

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,
STATE OF FLORIDA, REZONING LANDS AS
DESCRIBED HEREINAFTER FROM PRESENT
ZONING CLASSIFICATION OF RG-2B & RS-2
TO PLANNED UNIT DEVELOPMENT

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

Section 1. That, as requested by Gerald Dake Associates
in its application with supporting documents
for zoning change, dated November 7, 1984, and
as amended on December 6, 1984, (hereinafter,
the rezoning for Pirates Landing PUD, R-PUD-84-79
Application:), the zoning classification of the lands described
on the attached Exhibit A is hereby changed from RG-2B & RS2 to
Planned Unit Development.

Section 2. That development of the lands within this
Planned Unit Development shall proceed in
accordance with the P.U.D. Documents and the Rezoning
Application and supporting documents which are a part of zoning
file R-PUD-84-79 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. (Miscellaneous Provisions)

Parking for a minimum of 20 spaces shall be provided within
each area dedicated to the public as per the P.U.D. Plan. *APPLICANT
SHALL CONSTRUCT SUCH PARKING AREAS AT APPLICANT'S EXPENSE AT
A TIME AND IN THE MANNER TO BE DETERMINED BY THE
COUNTY. RESTROOM FACILITIES AND DUNE WALKOVERS SHALL BE CONSTRUCTED
BY DEVELOPER AT EACH PARKING AREA IF AND IN THE MANNER REQUESTED
BY THE COUNTY. AND AT THE*
*MINOR MODIFICATIONS OF DESIGN AND ALIGNMENT TO A-1-A
THAT ARE REQUIRED BY THE FLORIDA DEPARTMENT OF
TRANSPORTATION MAY BE MADE WITHOUT FURTHER COUNTY
COMMISSION OR ZONING BOARD HEARINGS.*

*THE MAXIMUM DENSITY SHALL BE REDUCED TO 435 UNITS WITH THE
UNITS BEING TAKEN OUT IN THE AREA ON THE WEST SIDE OF A-1-A AS
RELOCATED AND SLIGHTLY SOUTH OF THE CENTER*

Section : That all roads and parking areas within
the project either public or private shall be constructed to approved
County Standards / *A-1-A TO D.O.T. STANDARDS*

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

*ALL RESIDENTIAL UNITS SHALL BE CONSTRUCTED WITH A LOW
PRESSURE POLY BUTYLENE SPRINKLER SYSTEM UNLESS
DEVELOPER CAN SHOW TO COUNTY SATISFACTION THAT SUCH
SYSTEM IS NOT WORKABLE.*

REC'D SEP 17 1984

Section : GERALD DAKE ASSOCIATES shall submit a final development plan for said Planned Unit Development, in accordance with the St. Johns County Zoning Code.

Section : The St. Johns County Building and Zoning Office is hereby authorized to issue building permits, certificates of other documents authorizing construction of said Planned Unit Development in accordance with the development plan after its approval pursuant to the zoning code.

Section : 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 of St. Johns County, Florida, that the same has been filed.

Passed this 19th day of February, 1985.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA:

BY: *Nancy Walden*
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Cheryl Kent*
Deputy Clerk

(SEAL)

Adopted regular Meeting 2-19-85

Effective February 27, 1985

*Succo
Public Property*

Commence at the Southwest corner of Section 20, Township 6 South, Range 30 East, St. Johns County, Florida; run thence North 0 degrees, 45 minutes West along the West line of said Section for a distance of 1,486.69 feet to the point of beginning. From the point of beginning this obtained, thence continue North 0 degrees, 45 minutes West for a distance of 625.3 feet; thence run North 6 degrees, 6 minutes, 30 seconds West for a distance of 275.92 feet; thence run North 89 degrees, 15 minutes East for a distance of 1,259 feet more or less to a point on the West line of the Atlantic Ocean; thence run in a Southerly direction along the West line of the Atlantic Ocean for a distance of 923 feet more or less to a point that would intersect a bearing from the point of beginning of North 89 degrees, 15 minutes East; thence run South 89 degrees, 15 minutes West for a distance of 1,438.14 feet to the point of beginning. Less and except that portion situated within the right-of-way of Florida State Road 1A.

