

ORDINANCE NO. 85-70

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

WHEREAS, PIERRE D. THOMPSON, JOHN BAILEY and ARTHUR RUNK, filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on September 10, 1985 at 1:30 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 OR, 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 OR 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 PIERRE D. THOMPSON, JOHN BAILEY, and ARTHUR RUNK, the zoning classification of RMH on the following described lands:

A parcel of land in Section 48, Township 8 South, Range 30 East, St. Johns County, Florida, being more fully described as follows:

Commence at the Northeast corner of that land described in Deed Book PP, Page 62, public records of St. Johns County, Florida; thence North 1 degree 41 minutes West, 166 feet; thence South 88 degrees 19 minutes West, 663.46 feet to the Point of Beginning; then continue South 88 degrees 19 minutes West 761.69 feet; thence South 2 degrees 10 minutes East, 726.88 feet; thence North 89 degrees 25 minutes East 741.47 feet; thence North 0 degrees 35 minutes West 741.23 feet to the Point of Beginning. Containing 12.66 acres, more or less.

is hereby changed to OR, subject to the following conditions:

(1) In the event development of a nursing home center has not commenced on either the East or West six (6) acres of the above described property, within one (1) year from the date of final approval of this zoning ordinance, or at the time development of said nursing home center commences on either the East or West six (6) acres of the above described real property, the zoning classification of the undeveloped portion of the above described parcel shall revert back to RMH;

(2) Access to the nursing home center shall be provided by a 60' right-of-way running West from Highway ^{U.S. 1} ~~A-1-A~~ to said nursing home center, ^{WITH AN ROAD WHICH SHALL} ~~which access shall~~ be constructed, prior to or contemporaneous with the development of said nursing home center;

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

BY
OWNER TO
COUNTY
STANDARDS

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 acknowledgment from the Office of the

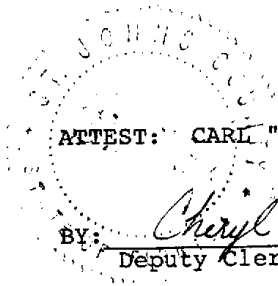
Secretary of State to the Clerk of the Board of County Commissioners that same has been filed.

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 10 day of September, 1985.

BORD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: *Nancy Waller*
Chairman



ATTEST: CARL "BUD" MARKEL, CLERK

BY: *Cheryl Kert*
Deputy Clerk

Adopted regular

Meeting 09/10/85

Effective September 20, 1985

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

1985 SEP 24 AM 9:02

VERIFIED BY
SM

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 _____
Public Notice
 _____ in the matter of _____
Rezoning of Land
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
August 9, 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 Virgi L. Goodrich
 this 12th day of August
 A.D. 19 85

(SEAL) E. Kenneth Buehner
 Notary Public
 Notary Public, State of Florida
 My Commission Expires April 20, 1987
 Bonded thru Troy Fair - 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 10 DAY OF SEPTEMBER 1985 AT 1:30 O'CLOCK P.M., IN THE COUNTY AUDITORIUM, COUNTY ADMINISTRATION BUILDING, LEWIS SPEEDWAY (COUNTY ROAD 18-A) AND U.S. NO. 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 RSM TO OR 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 Pierre D. Thompson, John D. Bailey, Arthur Rank Owners of the following described land, zoning classification of RSM on the following described lands:

A parcel of land in Section 48, Township 8 South, Range 30 East, St. Johns County, Florida, being more fully described as follows:

Commence at the Northeast corner of that land described in Deed Book 97, Page 62, public records of St. Johns County, Florida; thence North 1 degree 41 minutes West, 186 feet; thence South 85 degrees 19 minutes West, 983.46 feet to the Point of Beginning; then continue South 85 degrees 19 minutes West 781.88 feet; thence South 2 degrees 10 minutes East 738.83 feet; thence North 89 degrees 25 minutes East 741.47 feet; thence North 0 degrees 35 minutes West 741.23 feet to the Point of Beginning. Containing 12.86 acres, more or less.

IS HEREBY CHANGED TO: OR 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 herein 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: a/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.

L418 Aug. 9, 1985