

ORDINANCE NO. 87-27

INTRODUCED BY COMMISSIONER

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OR to RS-2 WITH CERTAIN CONDITIONS; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, (Property Owners' names): Randal L. Ringhaver

filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on 12th day of MAY, 1987 at 2:00 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 RS-2, 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 RS-2 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 Randal L. Ringhaver

zoning classification of OR, Open Rural  
on the following described lands:

Legal Description:

A portion of Government Lot 2, Section 9, Township 6 South Range 27 East, St. Johns County, Florida, being more particularly described as follows:

Begin at the most Southwesterly corner of Government Lot 1 of said Section 9; thence South 45 degrees 42 minutes 52 seconds West along the Northwesterly line of Section 48, of said Township 6 South, Range 27 East also being the Northerly line of crosswinds as recorded in Map Book 13, pages 39 and 40, of the public records of said County, 1581 feet, more or less, to the waters of St. Johns River; thence Northwesterly along said waters, 180 feet, more or less, to an intersection with the westerly line of said Section 9; thence North 01 degrees 51 minutes 22 seconds West along last said line, 1313 feet, more or less to the southerly right-of-way line of State Road No. 13 (a 120.0 foot right-of-way as now established) said Southerly right-of-way line lying in a curve leading Southeasterly; thence along said Southerly right-of-way line and along and around the arc of a curve concave southerly and having a radius of 2231.84 feet, an arc distance of 1311.59 feet, said arc being subtended by a chord bearing and distance of South 85 degrees 32 minutes 08 seconds East, 1292.79 feet to the point of tangency of said curve; thence South 68 degrees 42 minutes 00 seconds East along said Southerly right-of-way line, 50.66 feet to the Easterly line of said Government Lot 2; thence South 01 degrees 28 minutes 16 seconds East along last said line, 163.02 feet to the Point of Beginning. Lands thus described contain 27.71 acres, more or less.

IS HEREBY CHANGED TO : RS-2, single family residential

SUBJECT TO THE FOLLOWING CONDITIONS:

1. One access point to SR#13, toward North end of site, including deceleration lane, built by applicant in accordance with Department of Transportation regulations.
2. There shall be a maximum of 20 lots on herein described land.
3. Maintenance by the developer/or his assigns/ of a minimum 30 feet natural landscaped buffer along SR#13

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.

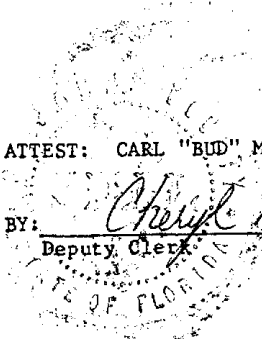
PASSED this 26 day of May, 1987.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Phyllis L. Lydon  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Cheryl Kent  
Deputy Clerk



FILED AND RECORDED IN  
PUBLIC RECORDS OF  
ST. JOHNS COUNTY, FLA.

1987 JUN -4 AM 10:40

Carl "Bud" Markel  
CLERK OF CIRCUIT COURT

Adopted regular meeting 5/26/87

Effective June 2, 1987

**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, OR to RS-2  
 \_\_\_\_\_ in the \_\_\_\_\_ Court,  
 was published in said newspaper in the issues of \_\_\_\_\_  
April 8, 1987

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 9th day of April  
 A.D. 19 87  
[Signature]  
 (SEAL) Notary Public  
 (Notary Public, State of Florida  
 My Commission Expires Aug. 4, 1989  
 Bonded thru Toy Fair - Insurance, Inc.

*Continued to  
 May 26, 1987  
 at 2:00 p.m.*

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 12 DAY OF MAY 1987 AT 2:00 O'CLOCK P.M., IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 14-A) AND U.S. #1 NORTH, ST. AUGUSTINE, FLORIDA, WILL CONSIDER PASSAGE OF THE FOLLOWING ORDINANCE:

**COP** AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF OR TO RS-2 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 Ronald L. Ringhofer, owners of the herein described land, zoning classification of OR, Open Rural as the following described lands:

A portion of Government Lot 2, Section 9, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

Begin at the most Southwesterly corner of Government Lot 1 of said Section 9; thence South 45 degrees 42 minutes 32 seconds West along the Northwesterly line of Section 46, of said Township 6 South, Range 27 East, also being the Northwesterly line of crossing as recorded in Map Book 73, pages 39 and 40, of the public records of said County, 1381 feet, more or less, to the waters of St. Johns River; thence Northwesterly along said waters, 180 feet, more or less, to an intersection with the westerly line of said Section 9; thence North 61 degrees 51 minutes 22 seconds West along said line, 1333 feet, more or less to the southerly right-of-way line of State Road No. 12 (a 120 foot right-of-way as now established) said southerly right-of-way line being a curve heading Southwesterly; thence along said southerly right-of-way line and along and around the arc of a curve bearing southerly and having a radius of 122.84 feet, an arc distance of 131.59 feet, said arc being subtended by a chord bearing and distance of South 85 degrees 32 minutes 08 seconds East, 1282.79 feet to the point of tangency of said curve; thence South 68 degrees 42 minutes 08 seconds East along said southerly right-of-way line, 38.64 feet to the Easterly line of said Government Lot 2; thence South 67 degrees 38 minutes 16 seconds East along said line, 143.02 feet to the Point of Beginning. Lands thus described contain 27.77 acres, more or less.

IS HEREBY CHANGED TO: RS-2, single family residential with the possibility of added conditions.

**SECTION 2.** Nothing herein contained shall be deemed to impose conditions, restrictions 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 Building Department is authorized to issue construction permits allowed by zoning classification as rezoned herein.

**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 "Carl" Market

clerk  
 If a person desires to inspect 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.  
 L322 April 8, 1987