

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): Michael Boles through his Attorney,  
Baron L. Bartlett

filed application for change of zoning on lands hereinafter described, and after required  
notice was published, a public hearing was held on 28 day of  
MAY, 1991 at 1:30 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 Michael Boles

zoning classification of OR

on the following described lands:

(insert legal description)

See Exhibit "A"

IS HEREBY CHANGED TO: RS-2

**P. U. D. OFF. REC.**  
BOOK D PAGE 258

SUBJECT TO THE FOLLOWING CONDITIONS:

- 1) Maximum number of lots will be twenty-four.
- 2) Minimum lot size will be one acre each.
- 3) Individual septic tank for each lot.
- 4) Central water and fire protection for each lot.
- 5) Datil Pepper Roadway easement of 10' to be granted to St. Johns County for widening.
- 6) Access to Watson Road shall be limited to one entranceway with culvert.
- 7) Access to Datil Pepper Road shall be limited to five joint driveways with culverts.
- 8) Datil Pepper Road shall be re-surfaced with no less than 1" of asphalt from the intersection of Watson Road/Datil Pepper Road to the length of the property on Datil Pepper Road.

Acknowledged and agreed upon this 28th day of May, 1991,  
by [Signature], Attorney for Michael Boles,  
owner.

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 28th day of May, 1991

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: *Donald H. Arnold*  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Thomas Carter*  
Deputy Clerk

Adopted May 28, 1991 meeting Regular  
Effective: June 10, 1991

Exhibit "A"

**P. U. D.** OFF. REC.  
BOOK D PAGE 260

A PORTION OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST. BEING ALSO A PORTION OF LANDS DESCRIBED AND RECORDED IN O.R.V. 655 PAGES 1878 THROUGH 1882 OF THE PUBLIC RECORDS OF ST. JOHNS CO., FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00-41-20 EAST ALONG THE WEST LINE THEREOF, 33.00 FEET TO THE SOUTH RIGHT-OF-WAY OF WATSON ROAD; THENCE NORTH 88-47-11 EAST ALONG SAID SOUTH LINE, 60.00 FEET TO THE EAST RIGHT-OF-WAY OF DATIL PEPPER ROAD, AND THE POINT OF BEGINNING. THENCE CONTINUE NORTH 88-47-11 EAST ALONG SAID SOUTH RIGHT-OF-WAY OF WATSON ROAD, 1253.39 FEET TO THE WEST LINE OF GOVERNMENT LOT 2, MOULTRIE HEIGHTS SUBDIVISION, AS DESCRIBED AND RECORDED IN MAP BOOK 4 PAGE 51 OF THE PUBLIC RECORDS OF ST. JOHNS CO., FLORIDA; THENCE SOUTH 00-21-28 EAST ALONG SAID WEST LINE, 1264.44 FEET TO THE NORTHEAST CORNER OF GREENWOOD SUBDIVISION. AS DESCRIBED AND RECORDED IN MAP BOOK 19 PAGES 57-58 OF SAID PUBLIC RECORDS; THENCE NORTH 89-47-56 WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 1004.60 FEET TO THE NORTHWEST CORNER THEREOF, AND AN INTERSECTION WITH THE REALIGNED EAST RIGHT-OF-WAY OF DATIL PEPPER ROAD, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 864 PAGES 134-135 OF SAID PUBLIC RECORDS; THENCE NORTH 18-45-47 WEST ALONG SAID EAST LINE, 791.16 FEET TO AN ANGLE POINT THEREIN; THENCE CONTINUE ON SAID EAST LINE, NORTH 00-13-42 WEST, 485.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 33.81 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

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

91 JUN 12 PM 3:48

*Paul "Paul" Munk*  
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 \_\_\_\_\_  
SHERRY L. RAUCH 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 MEETING  
\_\_\_\_\_ in the matter of \_\_\_\_\_  
Government Lot 3, Section 19, Township 8 South, Range  
30 East in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
April 27, 1991

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 Coun-  
ty, 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 Sherry L. Rauch  
Zoe Ann Johns  
this 29th day of April  
A.D. 19 91

Zoe Ann Johns  
(SEAL) \_\_\_\_\_ Notary Public  
81.22.93

**COPY OF ADVERTISEMENT**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 28 DAY OF MAY 1991 AT 1:30 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 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 Baron L. Bartlett for Michael Boles owners of the following described land, zoning classification of OR, Open Rural on the following described lands:

Exhibit "A"  
A PORTION OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST, BEING ALSO A PORTION OF LANDS DESCRIBED AND RECORDED IN O.R.V. 655 PAGES 1878 THROUGH 1882 OF THE PUBLIC RECORDS OF ST. JOHNS CO., FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 00-41-20 EAST ALONG THE WEST LINE THEREOF, 33.00 FEET TO THE SOUTH RIGHT-OF-WAY OF WATSON ROAD; THENCE NORTH 88-47-11 EAST ALONG SAID SOUTH LINE, 60.00 FEET TO THE EAST RIGHT-OF-WAY OF DATIL PEPPER ROAD, AND THE POINT OF BEGINNING. THENCE CONTINUE NORTH 88-47-11 EAST ALONG SAID SOUTH RIGHT-OF-WAY OF WATSON ROAD, 1253.39 FEET TO THE WEST LINE OF GOVERNMENT LOT 2, MOULTRIE HEIGHTS SUBDIVISION, AS DESCRIBED AND RECORDED IN MAP BOOK 4 PAGE 51 OF THE PUBLIC RECORDS OF ST. JOHNS CO., FLORIDA; THENCE SOUTH 00-28 EAST ALONG SAID WEST LINE, 1264.44 FEET TO THE NORTHEAST CORNER OF GREENWOOD SUBDIVISION, AS DESCRIBED AND RECORDED IN MAP BOOK 19 PAGES 57-58 OF SAID PUBLIC RECORDS; THENCE NORTH 89-47-56 WEST ALONG THE NORTH LINE OF SAID SUBDIVISION, 1004.60 FEET TO THE NORTHWEST CORNER THEREOF, AND AN INTERSECTION WITH THE REALIGNED EAST RIGHT-OF-WAY OF DATIL PEPPER ROAD, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 864 PAGES 134-135 OF SAID PUBLIC RECORDS; THENCE NORTH 18-48-47 WEST ALONG SAID EAST LINE, 791.16 FEET TO AN AN-

GLE POINT THEREIN; THENCE CONTINUE ON SAID EAST LINE, NORTH 00-12-42 WEST, 485.23 FEET TO THE POINT OF BEGINNING, CONTAINING 33.81 ACRES, MORE OR LESS, SUBJECT TO EASEMENTS, RESERVATIONS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD 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 as 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

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.

L927 April 27, 1991