

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF

OR, Open Rural to RS-2, single family WITH CERTAIN CONDITIONS: REQUIRING RECORDATION: AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, (Property Owners' names): Susan Scott Cesaritti

filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on 23rd day of MAY at 1:45 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 public health, safety and general welfare, and without promise, prerequisite, or inducement to the enactment of this Ordinance, applicant(s) 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 limitation are for the benefit of the general public and not just the applicant(s), and they are reasonable and nondiscriminating;

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

SECTION I. Pursuant to the application of Susan Scott Cesaritti

zoning classification of OR on the following described lands:

(insert legal description)

LEGAL DESCRIPTION: A PARCEL OF LAND CONTAINING 56.59 ACRES MORE OR LESS AND BEING LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13; THENCE NORTH 89 DEGREES 14 MINUTES 56 SECONDS WEST, A DISTANCE OF 1315.30 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 1869.77 FEET; THENCE SOUTH 89 DEGREES 36 MINUTES 07 SECONDS EAST, A DISTANCE OF 1317.06 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS EAST, ON THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, A DISTANCE OF 1877.85 FEET TO THE POINT OF BEGINNING.

IS HEREBY CHANGED TO: RS-2

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Central water will be provided/and fire protection. The developer agrees to hook up to the County water supply when available at the developers expense.
2. Minimum lot size will be limited to one-third acre.
3. Maximum number of lots will be 110, with one residence per lot.
4. Watson Road will be extended to the property line as a dedicated Road to provide access.

which conditions shall remain in full force and effect at all times until amended or changed by further ordinance of this Body.

SECTION 2. Nothin 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 St. Johns County Building Department is authorized to issue construction permits allowed by classification as rezoned and conditions hereby.

SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgement from the Office of the Department 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 name(s) of the property owner(s) described in Section 1 hereof.

PASSED THIS 23rd day of May 1989.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY *Alvin C. Chandler*  
Chairman

ATTEST: CARE "BUD" MARKEL, CLERK

BY *Paul Bud Markel*  
Clerk

VERIFIED BY  
J.N.

Adopted regular meeting May 23, 1989  
Effective: May 31, 1989

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

89 JUN -1 AM 10:37

*Paul Bud Markel*  
CLERK OF CIRCUIT COURT

# The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared \_\_\_\_\_  
 Becky Hesson \_\_\_\_\_ who on oath says that she 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 Hearing \_\_\_\_\_  
 \_\_\_\_\_ in the matter of \_\_\_\_\_  
 RE: RS-2- Susan Scott Cesaritti \_\_\_\_\_  
 \_\_\_\_\_ in the \_\_\_\_\_ Court,  
 was published in said newspaper in the issues of \_\_\_\_\_  
 April 19, 1989 \_\_\_\_\_

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 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 she has neither paid nor promised  
 any person, firm or corporation any discount, rebate, commission or refund  
 for the purpose of securing the advertisement for publication in the said  
 newspaper.

Sworn to and subscribed before me Becky Hesson  
 this \_\_\_\_\_ 19th \_\_\_\_\_ day of \_\_\_\_\_ April \_\_\_\_\_  
 A.D. 19 \_\_\_\_\_ 89

Susan Johns  
 (SEAL) \_\_\_\_\_ Notary Public

Notary Public, State of Florida  
 My Commission Expires Aug. 4, 1989  
 Bonded Thru Troy Fain - Insurance, Inc.

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 23rd DAY OF MAY 1989 AT 1:45 o'clock PM, IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16A) AND U.S. 91 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 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 Susan Scott Cesaritti owners of the following described land, zoning classification of OR, Open Rural on the following described lands:

LEGAL DESCRIPTION: A PARCEL OF LAND CONTAINING 56.59 ACRES MORE OR LESS AND BEING LOCATED IN THE EAST HALF OF THE

SOUTHWEST QUARTERS OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHEAST CORNER OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 13, THENCE NORTH 89 DEGREES 14 MINUTES 56 SECONDS WEST, A DISTANCE OF 1315.30 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 1869.77 FEET; THENCE SOUTH 89 DEGREES 34 MINUTES 07 SECONDS EAST, A DISTANCE OF 1317.06 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 24 SECONDS EAST, ON THE EAST LINE OF SAID EAST HALF OF THE SOUTHWEST QUARTER OF THE SECTION 13, A DISTANCE OF 1877.85 FEET TO THE POINT OF BEGINNING, is hereby changed to RS-2, single family with the possibility of added conditions.

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, except as provided in Section 1 above.

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" Markel 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.

L905 April 19, 1989