

AN ORDINANCE OF THE COUNTY OF
ST. JOHNS, STATE OF FLORIDA,
REZONING LANDS AS DESCRIBED
HEREINAFTER FROM PRESENT ZONING
CLASSIFICATION OF RG-1 TO
PLANNED SPECIAL DEVELOPMENT
(PSD) WAIVING THE ACREAGE LIMITATION
ON PROJECT SIZE, AND APPROVING
A DETAILED DEVELOPMENT PLAN FOR THE
REZONED PROPERTY

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

Section 1. That, based upon the application for zoning change filed November 10, 1986, by Multitech Corporation (hereinafter the "Islands at Ponte Vedra PSD Application"), the recommendations of the St. Johns County Planning and Zoning Agency, and the public hearing held on Jan 27, 1987, the Board of County Commissioners of St. Johns County, Florida, hereby finds that:

a. The proposed PSD does not affect adversely the orderly development of St. Johns County as embodied in the St. Johns County Comprehensive Plan and St. Johns County Zoning Ordinance.

b. The proposed PSD will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment or development of the adjacent properties or the general neighborhood.

c. The proposed PSD will accomplish the objectives and standards and criteria of Section 8 A-4 of the St. Johns County Zoning Ordinance.

Section 2. That, the zoning classification of the lands described on the attached Exhibit A is hereby changed from RG-1 to Planned Special Development (hereinafter, the "Islands at Ponte Vedra PSD"), and the acreage limitation of 10 acres contained in Section 8A-4-3 of the St. Johns County Zoning Ordinance is waived for the 16.83 acre parcel described on the attached Exhibit A. The building code, zoning ordinance and other land use and development regulations of St. Johns County are applicable to this development, except those permitting variances and special exceptions, and except to the extent that they conflict with the specific provisions of the approved development plan or PSD ordinance. Modification to the approved development plan by variance or special exceptions shall be prohibited and such modification shall be made only in accordance with Section 8A-2-4 of the St. Johns County Zoning Ordinance.

Section 3. That, development within the Islands at Ponte Vedra PSD shall proceed in accordance with the Islands at Ponte Vedra PSD application as supplemented by the provisions of this ordinance.

Section 4. That, the location of various uses and improvements within the Islands at Ponte Vedra PSD shall be in accordance with the development plan and application filed, R-PSD-86-083, which development plan is hereby approved as the Detailed Development Plan for the rezoned property.: and as amended by letters filed with "application" dated December 1, 1986 and December 3, 1986. *and letter dated Jan 15, 1987.*

Section 5. The St. Johns County Building Department is authorized to issue construction permits allowed by the zoning classification as rezoned hereby.

Section 6. 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.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: Phyllis L. Lydon
Chairman

Attest:

Carl "Bud" Markel, Clerk

By: Cheryl Kent
Deputy Clerk

(SEAL)

