

Booklet BCC Secty
P. Segura
Rec - 2100
Ser - 300
- Bill Co -

2130 ①

ORDINANCE NUMBER: 92-27

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 RESIDENTIAL, WITH CERTAIN CONDITIONS: REQUIRING RECORDATION: AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, William and Patricia Broekema and C.L. Francisco, owners of land hereinafter described, filed application for change of zoning on lands hereinafter, and after required notice was published, a public hearing was held on 25th day of August, 1992 at 1:30 o'clock p.m. on said application; and,

WHEREAS, the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, having fully considered after public hearing pursuant to legal notice duly published as required by law and the St. Johns County Zoning Code, and after the St. Johns County Planning and Zoning Agency found the request consistent with the development trends of the surrounding area and with the density and intensity outlined within the goals, policies and objectives of the St. Johns County Comprehensive Plan, **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

Recorded in Public Records St. Johns County, FL
Clerk# 95021986 O.R. 1120 PG 1068 03:27PM
Recording \$21.00 Surcharge \$3.00 07/26/95

O.R. 1120 PG 1069

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 limitations are for the benefit of the general public and not just the applicant(s), and are reasonable and nondiscriminating;

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

SECTION 1. Pursuant to the application of William and Patricia Broekema and C.L. Francisco, zoning classification of OR, Open Rural, on the lands described on Exhibit A to R-92-006, attached hereto and made a part hereof, IS HEREBY CHANGED TO RS-2, SINGLE FAMILY RESIDENTIAL, subject to the following Conditions:

1. Maximum four (4) lots;
2. Minimum lot size shall be one-half acre; and
3. Maximum one residence per lot;

WHICH CONDITIONS shall remain in full force and effect at all time until amended or changed by further ordinance.

SECTION 2. Nothin herein contained shall deemed to impose conditions, limitations, or requirements not applicable to all other land in the zoning district

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wherein said lands are located, except as provided in Section 1 above.

SECTION 3. This project shall comply with the standards, policies and requirements in effect at the time of final approval and permitting of this project for development, including any successor or new policies, financing mechanism, plans or ordinances adopted by St. Johns County after the date of approval of this ordinance, including, without limitation, any concurrency management programs adopted pursuant to Florida Statute 163.3202 (2)(g), as amended, and Objective J.01.05 of the St. Johns County Comprehensive Plan dated September 14, 1990, including any amendments or successor policies of land development regulations adopted to implement Florida Statutes 163.3202 (2)(g).

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.

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PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA this 25th day of August,
1992.

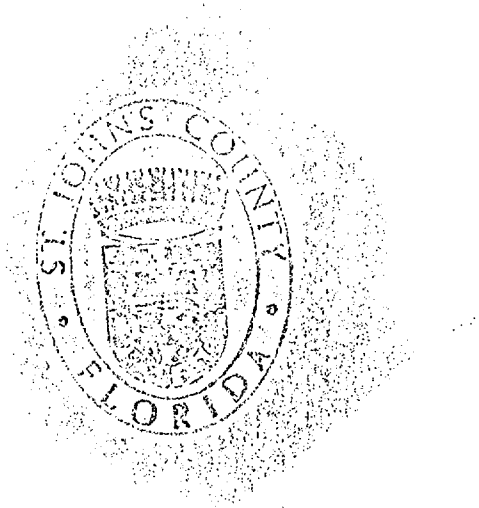
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Fred Brinkhoff
Its Chairman - Fred Brinkhoff

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Carl Bud Markel
Clerk

EFFECTIVE DATE: September 8, 1992



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Exhibit "A", legal description R-92-006

PARCEL "A"

A PORTION OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL BOULEVARD, (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 88° 24' 00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 584.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88° 24' 00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 100.00 FEET; THENCE SOUTH 00° 32' 30" EAST, DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE, 245.69 FEET; THENCE SOUTH 00° 28' 04" EAST, 70.00 FEET; THENCE SOUTH 84° 14' 56" WEST, 100.31 FEET; THENCE NORTH 00° 32' 30" WEST, 322.95 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 0.73 ACRES, MORE OR LESS.

PARCEL "B"

A PORTION OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL BOULEVARD, (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 88° 24' 00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 444.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88° 24' 00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 139.45 FEET; THENCE SOUTH 00° 32' 30" EAST, DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE, 322.95 FEET; THENCE SOUTH 84° 14' 56" WEST, 77.79 FEET; THENCE NORTH 13° 31' 01" WEST, 70.35 FEET; THENCE NORTH 10° 39' 09" WEST, 262.97 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 0.82 ACRES, MORE OR LESS.

