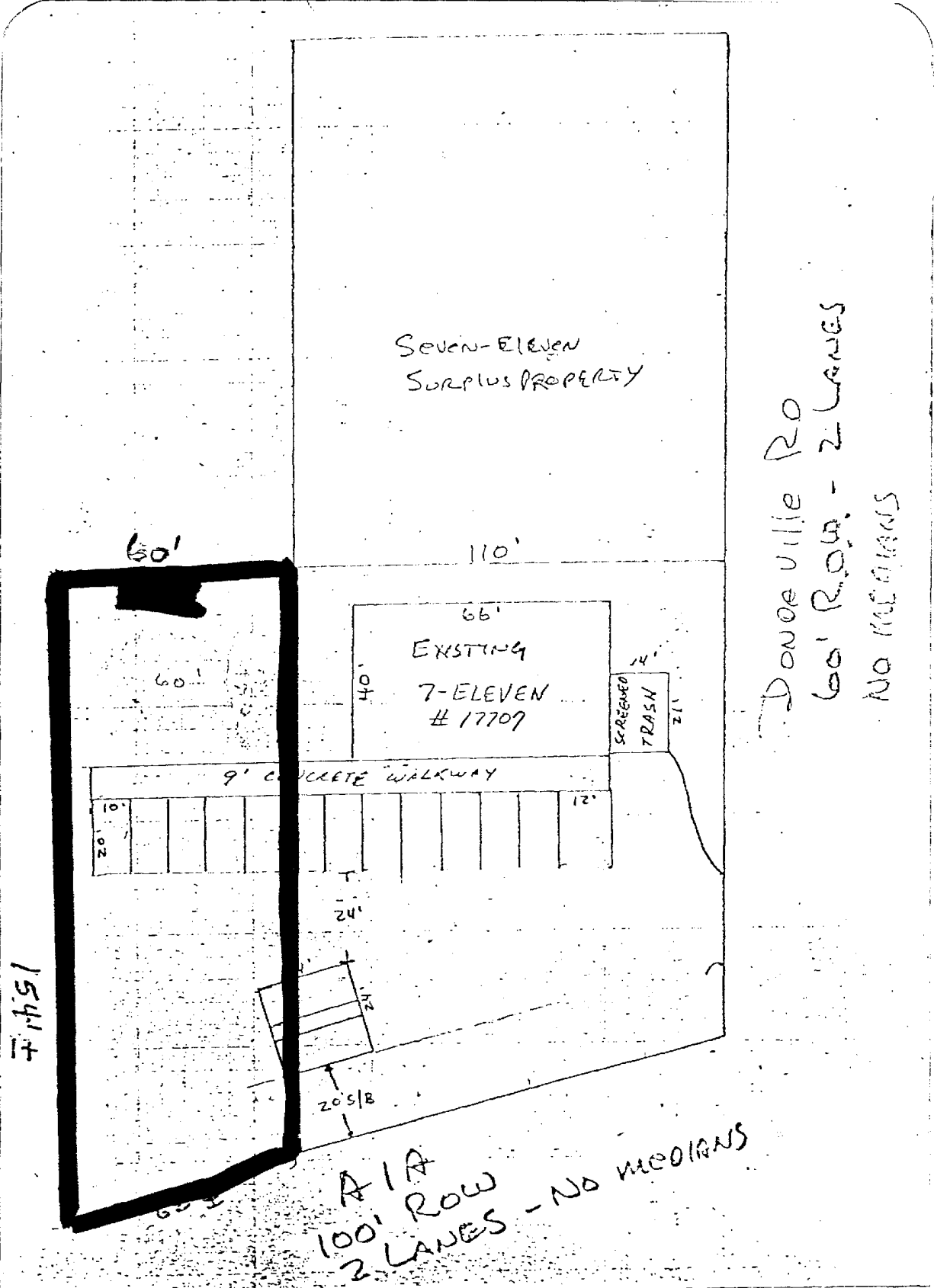
MARSH OF MATANZAS RIVER



WILLIAMSON MANGIZ

210 DEC MAR SUBDIVISION

- NOTES:
1. ALL LOTS 12G-1
 2. TOTAL AREA: 1
 3. NO UNITS



SEVEN-ELEVEN
SURPLUS PROPERTY

Donoeville Ro
60' ROW - 2 LANES
NO MEDIAN

66'
EXISTING
7-ELEVEN
#17707

14'
21'
SCREENED
TRASH

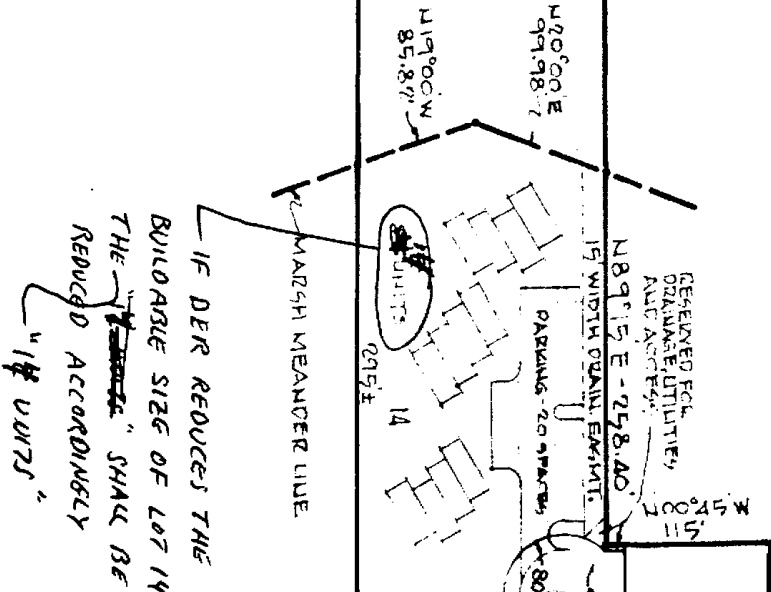
9' CONCRETE WALKWAY

1547

A/A
100' ROW
2 LANES - NO MEDIAN

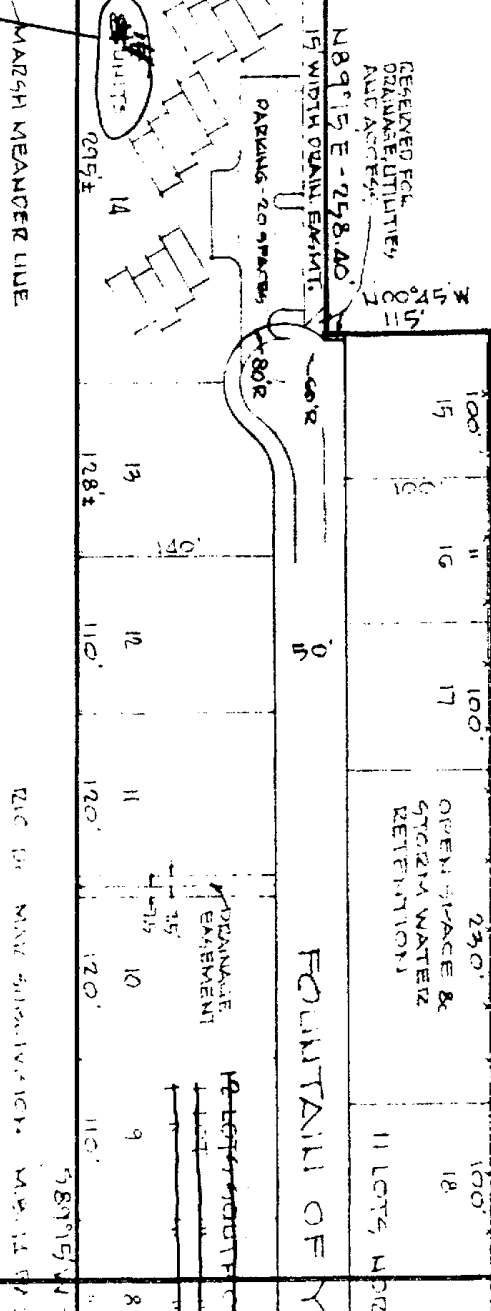
APPROVED BY: DATE:	APPROVED BY: BUYER/LESSEE DATE:
DRAWING OF PREMISES AND IMPROVEMENTS - PLOT PLAN	
LOCATION OF PROPERTY: 60' S. OF 7-ELEVEN #17707	
ST. JOHN'S CO., FLORIDA	
DATE:	SHEET:
EXHIBIT B	

MARSH OF MATANZAS RIVER



IF DER REDUCES THE BUILDABLE SIZE OF LOT 14 THE ~~FOOTPRINT~~ SHALL BE REDUCED ACCORDINGLY ~~14~~ UNITS

This plot is modified by the zoning ordinance shall be 75' wide or wider and only one angle is constructed on each end of it.



