

ORDINANCE NO. 89-44

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): David and Roland Pacetti, Wildwood
Pines Properties, Inc.

filed application for change of zoning on lands hereinafter described, and after required
notice was published, a public hearing was held on 12 day of
SEPT., 1989 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 RS2 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 RS2 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 David and Roland Pacetti;
Wildwood Pines Properties, Inc.

zoning classification of RS2
on the following described lands:

Commence at the Northeast Corner of Section 14, T8S, R29E,
St. Johns County Florida; thence Run S89°02'W, along the
North Line of said Section 14, 1529.43 feet to the Point
of Beginning; thence continue to run S89°02'W, 282.24 feet;
thence run S00°08'49"W, 617.35 feet; thence run N89°02'E,
282.24 feet; thence run N00°08'49"E, 617.35 feet to the
Point of Beginning; Containing 4.00 acres

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Maximum number of lots: The total number of lots will not exceed six.
2. Central Water and Fire Hydrants: The development will be served with central water. Fire hydrants shall be installed as approved by St. Johns County Fire Coordinator.
3. Turn Lane Off of Wildwood Drive: A right-turn decel lane has been constructed as part of Wildwood Pines Unit One.
4. Sea Eagle Circle: Sea Eagle Circle shall not be used as an entrance.
5. Deer Chase Drive: The extension of Deer Chase Drive through the subject property shall be a minimum of 100' right-of-way.

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 12th day of September 1989.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: [Signature]
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: [Signature]
Clerk

CLERK OF COUNTY COURT
69 SEP 29 AM 10:10
CLERK OF COUNTY COURT

Adopted regular meeting September 12, 1989

Effective: September 22, 1989

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 _____
 Zoe Ann Johns _____ who on oath says that she is
 Accounting Manager _____ 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 Meeting _____
 _____ is the matter of _____
 RE: Wildwood Pines _____
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
 August 9, 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 _____
 this _____ 10th _____ day of _____ August _____
 A.D. 19 89 _____

Virginia Dale
 (SEAL) _____ Notary Public

NOTARY PUBLIC STATE OF FLORIDA
 MY COMMISSION EXPIRES 30, 1992
 BONDED TO THE GENERAL REG. 1989

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 12 DAY OF SEPTEMBER 1989 AT 1:45 O'CLOCK P.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16A) AND U.S. #1 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 Roland and David Pacelli, Wildwood Pines Properties, Inc. owners of the following described land, zoning classification of OR, Open Rural on the following described lands:

Commence at the Northeast Corner of Section 14, T8S, R29E, St. Johns County, Florida; thence run S89°02'W, along the North Line of said Section 14, 1529.43 feet to the Point of Beginning; thence continue to run S89°02'W, 282.24 feet; thence run S00°06'49"W, 617.35 feet; thence run N89°02'E, 282.24 feet; thence run N00°06'49"E, 617.35 feet to the Point of Beginning; containing 4.00 acres. 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, 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.

L0253 Aug. 9, 1989