

ORDINANCE NUMBER: 87-66

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

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

SECTION 1. That as requested by Dunes Club Partners in its application with supporting documents for zoning change, dated August 24, 1987, and as amended on September 17, 1987, (hereinafter, the PSD Application), the zoning classification of the lands described on the attached exhibit "A" is hereby changed from RG-2(B) to Planned Special Development, (PSD).

SECTION 2. That development of the lands within this PSD shall proceed in accordance with the PSD Application and supporting documents which are a part of zoning file R-PSD-87-048 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 PSD Application or supporting documents and the below described provisions of this Ordinance, the below described provisions shall prevail.

SECTION 3. There shall be no vehicular access or egress, from or to, A1A, except at the designated entrance/exit location.

SECTION 4. The divided entrance shall conform to Fire Service Standards to permit unobstructed access by emergency vehicles.

SECTION 5. The Final approved site plan shall be recorded in the Official Records of St. Johns County, Florida, to identify fee simple lot plans.

SECTION 6. That all residences will be hooked up to water and sewer utility services and these services shall be provided by an approved utility company.

SECTION 7. That all roads and parking areas within the project either public or private shall be constructed to approved County Standards.

SECTION 8. That all easements required for drainage purposes shall be granted to the County at no cost, upon County's Request.

SECTION 9. All building code, zoning ordinance and other land use and development regulations of St. Johns County, as may be amended from time to time shall be applicable to this development except to the extent that they conflict with specific provisions of the approved development or PSD Ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

SECTION 10. The Zoning Official is authorized to issue zoning clearances allowed by zoning classification as rezoned hereby.

SECTION 11. This Ordinance shall take effect immediately upon receipt of official acknowledgment of the Office of the Department of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida, that same has been filed.

Adopted this 27th day of October, 1987.

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

BY: Phillip L. Taylor
Chairman

ATTEST: Carl "Bud" Markel

BY: Cheryl Kent
Deputy Clerk

Adopted regular meeting 10/27/87

Effective: November 3, 1987

EXHIBIT A

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, TO WIT:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 41' 06" WEST ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 971.68 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 00 DEGREES 41' 06" WEST ALONG SAID WEST LINE OF SECTION 20, A DISTANCE OF 500.0 FEET; THENCE RUN NORTH 89 DEGREES 15' 30" EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 1487 FEET, MORE OR LESS TO THE MEAN HIGH WATER MARK OF THE ATLANTIC OCEAN; THENCE MEANDER SOUTHERLY ALONG SAID MEAN HIGH WATER, A DISTANCE OF 515 FEET, MORE OR LESS TO THE INTERSECTION WITH A LINE THAT BEARS NORTH 89 DEGREES 15' 30" EAST, FROM THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 15' 30" WEST, A DISTANCE OF 1600 FEET, MORE OR LESS TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PART OF SAID PROPERTY LYING WITHIN STATE ROAD A-1-A, BEING THE SAME LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 604, PAGES 775 AND 776 OF THE PUBLIC RECORDS - OF SAID ST. JOHNS COUNTY.

EXCLUDING THEREFROM THE FOLLOWING:

A PART OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 00°41'06" WEST ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 971.68 FEET; THENCE NORTH 89°15'30" EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 1413.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 14°25'00" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) A DISTANCE OF 514.59 FEET; THENCE NORTH 89°15'30" EAST, A DISTANCE OF 196 FEET MORE OR LESS TO THE APPROXIMATE MEAN HIGH WATER MARK OF THE ATLANTIC OCEAN (AS DESCRIBED IN OFFICIAL RECORDS VOLUME 604, PAGES 775 AND 776 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE MEANDER SOUTHERLY ALONG SAID MEAN HIGH WATER MARK, A DISTANCE OF 515 FEET MORE OR LESS TO THE INTERSECTION WITH A LINE THAT BEARS NORTH 89°15'30" EAST, FROM THE POINT OF BEGINNING; THENCE SOUTH 89°15'30" WEST, A DISTANCE OF 187 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 2.2 ACRES, MORE OR LESS.

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 Regular Meeting
 _____ in the matter of _____
Dunes Club Partners (file no. R-PSD-048)
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
September 26, 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 28th day of September
 A.D. 19 87

[Signature]
 (SEAL) Notary Public
 Notary Public, State of Florida
 My Commission Expires Aug. 4, 1989
 Bonded Thru Troy Full - 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 27 DAY OF OCTOBER 1987 AT 2:00 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 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-2 TO PSD.

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

SECTION 1. Pursuant to the application of Dunes Club Partners owners of the following described land, zoning classification of RG-2, single, multi family on the following described lands:

EXHIBIT A
 THAT CERTAIN PIECE, PAR-

CEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, TO WIT: COMMENCE AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE RUN NORTH 80 DEGREES 41' 06" WEST ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 97.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN NORTH 00 DEGREES 41' 06" WEST ALONG SAID WEST LINE OF SECTION 20, A DISTANCE OF 500.0 FEET; THENCE RUN NORTH 89 DEGREES 15' 30" EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 1487 FEET, MORE OR LESS TO THE MEAN HIGH WATER MARK OF THE ATLANTIC OCEAN; THENCE MEANDER SOUTHERLY ALONG SAID MEAN HIGH WATER, A DISTANCE OF 515 FEET, MORE OR LESS TO THE INTERSECTION WITH A LINE THAT BEARS NORTH 89 DEGREES 15' 30" EAST, FROM THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 15' 30" WEST, A DISTANCE OF 1600 FEET, MORE OR LESS TO THE POINT OF BEGINNING, LESS AND EXCEPT ANY PART OF SAID PROPERTY LYING WITHIN STATE ROAD A-1-A, BEING THE SAME LAND AS DESCRIBED IN OFFICIAL RECORDS VOLUME 404, PAGES 775 AND 776 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY.

EXCLUDING THEREFROM THE FOLLOWING:

A PART OF SECTION 20, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 00°41'06" WEST ALONG THE WEST LINE OF SAID SECTION 20, A DISTANCE OF 971.68 FEET; THENCE NORTH 89°15'30" EAST, PARALLEL TO THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 1413.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 142°3'00" WEST, ALONG THE EASTERLY

RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) A DISTANCE OF 314.59 FEET; THENCE NORTH 89°15'30" EAST, A DISTANCE OF 196 FEET MORE OR LESS TO THE APPROXIMATE MEAN HIGH WATER MARK OF THE ATLANTIC OCEAN (AS DESCRIBED IN OFFICIAL RECORDS VOLUME 604, PAGES 775 AND 776 OF THE PUBLIC RECORDS OF SAID COUNTY); THENCE MEANDER SOUTHERLY ALONG SAID MEAN HIGH WATER MARK, A DISTANCE OF 315 FEET MORE OR LESS TO THE INTERSECTION WITH A LINE THAT BEARS NORTH 89°15'30" EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 89°15'30" WEST, A DISTANCE OF 187 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 2.2 ACRES, MORE OR LESS.

IS HEREBY CHANGED TO: PSD, Planned Special Development in accordance with documents filed in application R-PSD-87-048.

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" Merkel
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.

L297, Sept. 26, 1987