WILLIAMSON MANOR MR. & P. S. A

15	100'	15	100'	16	110'	17	100'	18	100'	19	100'
			230'			OPEN SPACE & STORM WATER RETENTION			11 LOTS, MORE		

NOTED: LOTS 2

LAND LOTS 19-1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

MAP SECTION 2

DOUDANVILLE ROAD

W. 8, P. 24

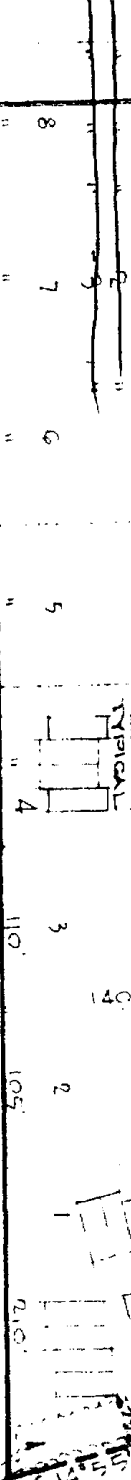
189° 51' E - 1517.65'

6' PRIVACY FENCE

20' 19' 19' 22' 23' 24' 25' 133.31'

OTG, WIDTH OF ROAD - SINGLE STORY DUPLEXES

OF YOUTH BLVD.



LOTS 2 THROUGH 13 SHALL EACH COMPLY WITH QUADRUPLEX

E-FACTORS (DOES NOT INCLUDE COMMISSION FEE) (7.92 UNITS PER ACRE)
 shown on the lots north of Frontier Youth Blvd
 single family residences (one or two story in height) shall be

STATE ROAD NO. A-1-A

PLAT PLAN

LOUISIANA ENGINEERING
 G. M. JONES, P.E.
 SCALE: 1" = 100'
 JUNE, 1972

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 PSD
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
August 16, 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 Virginia L. Goodrich
 this 17th day of August

A.D. 19 84
Ruth M. Walker

(SEAL) Notary Public

Notary Public, State of Florida
 My Commission Expires May 13, 1985
 Bonded Three Troy Face - Insurance, Inc.

REC'D AUG 21 1984

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING HELD ON THE 18 DAY OF SEPTEMBER 1984, IN THE COUNTY COMMISSION CHAMBERS, ST. JOHNS COUNTY, FLORIDA, WILL CONSIDER THE FOLLOWING ORDINANCE:
 AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DESCRIBED HEREINAFTER AS ZONING CLASSIFICATION OF LANDS TO BE IT OBTAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.
 SECTION 1. Pursuant to the authority of Harry Lawigne Jr., P.L. Levi, Commissioner and Jeffrey L. Nelson (jointly) the following described land, zoned _____ OR on the following described land:
 Part of lot 2, lying West of _____ 400 feet of North 430 feet, of lots 222 and 223, recorded Moore Subdivision (see map 88, page 278, assessed in _____ except part in NW corner is OR _____ 223, page 13, St. Johns County _____ is hereby changed to _____ (Development) Residential maximum _____ x 154' approx. commercial area.
 SECTION 2. Nothing herein shall be deemed to impose conditions or requirements not applicable to all _____ districts wherein said lands are located.
 SECTION 3. The Zoning Ordinance authorizing to issue construction permits zoning classification as recited herein.
 SECTION 4. This Ordinance shall take effect immediately upon receipt and filing of the office of the Secretary of the Board of County Commissioners has been filed.

BOARD OF COUNTY COMMISSIONERS
 OF ST. JOHNS COUNTY, FLORIDA
 _____ Clerk

If a person desires to appeal a decision made by the Board of County Commissioners with respect to any matter considered hereinabove, he will need a record of proceedings for such purpose he may need a certified copy of the proceedings is _____ includes the testimony and evidence upon which the appeal is to be based.

August 16, 1984