

AN ORDINANCE OF THE COUNTY OF ST. JOHNS,  
STATE OF FLORIDA, REZONING LANDS AS DESCRIBED  
HEREINAFTER FROM PRESENT ZONING CLASSIFICATION OF  
RG-1/RG-2 TO PLANNED SPECIAL DEVELOPMENT

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

SECTION 1. That as requested by Justice Development  
in its application with supporting documents for zoning  
change, dated July 3, 1989 and as amended on August 3,  
1989, (hereinafter, the Planned Special Development  
application), the zoning classification of lands described  
on the attached Exhibit "A" is hereby changed from RG-1  
and RG-2 to Planned Special Development.

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-89-037 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 Application or supporting documents  
and the below described provisions of this Ordinance,  
the below described provisions shall prevail.

SECTION 3. The maximum number of units shall be limited  
to 51 (fifty-one).

SECTION 4. The entrance sign will be no larger than  
the one existing for nereby development of Seawalk.

SECTION 5. Recreation for children will be provided  
in the form of an equipped play area and nature walk,  
as shown on revised site plan, Exhibit C filed with  
application.

SECTION 6. The minimum lot size will be 60 feet by  
88 feet, with the exception of lots 44, 45, 46, 47, 48,  
49 and 50, which will be a minimum of 60.5 feet by 87.41  
feet. The minimum lot area for all lots within the PSD  
shall be 5,280 square feet.

SECTION 7: *Drainage and access including, but not limited to, culverts,  
roadways and all improvements thereon on lands located at the causeway  
entrance and its access contiguous to but outside the lands described within  
this PSD shall be perpetually maintained by the applicant, subsequent owners  
within the PSD, and/or the applicable Homeowners Association of Oceanwood.  
All homeowners shall be required to join the Homeowners Association and their  
title shall be subject thereto.*

SECTION 8. That all roads and parking areas within the project either public or private shall be constructed to approved County Standards.

SECTION 9. That all easements required for drainage purposes shall be granted to the County at no cost, upon the County's request.

SECTION 10. 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 those permitting variances and special exceptions and except to the extent that they conflict with specific provisions of the approved development plan or the PSD Ordinance. Modifications to approved development plans by variance or special exception shall be prohibited.

SECTION 11. The Zoning Official is authorized to issue zoning clearances allowed by zoning classification as rezoned hereby.

SECTION 12. 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: *Ray Walker*  
CHAIRMAN

ATTEST: CARL "BUD" MARKEE, CLERK  
BY: *Carl "Bud" Markee*  
CLERK

(Seal)

Adopted at a regular meeting on September 26, 1989

Effective: October 9, 1989

**EXHIBIT A**

LEGAL DESCRIPTION

A parcel of land, being a portion of Section 27, Township 3 South, Range 29 East, St. Johns County, Florida. Said parcel being more particularly described as follows:

For point of beginning, commence at the Northwesterly corner of Seawalk at Ponte Vedra, according to plat recorded in Map Book 22, Pages 60-65, of the Public Records of St. Johns County, and run N-15°48'00"W., along the Westerly line of those lands described in deed recorded in Official Records Volume 134, Page 82, said Public Records, a distance 225.63 feet to the Northwesterly corner of said lands; run thence N-76°40'00"E., along the Northerly line of said lands, a distance of 509.80 feet to a point; run thence N-13°20'00"W. a distance of 575.70 feet to a point; run thence N-10°31'00"E. a distance of 82.96 feet to a point; run thence N-76°40'00"E. a distance of 478.00 feet to a point; run thence S-05°21'30"E. a distance of 657.84 feet to the aforementioned Northerly line of those lands described in deed recorded in Official Records Volume 134, Page 82; run thence N-76°40'00"E., along said Northerly line, a distance of 302 feet, more or less, to the Westerly edge of a marsh; run thence Southeasterly, along said Westerly edge of marsh, a distance of 226 feet, more or less, to the Northeasterly prolongation of the Northerly line of aforementioned Seawalk at Ponte Vedra; run thence S-76°40'00"W., along said prolongation and along said Northerly line, a distance of 1281 feet, more or less, to the point of beginning.

# 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

\_\_\_\_\_ in the matter of \_\_\_\_\_  
RE: R-PSD-89-037

\_\_\_\_\_ in the \_\_\_\_\_ Court,

was published in said newspaper in the issues of \_\_\_\_\_  
August 26, 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 Zoe Ann Johns  
this 28th day of August

A.D. 19 89

Virginia Dale  
(SEAL) NOTARY PUBLIC STATE OF FLORIDA Notary Public  
MY COMMISSION EXP. AUG. 30, 1992  
BONDED THRU GENERAL INS. UND

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 28TH DAY OF SEPTEMBER 1989 AT 10:30 A.M. IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 16-A) 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 RG-1; RG-2 TO PSD (Planned Special Development). BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,

SECTION 1. Pursuant to the application of Justice Development, for Christine Mier and Harold Elder, owners of the following described land, zoning classification of RG-1 and RG-2 on the following described lands:

EXHIBIT A

A parcel of land, being a portion of Section 27, Township 3 South, Range 29 East, St. Johns County, Florida. Said parcel being more particularly described as follows:

For point of beginning, commence at the Northwest corner of Seawalk at Ponte Vedra, according to plat recorded in Map Book 22, Pages 60-65, of the Public Records of St. Johns County, and run N-15 48'00"W., along the Westerly line of those lands described in deed recorded in Official Records Volume 134, Page 82; said Public Records, a distance 225.63 feet to the Northwesterly corner of said lands; run thence N-76 40'00"E., along the Northerly line of said lands, a distance of 509.80 feet to a point; run thence N-13 20'00"W., a distance of 375.70 feet to a point; run thence N-10 31'00"E., a distance of 82.96 feet to a point; run thence N-76 40'00"E.,

a distance of 478.00 feet to a point; run thence S-05 21'00"E., a distance of 657.84 feet to the aforementioned Northerly line of those lands described in deed recorded in Official Records Volume 134, Page 82; run thence N-76 40'00"E., along said Northerly line, a distance of 302 feet, more or less, to the Westerly edge of a marsh; run thence Southeasterly, along said Westerly edge of marsh, a distance of 226 feet, more or less, to the Northeastly prolongation of the Northerly line of aforementioned Seawalk at Ponte Vedra; run thence S-76 40'00"W., along said prolongation and along said Northerly line, a distance of 1281 feet, more or less, to the point of beginning.

IS HEREBY CHANGED TO: PSD, Planned Special Development in accordance with documents filed in application R-PSD-89-037.

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" Market  
its clerk

If a person desires to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting or hearings, 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.

L0359 Aug. 26, 1989



FLORIDA DEPARTMENT OF STATE

Jim Smith  
Secretary of State

DIVISION OF ELECTIONS  
Room 1802, The Capitol  
Tallahassee, Florida 32399-0250  
(904) 488-8427

RECEIVED  
ST. JOHNS COUNTY, FLORIDA

October 4, 1989 OCT -9 A9:13

*Carl Bud Markel*  
CLERK, COUNTY COMMISSION

Honorable Carl "Bud" Markel  
Clerk of Circuit Court  
St. Johns County Courthouse  
Post Office Drawer 300  
St. Augustine, Florida 32085

Attention: Connie McDaniel, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of October 2, 1989 and certified copy of St. Johns County Ordinance No. 89-48, which was filed in this office on October 3, 1989.

Sincerely,

*Liz Cloud*  
Liz Cloud, Chief  
Bureau of Administrative Code

LC/mb