

ORDINANCE NO. 87-29
INTRODUCED BY COMMISSIONER

O.R. 750 PG 1016

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREIN-AFTER FROM THE PRESENT ZONING CLASSIFICATION OF RS-3 to CI WITH CERTAIN CONDITIONS; REQUIRING RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, (Property Owners' names): Paul Fagundo/ James Donalson as represented by applicant Chester Sims

filed application for change of zoning on lands hereinafter described, and after required notice was published, a public hearing was held on 23rd day of June, 1987 at 2:00 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 CI, 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 CI 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 Chester Sims on behalf of Paul Fagundo and James Donalson, owners

zoning classification of RS-3

on the following described lands:

Legal Description:

Lots 1 through 12, Block 19, Rothschild's Addition, according to plat thereof recorded in Map Book 3, page 133, of the public records of St. Johns County, Florida, excepting from said lot 1 that portion of said lot conveyed to the State of Florida in deed recorded in Deed Book 228, page 9, of the said Public Records.

is hereby changed to CI, Commercial Intensive
subject to the following conditions:

1. Pearl Street shall serve as the only access to the site and shall be improved from its intersection with SR#207 northward to the extent required by the County Engineering Department, in conformance with State DOT and County requirements as set forth in Ordinance 86-4 (paving and drainage ordinance) prior to the exercise of any use permitted in CI District.
2. Prior to the exercise of any use permitted in the CI District, a six foot high solid fence shall be installed along the northern property line unless released in writing by the abutting property owner (s) as provided in Section 7-9 of the St. Johns County Zoning Ordinance.
3. Prior to the exercise of any use permitted in the CI District, a six foot high solid fence shall be installed along the established western building line.
4. There will be no outside storage.

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 23rd day of June, 1987

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Phyllis S. Lyden
Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Cheryl Kent
Deputy Clerk

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

1987 JUL -8 AM 10:57

VERIFIED BY
[Signature]

Carl "Bud" Markel
CLERK OF CIRCUIT COURT

Adopted regular meeting June 23, 1987

Effective June 30, 1987

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 _____
Carolyn Morris who on oath says that he 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 County Commission Meeting
 _____ in the matter of _____
Proposed Rezoning, RS-3 to CI
 _____ in the _____ Court,
 was published in said newspaper in the issues of _____
May 18, 1987

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
 this 18th day of May

Carolyn Morris

A.D. 19 87

[Signature]
 (SEAL) Notary Public

Notary Public, State of Florida
 My Commission Expires Aug. 4, 1989
 Boarded June 27, 1977, Fair: Institution, 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 23 DAY OF JUNE 1987 AT 2:00 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 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 RS-3 TO CI 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 Chester Sims on behalf of Paul Fagundo and James Donelson, owners of the following described land, zoning classification of RS-3, single family res. on the following described lands:

lots 1 through 12, Block 19 Rothschild's Addition, according to plat thereof recorded in Map Book 3, page 133, of the public records of St. Johns County, Florida, excepting therefrom said lot 1 of that portion of said lot conveyed to the State of Florida in deed recorded in Deed Book 228, page 9, of the said public records.

IS HEREBY CHANGED TO: CI, Commercial Intensive 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.

L23 May 18, 1987



FLORIDA DEPARTMENT OF STATE
George Firestone
Secretary of State

RECEIVED
ST. JOHN'S COUNTY, FLORIDA

'87 JUN 30 A9:55

Dorothy W. Joyce
Deputy Secretary For Elections
1802-E The Capitol

June 29, 1987

Carl Bud Markel
CLERK, COUNTY COMMISSION

Honorable Carl "Bud" Markel
Clerk of Circuit Court
St. Johns County Courthouse
Post Office Drawer 300
St. Augustine, Florida 32085

Attention: Lynn M. McDonald, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

1. Receipt of letter/s of June 24, 1987
and certified copy/ies of St. Johns
County Ordinance(s) #87-29
2. Receipt of _____ County Ordinance(s)
relative to:
(a) _____
which we have numbered _____
(b) _____
which we have numbered _____
3. We have filed this/these ordinances in this office
on June 26, 1987.
4. The original/duplicate copy/ies showing the filing date
is/are being returned for your records.

Cordially,
Liz Cloud
(Mrs.) Liz Cloud, Chief
Bureau of Administrative Code

LC/mb
Enclosures

DIVISION OF ELECTIONS, Room 1801, The Capitol, Tallahassee, Florida 32301
(Bureau of Ad. Cd./Laws) (904) 488-7690 Room 1802-E Ordinances