

ORDINANCE NUMBER: 85-78

INTRODUCED BY: COMMISSIONER BRUBAKER

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

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

Section 1. That, as requested by North Crescent Beach, Ltd. and Sea Place Master Association, Inc. in their application with supporting documents for rezoning change, dated August 1, 1985, and as amended on September 5, 1985, (hereinafter, the Planned Special Development Application:), the zoning classification of the lands described on the attached Exhibit A is hereby changed from RG-2 to Planned Special Development.

Section 2. That development of the lands within this Planned Special Development shall proceed in accordance with the Planned Special Development Application and supporting documents which are a part of zoning file R-PSD-85-56 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. In accordance with Section 2 of this Ordinance, ~~THERE IS~~ incorporated the following documents (herein after referred to as supporting documents) as additional provisions and ~~REQUIREMENTS~~ of this Ordinance.

Statement of Intended Plan of Development
Statement Regarding Ownerhip of Common Facilities
Description of Specific Use
Statement Regarding Maintenance of the PSD
Plan of PSD Development Showing Phasing
Sea Place Master Association Rules and Regulations

As amended on September 5, 1985, the Description of Specific Use grants the developer the right to switch the building zero lot line if necessary.

Section 4. That all roads and parking areas within the project either public or private shall be constructed to approved County standards.

Section 5. That all easements required for drainage purposes shall be granted to the County at no cost *at County's request.*

Section 6. The Zoning Inspector is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

Section 7. This Ordinance shall take effect immediately upon receipt of official acknowledgement of this Office and 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 22 DAY OF OCTOBER 1985

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

BY: *Ray Waller*
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Cheryl Kent*
Deputy Clerk

(SEAL)

Adopted regular meeting 10/22/85

Effective October 29, 1985

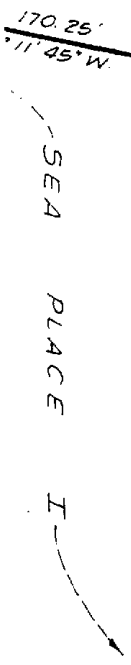
MAP SHOWING

Exhibit #4

A portion of Government Lot 1, Section 15, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the intersection of a line lying 300.00 feet North of, as measured at right angles to and parallel with the South line of Government Lot 4, said Section 15 with the Easterly right of way line of State Road No. A-1-A (a 100 foot right of way as now established); thence Northerly along said Easterly right of way line and along the arc of a curve concave Easterly and having a radius of 11509.20 feet through a central angle of 00°39'50", an arc distance of 133.36 feet to the point of tangency of said curve; thence North 14°58'00" West, continuing along the Easterly right of way line of said State Road No. A-1-A, 1186.64 feet to the POINT OF BEGINNING; thence continue North 14°58'00" West, along the Easterly right of way line of said State Road No. A-1-A, 670.77 feet to an intersection with a line 405.69 feet Southerly of, as measured at right angles to and parallel with the Northerly line of said Section 15; thence North 89°10'30" East, along last said line, 1040.09 feet; thence South 12°11'45" West, 170.25 feet to the point of curvature of a curve to the left; thence along and around the arc of said curve concave Easterly and having a radius of 137.18 feet, an arc distance of 98.48 feet, said arc being subtended by a chord bearing and distance of South 08°22'15" East, 96.38 feet to the point of tangency of said curve; thence South 28°56'14" East, 59.84 feet; thence South 16°02'03" West, 25.04 feet to its intersection with the arc of a curve leading Southerly; thence Southerly along and around the arc of said curve concave Westerly and having a radius of 178.84 feet, an arc distance of 56.36 feet, said arc being subtended by a chord bearing and distance of South 05°47'38" West, 56.12 feet to the point of tangency of said curve; thence South 14°49'17" West, 10.70 feet to the point of curvature of a curve to the left; thence along and around the arc of said curve concave Easterly and having a radius of 231.32 feet, an arc distance of 110.89 feet, said arc being subtended by a chord bearing and distance of South 01°05'19" West, 109.83 feet to the point of tangency of said curve; thence South 12°38'40" East, 143.58 feet; thence South 89°26'20" West, 887.83 feet to the POINT OF BEGINNING.

Containing 14.104 acres, more or less.

FOR: Stokes & Company



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 Land _____
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
 September 21, 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 23rd day of September

A.D. 19 85
James James
 (SEAL) Notary Public

Notary Public, State of Florida
 My Commission Expires Aug. 4, 1989
 Bonded thru Troy Eain - 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 22 DAY OF OCTOBER 1985 AT 1:30 o'clock PM, in the COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A) AND U.S. #1 NORTH, ST. AUGUSTINE, FLORIDA, WILL CONSIDER THE 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 R-2 TO P-2.

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

SECTION 1. Pursuant to the application of North Crescent Beach, Ltd. owners of the following described land, zoning classification of R-2, single/multi family on the following described lands:

A parcel of land in Government Lot 1, Section 16, Township 8 South, Range 30 East, St. Johns County, Florida, more fully described as follows: Commencing at the point of intersection of the East right-of-way line of State Road No. 11A, said right-of-way line being 50 feet East of the center line of said road, with a line 500 feet North, as measured perpendicularly, from the South line of Government Lot 4 of said Section 16; thence Northerly, an said East right-of-way line of State Road, on a curve towards Westerly with radius of 11,500.20 feet, through a central angle of 90° 29' 50" an arc distance of 1,552.56 feet to the point of tangency of said curve; thence, continuing on said East right-of-way line of State Road, North 14° 58' West, 1,194.84 feet to the point of beginning at the Southwest corner of the herein-described parcel of land; thence, continuing on said East right-of-way line of State Road, North 14° 58' West, 670.86 feet; thence North 89° 11' East, on a line parallel with and 408.88 feet South, as measured perpendicularly, from the North line of said Section 16, a distance of 1,767 feet more or less to the mean high water line of the Atlantic Ocean; thence, Southerly on said mean high water line 659 feet more or less; thence South 89° 24' 30" West, 1,296 feet more or less to the Point of Beginning.

IS HEREBY CHANGED TO: P-2, Planned Special Development, single family detached patio homes pursuant to exhibits filed with application R-PSD-85-58.

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 Building Department 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
 OF ST. JOHNS COUNTY, FLORIDA
 BY: *Carl "Bud" Markal*
 its 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.

L180 Sept. 21, 1985



RECEIVED
 COUNTY, FLORIDA
 FLORIDA DEPARTMENT OF STATE
 George Firestone
 Secretary of State '85 OCT 29 P1:17

October 25, 1985

Honorable Carl "Bud" Markel
 Clerk of Circuit Court
 St. Johns County
 Post Office Drawer 300
 St. Augustine, Florida 32084

Carl Bud Markel
 CLERK, COUNTY COMMISSION

Attention: Cheryl Kent, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

1. Receipt of your letter/s of October 23, 1985
 and certified copy/ies of St. Johns County
Ordinances Nos. 85-78, 85-79, 85-80, 85-81 & 85-82
2. Receipt of _____ County Ordinance/s
 relative to:
 - (a) _____
 which we have numbered _____
 - (b) _____
 which we have numbered _____
3. We have filed ~~thrs~~/these Ordinance(s) in this office
 on October 25, 1985
4. The original/duplicate copy/ies showing the filing date
 is/are being returned for your records.

Cordially,

Liz Cloud

(Mrs.) Liz Cloud, Chief
 Bureau of Administrative Code

LC/mb

FLORIDA-State of the Arts