Adopted Regular Meeting: 01/27/87
Effective: 02/02/87

Ordinance Book 8, page 31

MULTI/0062

EXHIBIT A

A PART OF GOVERNMENT LOT 7, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF LOT 110, ACCORDING TO THE PLAT OF DE LEON SHORES UNIT SIX, AS RECORDED IN MAP BOOK 13, PAGES 104 and 105 OF THE PUBLIC RECORDS OF SAID COUNTY: THENCE N. $01^{\circ}24'47''$ W., ALONG THE WEST LINE OF DOLPHIN BOULEVARD EAST, TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 7, A DISTANCE OF 10.83 FEET; THENCE S. $89^{\circ}08'50''$ W., ALONG SAID SOUTH LINE OF GOVERNMENT LOT 7, A DISTANCE OF 463.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. $89^{\circ}08'50''$ W. A DISTANCE OF 626.53 FEET TO ITS INTERSECTION WITH A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 7; THENCE N. $01^{\circ}06'36''$ W., ALONG SAID LINE PARALLEL TO GOVERNMENT LOT 7, A DISTANCE OF 1021.64 FEET; THENCE N. $88^{\circ}53'24''$ E. A DISTANCE OF 195.00 FEET; THENCE S. $01^{\circ}06'36''$ E. A DISTANCE OF 30.00 FEET; THENCE N. $88^{\circ}53'24''$ E. A DISTANCE OF 125.00 FEET; THENCE N. $01^{\circ}06'36''$ W. A DISTANCE OF 170.00 FEET; THENCE N. $36^{\circ}06'36''$ W. A DISTANCE OF 105.00 FEET; THENCE N. $01^{\circ}06'36''$ W. A DISTANCE OF 42.38 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AS DESCRIBED IN OFFICIAL RECORDS VOLUME 587, PAGES 247 THROUGH 254 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING FIVE COURSES: EASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1949.86 FEET, A CHORD BEARING OF N. $89^{\circ}33'50''$ E. AND A CHORD DISTANCE OF 141.20 FEET TO A POINT OF REVERSE CURVE; EASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 632.32 FEET, A CHORD BEARING OF S. $85^{\circ}40'38''$ E. AND A CHORD DISTANCE OF 150.48 FEET TO A POINT OF REVERSE CURVE; EASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 994.93 FEET, A CHORD BEARING OF S. $89^{\circ}05'53''$ E. AND A CHORD DISTANCE OF 354.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N. $80^{\circ}38'50''$ E. A DISTANCE OF 2.78 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 638.97 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N. $82^{\circ}48'50''$ E. AND A CHORD DISTANCE OF 48.31 FEET; THENCE S. $00^{\circ}40'20''$ E. A DISTANCE OF 220.00 FEET; THENCE S. $80^{\circ}57'45''$ W. A DISTANCE OF 117.99 FEET; THENCE S. $38^{\circ}47'04''$ W. A DISTANCE OF 143.68 FEET; THENCE S. $78^{\circ}09'50''$ W. A DISTANCE OF 252.33 FEET; THENCE S. $21^{\circ}11'39''$ W. A DISTANCE OF 163.29 FEET; THENCE S. $38^{\circ}39'35''$ E. A DISTANCE OF 57.63 FEET; THENCE S. $03^{\circ}36'21''$ W. A DISTANCE OF 238.64 FEET; THENCE N. $89^{\circ}01'19''$ E. A DISTANCE OF 146.00 FEET; THENCE S. $00^{\circ}58'41''$ E. A DISTANCE OF 126.48 FEET; THENCE N. $89^{\circ}08'50''$ E. A DISTANCE OF 13.74 FEET; THENCE S. $00^{\circ}51'10''$ E. A DISTANCE OF 224.99 FEET; THENCE S. $51^{\circ}02'50''$ E. A DISTANCE OF 23.43 FEET; THENCE S. $00^{\circ}51'10''$ E. A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING. CONTAINING 16.83 ACRES MORE OR LESS.

MULTI/0060

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 _____
Kristi Robertson who on oath says that he is
Accounting Clerk 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, RG-1 to PSD
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
December 24, 1986

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 Kristi Robertson
 this 31st day of December
 A.D. 19 86
[Signature]
 (SEAL) Notary Public

Notary Public, State of Florida
 My Commission Expires Aug. 4, 1989
 Bonded Through [Signature] Insurance, Inc.

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 27TH DAY OF JANUARY 1987 AT 1:30 O'CLOCK P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A) AND U.S. #1 NORTH, 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 RG-1 TO PSD, PLANNED SPECIAL DEVELOPMENT.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA: SECTION 1. Pursuant to the application of Multitech Corporation on behalf of Marsh Landing Venture, Ltd., owners of the following described land, zoning classification of RG-1, single or multi family on the following described lands:

