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Recorded in Public Records . Johns County, FL  
ark# 98027737 O.R. 1328 826 04:08PM 06/23/1998  
Recording \$13.00 Surcharge \$2.00

ORDINANCE NUMBER : 98- 33  
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-3 (SINGLE FAMILY RESIDENTIAL)  
MAKING FINDINGS OF FACT; REQUIRING RECORDATION;  
AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, William A. Vose on behalf of Linda M. Gordon, Charles D. Major, and Anita L. Major, owners of lands described herein, filed an application for change dated February 12, 1998 for zoning hereinafter described, and after required notice was published a public hearing was held on the 9 day of June, 1998 at 1:30 o'clock PM on said application.

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

SECTION 1. Upon consideration of the application, R-98-012, supporting documents, statements from the applicant, correspondence received by the Planning Department, recommendation of the Planning and Zoning Agency, and comments from the staff and applicant at the public hearing, finds as follows:

- a. The request for rezoning has been fully considered after public hearing pursuant to legal notice duly published as required by law and the Zoning Ordinance.
- b. The proposed rezoning to RS-3 does not adversely affect the orderly development of St. Johns County as embodied in the Zoning Ordinance and the Comprehensive Plan.
- c. The proposed RS-3 classification will not adversely affect the health, safety, and welfare of residents or workers in the area and will not be detrimental to the natural environment, development of adjacent properties, or general neighborhood.
- d. The proposed RS-3 classification will accomplish the objectives, standards and criteria of the Zoning Ordinance.
- e. The rezoning is consistent with the development of property in the area and is compatible with the desired future development of the area.
- f. The proposed intensity of development is consistent with the uses allowable by the D-Residential Comprehensive Plan designation.
- g. On May 7, 1998 the Planning and Zoning Agency held a public hearing

Plot - P. Degradie  
- Bill Co - Beach Society  
Ref. 13<sup>00</sup> Sur - 2<sup>00</sup>

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on the matter and has recommended approval by a unanimous vote.

SECTION 2. Pursuant to the application of William A. Vose the zoning classification of OR (Open Rural) on the following described land:

see attached legal description Exhibit A

is hereby changed to RS-3 (Single Family Residential).

SECTION 3. Except to the extent that they conflict with specific provisions of this Ordinance, all building code, Zoning Ordinance, and other land use and development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development.

SECTION 4. This Ordinance shall take effect upon receipt by Secretary of State.

SECTION 5. This Ordinance shall be recorded by the Clerk of the Board of County Commissioners of St. Johns County, Florida, in the official records of St. Johns County, Florida.

SECTION 6. Upon the effective date of this Ordinance, the zoning classification shall be recorded on the Zoning Atlas filed in the office of Planning by the Planning Director or his designee.

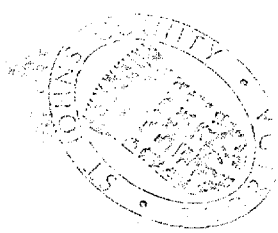
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 9 DAY OF June 1998.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: William A. Vose  
Its Chair

ATTEST: CHERYL STRICKLAND, CLERK

BY: Patricia DeGrande  
Deputy Clerk



EFFECTIVE DATE: June 17, 1998

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SCHEDULE "A"

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 32 AND THE WEST LINE OF STATE ROAD A1A (66' R/W); THENCE RUN S 17°00'59" E ALONG THE WEST LINE OF SAID ROAD, 864 FEET TO THE SOUTH LINE OF A 30 FOOT COUNTY ROAD (KNOWN AS CARCABA ROAD); THENCE RUN S 73°00'00" W ALONG THE SOUTH LINE OF SAID COUNTY ROAD 990 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE RUN S 17°00'00" E 300.00 FEET; THENCE RUN S 73°00'00" W ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 702, PAGE 1749 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA 85.00 FEET; THENCE RUN N 17°00'00" W 300.00 FEET TO THE SOUTH LINE OF SAID COUNTY ROAD AND THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 965, PAGE 118 OF SAID PUBLIC RECORDS; THENCE RUN N 73°00'00" E ALONG THE SOUTH LINE OF SAID COUNTY ROAD 85.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 32 AND THE WEST LINE OF STATE ROAD A1A (66' R/W); THENCE RUN S 17°00'59" E ALONG THE WEST LINE OF SAID ROAD, 864 FEET TO THE SOUTH LINE OF A 30 FOOT COUNTY ROAD (KNOWN AS CARCABA ROAD); THENCE RUN S 73°00'00" W ALONG THE SOUTH LINE OF SAID COUNTY ROAD 900 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE RUN S 17°00'00" E ALONG THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 758, PAGE 738 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA 300.00 FEET; THENCE RUN S 73°00'00" W ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 702, PAGE 1749 OF SAID PUBLIC RECORDS 90.00 FEET; THENCE RUN N 17°00'00" W 300.00 FEET TO THE SOUTH LINE OF SAID COUNTY ROAD; THENCE RUN N 73°00'00" E ALONG THE SOUTH LINE OF SAID COUNTY ROAD 90.00 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 32 AND THE WEST LINE OF STATE ROAD A1A (66' R/W); THENCE RUN S 17°00'59" E ALONG THE WEST LINE OF SAID ROAD, 864 FEET TO THE SOUTH LINE OF A 30-FOOT COUNTY ROAD (KNOWN AS CARCABA ROAD); THENCE RUN S 73°00'00" W ALONG THE SOUTH LINE OF SAID COUNTY ROAD 1075.00 FEET TO NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 965, PAGE 118 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE RUN S 17°00'00" E ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 965, PAGE 118 OF SAID PUBLIC RECORDS 150.00 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S 17°00'00" E 150.00 FEET; THENCE RUN S 73°00'00" W ALONG THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 702, PAGE 1749 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA 75.00 FEET; THENCE RUN N 17°00'00" W ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 965, PAGE 118 OF SAID PUBLIC RECORDS 150.00 FEET TO THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 965, PAGE 118 OF SAID PUBLIC RECORDS; THENCE RUN N 73°00'00" E ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 965, PAGE 118 OF SAID PUBLIC RECORDS 75.00 FEET TO THE POINT OF BEGINNING.