PARCEL "B"
LEGAL DESCRIPTION

Commence at the Southwest corner of Section 20, Township 6, Range 30 East, St. Johns County, Florida, run thence North 0 degrees, 45 minutes West along the West line of said Section for a distance of 2,112 feet; thence run North 6 degrees, 6 minutes, 30 seconds West for a distance of 270.88 feet to the point of beginning. From the point of beginning thus obtained, thence run North 6 degrees, 6 minutes, 30 seconds West for a distance of 1,917.32 feet to a point (said point being located by commencing at the Northeast corner of Section 19, Township 6 South, Range 30 East, St. Johns County, Florida and running South 89 degrees, 15 minutes West for a distance of 297 feet; thence run South 6 degrees, 6 minutes, 30 seconds West for a distance of 993.04 feet) thence run North 89 degrees, 15 minutes East for a distance of 1,000.02 feet more or less to a point on the Westerly line of the Atlantic Ocean; thence run in a South-easterly direction along the Atlantic Ocean for a distance of 1,960 feet more or less to a point that is North 89 degrees, 15 minutes East from the point of beginning; thence run South 89 degrees, 15 minutes West for a distance of 1,259 feet more or less to the point of beginning. Less and except that part of said parcel situated within the right-of-way line of Florida State Road 1A. Also, less and except that parcel presently owned by J. T. Goodwin as recorded in the Office of the Register 341, Page 485 in St. Johns County, Florida. Also, less and except the following described parcel: a portion of Government Lot 1, fractional Section 20, Township 6 South, Range 30 East St. Johns County, Florida; more particularly described as follows: for a point of reference, commence at the point of intersection of the North line of said fraction Section 20 with the Westerly right-of-way line of Florida State Road 1A (a 66 foot right-of-way) and run South 12 degrees, 57 minutes East along said right-of-way line a distance of 1,476.43 feet to an angle point in said right-of-way; run thence South 13 degrees, 37 minutes East along said right-of-way line a distance of 167.10 feet to a point for a point of beginning. From the point of beginning thus described, continue South 13 degrees, 37 minutes East along said right-of-way line a distance of 20 feet to a point; thence South 76 degrees, 27 minutes West a distance of 141.85 feet to a point; run thence South 13 degrees, 37 minutes East a distance of 45 feet to a point; run thence South 76 degrees, 23 minutes West for a distance of 100 feet to a point; run thence North 13 degrees, 37 minutes West a distance of 100 feet to a point; run thence North 76 degrees, 23 minutes East a distance of 100 feet to a point; run thence South 13 degrees, 37 minutes East a distance of 35 feet to a point; run thence North 76 degrees, 23 minutes East a distance of 141.85 feet to the point of beginning; also less and except the northerly 90 feet of the parcel first described above.

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 Public Hearing
 _____ in the matter of _____
 Rezoning lands from present zoning classification of
 RS2/RG-2B to PUD in the _____ Court,
 was published in said newspaper in the issues of _____
 January 18, 1985

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 *Virgin L. Goodrich*
 this _____ 24th _____ day of _____ January _____
 A.D. 19 85
Kurt M. Walker
 (SEAL) Notary Public

Notary Public, State of Florida
 My Commission Expires May 13, 1985
 Bounded Here, Troy Fair - Insurance, Inc.