EXHIBIT A
 A PART OF GOVERNMENT LOT 7, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF LOT 110, ACCORDING TO THE PLAT OF DE LEON SHORES UNIT SIX, AS RECORDED IN MAP BOOK 13, PAGES 104 AND 105 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N. 01°24'47"W., ALONG THE WEST LINE OF DOLPHIN BOULEVARD EAST, TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID GOVERNMENT LOT 7, A DISTANCE OF 10.83 FEET; THENCE S. 89°08'50"W., ALONG SAID SOUTH LINE OF GOVERNMENT LOT 7, A DISTANCE OF 48.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 89°08'50"W. A DISTANCE OF 826.53 FEET TO ITS INTERSECTION WITH A LINE 30 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID GOVERNMENT LOT 7; THENCE N. 01°06'36"W., ALONG SAID LINE PARALLEL TO GOVERNMENT LOT 7, A DISTANCE OF 1021.44 FEET; THENCE N. 88°53'24"E. A DISTANCE OF 195.00 FEET; THENCE S. 01°06'36"E. A DISTANCE OF 30.00 FEET; THENCE N. 88°53'24"E. A DISTANCE OF 125.00 FEET; THENCE N. 01°06'36"W. A DISTANCE OF 170.00 FEET; THENCE N. 36°09'36"W. A DISTANCE OF 105.00 FEET; THENCE N. 01°06'36"W. A DISTANCE OF 42.38 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AS DESCRIBED IN OFFICIAL RECORDS VOLUME 587, PAGES 247 THROUGH 254 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY LINE THE FOLLOWING FIVE COURSES: EASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1949.80 FEET, A CHORD BEARING OF N. 89°23'50"E. AND A CHORD DISTANCE OF 141.20 FEET TO A POINT OF REVERSE CURVE; EASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 822.32 FEET, A CHORD BEARING OF S. 85°40'38"E. AND A CHORD DISTANCE OF 150.48 FEET TO A POINT OF REVERSE CURVE; EASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 949.93 FEET, A CHORD BEARING OF S. 89°05'53"E. AND A CHORD DISTANCE OF 354.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N. 80°38'50"E. A DISTANCE OF 2.78 FEET TO THE POINT OF CURVE OF A

CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 638.97 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N. 82°48'50" E. AND A CHORD DISTANCE OF 48.31 FEET; THENCE S. 00°40'20" E. A DISTANCE OF 220.00 FEET; THENCE S. 80°57'45" W. A DISTANCE OF 117.99 FEET; THENCE S. 38°47'04" W. A DISTANCE OF 143.68 FEET; THENCE S. 78°09'50" W. A DISTANCE OF 252.33 FEET; THENCE S. 21°11'39" W. A DISTANCE OF 163.29 FEET; THENCE S. 38°39'35" E. A DISTANCE OF 57.63 FEET; THENCE S. 03°34'21" W. A DISTANCE OF 238.64 FEET; THENCE N. 89°01'19" E. A DISTANCE OF 146.00 FEET; THENCE S. 00°58'41" E. A DISTANCE OF 126.48 FEET; THENCE N. 89°08'50" E. A DISTANCE OF 13.74 FEET; THENCE S. 00°51'10" E. A DISTANCE OF 224.99 FEET; THENCE S. 51°02'50" E. A DISTANCE OF 23.43 FEET; THENCE S. 00°51'10" E. A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING, CONTAINING 14.83 ACRES MORE OR LESS.

MULTI/0060
IS HEREBY CHANGED TO:
PSD, PLANNED SPECIAL DEVELOPMENT IN ACCORDANCE WITH APPLICATION AND DOCUMENTS FILED WITH R-PSD-34-083.

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: s/Carl Bud Market
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.
L737 Dec. 24, 1986



FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State

Dorothy W. Glisson
Deputy Secretary For Elections

RECEIVED
ST. JOHNS COUNTY, FLORIDA

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Carl Bud Markel
CLERK, COUNTY COMMISSION

January 30, 1987

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

Attention: Tami J. Tedder, Deputy Clerk

Dear Mr. Markel:

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

1. Receipt of letter/s of January 28, 1987
and certified copy/ies of St. Johns
County Ordinance(s) 87-7
Rezoning to PSD "Islands of Ponte Vedre PSD Application"
2. Receipt of _____ County Ordinance(s)
relative to:
 - (a) _____
which we have numbered _____
 - (b) _____
which we have numbered _____
3. We have filed this/~~these~~ Ordinance(s) in this office
on January 30, 1987.
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

DIVISION OF ELECTIONS, Room 1801, The Capitol, Tallahassee, Florida 32301
(904) 488-7690