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PLANNING & ZONING DEPARTMENT

20 1993

ST. JOHNS COUNTY FLORIDA

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

The St. Augustine Record

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared

Sandra D. Oliver 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 Rezoning

To RS 3 in the matter of

in the Court, was published in said newspaper in the

issues of May 19, 1998

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 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 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 19 day of May, 1998, by Sandra D. Oliver who is personally

known to me or who has produced Personally Known as identification. (Type of Identification)

Zoe Ann Moss MY COMMISSION # CG641814 EXPIRES August 22, 2001 BONDED THRU TROY FAIN INSURANCE, INC. (Signature of Notary Public) (Seal) Zoe Ann Moss

(Print, Type or Stamp Commissioned Name of Notary Public)

Ord. 98-33

COPY OF ADVERTISEMENT

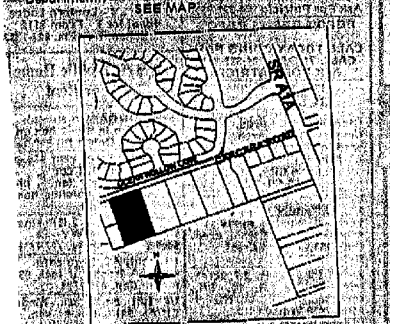
NOTICE OF PROPOSED REZONING... NOTICE IS HEREBY GIVEN that the Board of County Commissioners of St. Johns County, Florida, at its regular meeting on the 9th day of June, 1998 at 10:30 a.m. in the County Auditorium, County Administration Building, 4020 Lewis Speedway (County Road 16-A) and 1813 North St. Augustine, Florida, will consider 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 (Open Rural) to RS-3 (Single Family Residential).

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

SECTION 1: Pursuant to the application of William A. Voss on behalf of Linda M. Gordon, Charles D. Major and Anita L. Major, the owners of the following described land, zoning classification of OR (Open Rural) to the following described land:

A tract of land in Section 22, Township 36 South, Range 30 East, St. Johns County, Florida (A complete legal description can be obtained in the St. Johns County Planning Department).



IS HEREBY CHANGED TO: RS-3 (Single Family Residential).

SECTION 2: Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in zoning district where said land is located.

SECTION 3: The Building Department is authorized to issue construction permits allowed by zoning classification as rezoned hereby.

SECTION 4: The Ordinance shall take effect immediately upon receipt of official acknowledgement 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 Cheryl Strickland, 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 appeal is to be based.

Interested parties may contact the meeting and be heard with respect to the proposed request. County documents specifically related to this matter are available for public inspection and reproduction (at cost) in the office of the St. Johns County Planning Department.

Notice to persons needing special accommodations on to all hearing impaired persons: In accordance with the Americans with Disabilities Act, persons needing a special accommodations or an interpreter to participate in this proceeding should contact David Halstead, ADA Coordinator at (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095, not later than 5 days prior to the date of this meeting.

This matter is subject to court imposed quasi-judicial rules of procedures. Interested parties should limit contact with the County Commissioners and Planning & Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearing or to written communication care of St. Johns County Planning Department, P.O. Drawer, 349, St. Augustine, Florida, 32095.

Subject to a proper and timely objection of a party at the beginning of the hearing, the record of the Planning & Zoning Agency hearing of this matter, indicating the totality of the proceedings before the Planning & Zoning Agency, shall be part of the record and file of this matter submitted to the Board of County Commissioners for consideration in this hearing.

The Planning & Zoning Agency record and file of this case is available for review by the public in the Planning Department and/or office of the Clerk of the County Commission located at the St. Johns County Administration Complex, 4020 Lewis Speedway (County Road 16-A and U.S. 1 North), St. Augustine, Florida.

L694 May 19, 1998

AP21187