

ORDINANCE NUMBER: 87-80

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

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

SECTION 1. That as requested by Tesdorpf and James Development Inc., in their application with supporting documents for zoning change dated August 21, 1987 and as amended on September 17, 1987, hereinafter the Heron II application, a PSD application, the zoning classification of the following described lands:

A tract of land in Section 32, Township 6 South, Range 30 East, described as follows:

Commence at an iron pipe on West line of right-of-way of State Road No. 78 at its intersection with North line of said Section 32; thence run Southerly along West right-of-way line of said Road 78 being 33 feet from center line thereof, a distance of 864 feet to South line of a thirty foot road; thence run Westerly along the South line of road and at right angles to State Road 78, 1200 feet; thence continue along South line of road North 85 degrees West, 333 feet to the POINT OF BEGINNING; continue Westerly on the South line of road 124.49 feet; thence South 2 degrees 45 minutes 00 seconds East, 304.27 feet; thence North 89 degrees 02 minutes 20 seconds East 198.03 feet; thence North 17 degrees West, 302.99 feet to the Point of Beginning.

is hereby changed from Open Rural to Planned Special Development.

SECTION 2. That development of the lands within this Planned Special Development shall proceed in accordance with the PSD application and supporting documents which

are a part of zoning file R-PSD-87-046 and which are incorporated by reference into and made a part 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. The PSD shall be recorded in accordance with recording procedures in the office of the Clerk of the Circuit Court for proper description of the fee simple parcels.

SECTION 4. The wetlands line must be verified by regulatory agencies prior to construction, and that portion of Carcaba Road fronting the subject property must be brought to current County standards and compliance with the Paving and Drainage Ordinance # 86-4.

SECTION 5. That all roads and parking areas within the project either public or private shall be constructed to approved County Standards.

SECTION 6. That all easements required for drainage purposes shall be granted to the County at no cost, upon County's request.

SECTION 7. 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 plan or PSD Ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

SECTION 8. The Zoning Official is authorized to issue zoning clearances allowed by zoning classification as rezoned hereby.

SECTION 9. 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 of St. Johns County, Florida that same has been filed.

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

BY: Lawrence O. Hartley
chairman

ATTEST: CARL "BUD" MARKEE, CLERK,
BY: Cheryl Kent
Deputy Clerk

(Seal)

Adopted regular meeting 12/08/87

Effective: December 17, 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 _____
Public Notice
 _____ in the matter of _____
zibubq reclassification from OR to PSD
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
November 7, 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 November
 A.D. 19 87

[Signature]
 Notary Public

Notary Public, State of Florida
 My Commission Expires Aug. 4, 1989
 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 8 DAY OF DECEMBER 1987 AT 2:00 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 OR TO PSD.

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

SECTION 1. Pursuant to the application of Tesdorpf and James Development, Inc. owners of the following described land, zoning classification of OR, Open rural on the following described lands:

A tract of land in Section 32, Township 6 South, Range 30 East, described as follows:

Commence at an iron pipe on West line of right-of-way of State Road No. 78 at its intersection with North line of said Section 32; thence run Southerly along West right-of-way line of said Road 78 being 33 feet from center line thereof, a distance of 84 feet to South line of a thirty foot road; thence run Westerly along the South line of road and at right angles to State Road 78, 1200 feet; thence continue along South line of road North 85 degrees West, 333 feet to the POINT OF BEGINNING; continue Westerly on the South line of road 124.49 feet; thence South 2 degrees 45 minutes 00 seconds East, 304.27 feet; thence North 89 degrees 02 minutes 20 seconds East 198.03 feet; thence North 17 degrees West, 302.99 feet to the Point of Beginning.

IS HEREBY CHANGED TO: PSD, Planned Special Development in accordance with documents filed in application R-PSD-87-046.

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 acknowledgement of the Secretary of the County Commission has been

RD 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.
 L536 Nov. 7, 1987