

ORDINANCE NO. 84-70

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

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

SECTION 1. That, as requested by Edward Hardison in his application with supporting documents for zoning change, dated July 20, 1984, and as amended on September 6, 1984, (hereinafter, the Riverbluff Planned Special Development Application:), the zoning classification of the lands described on the attached Exhibit A is hereby changed from OR to Planned Special Development.

SECTION 2. That development of the lands within this Planned Special Development shall proceed in accordance with the Riverbluff Planned Special Development Application and supporting documents which are a part of zoning file R-PSD-84-47 and which are incorporated by reference into and made a part of this ordinance, and as supplemented by the provisions of this ordinance. In the case of conflict between the Application or supporting documents and the below described provisions of this Ordinance, the below described provisions shall prevail.

SECTION 3. That in addition to the provisions so stated within the application all uses allowed for with Commercial General (CG) zoning including those uses allowable by exception, be allowed within the development.

SECTION 4. That development shall conform to the site plan as reviewed by the Planning & Zoning Agency on September 6, 1984.

SECTION 5. That all signage shall be reviewed and approved by the St. Johns County Planning and Zoning Agency prior to installation.

SECTION 6. That all roads and parking areas within the project either public or private shall be constructed to approved County Standards.

SECTION 7. That all easements required for drainage purposes shall be granted to the County at no cost.

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 acknowledgement of the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that the same has been filed.

ADOPTED this 6th day of November, 1984.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Chester Benet  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Cheryl Kent  
Deputy Clerk

LEGAL DESCRIPTION

A parcel of land being a portion of that property described in Deed Book 181, Page 447 of the Public Records of St. Johns County, Florida and is a portion of the Grant to the heirs of ELIZABETH CAIN which is Section 41, Township 6 South, Range 27 East, together with a portion of Government Lot 1, Section 34, Township 6 South, Range 27 East, St. Johns County, Florida, and being more particularly described as follows:

From a point of intersection of the Easterly boundary of Section 41, Township 6 South, Range 27 East with the Northwesterly Right-of-Way line of County Road No. 13 (a 100 foot wide Right-of-Way), run N 42° 05' E, along the Northwesterly corner of aforementioned Deed Book 181, Page 447 parcel; which is the POINT OF BEGINNING of the parcel of land hereinafter described; thence run N 85° 41' 27" W, along the Southerly line of said Deed Book 181, Page 447 parcel, for a distance of 1155.22 feet to a point; thence run N 4° 18' 33" E, for a distance of 470.30 feet, more or less, to a point of intersection with the Northerly line of said Deed Book 181, Page 447 parcel; thence run S 85° 41' 27" E, along the Northerly line of said Deed Book 181, Page 447 parcel for a distance of 1519.67 feet, more or less, to a point of intersection with the aforementioned Northwesterly Right-of-Way line of County Road No. 13; thence run S 42° 05' W, along the Northwesterly Right-of-Way line of said County Road No. 13, for a distance of 595.00 feet to the POINT OF BEGINNING.

Containing 14.44 Acres, more or less.

AND SUBJECT to an Easement for Ingress and Egress and Utilities described as follows:

A parcel of land being a portion of that property described in Deed Book 181, Page 447 of the Public Records of St. Johns County, Florida and is a portion of the Grant to the heirs of ELIZABETH CAIN which is Section 41, Township 6 South, Range 27 East, St. Johns County, Florida, and being more particularly described as follows:

From a point of intersection of the Easterly boundary of Section 41, Township 6 South, Range 27 East with the Northwesterly Right-of-Way line of County Road No. 13 (a 100 foot wide Right-of-Way), run N 42° 05' E, along the Northwesterly corner of aforementioned Deed Book 181, Page 447 parcel; thence run N 85° 41' 27" W, along the Southerly line of said Deed Book 181, Page 447 parcel, for a distance of 1155.22 feet to a point; thence run N 4° 18' 33" E, for a distance of 410.30 feet, more or less, to a point of intersection with the Northerly line of Deed Book 181, Page 447 parcel; thence run S 85° 41' 27" E, along the Northerly line of said Deed Book 181, Page 447 parcel, for a distance of 80.54 feet to a point; thence run S 4° 20' 30" W, for a distance of 60.00 feet to a point; thence run N 85° 41' 27" W, for a distance of 80.51 feet to the POINT OF BEGINNING.