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 19 DAY OF FEBRUARY 1985, 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-2/RG-2B TO PUD.
 BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,
 SECTION 1. Pursuant to the application of Joy Tih-Anna, Inc owners and Gerald L. Dake, applicant OWNERS of the following described land, zoning classification of RS-2 and RG-2B on the following described lands:

PARCEL "A"
 LEGAL DESCRIPTION
 Commence at the Southwest corner of Section 20, Township 6 South, Range 30 East, St. Johns County, Florida; run thence North 0 degrees, 45 minutes West along the West line of said Section for a distance of 1,486.89 feet to the point of beginning. From the point of beginning thus obtained, thence continue North 0 degrees, 45 minutes West for a distance of 825.3 feet; thence run North 8 degrees, 6 minutes, 30 seconds West for a distance of 275.92 feet; thence run North 8 degrees, 15 minutes East for a distance of 1,259 feet more or less to a point on the West line of the Atlantic Ocean; thence run in a Southerly direction along the West line of the Atlantic ocean for a distance of 23 feet more or less to a point that would intersect a bearing from the point of beginning of North 89 degrees, 15 minutes East; thence run South 89 degrees, 15 minutes West for a distance of 1,432.14 feet to the point of beginning. Less and except that portion situated within the right-of-way of Florida State Road A1A.

PARCEL "B"
 LEGAL DESCRIPTION
 Commence at the Southwest corner of Section 20, Township 6, Range 30 East, St. Johns County, Florida, run thence North 0 degrees, 45 minutes West along the West line of said Section for a distance of 2,112 feet; thence run North 6 degrees, 30 seconds West for a distance of 270.88 feet to the point of beginning. From the point of beginning thus obtained, thence run North 6 degrees, 30 seconds West for a distance of 1,917.92 feet to a point (said point being located by commencing at the Northeast corner of Section 18, Township 6 South, Range 30 East, St. Johns County, Florida and running South 89 degrees, 15 minutes West for a distance of 287 feet; thence run South 6 degrees, 6 minutes, 30 seconds West for a distance of 893.04 feet) thence run North 89 degrees, 15 minutes East for a distance of 1,000.02 feet more or less to a point on the Westerly line of the Atlantic Ocean; thence run in a southeasterly direction along the Atlantic Ocean for a distance of 1,960 feet more or less to a point that is North 89 degrees, 15 minutes East from the point of beginning; thence run South 89 degrees, 15 minutes West for a distance of 1,259 feet more or less to the point of beginning. Less and except that part of said parcel situated within the right-of-way line of Florida State Road A1A. Also, less and except that parcel presently owned by J.T. Goodwin as recorded in the Office of the Registrar 341, Page 485 in St. Johns County, Florida. Also, less and except the following described parcel: a portion of Government Lot 1, fractional Section 20, Township 6 South, Range 30 East St. Johns County, Florida; more particularly described as follows: for a point of reference, commence at the point of intersection of the North line of said fractional Section 20 with the Westerly right-of-way line of Florida State Road A1A (a 66 foot right-of-way) and run South 12 degrees, 57 minutes East along said right-of-way line a distance of 1,476.43 feet to an angle point in said right-of-way; run thence South 13 degrees, 37 minutes East along said right-of-way line a distance of 167.10 feet to a point of beginning. From the point of beginning thus described, continue South 13 degrees, 37 minutes East along said right-of-way line a distance of 20 feet to a point; thence South 78 degrees, 27 minutes West a distance of 141.85 feet to a point; run thence South 13 degrees, 37 minutes East a distance of 45 feet to a point; run thence South 78 degrees, 23 minutes West for a distance of 100 feet to a point; run thence North 13 degrees, 37 minutes West a distance of 100 feet to a point; run thence North 78 degrees, 23 minutes East a distance of 100 feet to a point; run thence South 13 degrees, 37 minutes East a distance of 35 feet to a point; run thence North 78 degrees, 23 minutes East a distance of 141.85 feet to the point of beginning; also less and except the northerly 90 feet of the parcel first described above.
 Is hereby changed to PUD, Planned Unit Development of 70.9 acres, residential development of maximum 453 units with amenities per file RPUD-84-78.
 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
 ST. JOHNS COUNTY, FLORIDA
 BY: a/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 proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

L403-Jan. 18, 1985