

ORDINANCE NO. 89-36

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA,
REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT
ZONING CLASSIFICATION OF

OPEN RURAL TO RS-1, Single family residential
WITH CERTAIN CONDITIONS: REQUIRING RECORDATION: AND PROVIDING
AN EFFECTIVE DATE.

WHEREAS, (Property Owners' names):

ANASTASIA LAKES, INC.

filed application for change of zoning on lands hereinafter described, and after required
notice was published, a public hearing was held on 25 day of
July, 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 RS-1 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-1 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 Anastasia Lakes, Inc.

zoning classification of OR, Open Rural
on the following described lands:

A part of the East 1/2 of the Northwest 1/4 and also a part of the portion of the Northeast 1/4 of the Southwest 1/4 lying Northerly of Fish Island Road, both lying in Section 28, Township 7 South, Range 30 East, St. Johns County, Florida and being more particularly described as follows:

For a Point of Beginning use the Southwest corner of Sea Park Subdivision, as recorded in Mapbook 11, Page 2, Public Records of said County: thence North 00° 31' 34" East, 549.98 feet along the West line of said Sea Park; thence North 00° 42' 00" East, 550.29 feet along the West line of Barcelona Park, as recorded in Mapbook 8, Page 97, Public Records of said County; thence North 89° 16' 30" West along the South boundary of El Granada Unit 2 as recorded in Mapbook 14, pages 84 and 85, Public Records of said County; 290 feet to the marsh; thence along the next 18 courses being a meander line along the edges of the marsh, said lines only being a reference, the true line being the edge of the natural marsh; thence South 11° 33' 06" East, 117.8 feet; thence South 21° 32' 57" East, 118.89 feet; thence South 05° 38' 25" East, 90.55 feet; thence South 28° 06' 39" East, 114.13 feet; thence South 38° 35' 22" East, 71.06 feet; thence South 30° 54' 27" East, 76.32 feet; thence South 19° 05' 19" East, 163.71 feet; thence South 11° 50' 10" West, 50.99 feet; thence South 81° 16' 98" West, 79.23 feet; thence South 85° 47' 47" West, 100.33 feet; thence South 29° 00' 42" West, 209.65 feet; thence South 65° 41' 35" West, 100.18 feet; thence North 76° 07' 31" West, 102.77 feet; thence North 78° 51' 58" West, 101.73 feet; thence South 28° 20' 38" West, 182.13 feet; thence South 83° 47' 48" West, 355.0 feet; thence North 26° 46' 48" West, 130.81 feet; thence South 43° 14' 57" West, 147.38 feet; thence North 49° 57' 19" West, 170.22 feet to a point on the West line of said Northeast 1/4 of the Southwest 1/4; thence South 00° 48' 37" West, 120 feet to the North right-of-way line of Fish Island Road; thence North 83° 47' 48" East along said North boundary, 1331.92 feet to an angle point; thence North 87° 14' 06" East, 3.22 feet to the Point of Beginning. Said parcel contains ± 5.85 acres.

IS HEREBY CHANGED TO: RS-1, single family residential

SUBJECT TO THE FOLLOWING CONDITIONS:

1. Maximum number of lots, three, with minimum lot size of 1/2 acre.
2. Easement will be maintained as private easement, will be paved and will not extend to any additional lands bordering subject property.
3. Fire hydrant will be installed at south end of easement that connects with San Rafael Way.
4. All utilities shall be underground.
5. Prior to the issuance of any building permits for home construction within the property, Developer shall record and file with St. Johns County deed restrictions which meet or exceed those in effect for El Granada Subdivision, Unit 2; with the exception of those provisions dealing with architectural control.
6. A fifteen foot (15') buffer zone, with its natural landscaping, shall be maintained on the northernmost side of that lot which is contiguous to Lot 10 of El Granada Subdivision, Unit 2.

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 I 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 I hereof.

PASSED THIS 25th day of July 1989.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS-COUNTY, FLORIDA

BY: May Waldron
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Carl "Bud" Markel
Clerk

Adopted regular meeting July 25, 1989

Effective: August 1, 1989

FILED IN THE
CLERK OF COUNTY COURT
89 AUG -3 AM 10:46
CLERK OF COUNTY COURT

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 JULY 1989 AT 1:45 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-1 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 Anastasia Lakes, Inc. owners of the following described land, zoning classification of OR, Open Rural on the following described lands:

A part of the East 1/2 of the Northwest 1/4 and also a part of the portion of the Northeast 1/4 of the Southwest 1/4 lying Northerly of Fish Island Road, both lying in Section 28, Township 7 South,

Range 30 East, St. Johns County, Florida and being more particularly described as follows:

For a Point of Beginning use the Southwest corner of Sea Park Subdivision, as recorded in Mapbook 11, Page 2, Public Records of said County; thence

North 00°31'34" East, 549.98 feet along the West line of said Sea Park; thence North 00°42'00" East, 550.29 feet along the West line of Barcelona Park, as recorded in Mapbook 8, Page 97, Public Records of said County; thence North 89°15'30" West

along the South boundary of El Granada Unit 2 as recorded in Mapbook 14, pages 84 and 85, Public Records of said County; thence along the next 18 courses being a meander line along the edges of the marsh, said lines only being a reference, the true line being the edge of the natural marsh; thence South 11°33'06" East, 117.8 feet; thence South 21°32'27" East, 118.89 feet; thence South 05°28'25" East, 90.55 feet; thence South 28°06'39" East, 114.13 feet; thence South 38°25'22" East, 71.06 feet; thence South 30°54'27" East, 76.32 feet; thence South 19°05'19" East, 163.71 feet; thence South 11°50'01" West, 50.99 feet; thence South 81°16'08" West, 79.23 feet; thence South 85°47'47" West, 100.33 feet; thence South 29°00'42" West, 29.65 feet; thence South 65°41'35" West, 100.18 feet; thence North 76°07'31" West, 102.77 feet; thence North 78°51'58" West, 101.73 feet; thence South 28°20'38" West, 182.13 feet; thence South 83°47'48" West, 355.0 feet; thence North 26°46'48" West, 130.81 feet; thence South 43°14'57" West, 147.38 feet; thence North 49°57'19" West, 170.22 feet to a point on the West line of said Northeast 1/4 of the Southwest 1/4; thence South 00°48'57" West, 120 feet to the North right-of-way line of Fish Island Road; thence North 83°47'48" East along said North boundary, 1331.92 feet to an angle point; thence North 87°14'06" East, 3.22 feet to the Point of Beginning. Said parcel contains plus minus 5.55 acres, is hereby changed to RS-1, 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 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.

L173 June 23, 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 _____

Ann Jackson 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 Hearing

in the matter of _____

RE: Anastasia Lakes

in the _____ Court,

was published in said newspaper in the issues of _____

June 23, 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 23rd day of June

A.D. 19 89

Rebecca P. Hesson Notary Public

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
EXPIRES MAY 12, 1992
BORN 11/12/1911 NOTARY BROKERAGE