LEGAL DESCRIPTION PARCEL "F"

That part of Government Lot 1, Section 9, Township 4 South, Range 29 East, St. Johns County, Florida, described as follows:

Commencing at the northwest corner of said Government Lot 1; thence South 9 degrees 06 minutes 50 seconds East, assumed bearing along the West line of said Government Lot 1, also being the East line of Palm Valley Gardens Unit 6 as recorded in Map Book 5, page 73 of the public records of said St. Johns County, 474.18 feet; thence North 88 degrees 26 minutes 25 seconds East 588.71 feet to the Point of Beginning of the land to be described; thence continue North 88 degrees 26 minutes 25 seconds East 168.45 feet; thence South 12 degrees 02 minutes 53 seconds East 237.92 feet to the intersection with the Northerly right of way line of Canal Boulevard; thence South 89 degrees 04 minutes 50 seconds West, along said Northerly right of way line, 214.36 feet; thence North 0 degrees 55 minutes 10 seconds West 231.56 feet to the Point of Beginning.

MEMO: Legibility of writing, typing or printing unsatisfactory in this document.

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 _____

MEETING ON AUGUST 25, 1992

_____ in the _____ Court,

was published in said newspaper in the issues of _____

July 24, 1992

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 27th day of July

A.D. 19 92

Zoe Ann Johns
(SEAL) 8/22/93 Notary Public

Ordinance Book 11 Page 522

COPY OF ADVERTISEMENT

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 25 DAY OF AUGUST 1992 AT 1:30 o'clock PM, 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 William/Patricia Broekema and C.L. Francisco, owners of the following described land, zoning classification of OR, Open Rural on the following described lands:

Exhibit "A" R-92-006

PARCEL "A"
A PORTION OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL BOULEVARD, (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 83° 24' 00" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 584.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88° 24' 00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 100.00 FEET; THENCE SOUTH 00° 32' 30" EAST; DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE, 245.69 FEET; THENCE SOUTH 00° 28' 04" EAST, 70.00 FEET; THENCE SOUTH 84° 14' 56" WEST, 100.31 FEET; THENCE NORTH 00° 32' 30" WEST, 322.95 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 0.73 ACRES, MORE OR LESS.

PARCEL "B"
A PORTION OF GOVERNMENT LOT 2, SECTION 9, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF CANAL BOULEVARD, (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY LINE OF SAID GOVERNMENT LOT 2; THENCE NORTH 88° 24' 00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 444.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88° 24' 00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 139.45 FEET; THENCE SOUTH 00° 32' 30" EAST, DEPARTING FROM SAID SOUTHERLY RIGHT-OF-WAY LINE, 322.95 FEET; THENCE SOUTH 84° 14' 56" WEST, 77.79 FEET; THENCE NORTH 13° 31' 01" WEST, 70.35 FEET; THENCE NORTH 10° 39' 09" WEST, 262.97 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 0.82 ACRES, MORE OR LESS.

PARCEL "E"
That part of Government Lot 1, Section 9, Township 4 South, Range 29 East, St. Johns County, Florida, described as follows:

Commencing at the north-west corner of said Government Lot 1; thence South 9 degrees 06 minutes 50 seconds East, assumed bearing along the West line of said Government Lot 1, also being the East line of Palm Valley Gardens Unit 6 as recorded in Map Book 5, page 73 of the public records of said St. Johns County, 474.18 feet; thence North 88 degrees 26 minutes 25 seconds East 588.71 feet to the Point of Beginning of the land to be described; thence continue North 88 degrees 26 minutes 25 seconds East 168.45 feet; thence South 12 degrees 02 minutes 53 seconds East 237.92 feet to the intersection with the Northerly right of way line of Canal Boulevard; thence South 89 degrees 04 minutes 50 seconds West, along said Northerly right of way line

214.36 feet; thence North 0 degrees 55 minutes 10 seconds West 231.56 feet to the Point of Beginning.

Containing 1.02 acres more or less.

General location: Canal Boulevard, Ponte Vedra Beach 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
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.

Notice to all hearing impaired persons: Anyone planning to attend this meeting and needs the services of an interpreter, please contact David Halstead, ADA Coordinator at (904) 323-2505 at least 5 days prior to the date of this meeting.

L643 July 24, 1992