

ORDINANCE NO. 85-15

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF Or to IW WITH CERTAIN CONDITIONS; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, (Property Owners' names): Roland E. Ferrell

filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on 5th day of March, 1985 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 IW , 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 the public health, safety and general welfare, and without promise, prerequisite, or inducement to the enactment of this Ordinance, applicants agreed to limit their use of said lands and have consented to restrictions or limitations on the applied for rezoning of IW as hereinafter provided; and (e) such restrictions or limitations are for the benefit of the general public and not just the applicants, and they 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 Roland E. Ferrell

zoning classification of OR

on the following described lands:

Legal Description:

A parcel of land in Section 56, Township 7 South, Range 29 East, St. Johns County, Florida (being part of that land described in Deed Book 147, Page 546 of the Public Records of St. Johns County, Florida) and being more particularly described as follows:

From the Southwest corner of the Joseph Belespina Grant (Section 56, Township 7 South, Range 29 East), run N 54°07'31" E, for a distance of 85.66 feet to a point of intersection with the present existing Easterly Right-of-Way line of County Road No. C-16 A (State Road Department Right-of-Way Map Section Number 78601-2601); thence run N 35°52'29" W, along said Easterly Right-of-Way line of County Road No. C-16 A, for a distance of 2376.77 feet to the POINT OF BEGINNING of the Parcel of Land hereinafter described (said P.O.B. lying 407.2 feet on a bearing of S 35°52'29" E from the point of intersection of the Westerly line of the Deed Book 147, Page 546 parcel with the present existing Easterly Right-of-Way line of said County Road C-16 A); thence run S 35°52'29" E, along the present existing Easterly Right-of-Way line of County Road C-16 A, for a distance of 200.8 feet to a point; thence run N 54°18'31" E, for a distance of 618.79 feet, more or less, to a point of intersection with the Easterly line of the Deed Book 147, Page 546 parcel, extended Southerly 100 feet; thence run N 35°52'29" W, along said extension of Deed Book 147, Page 546 Easterly line for a distance of 160.0 feet to a point; thence run S 54°18'31" W, for a distance of 185.00 feet to a point; thence run N 35°52'29" W, for a distance of 40.00 feet to a point; thence run S 54°18'31" W, for a distance of 433.79 feet to the POINT OF BEGINNING.

Containing 2.67 Acres, more or less,

And Being Subject to the Rights and Interests of the State of Florida to ALL THOSE LANDS LYING BELOW the Mean High Tide.

is hereby changed to IW

subject to the following conditions:

1. sole business of electrical contractor and welding *and*  
~~as currently established with an increase in size of~~  
~~business, buildings, or equipment retail sales concerning~~  
*that business.*
2. at the end of two years from date of approval *this ordinance*  
property will revert to OR, Open Rural. At such time  
any business located on the property shall be removed.
3. if the property is sold or the business discontinued  
by the present owner, the land will revert to OR, Open  
Rural zoning classification. *Immediately*
4. SETBACKS AND MAXIMUM LOT COVERAGE  
SHALL NOT BE GREATER THAN ALLOWED IN OR.

which conditions shall remain in full force and effect at all times until amended or changed by further ordinance of this Body.

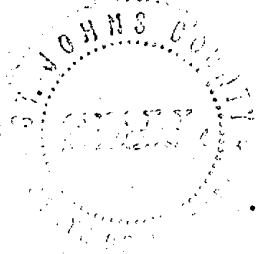
SECTION 2. Nothing herein contained shall be deemed to impose conditions, limitations, or requirements not applicable to all other land in the zoning district wherein said lands are located, except as provided in Section 1 above.

SECTION 3. The Zoning Inspector is authorized to issue construction permits allowed by classification as rezoned and conditioned hereby.

SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgement from the Office of the Secretary 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 names of the property owners described on page one hereof.

PASSED this 5 day of MARCH, 1985



BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Ray Walsh  
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Cheryl Kest  
Deputy Clerk

Adopted regular meeting 03/05/85

Effective March 12, 1985

Legal Description:

A parcel of land in Section 56, Township 7 South, Range 29 East, St. Johns County, Florida (being part of that land described in Deed Book 147, Page 546 of the Public Records of St. Johns County, Florida) and being more particularly described as follows:

From the Southwest corner of the Joseph Pelaezela Grant (Section 56, Township 7 South, Range 29 East), run N 54°07'11" E, for a distance of 85.66 feet to a point of intersection with the present existing Easterly Right-of-Way line of County Road No. C-16 A (State Road Department Right-of-Way Map Section Number 78501-2601); thence run N 35°52'29" W, along said Easterly Right-of-Way line of County Road No. C-16 A, for a distance of 2370.77 feet to the POINT OF BEGINNING of the Parcel of Land hereinafter described (said P.O.B. lying 407.2 feet on a bearing of S 35°52'29" E from the point of intersection of the Northerly line of the Deed Book 147, Page 546 parcel with the present existing Easterly Right-of-Way line of said County Road C-16 A, for a distance of 200.0 feet to a point); thence run N 54°18'31" E, for a distance of 618.79 feet, more or less, to a point of intersection with the Easterly line of the Deed Book 147, Page 546 parcel, extended southerly 100 feet; thence run N 35°52'29" W, along said extension of Deed Book 147, Page 546 Easterly line for a distance of 160.0 feet to a point; thence run S 54°18'31" W, for a distance of 185.08 feet to a point; thence run W 35°52'29" V, for a distance of 40.00 feet to a point; thence run S 54°18'31" W, for a distance of 431.79 feet to the POINT OF BEGINNING.

Containing 2.67 Acres, more or less,

And being subject to the Rights and Interests of the State of Florida to ALL THOSE LANDS LYING BELOW the Mean High Tide.



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

1905 MAR 12 PM 3:24

Carl "Bud" Markel  
CLERK OF CIRCUIT COURT

**The St. Augustine Record**  
 PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY  
 ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, }  
 COUNTY OF ST. JOHNS }

Before the undersigned authority personally appeared \_\_\_\_\_  
Virginia L Goodrich who on oath says that he is  
Advertising 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 Public Hearing  
 \_\_\_\_\_ in the matter of \_\_\_\_\_  
 Pursuant to the application of Roland E Ferrell  
 \_\_\_\_\_ in the \_\_\_\_\_ Court,  
 was published in said newspaper in the issues of \_\_\_\_\_  
February 1, 1985

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, except Sundays, 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 he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me Virginia L. Goodrich  
 this 5th day of February,  
1985

A.D. 19 85  
Ruth M. Walker  
 (SEAL) **Notary Public**  
 Notary Public, State of Florida  
 My Commission Expires May 13, 1985  
 Bonded thru Tru Fay Insurance, Inc.

**COPY OF ADVERTISEMENT**

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 5 DAY OF MARCH 1985, AT 1:30 O'CLOCK, P.M. IN THE COUNTY COMMISSIONERS MEETING ROOM, ST. JOHNS COUNTY COURTHOUSE, 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 TO IW, 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 Roland E. Ferrell OWNER/S of the following described land, zoning classification of OR on the following described lands:

A parcel of land in Section 58, Township 7 South, Range 29 East, St. Johns County, Florida (being part of that land described in Deed Book 147, Page 546 of the Public Records of St. Johns County, Florida) and being more particularly described as follows:

From the Southwest corner of the Joseph Delespine Grant (Section 58, Township 7 South, Range 29 East), run N. 54°07'31" E, for a distance of 65.86 feet to a point of intersection with the present existing Easterly Right-of-Way line of County Road No. C-16 A (State Road Department Right-of-Way Map Section Number 78601-2801); thence run N. 35°52'23" W, along said Easterly Right-of-Way line of County Road No. C-16A, for a distance of 2370.77 feet to the POINT OF BEGINNING of the Parcel of Land hereinafter described (said P.O.B. lying 402.2 feet on a bearing of S. 35°52'23" E from the point of intersection of the Northerly line of the Deed Book 147, Page 546 parcel with the present existing Easterly Right-of-Way line of said County Road C-16A); thence run S. 35°52'23" E, along the present existing Easterly Right-of-Way line of County Road C-16A, for a distance of 200.0 feet to a point; thence run N. 54°18'31" E, for a distance of 618.79 feet, more or less, to a point of intersection with the Easterly line of the Deed Book 147, Page 546 parcel, extended Southerly 100 feet; thence run N. 35°52'23" W, along said extension of Deed Book 147, Page 546 Easterly line for a distance of 180.0 feet to a point; thence run S. 54°18'31" W, for a distance of 185.00 feet to a point; thence run N. 35°52'23" W, for a distance of 40.00 feet to a point; thence run S. 54°18'31" W, for a distance of 433.79 feet to the POINT OF BEGINNING. Containing 2.57 Acres, more or less.

And Being Subject to the Rights and Interests of the State of Florida to ALL THOSE LANDS LYING BELOW the Mean High Tide.

Is hereby changed to IW 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 Zoning Inspector 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: 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.

L459-Feb. 1, 1985