Containing 0.11 Acres, more or less.

**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 Passage \_\_\_\_\_  
 \_\_\_\_\_ in the matter of \_\_\_\_\_  
 rezoning lands as described hereinafter from  
 the present zoning \_\_\_\_\_ in the \_\_\_\_\_ Court,  
 was published in said newspaper in the issues of \_\_\_\_\_  
 October 2, 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 \_\_\_\_\_ 3rd \_\_\_\_\_ day of \_\_\_\_\_ October \_\_\_\_\_

A.D. 19 \_\_\_\_\_ 84  
 \_\_\_\_\_  
 Notary Public  
 Notary Public, State of Florida  
 My Commission Expires May 13, 1985  
 Bonded thru Troy Cain - Insurance, 1984

REC'D OCT 15 1984

**COPY OF ADVERTISEMENT**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 6 DAY OF NOVEMBER 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 COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

**SECTION 1.** Pursuant to the application of Edward Hardison Jr. OWNER of the following described land, zoning classification of OR on the following described lands:

A parcel of land being a portion of that property described in Deed Book 181, Page 447 of the Public Records of St. Johns County, Florida and is a portion of the Grant to the heirs of ELIZABETH CAIN which is Section 41, Township 6 South, Range 27 East, together with a portion of Government Lot 1, Section 41, Township 6 South, Range 27 East, St. Johns County, Florida, and being more particularly described as follows:

From a point of intersection of the Easterly boundary of Section 41, Township 6 South, Range 27 East with the Northwesterly Right-of-Way line of County Road No. 13 (a 100 foot wide Right-of-Way), run N 42°05' E, along the Northwesterly Right-of-Way line of said County Road No. 13, for a distance of 296.82 feet, more or less, to the Southeastery corner of aforementioned Deed Book 181, Page 447, parcel; which is the POINT OF BEGINNING of the parcel of land hereinafter described; thence run N 85°41'27" W, along the Southerly line of said Deed Book 181, Page 447 parcel, for a distance of 1155.22 feet to a point; thence run N 4°18'33" E, for a distance of 470.30 feet, more or less, to a point of intersection with the Northerly line of said Deed Book 181, Page 447 parcel; thence run S 85°41'27" E, along the Northerly line of said Deed Book 181, Page 447 parcel for a distance of 1350.67 feet, more or less, to a point of intersection with the aforementioned Northwesterly Right-of-Way line of County Road No. 13; thence run S 42°05' W, along the Northwesterly Right-of-Way line of County Road No. 13, for a distance of 595.00 feet to the POINT OF BEGINNING.

Containing 14.44 Acres, more or less.

AND SUBJECT to an Easement for Ingress and Egress and Utilities described as follows:

A parcel of land being a portion of that property described in Deed Book 181, Page 447 of the Public Records of St. Johns County, Florida and is a portion of the Grant to the heirs of ELIZABETH CAIN which is Section 41, Township 6 South, Range 27 East, St. Johns County, Florida, and being more particularly described as follows:

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Containing 0.11 Acres, more or less.

It hereby changed to PSD, Planned Special Development, residential and commercial development as per exhibits filed in application R-PSD-84-47.

**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 captioned 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: s/Carl "Bud" Merkel  
 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.

L931-Oct. 2, 1984



FLORIDA DEPARTMENT OF STATE  
George Firestone  
Secretary of State

November 8, 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 November 7  
and certified copy/ies of St. Johns  
County Ordinance/s Nos. 84-70, 84-71, 84-72, 84-73,  
84-74 and 84-75
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 November 8, 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, FLORIDA

1984 NOV -9 AM 10:23

*Carl "Bud" Markel*  
CLERK OF COUNTY COURT

FLORIDA - State of the Arts