

ORDINANCE NO. 85-51

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 RS-3 to RMH-S WITH CERTAIN CONDITIONS; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, (Property Owners' names): Clyatt R. Powell

filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on 23rd day of JULY, 1985 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-S, 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-S 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 Clyatt R. Powell

zoning classification of RS-3

on the following described lands:

## LEGAL Description

## parcel One

A PARCEL OF LAND IN SECTIONS 12 AND 41, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 23.60 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF RAVENSWOOD DRIVE, A 60 FOOT WIDTH ROAD RIGHT OF WAY DESCRIBED IN DEED BOOK 258, PAGE 279, PUBLIC RECORDS OF SAID COUNTY WITH THE NORTH LINE OF PACIFIC BOULEVARD; THENCE NORTH 3 DEGREES 28 MINUTES 45 SECONDS EAST, ON THE EASTERLY LINE OF SAID RAVENSWOOD DRIVE, 144.57 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 120 FEET; THENCE CONTINUING ON SAID LINE OF RAVENSWOOD DRIVE AND ON SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 82 DEGREES 07 MINUTES 30 SECONDS, AN ARC DISTANCE OF 172.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 85 DEGREES 36 MINUTES 15 SECONDS EAST, ON A SOUTHERLY LINE OF SAID RAVENSWOOD DRIVE, 548.71 FEET; THENCE SOUTH 40 DEGREES 30 MINUTES 50 SECONDS EAST 1,886.71 FEET; THENCE SOUTH 80 DEGREES 50 MINUTES WEST, PARALLEL WITH AND 525 FEET NORTHERLY FROM THE NORTH LINE OF JOSIAH STREET, 608.88 FEET; THENCE NORTH 40 DEGREES 30 MINUTES 50 SECONDS WEST, ON THE EAST LINE OF SAN PEDRO AVENUE, 1,601.32 FEET; THENCE NORTH 86 DEGREES 31 MINUTES 15 SECONDS WEST, ON THE SECTION LINE BETWEEN SAID SECTIONS 12 AND 41 AND ON SAID NORTH LINE OF PACIFIC BOULEVARD, 251.19 FEET TO THE POINT OF BEGINNING.

## Parcel Two

DESCRIPTION: PARCEL II

A PARCEL OF LAND IN GOVERNMENT LOT 12, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA CONTAINING 2.66 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID SECTION 41 OF SAID TOWNSHIP AND RANGE AT ITS INTERSECTION WITH THE WEST LINE OF SAID SECTION 12 AND THE EAST LINE OF SECTION 11 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 1 DEGREE 18 MINUTES 32 SECONDS WEST, ON SAID WEST LINE OF SECTION 12, A DISTANCE OF 395.25 FEET; THENCE NORTH 85 DEGREES 36 MINUTES 15 SECONDS EAST, ON THE SOUTH LINE OF THAT LAND DESCRIBED IN DEED BOOK 119, PAGE 481, PUBLIC RECORDS OF SAID COUNTY, 865.40 FEET; THENCE SOUTH 1 DEGREE 11 MINUTES 45 SECONDS EAST 110 FEET; THENCE SOUTH 85 DEGREES 36 MINUTES 15 SECONDS WEST, ON THE NORTHERLY LINE OF RAVENSWOOD DRIVE, A 60 FOOT WIDTH ROAD RIGHT OF WAY DESCRIBED IN DEED BOOK 258, PAGE 279, PUBLIC RECORDS OF SAID COUNTY, 583.37 FEET TO THE POINT OF A CURVE TO THE LEFT WITH RADIUS OF 180 FEET; THENCE, ON SAID CURVE TO THE LEFT AND ON A NORTHWESTERLY LINE OF SAID RAVENSWOOD DRIVE, THROUGH A CENTRAL ANGLE OF 82 DEGREES 07 MINUTES 30 SECONDS, AN ARC DISTANCE OF 258.00 FEET; THENCE SOUTH 3 DEGREES 28 MINUTES 45 SECONDS WEST, ON A WESTERLY LINE OF SAID RAVENSWOOD DRIVE, 144.57 FEET; THENCE NORTH 86 DEGREES 31 MINUTES 15 SECONDS WEST, ON THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING.

The above described land being subject to the following described easement:

DESCRIPTION:F.P.&L. COMPANY EASEMENT:

A 40 FOOT WIDTH FLORIDA POWER AND LIGHT COMPANY RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 213, PAGE 686, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

is hereby changed to RMH-S

subject to the following conditions:

1. minimum lot size shall be 6500 sq. ft.
2. property shall be platted and recorded as subdivision prior to issuance of mobile home permits within the herein described property.
3. Adequate fire protection shall be provided.
4. 10<sup>ft wide</sup> buffer shall be provided around property (buffer being undisturbed natural barrier)

*prior to sale of any parcel and*

5. The recorded plat shall provide at least 2 acres of recreational areas at a location or locations acceptable to the County

6. The owner shall at his expense provide such acceleration and deceleration lanes and left turn lanes at Parkersville Court as the County Engineering department deems necessary prior to sale of any lots

which conditions shall remain in full force and effect at all times until amended or changed by further ordinance of this Body.

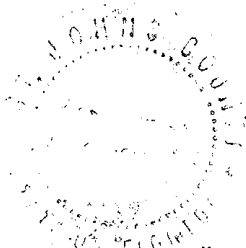
SECTION 2. Nothing herein contained shall be deemed to impose conditions, limitations, or requirements not applicable to all other land in the zoning district wherein said lands are located, except as provided in Section 1 above.

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 23 day of JULY, 1985



BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Harry Walker  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Cheryl Kirt  
Deputy Clerk

VERIFIED BY  
[Signature]

Adopted regular meeting 07/23/85

Effective July 30, 1985

FILED AND RECORDED IN  
1985 AUG -5 PM 2:16  
Carl "Bud" Markel  
CLERK

**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 \_\_\_\_\_  
Public Notice  
 \_\_\_\_\_ in the matter of \_\_\_\_\_  
Ordinance for rezoning  
 \_\_\_\_\_ in the \_\_\_\_\_ Court,  
 was published in said newspaper in the issues of \_\_\_\_\_  
June 22, 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 Virginia L. Goodrich  
 this 24th day of June  
 A.D. 19 85 Elicabeth Bullman

(SEAL) Notary Public Notary Public, State of Florida  
 My Commission Expires April 26, 1987  
 Bonded thru Troy Fair, Insurance, Inc.

**COPY OF ADVERTISEMENT**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 23 DAY OF JULY 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-3 TO RMH-S, 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 Clyatt R. Power,

OWNER of the following described land, zoning classification of RS-3 on the following described lands:

Parcel One  
 A PARCEL OF LAND IN SECTIONS 12 AND 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 23.80 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF RAVENSWOOD DRIVE, A 60 FOOT WIDTH ROAD RIGHT OF WAY DESCRIBED IN DEED BOOK 258, PAGE 279, PUBLIC RECORDS OF SAID COUNTY WITH THE NORTH LINE OF PACIFIC BOULEVARD; THENCE NORTH 3 DEGREES 28 MINUTES 45 SECONDS EAST, ON THE EASTERLY LINE OF SAID RAVENSWOOD DRIVE 144.57 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 190 FEET; THENCE CONTINUING ON SAID LINE OF RAVENSWOOD DRIVE AND ON SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 82 DEGREES 07 MINUTES 30 SECONDS, AN ARC DISTANCE OF 172.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 85 DEGREES 36 MINUTES 15 SECONDS EAST, ON A SOUTHERLY LINE OF SAID RAVENSWOOD DRIVE, 548.71 FEET; THENCE SOUTH 48 DEGREES 30 MINUTES 50 SECONDS EAST 1,086.71 FEET; THENCE SOUTH 80 DEGREES 50 MINUTES WEST, PARALLEL WITH AND 525 FEET NORTHERLY FROM THE NORTH LINE OF JOHANN STREET, 806.88 FEET; THENCE NORTH 40 DEGREES 30 MINUTES 30 SECONDS WEST, ON THE EAST LINE OF SAN PEDRO AVENUE, 1,401.32 FEET; THENCE NORTH 86 DEGREES 31 MINUTES 15 SECONDS WEST, ON THE SECTION LINE BETWEEN SAID SECTIONS 12 AND 41 AND ON SAID NORTH LINE OF PACIFIC BOULEVARD, 251.18 FEET TO THE POINT OF BEGINNING.

Parcel Two  
 DESCRIPTION: PARCEL 1  
 A PARCEL OF LAND IN GOVERNMENT LOT 12, SECTION 12, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA CONTAINING 2.68 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF SAID SECTION 41 OF SAID TOWNSHIP AND RANGE AT ITS INTERSECTION WITH THE WEST LINE OF SAID SECTION 12 AND THE EAST LINE OF SECTION 11 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 1 DEGREE 18 MINUTES 32 SECONDS WEST, ON SAID WEST LINE OF SECTION 12, A DISTANCE OF 385.25 FEET; THENCE NORTH 85 DEGREES 36 MINUTES 15 SECONDS EAST, ON THE SOUTH LINE OF THAT LAND DESCRIBED IN DEED BOOK 119, PAGE 481, PUBLIC RECORDS OF SAID COUNTY, 685.40 FEET; THENCE SOUTH 1 DEGREE 11 MINUTES 48 SECONDS EAST 110 FEET; THENCE SOUTH 85 DEGREES 36 MINUTES 15 SECONDS WEST, ON THE NORTHERLY LINE OF RAVENSWOOD DRIVE, A 60 FOOT WIDTH ROAD RIGHT OF WAY DESCRIBED IN DEED BOOK 258, PAGE 279, PUBLIC RECORDS OF SAID COUNTY, 583.37 FEET TO THE POINT OF A CURVE TO THE LEFT WITH RADIUS OF 190 FEET; THENCE, ON SAID CURVE TO THE LEFT AND ON A NORTHWESTERLY LINE OF SAID RAVENSWOOD DRIVE, THROUGH A CENTRAL ANGLE OF 82 DEGREES 07 MINUTES 30 SECONDS, AN ARC DISTANCE OF 258.00 FEET; THENCE SOUTH 3 DEGREES 28 MINUTES 45 SECONDS WEST, ON A WESTERLY LINE OF SAID RAVENSWOOD DRIVE, 144.57 FEET; THENCE NORTH 86 DEGREES 31 MINUTES 15 SECONDS WEST, ON THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING.

The above described land being subject to the following described easement:

DESCRIPTION:  
 F.P.B.L. COMPANY EASEMENT:  
 A 40 FOOT WIDTH FLORIDA POWER AND LIGHT COMPANY RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 213, PAGE 688, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

It is hereby changed to RMH-S with the possibility of added conditions.  
 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, except as provided in Section 1 above.

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/Clerk "Bud" Merkel  
 Clerk

Any person desiring 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.